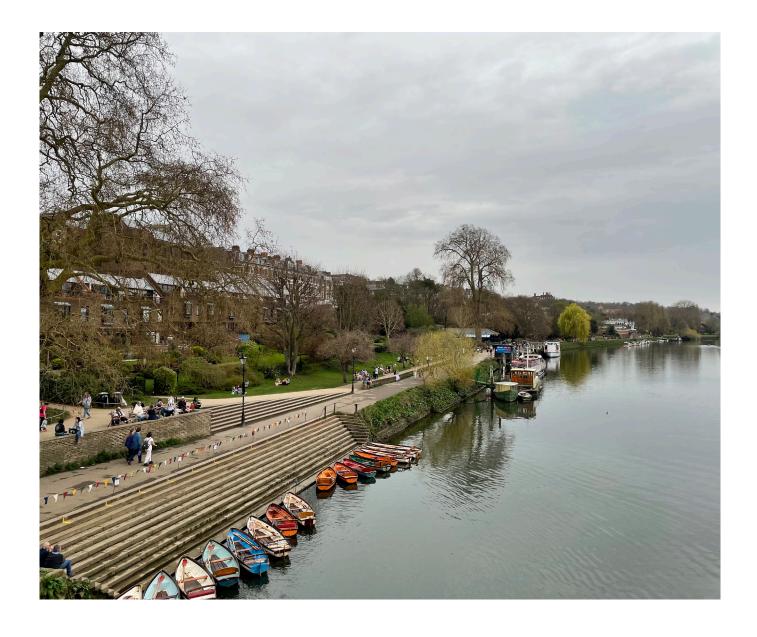
# **ARUP**

London Borough of Richmond Upon Thames

# Metropolitan Open Land Review Annex Report

LBRuT/280272-00/001/v0.1 26/08/2021



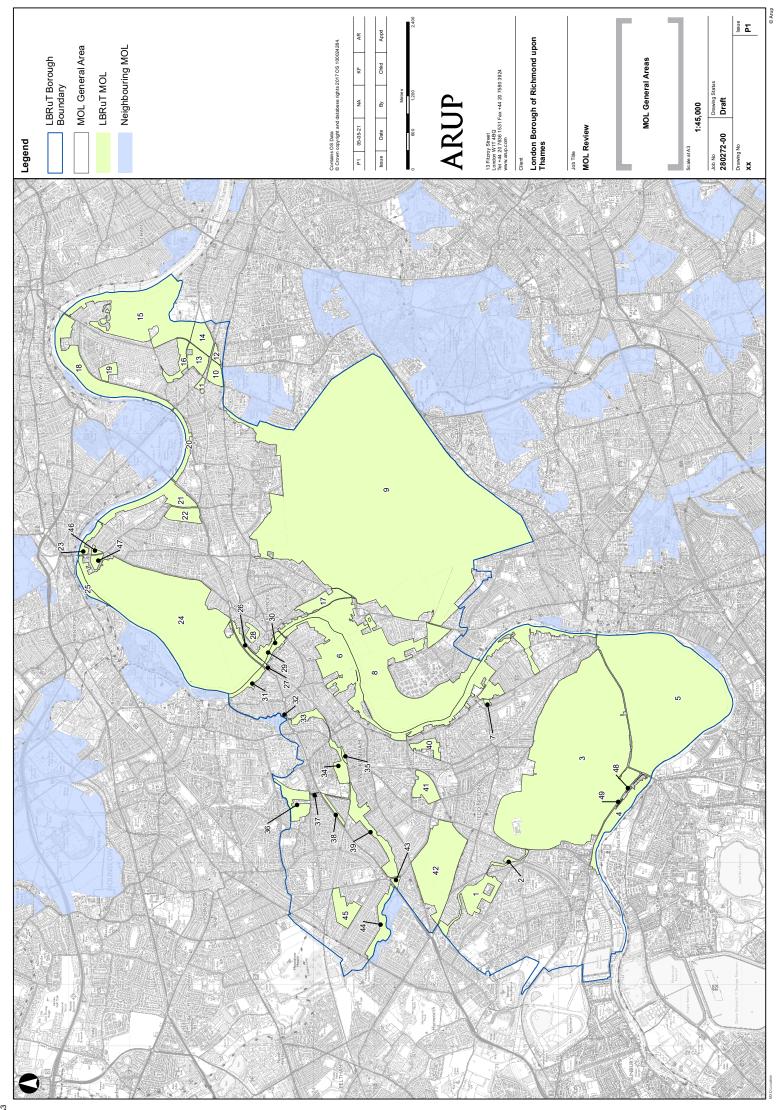
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### **Summary of Metropolitan Open Land Assessment**

This Annex Report contains the assessment pro forma for the defined General Areas within the Metropolitan Open Land (MOL), (Figure A1). The General Areas have been assessed against the MOL criteria 1-4 set out in the London Plan (2021) Policy G3. The outline method, key findings and recommendations of this assessment can be found in Section 4 of the accompanying 'Green Belt, MOL, LGS and OOLTI Review Report'. The full context for these assessments can be found in Appendix B. The full method for these assessments can be found in Appendix C.



### **Summary of Metropolitan Open Land Assessment**

Table A1 summarises the scores and recommendations for MOL parcels based on the assessment against the London Plan MOL criteria. It will be for the Council to ultimately make any final decisions regarding the future of MOL within the borough taking into account all of the Local Plan evidence base and the spatial vision and objectives for the LBRuT.

MOL						Recommendations	
parcel		2	3	4	score		Recommendation
1	3	2	2	2	3	Conserve, Review	Consider further
2	2	2	2	n/a	2	Review	Consider further
3	5	5	5	5	5	Conserve	Retain
4	4	3	4	3	4	Conserve, Review	Consider further
5	5	5	5	5	5	Conserve	Retain
6	4	3	4	3	4	Conserve	Retain
7	2	1	2	n/a	2	Review	Consider further
8	4	4	5	5	5	Conserve	Retain
9	5	5	5	5	5	Conserve	Retain
10	4	1	3	4	4	Conserve	Retain
11	3	2	2	2	3	Conserve, Enhance	Retain
12	3	1	3	3	3	Conserve, Enhance	Retain
13	4	2	3	4	4	Conserve	Retain
14	4	2	3	4	4	Conserve	Retain
15	5	5	4	4	5	Conserve	Retain
16	4	2	3	4	4	Conserve	Retain
17	4	2	5	4	5	Conserve	Retain
18	4	2	4	4	4	Conserve	Retain
19	3	2	1	2	3	Conserve	Retain
20	4	2	4	3	4	Conserve	Retain
21	4	3	4	4	4	Conserve	Retain
22	4	3	2	2	4	Conserve	Retain
23	4	3	4	4	4	Conserve	Retain
24	5	5	5	5	5	Conserve	Retain

MOL Assessment Summary Table

MOL parcel		Criterion 2	Criterion 3	Criterion 4	Overall score	Recommendations	MOL Status Recommendation
25	4	1	4	3	4	Conserve	Retain
26	3	1	4	3	4	Conserve, Enhance, Review	Consider further
27	3	1	3	2	3	Conserve, Enhance	Retain
28	3	2	3	3	3	Conserve	Retain
29	3	3	4	4	4	Conserve	Retain
30	3	3	4	3	4	Conserve	Retain
31	4	3	4	4	4	Conserve	Retain
32	3	1	3	2	3	Conserve	Retain
33	3	2	2	3	3	Conserve, Enhance	Retain
34	3	2	2	3	3	Conserve	Retain
35	3	1	2	2	3	Conserve	Retain
36	3	2	2	3	3	Conserve, Review	Consider further
37	2	1	2	n/a	2	Review	Consider further
38	2	1	2	n/a	2	Review	Consider further
39	3	2	3	4	4	Conserve	Retain
40	3	2	4	2	4	Conserve	Retain
41	3	2	2	2	3	Conserve	Retain
42	4	2	2	3	4	Conserve	Retain
43	3	1	3	4	4	Conserve	Retain
44	4	2	3	4	4	Conserve	Retain
45	3	2	1	2	3	Conserve, Review	Consider further
46	3	1	3	3	3	Conserve	Retain
47	3	2	3	3	3	Conserve	Retain
48	1	1	2	n/a	2	Review	Consider further
49	1	1	2	n/a	2	Review	Consider further

MOL Assessment Summary Table

### Parcel: Longford E & Schools

Number: 1 Area (ha): 25.48 Place: Hampton & Hampton Hill



Legend



Parcel map



Aerial view of developed northern parcel section.



View northwards from southern boundary, within Richmond Park, with views of school car park, school buildings, sports fields and housing in the background partially screened by mature trees.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The northern section of the parcel is bound by Longford River to the south, Hampton Road East to the north, and irregular backs of residential properties and gardens to the west along Stourton Avenue. The middle section of the parcel comprising Longford river is bounded by the backs of regular terraced properties to the north and south. The southern part of the parcel is bounded by the Longford River and Pigeon Lane to the north, Hanworth Road to the south and regular backs of residential properties to the southeast.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score*	3	2	2	2	3			

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Northern tip of the parcel: Developed - hard standing of supermarket car park and petrol station. Part of the parcel is completely eroded and therefore scores weak (1).

Northern section (Longford River): Built development is completely absent with a largely continuous strip of trees/scrub alongside. River is narrow and channelised and so partly urban in character. The largely continuous trees and vegetation along its banks is likely to provide some sense of separation and screening to development on the opposite bank. However, due the narrowness of the river and thin associated green spaces, it's likely to have urban views throughout its length and its contribution to the physical structure of London is only at a local neighbourhood scale. Therefore this section scores weak-moderate (2).

Southern section (Longford River south and playing fields): Small amount of encroachment on the eastern tip and a couple of ancillary standalone buildings and car parking associated with sports facilities and schools. Surrounding development is mostly well screened along largely continuous tree lined/scrub boundaries, however school buildings within the parcels centre and those forming the southern boundary have no screening and therefore provide notable urban influences. Landscape structure is mainly flat open lawn with tree lined edges. Due to the fair size of the parcel it partially separates the urban areas of Fulwell and Hanworth. As built development is generally absent parcel section scores moderate (3).

Most of the parcel scores moderate (3), therefore overall it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Developed northern tip and inaccessible Longford River corridor offers no open-air facilities.

Southern section (playing fields): extensive school sports pitches and local cricket club facilities, providing well maintained private neighbourhood level sport and recreation open-air facilities.

As over half the site provides neighbourhood level sport and recreation opportunities, it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

There is no public access or PRoW within any part of the parcel, however it does provide local recreational and sports opportunities as noted in criterion 2. The Longford River and associated linear green strip is designated as a SINC (borough) and OSNI, providing green infrastructure links west to east. The parcel's eastern developed tip contains one listed building.

Although the parcel contains one listed building within the developed eastern tip of the site, as most of the parcel provides local ecological and recreational value, it scores weak-moderate (2) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. As the southern part of the parcel is a fairly large green space along the Longford River blue corridor, it contributes to a local ecological and green infrastructure corridor along the local river. There is no public access to most parts of the site and no PRoWs. Hard standing in the northern tip is likely to provide no wildlife value. Whilst the parcel is likely to contribute to a wildlife corridor along a local river, it provides no public access for people and therefore scores weak-moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

Overall the parcel fulfils its role for MOL purposes, meeting criterion 1. However, the developed northern tip and the northern part of the Longford River performs weakly against all MOL criteria.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

It is recommended the MOL status of the developed northern part of the parcel, and the northern part of the Longford River without adjacent green space is considered further.

It is recommended the section along Longford River is enhanced, including environmental improvements to enhance the area's function as a wildlife corridor, and adding pedestrian path along river if technically feasible based on further assessments (e.g. see 'Colne and Crane Valleys Green Infrastructure Strategy', 2019).

### Recommended Area (RA) for further consideration



MOL further review map

#### Legend



Area for further consideration

### Parcel: Longford River

Number: 2 Area (ha): 3.63 Place: Hampton & Hampton Hill



Legend



Parcel map



View southwards within Holly Road Recreation Ground, with views of playground, mature tree belt screening standalone building.



View west along northern boundary (Windmill Road) with views of riverside inaccessible green space.



View northwards within Holly Road Recreation Ground, with views of partially screened housing along the northern boundary.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by the Longford River to the west. The southern part of the parcel is also bound by the Longford River to the east. The central and northern part of the parcel are bounded by regular backs of residential properties to the north and east respectively with a small section of the northern part of the parcel also bounded by Windmill Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	2	2	2	n/a	2			

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent apart from one standalone building of unknown use which is well screened and therefore has minimal effect on openness. A largely continuous strip of woodland/scrub along the edge of the Longford River, partially screens adjacent development and provides some sense of separation between the residential areas of Hampton and Hampton Hill. Based on aerial photography, northern/eastern edges of the river are more open to back gardens or green spaces therefore urban influences of adjacent housing and busy roads are notable within some parts of the parcel.

Central to the parcel Holly Road Recreation Ground has mixed boundaries, with strong tree belts screening a railway line and development to the south and east. The northern boundary of the recreation ground is mostly open providing direct urban views in most areas due to being mainly open flat lawn. However, new boundary tree planting was noted on the site visit, which would improve openness over time.

Overall, built development is notable in multiple areas of the parcel. Due the narrowness of the river and largely thin associated green spaces, its contribution to the physical structure of London is only at a local neighbourhood scale, scoring weak-moderate (2) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Holly Road Recreation Ground provides a small playground, seating and open lawn area for informal recreation. Pantile Bridge open space at the southern tip of the parcel provides seating and open lawn area. The remainder of the parcel is inaccessible or is private land e.g. back gardens, and therefore provides no open-air facilities. As the accessible areas of the parcel provide open-air recreational facilities of neighbourhood level importance, it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel contains Holly Road Recreation Ground, a small local park, and Pantile Bridge open space, a pocket park. Most of the parcel is designated as a SINC (Borough) and as an OSNI for being a locally important wildlife corridor, a narrow green link connecting to larger green space areas. The southern tip and a small part of the eastern area of the parcel is part of two separate Conservation Areas. As the parcel contains local recreational features and is designated for its local biodiversity and historic importance, it scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1,2 or 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### Overall comment

Overall the parcel performs weak/ weak-moderate against all MOL criteria. Whilst the parcel provides important ecological, historical and recreational value, this is limited to local level and therefore does not contribute to the wider area of London.

#### **Strategy and Recommendations**

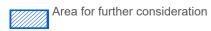
Conserve	Enhance	Restore	Review	

It is recommended the parcel's MOL status is considered further.

### Recommended Area (RA) for further consideration



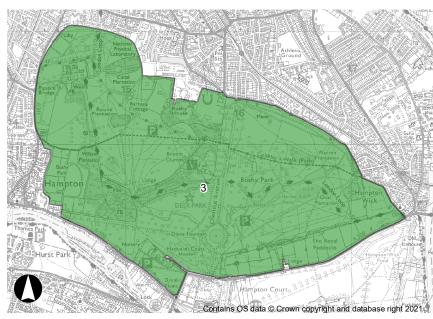
Legend



MOL further review map

### Parcel: Bushy Park

Number: 3 Area (ha): 447.41 Place: Hampton & Hampton Hill



Legend



Parcel map



View north towards grasswland, within the south eastern part of the parcel.



View north from western section of parcel.



View eastwards within Richmond Park, with views of woodland avenue towards The Royal Ballet School in the distance.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Sandy Lane (B358) to the east and along the eastern part of the northern boundary. The central part of the northern boundary abuts Queen's Road. The westernmost part of the northern boundary is adjacent to regular backs of residential properties on Blanford Road. The parcel is bounded by High Street (A311) to the west and Hampton Court Road (A308) to the south.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel	5	5	5	5	5			
score								

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel is largely absent from development apart from a few standalone buildings, some of which are ancillary to the use of Bushy Park. The topography is largely flat and landscape structure is complex with a mosaic of grassland, woodland and water bodies. Due to the large size of the parcel, surrounding urban views are well screened although there are some very localised urban influences along boundaries. The parcel provides a notable contribution to the structure of London due to its large size, separating the urban areas of Fulwell, Hampton, Hampton Wick and Teddington. The parcel also directly connects to green spaces part of the River Thames corridor, which at a wider scale provides a highly notable and prominent contribution to the structure of London and the wider region. Therefore, it provides a good contribution to the structure of London, providing an overall score of strong (5) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel is designated as a metropolitan park, which is also a Royal Park. The parcel contains allotments on the western edge of borough importance. It also contains a cricket ground and multiple sports grounds of local importance. The London-wide recreational and cultural importance of the parcel outweighs its local scale importance for sport activities, providing a score of strong (5) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is a metropolitan park, designated as a Registered Park and Garden, and contains many listed buildings throughout. Most of the parcel is designated as a SSSI, OSNI and SINC (Metropolitan). The parcel also contains part of the London Loop, a metropolitan recreational route. As the parcel has national ecological and historic importance, containing a Registered Park and Garden in its entirety, and metropolitan recreational importance, containing a Metropolitan Park in its entirety, it scores strong (5) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. It has a highly accessible with extensive path network internally, part of which is on the London Loop, and connects well to adjacent Hampton Court Park to the south. It is a large parcel which provides a continuous habitat, which is likely to contribute to the strategic Thames wildlife corridor as part of larger green space adjacent to the Thames. The parcel therefore scores strong (5) for criterion 4.

#### **Conclusion**

#### **Overall comment**

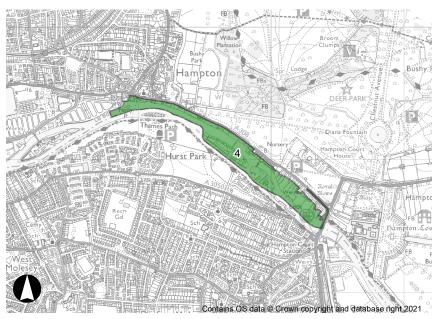
The parcel fulfils it role for MOL purposes meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### **Parcel: Thames Hampton**

Number: 4 Area (ha): 25.33 Place: Hampton



Legend



Parcel map



View south from northern boundary (Hampton Court Road), with views of front gardens within parcel and adjacent buildings outside the parcel boundary.



View northwest from eastern boundary, with views of River Thames, private boat mooring, adjacent development and areas lawn and mature trees forming large back gardens along the northern river edge.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel contains an area of River Thames, two river islands and northern river bank formed mainly of back gardens of regular residential properties, private grounds, small linear green spaces. The parcel is bounded by the banks of the River Thames along the southern boundary.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel	4	3	4	3	4		
score							

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Southern part of the parcel (River Thames): Inherent strong sense of openness of River Thames and well defined river edge topography. No development apart from Tagg's Island - development includes houseboats and bungalows, and a small amount of residential development on Ash Island. Open views of development on the northern and southern bank of the Thames in multiple locations cause localised urbanising influences.

Northern part of the parcel (River Thames edge and back gardens/ green spaces): Inaccessible land and therefore assessment based on aerial photography and views from public highways. Largely no development, apart from a few standalone houses and buildings ancillary to its water sport uses. North eastern section bound by development with no screening, causing localised urban influences. Varied landscape structure: areas of lawn with tree lined/ wooded edges between back gardens and large grounds resulting in intimate spatial scale. Small areas of open lawn provide weaker landscape structure, however the slope down to the River Thames provides a mostly well-defined sense of openness.

Eastern edge along A309 and Hampton Court Road: bound by development with no screening and busy roads, defined mainly by hard standing car park, therefore area is significantly eroded resulting in a very weak sense of openness.

The parcel is part of the River Thames corridor, locally separating the urban areas of Molesey to the south and Hampton to the north. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region. Whilst the parcel contains a small section of the River Thames, and therefore provides a highly notable contribution to the structure of London and the region, due to localised development and urban influences in multiple areas within the parcel it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Southern part of the parcel (River Thames): Includes many private boat moorings at Ash Island.

Northern part of the parcel (River Thames edge and back gardens/ green spaces): Most of the area is private land and therefore provides no open-air facilities. Small amount of riverside publicly accessible which may provide informal recreational opportunities, however no formal paths or access routes. Riverside includes many facilities for recreation and water-sports: private boat moorings and marinas, the Hampton Ferry, boat hire and multiple water sport club facilities.

As around half the parcel provides sport and recreational open-air facilities associated with the River Thames of regional importance, it scores moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Southern part of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Designated as a SINC (Metropolitan) and OSNI, SINC (Borough) for being an important wildlife corridor along the River Thames.

Northern part of the parcel (River Thames edge and back gardens/ green spaces): Most of the area is private land with no public access and therefore provides no recreational value. Small portion designated as a small part of a Registered Park and Garden, Garrick's Villa, and includes an associated listed building. Further listed buildings are dotted throughout, and the eastern tip of the parcel is likely to contribute to the setting of a number of listings just outside the boundary, which form the building's historic grounds. A small portion is also designated as a SINC (Metropolitan).

The whole parcel is part of a Conversation Area and most of the parcel is designated as a SINC (Metropolitan). Key part of a locally protected view along and onto the River Thames, which may contribute to its local heritage value as a Conservation Area.

As around half the parcel is part of a regionally important river for recreation, and contains a number of nationally important heritage assets, and has metropolitan biodiversity value, it scores moderate-strong (4) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a small section of the River Thames green and blue strategic corridor.

Around half of the parcel is the River Thames, publicly accessible, and the reminder is private land without a public riverside path, and therefore connectivity for people is limited to boats.

Whilst the parcel forms a small part of a strategic green and blue corridor and is likely to contribute to a strategic wildlife corridor, as it has low levels of accessibility, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

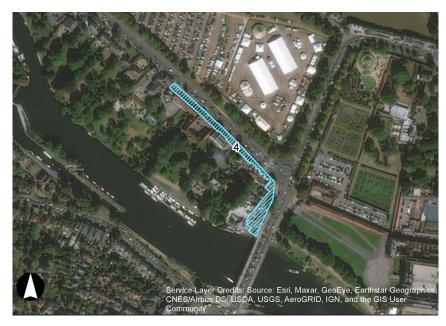
Overall the parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4. However, the eastern tip of the parcel does not meet MOL criteria as it is developed.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

It is recommended that the MOL status of the developed areas within the eastern tip of the parcel is considered further.

### Recommended Area (RA) for further consideration



Legend

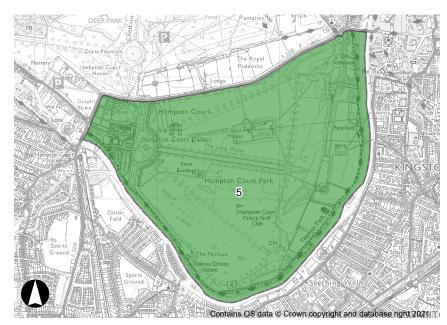


Area for further consideration

MOL further review map

### Parcel: Hampton Court, Thames Hampton Court

Number: 5 Area (ha): 307.12 Place: Hampton & Hampton Hill



Legend



Parcel map



View facing south from Hampton Court Road, from the northern boundary, over Hampton Court Gardens with views of mature woodland and meadow.



View south east along the Thames Path, with views of River Thames and riparian vegetation along both river banks.



View north east, from the southern boundary, with views of Hampton Court Palace, associated buildings and open lawn.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Hampton Court Road to the west, the River Thames to the south and east, and Hampton Court Road (A308) to the north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	5	5	5	5	5			

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent apart from a cluster of buildings on the western tip including Hampton Court Palace creating localised urban influences. Elsewhere within the parcel are a few small stand alone buildings and clusters of buildings, however due to their largely screened nature these cause only very local urban influences. Landscape structure is generally flat with varied vegetation types: tree lined or wooded boundaries on most sides, small woodland groves, tree avenues. This vegetation complexity contributes to the strong sense of openness and separation.

Southern edge of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Views of development on the southern river bank partially screened by riparian vegetation, resulting in a highly defined sense of openness.

The parcel is part of the River Thames corridor and large open green space, locally separating the urban areas of Surbiton to the south and Teddington to the north. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of the whole of London.

As the parcel is largely absent from urban influences and contains a significant section of the River Thames, and therefore provides a highly notable contribution the structure of London and the region, it scores strong (5) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Hampton Court Palace and Hampton Court Park forms most of the parcel, a cultural and recreational destination of national importance. Hampton Court Park is designated as a metropolitan park within the London Plan. Access is ticketed and facilities include large formal gardens, maze, parkland and large playground. Site also contains private golf club of local sport importance.

Southern edge of the parcel (River Thames): Includes a number of small jetties and boat landings, providing direct river access for recreational boats and boat trips along the Thames.

As the parcel provides open-air facilities of metropolitan and beyond London importance, and a small part provides open-air facilities associated with the River Thames of regional recreational importance, it scores strong (5) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The eastern area of the parcel contains Hampton Court Palace, a scheduled monument and many associated listed buildings. It is also a recreational designation of national importance. The whole parcel is a Registered Park and Garden, Hampton Court, and is part of a Conservation Area.

Most of the parcel is designated as two SSSI's. The whole parcel is designated as SINC (metropolitan).

Southern edge of the parcel (River Thames): Large part of the River Thames of regional importance for water-based recreation. The full length of the riverside is part of the Thames Path National Trail and NCR 4. Key part of a locally protected views from and towards Hampton Court Palace, and therefore likely to contribute to the northern part of the parcels national heritage value.

As the parcel contains many features designated for national ecological and heritage importance, including the whole of a Registered Park and Garden, and contains a large section of two national recreational trails, it scores strong (5) for criterion 2.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a large section of the River Thames green and blue strategic corridor.

The parcel contains part of the Thames Path National Trail and is largely publicly accessible with an extensive path network, however entrance to Hampton Court Park is ticketed. Links east and west are strong along the river. North to south links are limited due to walled grounds of Hampton Court Park and a private golf course.

As the parcel forms a significant part of a green and blue corridor of London-wide importance, which has a mainly well connected green link network, it scores strong (5) for criterion 4.

#### **Conclusion**

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Marble Hall, Orleans Gardens, Cambridge Gardens, Trowlock Island, Melbourne, Radnor Gardens, Lensbury Club, Teddington School, Manor Road Rec.

Number: 6 Area (ha): 127.59 Place: Twickenham, Strawberry Hill & St Margarets and Teddington & Hampton Wick



Legend



Parcel map



View eastwards at the western boundary, with views of St Mary's University playing fields, with housing in the background.



View eastwards within Marble Hill Park, with views of open grassland used for informal sports, mature trees and glimpsed views of housing in the background.



View southwards at the northern boundary, with views of River Thames, mature trees along the riverside and Cambridge Gardens, with housing in the background.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises a long linear parcel along the River Thames between Bushey Park and Richmond centre. The parcel is bound to the east by the River Thames, to the south by Horse Fair Road, and to the north by Richmond Road. The western boundary of the parcel is bound by both irregular back of residential properties along Strawberry Vale, Broom Road, and Lower Teddington Road and natural hedged boundaries of open spaces.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL	_		_		_		
Parcel	4	3	4	3	4		
score							

<sup>\*</sup> Some inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Western section of the parcel (River Thames northern bank): Bound to the west by urban development without screening and localised encroachment throughout, therefore built development is notable throughout. Built development within the parcel includes: housing, churches, car parking, minor roads, Marble Hill House. Large green spaces along the River Thames are generally defined by open lawn with strong wooded/ tree lined boundaries, interspersed with small areas of woodland/scrub land throughout, which screens surrounding development providing a clear and well-defined sense of openness. Additionally, large residential grounds and private gardens have an intimate and varied spatial structure, including: ornamental planting, mature trees, open lawn, hedging.

Eastern section of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Localised views of development on the northern river bank and on River Thames islands, partially screened by riparian vegetation in most areas, resulting in a highly defined sense of openness.

The parcel is part of the River Thames corridor and series of adjacent green spaces, locally separating the urban areas of Teddington and Twickenham to the west and Ham and Kingston to the east. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of the whole of London. Whilst the parcel contains a small section of the River Thames, and therefore provides a highly notable contribution the structure of London and the region, due to localised development and urban influences in multiple areas within the parcel, it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Eastern part of the parcel (River Thames): Includes many private boat moorings, marinas, ferry terminal, multiple boat launches associated with riverside boating clubs.

Western part of the parcel (River Thames northern bank): Around half of the area contains local parks providing a number of recreational open-air facilities: sports pitches, sports centres, tennis courts, playgrounds, open lawn for informal recreation, seating areas. Remaining areas include boat club facilities and a large amount of private land/ private gardens which provides no public open-air facilities.

As around half the parcel provides sport and recreational open-air facilities throughout the length of the parcel associated with the River Thames of regional importance, and around half is private land providing no open-air facilities, it scores moderate (3) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Most of the parcel lies within a Conservation Area, Marble Hill Registered Park and Garden, and multiple listed buildings are dotted throughout the parcel.

Western part of the parcel (River Thames northern bank): Multiple local parks and large areas of private land. River Thames river front is largely inaccessible. Multiple areas have SINC (local) designations and Marble Hill Park is also a OSNI, forming important small green spaces for wildlife along the Thames corridor.

Eastern part of the parcel (River Thames): Designated as a SINC (metropolitan) for being a wildlife corridor of metropolitan importance. Large part of the River Thames of regional importance for water-based recreation. Key part of a locally protected views from and towards Ham House and Gardens and Marble Hill House on the southern and northern bank of the River Thames respectively, and therefore likely to contribute to the setting of the national heritage assets.

As the parcel contains multiple features designated for national heritage importance, and around half the parcel has metropolitan biodiversity value and regional recreational value, it scores strong (4) for criterion 2.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a large section of the River Thames green and blue strategic corridor.

Access to and within the parcel is mixed, with no riverside path and large areas of private land in some of the southern section, reducing connectivity across the parcel as a whole. Parks generally have a good path network and are well connected to adjacent residential areas. Links east and west are strong along the river.

The parcel provides a fairly continuous series of riverside green spaces and is therefore likely to provide a small contribution to a strategic wildlife corridor of the River Thames.

Whilst the parcel forms a large part of a green and blue corridor of London-wide importance, and is likely to contribute to a strategic wildlife corridor, it has poor levels of accessibility in many parts, therefore it scores moderate (3) for criterion 4.

#### Conclusion

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

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Conserve	Enhance	KOSTOPO	Review	
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### Parcel: Udney Park

Number: 7 Area (ha): 1.10 Place: Teddington & Hampton Wick



Legend



Parcel map



View eastwards from within the centre of the parcel



View towards northwest corner of parcel from southern boundary



View towards northen bonudary from western boundary.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The site is bounded by the Kingston Road (A310) to the east and Langham Road to the west. St Mary's Parish Hall, Cloisters Close cul-de-sac, a church building and residential properties on Cloisters Close bound the site to the north. Irregular backs of residential properties bound the site to the south on Langham Road and Kingston Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL							
Parcel	2	1	2	n/a	2		
score							

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no development in any part of the parcel. The mature trees dotted through the dominating open lawn partially screen urban views. Due to the small size of the parcel and lack of continuous screening, surrounding built development is notable from most parts of the parcel. The boundaries are strong. Whilst the parcel lies adjacent to larger green spaces to the east which form part of the River Thames green corridor, the parcel is physically and visually separated. Therefore, it does not form part of a larger green space. As urban views are notable throughout the parcel, which due to its very small size does not contribute to the physical structure of London, it scores weak-moderate (2) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are no formal open air facilities within the parcel. The parcel is a small green space offering informal recreation in terms of walking and is well maintained. Due to the very local catchment of these facilities, the park functions at a neighbourhood level and therefore scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is within Teddington Archaeological Priority Area and Teddington Lock Conservation Area. Functioning as a pocket park it has neighbourhood recreational value. The parcel is not designated for its biodiversity importance, however its mature trees are likely to support wildlife at a very local level. As the parcel has local heritage and recreational value, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1,2 or 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### **Overall comment**

Overall the parcel performs weak/ weak-moderate against all MOL criteria. This is largely owing to the small nature of the parcel. Although it is recognised the parcel is important for green infrastructure and public open space locally.

#### **Strategy and Recommendations**

Conserve Enhance Restore	Review
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### Recommended Area (RA) for further consideration



Legend

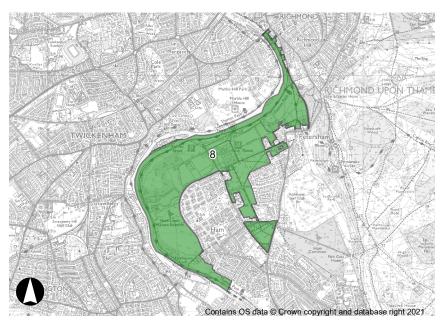


Area for further consideration

MOL further review map

# Parcel: Ham House, Douglas House, Richmond Hill Rise, Ham Common, Ham Polo, Buccleugh Gardens, Greycourt School, Petersham Lodge, Peterham Meadows

Number: 8 Area (ha): 203.58 Place: Richmond & Richmond Hill, Petersham, Ham



Legend



Parcel map



View east over Ham Common with views of open lawn and mature tree lines along boundaries.



View east over the River Thames and riparian vegetation, the Thames Path and associated open green spaces.



View facing northeast over the Thames Path and adjacent riverside green spaces including Petersham Meadows.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is primarily bounded by the River Thames along the western boundary. The easternmost boundary comprises some small open spaces on the banks of the River Thames. The southern boundary comprises a range of open spaces including Petersham Meadows, Petersham Lodge Woods, Ham Polo Club, Ham House and Gardens, Ham Common, Sandy Lane Playground, Grey Court School Sports Ground and Ham Lands.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL							
Parcel	4	4	5	5	5		
score							

<sup>\*</sup> Some inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel, apart from a small number of minor roads, car parks and buildings/ structures within the north eastern section and on Eel Pie Island. These are standalone and largely ancillary to its recreational, leisure and cultural uses and therefore do not have an urbanising influence. Ancillary buildings include: schools, farm stables, sports clubs. Boundaries are mixed: mainly wooded or tree lined largely screening adjacent development, however small areas of open boundaries provide localised urban influences e.g. northern tip and south eastern boundary. Development on the western River Thames bank is well screened in most locations.

The parcel has consistently flat topography. Southern section: very complex landscape structure with large dense woodland areas, open meadow and scrub vegetation, providing a strong sense of openness and separation. Strong mature woodled strip along the River Thames western boundary. Northern section: less complex with open areas of lawn and meadow with tree lined boundaries and smaller woodland blocks.

Western edge of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Localised open views of urbanised Twickenham along the northern bank of the Thames causes localised urbanising influences. As part of the River Thames corridor and a large scale linear green space, it locally separates the urban areas of Richmond, Ham and Petersham and Twickenham. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Overall, whilst the parcel has some localised erosion and urbanising influences, it is largely absent from development and has notable contribution to the structure of London, scoring moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains several open-air facilities including Ham House and Gardens National Trust property, a national cultural and recreational destination and the Thames Young Mariners outdoor activity centre, a metropolitan recreational destination.

Western edge of the parcel (River Thames): Northern tip provides a number of small jetties and a ferry terminal, providing direct river access for water sports, recreational boats and boat trips along the Thames.

Other parts of the parcel include recreation, leisure and sports opportunities varying from neighbourhood to borough level importance, including: several private sports clubs and pitches, school sports pitches, tennis courts, BMX park, local playgrounds, allotments. Minor parts of the parcel are private residences and therefore offer no recreational value.

Whilst a small part of the parcel contains a national cultural and recreational destination, the majority of the parcel has open-air facilities of neighbourhood to borough value, providing an overall average score of moderate-strong (4) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Western edge of the parcel contains a large part of the River Thames of regional importance for water-based recreation. The parcel provides multiple local parks and allotments. The Thames Path National Trail runs along the whole parcel and a small section of the Capital Ring of metropolitan value is located within the northern tip.

Includes the whole of Ham House and a small section of Terrace and Buccleuch Gardens, two Registered Park and Gardens of national historic value. Several listed buildings lie within multiple locations within the parcel, mainly associated with Ham House and St Peter's Church and graveyard. The northern half and southern tip are within Conservation Areas.

Most of the whole parcel is designated as a SINC (metropolitan) and a northern half contains a number of smaller SINC's (local and borough). Southern half also contains Ham Lands LNR.

As the parcel contains two Registered Park and Gardens, several listed buildings in multiple locations, a large section of the River Thames of regional recreational significance and is an essential part of a national trail, it scores (5) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a large section of the River Thames green and blue strategic corridor, providing large well connected green spaces offering continuous habitat along the river. The parcel forms an essential part of the Thames Path National Trail and small part of the Capital Ring. Largely publicly accessible, with an extensive well connected path network which is well connected to adjacent residential areas and green spaces.

As the parcel forms a significant part of the green and blue River Thames corridor of regional importance, which has a well connected green link network apart from minor private sections, it scores strong (5) for criterion 4.

#### **Conclusion**

#### **Overall comment**

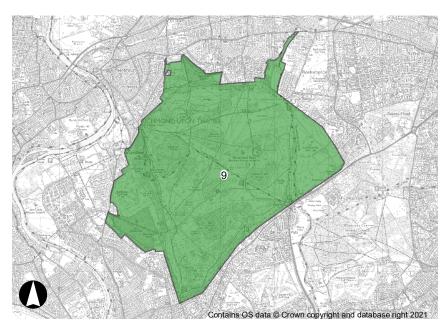
The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Sheen Common, Palewell Fields & Bev Brook, Sudbrook Park Golf, Ham Common, Richmond Park, Pest House Common, Sheen Cemetery

Number: 9 Area (ha): 1108.91 Place: Richmond & Richmond Hill, Petersham, Ham



Legend



Parcel map



View northwards within woodlands of Isabella Plantation, Richmond Park.



View east within Richmond Park of grassland, mature trees and mature woodland blocks.



View eastwards within Richmond Park, with views of woodland avenue towards The Royal Ballet School in the distance.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Kingston Hill (A308) to the south and Queens Road (B351) to the most southerly part of the western boundary. Richmond Park Golf course and Beverley Brook form the eastern boundary. The parcel is bounded by irregular backs of residential properties along Queen's road and Star and Garter Hill along the northern, and much of the western boundary of Richmond Park.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	5	5	5	5	5		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel, apart from a small number of standalone buildings and structures which are ancillary to its recreational, sport and cultural uses, and therefore do not impact on the overall openness. Ancillary development includes: the Royal Ballet School, car parking, sports club buildings, park cafés, churches within cemeteries, nursery schools. Northern and western boundaries have very minor areas of encroachment, however buildings are well screened, self-contained within large grounds and therefore have no notable effect on openness. Several minor roads cut through the parcel, however due to size and limited traffic result in very minimal urban influences.

The extensive size of the parcel, and minimal urban views due to strong wooded and linear walled boundaries results in a very clear and highly defined sense of openness in all areas. Richmond Park has a particularly strong and varied landscape structure: extensive mature woodland, dense scrub, open grassland and undulating topography.

Overall, the parcel is highly distinct from the adjacent urban areas: Richmond and Roehampton to the north, and Kingston and Norbiton to the south, which it strategically separates due to it being very large scale. In addition, it directly connects to a series of green spaces to the east, west and north which separates the wider urban areas of Putney, Wimbledon, Twickenham and Barnes. Therefore, the parcel scores strong (5) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The majority of the parcel is Richmond Park, a Regional Park, the largest of London's Royal Parks, and a recreational destination of regional importance. Extensive grounds provide large areas for informal recreation, and features such as the Isabella Plantation provide gardens to explore.

Other parts of the parcel include recreation, leisure and sports opportunities varying from neighbourhood to borough level importance, including: two large golf courses, Ham Common woodlands and allotments. The regional importance of Richmond Park, which forms the majority of the parcel, outweighs its more local or borough scale importance for other areas, providing a score of strong (5) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Richmond Park is designated as a Regional Park and Registered Park and Garden. Recreational activities include a vast network of popular walking and cycling trails, including the Capital Ring of metropolitan importance, and the NCR 4. In addition, Richmond Park and the wider parcel has several grade I, II and II\* listed buildings.

Richmond Park is designated as a SSSI and NNR, and therefore has international and national ecological importance. Richmond Park and additional areas of the parcel are also designated as a SINC (metropolitan). The western section of the parcel including Ham Common is a LNR of local importance.

As the majority of the parcel contains the whole of a Registered Park and Garden, a Regional Park, and is ecologically rich possessing internationally and nationally important habitats, it scores strong (5) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. The extensive size of the parcel, which includes a Regional Park, provides a significant piece of standalone green infrastructure. An extensive and well-connected path network has good accessibility to surrounding urban areas at all boundaries, apart from the two private golf courses. The parcel connects direct to adjacent green spaces providing a major part of a green corridor from Wimbledon to the River Thames. As the parcel provides a green infrastructure asset of regional importance, it scores strong (5) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4. It meets all criterion strongly, due to its regional recreational importance, national and international biodiversity designations and national historic value.

Conserve	Enhance	Restore	Review	

### Parcel: Barnes Common SW

Number: 10 Area (ha): 7.85 Place: Barnes



Legend



MOL General Area

Parcel map



View south west with views of mature mixed woodland.



View facing north west over open lawn used for informal recreation, with views of mature tree lined boundaries and partially screened housing in the background.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by a railway line to the north, Rocks Lane (A306) to the east, Upper Richmond Road (A205) to the south and Vine Road to the west.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	4	1	3	4	4		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel. Adjacent railway line to the north, surrounding urban development and busy roads are well screened as the parcel is predominately woodland. Small area of open grassland in north east of parcel has very localised urban influences, with partial views of adjacent housing screened by mature perimeter trees.

Parcel is predominantly dense mature woodland providing a very clear and well-defined sense of separation. Notable part of Barnes Common, which separates the urban areas of Putney to the east and Barnes to the west, and therefore has strategic importance to the physical structure of London.

Overall the lack of built development and strong landscape structure provides a clear and well-defined sense of openness. The parcel is also a notable part of a larger green space of strategic importance, and therefore scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains no formal open air facilities. It provides a variety of natural features for informal recreation including signposted woodland trails and open lawn.

As the parcel contains no formal open-air facilities, it scores weak (1) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms a notable part of Barnes Common, a (London Plan categorised) District Park which provides a natural green space of approximately 50ha. The Beverley Brook Walk, a recreational trail of more than one borough, runs along the western boundary, however no formal trails run directly through the parcel.

The parcel is designated as a SINC (metropolitan) and OSNI, and mostly as a LNR. It lies within a Conversation Area and Archaeological Priority Area. As the whole parcel has metropolitan biodiversity value, this outweighs its local historic and local/ district recreational value scoring moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Within the parcel there is a good internal path network, and it is generally well connected to surrounding urban areas, especially to adjacent housing to the west. A railway line to the north limits access to other main areas of Barnes Common to two access points via road. A306 and A205 limits connections to the south and east.

The parcel is an important part of a fragmented green corridor between Richmond Park and the River Thames. Due to its continuous area of mature woodland is also likely to contribute to a local wildlife corridor towards the River Thames, however this may be limited by transport infrastructure on most sides of the parcel.

As the parcel forms a small part of a fragmented green corridor, which has a mostly well connected green link network, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve	Enhance	Restore	Review	

### **Parcel: Vine Road Recreation Ground**

Number: 11 Area (ha): 2.49 Place: Barnes



Legend



MOL General Area

Parcel map



View east over community allotments, with views of amenity lawn, mature tree lined boundaries and partially screened housing in the background.



View facing south over open lawn used for informal recreation, with views of mature tree lined boundaries and partially screened housing in the background.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Vine Road to the southeast, railways lines along the north and south boundary and irregular fronts and backs of residential properties along Westfields on the western boundary.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	2	2	2	3		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel apart from a small number of small standalone buildings which are ancillary to its use as community park, e.g. pavilion, cafe and toilets. Urban influences of railway lines along northern and southern boundaries, and housing to the west, are partially screened by embankments and strong linear tree belts along most boundaries. In other areas of the parcel it has a fairly weak landscape structure defined by flat lawn, smaller areas of ornamental planting and small pockets partially enclosed by hedging.

Partially connected to the adjacent larger green space of Barnes Common, which separates the urban areas of Putney and Barnes, and therefore contributes to the physical structure of London.

The parcel has a mostly well-defined sense of openness and strongly defined edges, which provides a contribution to the physical structure of London, it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Based on site visit the parcel is well used and well maintained, providing a number of recreational facilities of neighbourhood value: bowling green, playground, paddling pool, open lawn used for informal sport, community allotment.

As the parcel has neighbourhood recreational facilities, it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is a local park, Vine Road Recreation Ground. The Beverley Brook Walk, a recreational trail of more than one borough, runs along the parcels eastern boundary, however no trails run directly through the parcel. The parcel lies within a Conversation Area. The western edge of the parcel along the Beverley Brook river is designated as a SINC (Borough Grade II).

The parcel has local historic, biodiversity and recreational value, and therefore scores weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. Within the parcel there is a good path network, however connections to surrounding residential areas are limited to one access point eastwards and westwards due to severance by railway lines.

The parcel forms a small part of a fragmented green corridor link along the Beverley Brook river, connecting Richmond Park to the River Thames, and likely to contribute to a wildlife corridor along the river.

Due to significant severance by railway lines, the parcel is of secondary level importance to the green infrastructure corridor between Richmond Park and the River Thames, and therefore it scores weak-moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criterion 1.

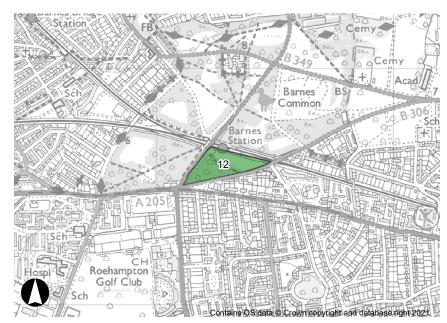
#### **Strategy and Recommendations**

Conserve Enhance Restore Review

Further vegetation along boundaries and within the parcel would enhance its openness and separation. Dependent on surveys and assessments, re-profiling the Beverley Brook river and adding further riparian vegetation may increase the parcels contribution to the rivers strategic wildlife corridor as noted in criterion 4.

### **Parcel: Barnes Common SE**

Number: 12 Area (ha): 2.75 Place: Barnes



Legend



Parcel map



View facing north with views of semi-mature woodland and glimpse views of railway line embankment in the background.



View facing south from northern boundary, with views of open grassland and semi-mature woodland, and glimpse views of housing in the background.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by the Rocks Lane (A306) and Queen's Ride (B306) to the west and south and a railway line to the north.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	1	3	3	3		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel, apart from residential encroachment on the eastern tip including two buildings, a small car park and minor road. South west half is defined by dense woodland, fully screening adjacent urban development and busy roads, providing a very clear and well-defined sense of separation.

North east half is defined by open grassland, and views of urban development is notable, including open views of the residential encroachment and A306. Scrub land and embankment along the northern boundary partially screens the adjacent railway line and associated structures/ buildings. New tree planting was observed whilst on site visit which would help screen urban views and increase openness.

Both parcel sections are part of Barnes Common, which separates the urban areas of Putney to the east and Barnes to the west, and therefore has strategic importance to the physical structure of London. Overall, as the south west section scores moderate-strong and north east section scores weak-moderate, the parcel scores an average of moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides some natural features for informal recreation including woodland trails and open lawn. The developed portion at the eastern tip is private and has no recreational value.

As the parcel contains no formal open-air facilities, it scores weak-moderate (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms a small part of Barnes Common, a (London Plan categorised) District Park which provides a natural green space of approximately 50ha. It contains multiple PRoWs but no designated recreational trails.

The whole parcel is designated as a SINC (metropolitan), LNR and OSNI. It lies within a Conversation Area. As the parcel has metropolitan biodiversity value, it scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. The parcel has a partial path network, with good links north - south including an off-road underpass connection to a larger part of Barnes Common to the west. There is a lack of links east, due to the encroachment on the eastern tip which has no PRoW.

The parcel is a small part of a fragmented green corridor between Richmond Park and the River Thames, however due to severance by a railway line it only connects to one section of Barnes Common directly. It is also likely to contribute to a local wildlife corridor towards the River Thames, however the railway line is likely to limit this function.

As the parcel forms a small part of a green corridor, which has a partial green link network, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4. Overall the developed eastern tip performs weakly against all MOL criteria.

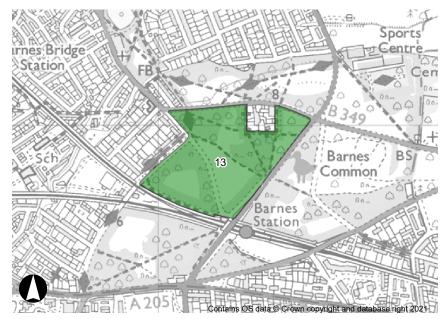
#### **Strategy and Recommendations**

Conserve Enhance Restore Review

Strengthen vegetated boundaries to enhance sense of openness and ecological connectivity with adjacent sites, however recent tree planting seen on site.

### Parcel: Barnes Common (E Parcel)

Number: 13 Area (ha): 11.04 Place: Barnes



Legend



MOL General Area

Parcel map



View west from the eastern boundary, with views of open lawn, woodland edges and formal paths.



View eastwards within Barnes Common, with views of scrub, grassland and mixed woodland in the background.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by the railway line to the south, Vine Road and Station Road to the west, Mill Hill road (B349) to the north and Rocks Lane (A306) to the east.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	4	2	3	4	4		

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel. Adjacent urban development and busy roads are well screened by mostly continuous woodland belts along all boundaries. Urban influences are very localised: one minor road central to the parcel, a small car park and building associated with Barnes station on the southern boundary. Historic encroachment along northern edge of Mill Hill road is outside of the MOL boundary.

A strong and varied landscape structure including dense mature woodland, enclosed grassland pockets, scrub and undulating topography, which provides clear and well-defined sense of separation. Main part of Barnes Common, which separates the urban areas of Putney to the east and Barnes to the west, and therefore has strategic importance to the physical structure of London.

Overall the lack of built development and strong landscape structure screens urban influences, providing a clear and well-defined sense of openness. The parcel is also a main part of a larger green space that contributes to the physical structure of London, and therefore scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides a variety of natural features for informal recreation including woodland trails and open lawn. Parcel also includes Barnes Common Cricket Ground, of local sport importance.

As the parcel contains local open-air sport facilities, it scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms a notable part of Barnes Common, a (London Plan categorised) District Park which provides a natural green space of approximately 50ha. It contains multiple PRoWs but no designated recreational trails.

It contains part of the Beverley Brook Walk, a recreational trail of more than one borough. The parcel is designated as a SINC (metropolitan) and OSNI, and mostly as a LNR. It lies within a Conversation Area.

As the parcel has metropolitan biodiversity value, it scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Within the parcel there is a good path network, connecting well to surrounding residential areas and other areas of Barnes Common on most boundaries.

The parcel is part of a fragmented strategic green corridor between Richmond Park and the River Thames, contributing to a recreational trail of multiple borough importance which runs through its length. It is also likely to contribute to a local wildlife corridor, however the parcel is severed by a railway line and main roads on most boundaries which may limit its contribution.

As the parcel forms a small part of a green corridor, which has a mostly well connected path network, it scores moderate-strong (4) for criterion 4.

#### Conclusion

Overall comment								
The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.								
Strategy and Recommendations								
	Conserve	Enhance	Restore	Review				

### **Parcel: Barnes Common East**

Number: 14 Area (ha): 13.74 Place: Barnes



Legend



Parcel map



View east from the western boundary, with views of semi mature woodland and formal paths.



View west within Barnes Common, with views of open grassland used for informal recreation and scrub/ mixed woodland in the background.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Mill Hill Road (B349) to the north, Rocks Lane (A306) to the west, a railway line to the south, Queen's Ride (B306) to the south east and linear mature trees along the eastern boundary.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	4	2	3	4	4			

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel, apart from one residential building along the eastern boundary. The building is well screened, standalone and within self contained grounds and therefore has no notable effect on openness. Parcel is intersected by minor road causing localised urbanising influences. Adjacent urban development and busy roads are well screened by mostly continuous woodland belts along all boundaries.

A strong and varied landscape structure including dense mature woodland, enclosed grassland pockets, and scrub, provides a well-defined sense of separation. Notable part of Barnes Common, which separates the urban areas of Putney to the east and Barnes to the west, and therefore has strategic importance to the physical structure of London.

Overall the lack of built development and strong landscape structure screens urban influences, providing a clear and well-defined sense of openness. The parcel is also a main part of a larger green space which contributes to the physical structure of London, and therefore scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides a variety of natural features for informal recreation including woodland trails and open lawn. It was well used based on site visit and also provides an informal football pitch.

As the parcel contains local open-air sport facilities, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms a notable part of Barnes Common, a (London Plan categorised) District Park which provides a natural green space of approximately 50ha. It contains multiple PRoWs but no designated recreational trails.

The parcel is designated as a SINC (metropolitan) and OSNI, and mostly as a LNR. It lies within a Conversation Area. As the parcel has metropolitan biodiversity value, it scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Within the parcel there is a good path network, connecting well to other areas through multiple PRoWs: Barnes Common to the north and west, Putney Common to the east and the adjacent residential area southwards. Railway line along the southern boundary prevents connection southwards.

The parcel is notable part of a fragmented strategic green corridor between Richmond Park and the River Thames It is also likely to contribute to a local wildlife corridor, however the parcel is severed by a railway line and main roads on most boundaries which may limit its contribution.

As the parcel forms a small part of a green corridor, which has a mostly well connected path network, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve	Enhance	Restore	Review	

Parcel: London Wetland Centre, Barnes Common, Barn Elms

**Playing Fields, Thames Path** 

Number: 15 Area (ha): 112.00 Place: Barnes



Legend



MOL General Area

Parcel map



View northwards of Thames Path and the River Thames mixed woodland river corridor.



View north of Barnes Cemetery and associated woodland, and Rocks Lane sports pitches and car park in the background.



View south, over Barn Elms Sports Trust with views of open sports lawn, with ancillary sports buildings and mature tree boundaries in the background.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Mill Hill Road (B349) along the southernmost part of the southern boundary. The southernmost part of the eastern boundary is delineated by vegetation and mature trees. Beverley Brook bounds the remainder of the southern boundary. The eastern boundary comprises a section of the River Thames. The western boundary of the parcel is bounded by Rocks Lane (A306) to the south and regular backs of residential properties to the north along Castlenau. Allotments and a wildlife corridor bound the parcel to the north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	5	5	4	4	5			

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel, apart from a small number of buildings and structures which are largely standalone and ancillary to its sport and recreation uses. Ancillary development includes: sports club houses, sports pavilions, visitor centres, toilets, cafés, ancillary parking. There is localised erosion within the centre of the parcel, a number of houses, however buildings are well screened, self-contained within large grounds and therefore have no notable effect on openness. One minor road cuts through the parcel, however due to small size results in very minor urban influences.

The parcel has a varied landscape structure. Northern section (London Wetland Centre): very complex and intimate spatial structure with mosaic of reed beds, open lakes, woodland wetland, ornamental gardens, and gently undulating topography. Southern Section: Less complex. Large open flat lawn with smaller areas of woodland and scrub. All areas have strong wooded/ mature tree lined boundaries to screen adjacent urban areas well, providing a very clear and highly defined sense of openness.

Eastern edge of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of urbanised Fulham riverside on the northern bank of the Thames causes localised urbanising influences.

The parcel is part of the River Thames corridor and is a large green space, locally separating the urban areas of Putney to the east, Barnes to the west and Fulham to the north. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Overall, the parcel's contribution to the physical structure of London due to its large size and complex landscape structure, outweighs the parcels very localised erosion, scoring strong (5) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The northern half of the parcel is the The London Wetland Centre, a metropolitan recreational destination. Most of the southern half of the parcel is a number of large sports facilities, some of which due to their large size are likely to be of importance to more than one borough. Facilities include: Barn Elms Sports Trust, Athletics Track, Rock Lane Sports Centre, local playground and multiple River Thames boating clubs. A small section forms a part of Barnes Common, a natural green space of approximately 50ha, a District Park based on London Plan categorisation.

The metropolitan recreational destination of the parcel outweighs its local - multiple borough sport facilities, scoring strong (5) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms an importance part of a number of recreational routes: NCR 4, Barnes Trail, Thames Path National Trail.

The London Wetland Centre is designated as a SSSI and SINC (metropolitan). Other areas include SINCs of both local and metropolitan importance. The southern edge of the parcel is also designated as a LNR and OSNI, and lies within a Conservation Area and Archaeological Priority Area.

As the half of the parcel is ecologically rich possessing nationally important habitats, and it forms an important part of multiple nationally important recreational trails, it scores strong (4) for criterion 3.

## London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. The extensive size of the parcel provides a significant piece of standalone green infrastructure. Accessibility is mixed, with good access north - south along the River Thames, however east - west is limited due to private sports pitches and no PRoW through the London Wetlands Centre. The parcel forms an important part of national walking and cycling routes.

The parcel connects direct to adjacent green spaces, e.g. Barnes Common, providing a major part of a green corridor from Richmond Park to the River Thames. Forming a notable section of the River Thames green and blue corridor the parcel is likely to support wildlife along the river.

As the parcel forms part of a strategic green corridor of metropolitan importance, including a river corridor, which contains a mostly well-connected green link network, it scores moderate-strong (4) for criterion 4.

#### Conclusion

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

Small section of the western boundary is weak at Barn Elms Sports Centre, cutting through amenity grass with has no notable boundary features. It is recommended that the strength of the west boundary surrounding Barn Elms Sports Centre is improved.

### Parcel: Barnes Green, Barnes Common NW

Number: 16 Area (ha): 10.48 Place: Barnes



Parcel map



View north east within Barnes Green, with views of mature trees and OSO Arts Centre, with a pond and housing in the background.



MOL General Area

View south east within Barnes Green, with views of open lawn and tree lined Beverley Brook River, with partially screened housing in the background.



View west within Barnes Common, with views of open undulating grassland and scrub woodland providing informal play and recreation opportunities.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by Mill Hill road to the south, Station Road (B349) to the west, the eastern boundary is delineated by Rocks Lane in the southern part of the parcel and The Crescent, and regular fronts and backs of residential properties along Ranelagh Avenue, Glebe Road, Laurel Road and Beverley Close.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	4	2	3	4	4		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

South east section of parcel (Barnes Common): no built development with adjacent urban development and busy roads well screened by continuous thick woodland belt along all boundaries, resulting in very minor urban influences. A strong and varied landscape structure: undulating grassland and scrub, dense mature woodland, amenity lawn, providing clear and well-defined sense of separation. Scores moderate-strong (4).

North west section of parcel (Barnes Green): generally no built development apart from one community centre, considered ancillary development. Partially bound to the east by protruding buildings without screening and within other areas gaps in tree lines along boundaries, causing localised urbanising influences in a small section of the parcel. Fair landscape structure defined by flat open grassland dotted with mature trees, a large lake with marginal vegetation and generally tree lined boundaries filtering urban views resulting in a mostly well-defined sense of openness overall. Scores moderate (3)

Both parcel sections are directly part of or connect directly to Barnes Common, which separates Putney to the east and Barnes to the west, and therefore has strategic importance to the physical structure of London. Over half the parcel scores moderate-strong (4), therefore overall the parcel scores moderate-strong (4) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

South east section of parcel (Barnes Common): A large amount of informal play opportunities observed on site visit, however provides no formal open-air facilities.

North west section of parcel (Barnes Green): Small fully accessible local green space, well maintained and well used based on site visit. Large amount of seating opportunities, a pond and lawns for informal recreation and community events.

As the parcel provides a large amount of informal recreation of local importance, overall it has neighbourhood green infrastructure importance scoring weak-moderate (2) for criterion 2.

## London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel contains part of the Beverley Brook Walk, a recreational trail of more than one borough and the Barnes trail, a local recreational route. The whole parcel lies within a Conversation Area.

South eastern section of the parcel (Barnes Common): Part of a District Park, based on London Plan categorisation. Designated as a SINC (metropolitan), OSNI and LNR.

North west section of parcel (Barnes Green): partially designated as OSNI, and includes two SINC designations (local and borough).

As the parcel over half the parcel has metropolitan biodiversity value and contains a recreational trail of multiple borough importance, it scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Within the parcel there is a good path network, connecting well to surrounding residential areas, Barnes high street and other areas of Barnes Common on southern and eastern most boundaries.

The parcel is part of a fragmented strategic green corridor between Richmond Park and the River Thames, and contributes to a recreational trail of multiple borough importance. It is also likely to contribute to a local wildlife corridor towards the River Thames.

As the parcel forms a small part of a strategic green corridor, which has a well connected green link network, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve	Enhance	Restore	Review	

### Parcel: Terrace Gardens, Terrace Field, & Petersham Common

Number: 17 Area (ha): 14.20 Place: Richmond & Richmond Hill



Legend



MOL General Area

Parcel map



View northwards from within Terrace Gardens.



View south-west through the woodland at Petersham Common.



 $\label{thm:prop:continuous} View westwards from the top of Terrace Field/Richmond Hill, over Petersham Meadows and the Thames, towards Twickenham.$ 

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Petersham Road (A307) to the west, Star and Garter Hill (B353) to the south, Richmond Hill (B321) to the east and irregular backs of residential properties to the north between Petersham Road and Richmond Hill.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	2	5	4	5	

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel consists of three distinct areas, the Terrace Gardens, Terrace Field, and Petersham Common Woodland. Built development is largely absent across all of these except for a number of buildings that intersect the site along Nightingale Lane, which are standalone and generally well-screened by mature trees and therefore result in minimal urban influences within the rest of the parcel. Terrace Gardens supports a small number of standalone buildings such as the Hollyhock Vegetarian Café, which are ancillary to its use and small scale, therefore have little impact on the feeling of openness.

The steep gradient sloping down towards the River Thames facilitates far-reaching, west/south-west views and strong sense of openness. Strong sense of separation from surrounding urban context.

Parcel directly connects to adjacent green spaces of Richmond Park and the River Thames corridor, which locally separates the urban areas of Richmond to the north and Petersham to the south. At a wider scale, together these green spaces separate many other urban areas including Twickenham, Wimbledon and Norbiton.

The parcel provides a well-defined sense of openness and notably contributes to the physical structure of London, scoring moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are few recreational facilities within this parcel, none of which are considered formal. Those present are concentrated within the Terrace Gardens, where a purposefully designed landscape accommodates informal neighbourhood-scale recreation e.g. seating and open lawn.

All areas of the parcel appear well-maintained and managed, and were well-used based on site visit.

Due to the local catchment of these recreational facilities, the parcel scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The extensive views to the west and southwest of the parcel are locally designated and marked by the Richmond Hill Viewing Point. The parcel is readily accessible by several intersecting footpaths from specific points along its boundary around Terrace Field and Gardens, and is close to the Thames Path National Trail and Capital Ring walking route (of national and metropolitan importance, respectively).

The parcel contains a number of national heritage designations, including a Registered Park and Garden, Terrace Gardens and Field, a number of listed buildings. It is also situated within a Conservation Area and Archaeological Priority Area.

The parcel also contains the following ecological designations: OSNI (Terrace Gardens, Petersham Common), Terrace Gardens and Field SINC (local) and Petersham Common constitutes part of the Richmond Park SINC (metropolitan).

Whilst much of the parcel is only of neighbourhood biodiversity and recreational importance, it contains the majority of a Registered Park and Garden, and multiple listed buildings, so therefore scores strong (5) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. It forms part of a green corridor between Richmond Park and the River Thames and also indirectly forms a small section of the River Thames green and blue strategic corridor.

It is intersected by several footpaths of local significance, is readily accessible from neighbouring residential areas and has an extensive network of paths internally. The length of the parcel runs parallel to the Thames Path National Trail and Capital Ring route, of metropolitan importance.

In addition, as the parcel forms an important green space that connects to the River Thames corridor and Richmond Park, is it likely to contribute to a wider wildlife corridor.

As the parcel forms a small part of a River Thames corridor and connects directly to Richmond Park, which has a mostly well connected green link network apart from private sections, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve Enhance Postere Poview					
Conserve Enhance Restore Review	Conserve	Enhance	Restore	Review	

Parcel: Lonsdale Reservoir, Barnes Riverside, Swedish & St

**Paul's Schools** 

Number: 18 Area (ha): 50.76 Place: Barnes



Legend



MOL General Area

Parcel map



View northwards from Lonsdale Road, over sports fields towards St Paul's School.



View of the Dock Gardens by the Thames, looking northwards from Lonsdale Road.



View southwest, over the Leg O Mutton Pond from a footpath within the nature reserve.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises and is bounded by a section of the River Thames to the west. The eastern boundary is primarily delineated by Lonsdale road (B350). The southern boundary of the northern tip of the parcel is bounded by St Paul's School and regular back of residential properties along Lillian Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	2	4	4	4	

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The majority of the parcel's boundaries are well defined with little encroachment from built development. The northern half largely consists of well-maintained, sports grounds, with a number of unscreened school buildings and car parks. The area south of Leg of Mutton Reservoir is more permeable to pedestrians and defined by its proximity to the Thames, whilst the southernmost stretch is void of vegetation and bears a stronger urban (albeit residential) influence due to its narrowness.

The inherent, strong sense of openness of River Thames and well defined river edge topography persist along length of parcel. As part of the Thames Corridor it physically separates the residential area of north Barnes from the river and adjacent boroughs locally. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Overall, the parcel possesses a strong sense of openness as a result of its proximity to the Thames and the complex vegetation structure, and abundance of tree cover, that screens the adjacent urban area for much of its reach. The parcel is clearly distinct from its surroundings, and is contributes to the physical structure of London, therefore it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The northern area of the parcel consists predominantly of school sports grounds of local value, although these are likely private. The parcel also contains the Leg O Mutton Reservoir local nature reserve and there is an abundance of street furniture in the Dock Gardens, providing informal recreation opportunities.

The parcel is well-maintained and well used throughout based on site visit. Due to the mostly local catchment of the parcel, it is considered to function at a neighbourhood level and scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel provides recreational open-air facilities of neighbourhood importance, some privately owned facilities that may cater for a wider catchment area and contains a section of the Thames Path National Trail.

The majority of the parcel is designated as a Conservation Area and Archaeological Priority Area. Parts of the parcel are also designated as SINC (Metropolitan) and OSNI, and the Leg O Mutton Reservoir is a LNR.

Small part of the River Thames of regional importance for water-based recreation. Distinctive locally designated views along the Thames, encapsulate heritage features such as Barnes Railway Bridge and are therefore likely to contribute to their setting.

As around half the parcel has metropolitan biodiversity value and regional recreational value due to being part of the River Thames, it scores moderate-strong (4) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. It forms an integral stretch of the River Thames green and blue corridor and Thames Path National Trail, with multiple rights of way intersecting it. Due to the parcel's proximity to the river and abundance of vegetation, its likely to contribute to a strategic wildlife corridor along the River Thames.

The parcel provides a strong contribution to a strategic blue and green corridor, however it also includes a large area of inaccessible private land which reduces its access network. Therefore, the score for criterion 4 is moderate-strong (4).

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its MOL purpose, performing strong or moderate-strong for criteria 1, 3, and 4.

Conserve	Enhance	Restore	Review	

### Parcel: Harrodian School

Number: 19 Area (ha): 6.02 Place: Barnes



Legend



MOL General Area

Parcel map



View into parcel, westwards from Verdun Road.



View southeast from Verdun Road, along parcel boundary.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by The Harrodian School and Lonsdale Road to the west, the school sports grounds form the north, east and southern boundaries of the parcel. The eastern boundary of the sports grounds within the parcel is comprised of a long wall and mature trees.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	3	2	1	2	3	

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel exhibits no signs of having been eroded by development, which has very strong boundaries. There are adjacent school buildings without screening on the south eastern boundary, however as these are standalone within large grounds, urbanising influences are minimal.

A well-defined, tree-lined/ woodland along most boundaries limits views of surrounding development, contributing to a strong sense of separation across the parcel.

The parcel is adjacent to the River Thames corridor, however is physically separated by B350 Lonsdale Road. The relative isolation of the parcel by strong boundaries but sense of openness and visual/perceptual connectivity with River Thames, mean that the parcel scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel supports formal leisure facilities in the form of privately-owned school grounds and sports pitches. These are limited in influence to the catchment area of the school itself and are considered of neighbourhood importance.

Due to the neighbourhood catchment of the parcels facilities, the parcel scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

There are no designations for ecological, recreational or historical value within the parcel. It therefore scores weak (1) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. There is no access or recreation routes. Due to is close proximity, the parcel may partially contribute to the strategic wildlife corridor of the River Thames. As it possesses no accessibility but may provide a small contribution to a strategic wildlife corridor, it scores weak-moderate (2) for criterion 4.

#### **Conclusion**

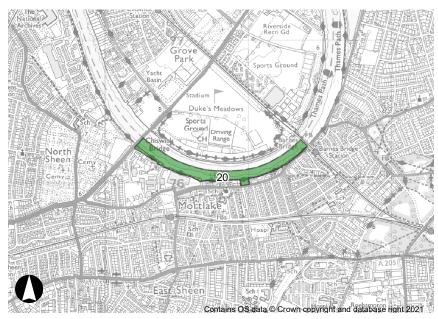
#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1.

Conserve	Enhance	Restore	Review	
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### Parcel: Thames Barnes West/Mortlake Riverside

Number: 20 Area (ha): 9.39 Place: Barnes Village



Legend



MOL General Area

Parcel map



View north-east from Thames Path, towards Barnes Bridge. Both sides of river are well vegetated, with more built development present along south bank.



View north-west along the River Thames towards Chiswick Bridge. Parcel is closely bordered by residential area, with a narrow strip of amenity grassland.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by the River Thames to the north, and the banks of the River Thames and southern boundary of Dovecote Gardens to the south. The parcel consists of a linear stretch of the River Thames and immediate riverside between Barnes and Chiswick Bridges.

#### Assessment of parcel against London Plan MOL criteria

MOL asses	sment summary				
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL Parcel	2	2	2	3	2
score	3		3	3	3

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no encroachment from built development throughout the parcel. Seating spills out into the parcel from the adjacent White Hart pub, but this is ancillary. There is some urban influence from the adjacent residential area bordering the southern boundary of the parcel. However, the river is the dominant feature within this parcel and is in view throughout, resulting in these urban influences having minimal impact on overall openness.

Inherent strong sense of openness of River Thames and well defined river edge topography, locally separating the urban areas of Mortlake to the south and Chiswick to the north. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Whilst the parcel contains a small section of the River Thames corridor, and therefore provides a highly notable contribution the structure of London and the region, due to its small size and localised urban influences it scores moderate-strong (4) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains no formal open air facilities, however it appears to be well-used by pedestrians and cyclists, and it is well maintained, based on site visit. There is a small amount of seating. Several small grassed areas support informal recreation. There are no apparent points of access to the River itself within the parcel that would facilitate water-based recreation.

Whilst the parcel provides no formal open-air facilities, it provides a number of informal recreational opportunities of neighbourhood importance and was well-used based on site visit, therefore it scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Parcel includes a section of the River Thames which is of regional importance for water-based recreation. This stretch of the River Thames contains significant, locally-protected views of heritage assets, such as Chiswick Bridge and the listed buildings along the southern bank of River Thames. The Ship Inn marks the endpoint for the Varsity Boat Race.

The parcel's location on the Thames means that most of the parcel is designated as a SINC (Metropolitan) and OSNI. It is also situated within both an Archaeological Priority Area, and Conservation Area.

As around half the parcel is part of a regionally important river for recreation, this outweighs its Metropolitan biodiversity and local historic value, scoring moderate-strong (4) for criterion 3.

## London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Forms a small part of the River Thames green and blue corridor.

Parcel is relatively narrow and doesn't contain much green space. However, it is readily accessible to people via the Thames Path National Trail and the river itself, and riparian vegetation, form an unimpeded wildlife corridor.

As the parcel forms part of a strategic green and blue corridor and has fairly good access links, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve	Enhance	Restore	Review	
				*

Parcel: Mortlake Cemetery East, Townmead Kew, & Thames

**Kew East** 

Number: 21 Area (ha): 26.64 Place: Kew Village



Legend



MOL General Area

Parcel map



View facing south-west, over Mortlake Cemetery.



View of Earls House and the National Archives, from the Thames Path.



View north-east, across the Thames, towards the waterfront of Chiswick. From the Thames Path in the north of the parcel.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Clifford Avenue to the south, Mortlake Road (A205) to the west in the southern part of the parcel. The northern part of the parcel comprises a linear section of the River Thames which bounds the parcel to the east. Regular backs of residential properties bound the northern part of the parcel to the west along Strand Drive.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	3	4	4	4	

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is generally absent from the parcel, other than localised encroachment and standalone, ancillary buildings such as the crematorium and boat house. The parcel is bordered by localised, urban influences along part of its eastern boundary. This is largely screened by a consistent, wooded corridor of mature trees and shrubs, which facilitates a strong feeling of openness.

Inherent strong sense of openness of River Thames along the length of parcel with well defined river edge topography and no development. Open views of development on the opposite bank exert a persistent urban influence.

Mortlake Cemetery constitutes a significant part of the southern area of the parcel, which is private and therefore was assessed using aerial photography. Wooded boundaries and fair landscape structure, determined from aerial imagery, would be expected to enhance the sense of openness within the Cemetery.

The parcel forms part of the River Thames corridor, locally separating the urban areas of Kew and North Sheen to the west and Chiswick to the east. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

The parcel's linear form and complex, vegetated structure, are highly distinct from the neighbouring urban areas to the southwest. It is part of the River Thames and therefore provides a highly notable contribution the structure of London and the region, therefore the parcel scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Putney Town Rowing Club is the only formal leisure or recreational facility within the parcel. The southern stretch of the parcel contains Mortlake Cemetery, which is of borough-wide cultural importance.

The parcel provides access to the River Thames channel via Putney Town Rowing club and a couple of stepped access points.

As part of the parcel is of cultural borough importance and offers some access points to the River Thames of regional recreational importance, this outweighs the local informal recreational opportunities within the parcel, scoring moderate (3) for criterion 3.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel encompasses a stretch of the Thames Path National Trail, from Chiswick Bridge to Kew Railway Bridge. Part of the site includes a small section of the River Thames, of regional importance for water-based recreation. Some areas of lawn support a small amount of informal recreational activities for a very localised catchment, which are well used by pedestrians and cyclists based on site visit.

Most of the parcel designated as a SINC (Metropolitan) and an OSNI. It is also situated within an Archaeological Priority Area, and Mortlake Crematorium is a listed building.

Historic views northwards across the Thames encompass Kew Railway Bridge, The Bull's Head pub, and the Strand on the Green listed buildings.

As part of the parcel is part of a regionally important river for recreation, which also contains and contributes to local heritage assets, and it has metropolitan biodiversity importance, it scores moderate-strong (4) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a small part of the River Thames green and blue corridor.

Most of the parcel is relatively narrow but contains a dense and complex vegetation cover. Areas of open space such as Mortlake Cemetery and the residential grounds contribute some larger, core areas of green space that feed into the riparian corridor. Readily accessible to people along the river via the Thames Path National Trail however links to residential areas westwards are limited due to private land.

As the parcel forms part of a strategic green and blue corridor, is likely to contribute to a wildlife corridor along the River Thames and has fairly good access links, it scores moderate-strong (4) for criterion 4.

#### Conclusion

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

Conserve Emilance Restore Review	Conserve	Enhance	Restore	Review	
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### **Parcel: Mortlake Cemetery West**

Number: 22 Area (ha): 12.18 Place: Kew



Legend



MOL General Area

Parcel map



View southwards from within Fulham Cemetery.



View southwards into Fulham Cemetery, taken from Mortlake Road (A205).

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Lower Richmond Road (A316) to the south, Mortlake Road (A205) to the east and north and regular backs of residential properties to the west along Taylor Avenue and Thompson Avenue.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel	4	3	2	2	4			
score								

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

This is a well-defined parcel with strong boundaries. No built development other than occasional, standalone buildings that are ancillary to its function as a cemetery, and therefore there are minimal urban influences within the parcel.

Tree-lined boundaries and mature trees within the parcel help to screen its urban surroundings and maintain a strong sense of openness. Adjacent busy roads are sometimes visible through the boundary planting. There are some partial views of housing to the north-west of the parcel, but these are broken-up by trees and are not considered to impact on the parcel's openness.

Combined with the Mortlake Cemetery, the parcel separates the wider urban areas of Kew and Mortlake.

Overall, the parcel provides a well-defined sense of openness which separates urban areas locally and is also part of a larger green space which physically separates wider urban areas. Therefore, it provides a good contribution to the structure of London, scoring moderate-strong (4) for criterion 1.

### London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel functions as a cemetery. Its well-kept appearance, diversity of mature trees, network of footpaths, and seating support casual, small-scale recreation and provide a space for reflection.

Due to the borough level cultural importance of the cemetery, the parcel scores moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel forms part of a OSNI and a SINC (local), which also encompass the eastern part of the cemetery. There are no heritage designations except one locally listed building. As the parcel is of mainly local ecological and recreational value, it scores weak-moderate (2) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 2.

The parcel forms a stand-alone feature, due to its severance by the A205, is fairly disconnected to the adjacent Mortlake Cemetery and River Thames corridor. It may partially contribute to the River Thames wildlife corridor. The parcel is intersected by several rights of way but does not contribute to any major green infrastructure or trails.

Due to the parcel's lack of access network and connectivity to the wider area as discussed above, it scores weak-moderate (2) for criterion 4.

#### **Conclusion**

# Overall comment The parcel fulfils its purpose as an MOL site, meeting criteria 1 and 2. Strategy and Recommendations Conserve Enhance Restore Review

### **Parcel: Thames Kew**

Number: 23 Area (ha): 7.87 Place: Kew



Legend



Parcel map



View facing west along the Thames Path, with views of mature tree lines and riverside green spaces, with housing in the background.



View facing west from the eastern boundary, with views Westerley Ware Park, including amenity lawn, tennis courts, playground and wooded edges.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises a liner section of the River Thames which bounds the site to the north. The westernmost part of the parcel is bounded by the raised Kew Road (A205) to the west, regular backs of residential properties along Westerley Ware to the south and regular fronts of residential properties along Willow Cottages and Thetis Terrace to the east. Regular backs of residential properties bound the eastern linear part of the parcel to the south along Bushwood Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL								
Parcel	4	3	4	4	4			
score								

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel, apart from a couple of small standalone buildings ancillary to its sporting uses and therefore do not have an urbanising influence.

Northern part of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of urbanised Chiswick along the northern bank of the Thames causes localised urbanising influences.

Southern part of the parcel (River Thames edge and green spaces): Tree lined/ riparian vegetation along River Thames partially screens distant urban views northwards creating a well defined sense of openness. Urban development southwards well screened, apart from small areas bound by buildings without screening, causing localised urbanising influences. Larger green spaces have a generally strong landscape structure bound by wooded/ tree lined edges which provide well-defined boundaries.

The parcel is part of the River Thames corridor, locally separating the urban areas of Kew to the south and Chiswick to the north. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Whilst the parcel contains a small section of the River Thames corridor, and therefore provides a highly notable contribution the structure of London and the region, due to localised urban influences in multiple areas within the parcel it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Northern part of the parcel (River Thames): Includes Kew Pier, providing direct river access for recreational boats and boat trips along the Thames.

Southern part of the parcel (River Thames edge and green spaces): Includes several areas of tennis courts and bowling green of local sporting importance, and allotments of borough recreational importance. Westerley Ware park provides a small playground and open lawn for informal recreation.

Whilst a very small part of the parcel provides open-air facilities associated with the River Thames of regional recreational importance, as the majority of the parcel offers neighbourhood and borough level open-air facilities, it scores moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Northern part of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation.

Southern part of the parcel (River Thames edge and green spaces): Contains a local park, Westerley Park, providing local playground, open lawn and tennis courtyard. It also contains an allotment and section of the Thames Path National Trail of national recreational importance.

The whole parcel is part of a Conversation Area and most of the parcel is designated as a SINC (Metropolitan). Key part of a locally protected view along and onto the River Thames, which may contribute to its local heritage value as a Conservation Area.

As around half the parcel is part of a regionally important river for recreation, this outweighs its metropolitan biodiversity and local historic value, scoring moderate-strong (4) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a small section of the River Thames green and blue strategic corridor.

The parcel contains a small part of the Thames Path and the majority is publicly accessible, however links southwards in the eastern part of the parcel are limited due to private land.

As the parcel forms a small part of a green and blue corridor of regional importance, which has a well connected green link network apart from localised sections, it scores strong (4) for criterion 4.

#### **Conclusion**

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

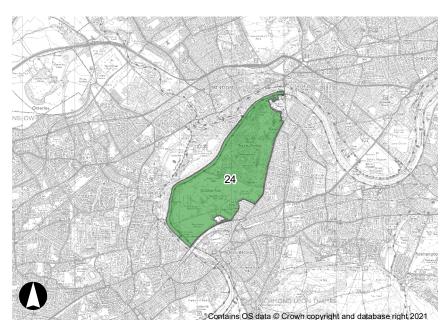
#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Old Deer Park & Kew Gardens

Number: 24 Area (ha): 291.94 Place: Kew,

Richmond & Richmond Hill



Legend



Parcel map



North-eastwards view across Old Deer Park, from the Thames Path.



North-west view over sports fields, from Kew Road (A307).



View west into Kew Gardens, from the Elizabeth Gate entrance.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is primarily bounded by Twickenham Road (A316) and Kew Road (A307) along the southern and eastern boundaries. The parcel is primarily bounded by the River Thames along the western and northern boundaries. This parcel includes the Royal Botanic Gardens at Kew, Old Deer Park, and Old Deer Park Sports Grounds (and associated facilities).

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	5	5	5	5	5			

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from all of the areas within the parcel and there are no signs of encroachment. Where built structures are present they are typically ancillary to the site's purpose, for instance sports pavilions within the Old Deer Park, and greenhouses, visitor centres and café's within The Royal Botanic Gardens at Kew.

Western edge of parcel (River Thames): Inherent strong sense of openness of River Thames and well defined river edge topography persist along length of parcel. No water-based development apart from Richmond Lock and Weir. Open views of development on the opposite bank of the Thames in multiple locations cause localised urbanising influences.

The sense of openness across the parcel varies from fair to high. Strongly-defined, wooded boundaries contribute to a strong sense of separation within most of the parcel. The Old Deer Park Sports Grounds have a less-structured boundary, although their extensiveness helps them retain a sense of openness.

The parcel as a whole is highly distinct from the adjacent urban areas of Kew and Richmond, and the neighbouring borough of Hounslow. It separates these clearly, due to its large scale. It forms part of the River Thames corridor, which is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region. Therefore, the parcel scores strong (5) for criterion 1.

### London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains a range of recreational facilities. Kew Gardens cover approximately half of the parcel, a visitor and national cultural destination. The Old Deer Park also supports various sports facilities including rugby/football pitches and a golf course, of local importance.

The River Thames is present within the parcel, however there is limited/no direct access to the river channel from this parcel.

As Kew Gardens is a destination of international importance as a world heritage site the parcel scores strong (5) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel provides open-air facilities of borough-international recreational importance. It also contains a stretch of the Thames Path National Trail and Capital Ring trail, of national and metropolitan importance respectively.

The northern half of the parcel around Kew Gardens is designated as a World Heritage Site and the entire parcel is a Registered Park and Garden. The parcel also includes an Archaeological Priority Area and two local Conservation Areas. Two OSNI's and two SINC's (Metropolitan and Borough) also cover the parcel. The parcel supports historic views along the Thames towards landmarks such as All Saints Church, Isleworth, and Syon House.

As the parcel includes the entirety of a Registered Park and Garden and World Heritage Site, and contains many of the key features listed within its citation, it scores strong (5) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a large section of the River Thames green and blue strategic corridor and is a node due to its large size.

Most of parcel is permeated by an extensive network of footpaths, partially along the river and within Kew Gardens. The parcel includes metropolitan and national recreational trials and is well-connected to the adjacent residential areas to the south-east. Private golf course central to the parcel provides no access or routes.

The abundance of high-quality green space and its position on the River Thames green and blue strategic corridor means the parcel likely contributes to a wider wildlife corridor along the river.

The parcel provides an integral part of a green and blue corridor of regional importance, which has continuous habitats of high quality and an extensive path network apart from private areas, it scores strong (5) for criterion 4.

#### **Conclusion**

#### **Overall comment**

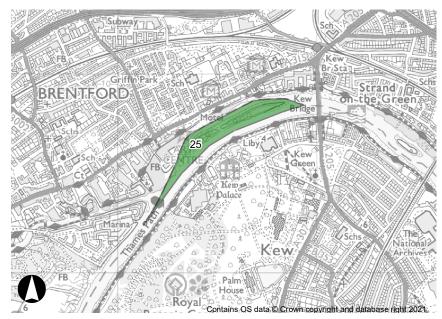
The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### **Parcel: Brentford Ait**

Number: 25 Area (ha): 6.81 Place: Kew



Legend



Parcel map



 $\label{thm:continuous} \mbox{ View of Brentford Ait from the south bank of the Thames, on the Thames Path by Kew Gardens.}$ 



View west, looking over Brentford Ait from Kew Bridge.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises of an island and is bounded on all sides by the River Thames.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	4	1	4	3	4			

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from the northern bank of the River Thames.

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Parcel is entirely contained within the Thames Corridor. Inherent strong sense of openness of River Thames and well defined river edge topography. No water-based development. Open views of development on the northern bank throughout, cause urbanising influences. The River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

Despite the undeveloped character of the parcel, its sense of openness is compromised by its proximity to the highly urbanised area of Brentford along the northern bank of the Thames. The views of this development exert some urban influence over the parcel, further enforced by its narrowness. Dense tree cover and a complex vegetation structure screen views from the south bank of the river but the impact of this once on the island is unconfirmed.

The parcel is clearly defined and it likely to have a generally well defined sense of openness. The parcel also provides a small contribution to the Thames corridor and therefore has some strategic significance for London's physical structure, therefore it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are no formal sports or recreational facilities present within the parcel.

The parcel includes a small, derelict island within the Thames channel which provides no recreational value. The parcel provides no facilities and is not accessible, and therefore the parcel scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The island within parcel is not accessible and therefore provides no recreational value.

The River Thames part of the parcel is of regional importance for water-based recreation. The whole parcel is designated as a OSNI, SINC (Metropolitan) and Archaeological Priority Area.

As most of the parcel forms the River Thames which has metropolitan biodiversity value and regional recreational significance, the parcel scores moderate-strong (4) for criterion 4.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Forms a small section of the River Thames green and blue strategic corridor. The river and the river island which provides a green space along the river, is likely to contribute to a wildlife corridor along the River Thames.

However, as the parcel has no access or public rights of way apart from the boat access, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

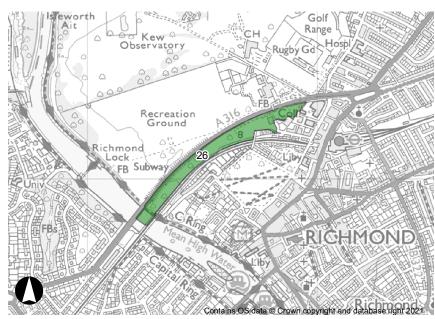
The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Old Deer Park South of A316

Number: 26 Area (ha): 5.18 Place: Richmond and Richmond Hill



Parcel map



View facing south over meadow and mature trees, with screened railway in the background.



Legend

View facing east over Old Deer car park, standalone trees and small areas of ornamental planting, with urban development in the background.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by Twickenham Road (A316) to the north, the River Thames to the south west, a railway line along the southeastern boundary and a car park and a Royal Mail delivery depot along the eastern boundary.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	3	1	4	3	4			

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Eastern third of the parcel (car park): significantly eroded by car parking and multiple small scale derelict buildings. Bound to the east and south by buildings without screening, and to the north by the A316, therefore urbanising influences are notable. It has a weak landscape structure defined by flat hard standing standalone trees and small ornamental planted areas.

Western area of the parcel (green space): no built development apart from one very small standalone structure. A complex landscape structure including open meadow, woodland blocks and mature standalone trees. Urbanising influences of the A316 and railway line throughout are largely screened, providing a mostly-well defined sense of openness. The slope down to the River Thames in the western area provides a well-defined sense of openness.

Western tip of the parcel (River Thames and path): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of Twickenham and Richmond Railway Bridge causes some urbanising influences.

Most of the parcel is part of the River Thames corridor, locally separating the urban areas of Richmond to the east and Twickenham to the west. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region As the eastern third of the parcel scores weak and the reminder of the parcel scores moderate-strong, it scores moderate (3) overall.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreational or sports facilities and therefore scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is a minor part of a Registered Park and Garden, Kew Royal Botanic Gardens, and lies within a Conservation Area. The western half has local biodiversity importance as a SINC (local) and forms a small part of the valued green corridor along the River Thames. Most of the parcel has no formal access, resulting in limited recreational value.

Western tip of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Contains a very small section of the Thames Path National Trail and Capital Ring of metropolitan value. Designated as a SINC (metropolitan).

As the whole parcel forms a minor part of a Registered Park and Garden, and forms a small part of metropolitan and national recreational trails, and a very small part of a river of regional recreation

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3.

Western half of the parcel (River Thames and green space): Forms a small section of the River Thames green and blue strategic corridor. Contains a small part of the Thames Path National Trail and Capital Ring recreational trails along the river, however the remainder is not publicly accessible and therefore connections to the east are prevented. Likely to support wildlife along the river, however this may be limited due to severance: A316 to the north and railway line to the south.

Eastern third of the parcel (car park): hard standing with minimal contribution to strategic routes for people and wildlife.

Whilst the parcel forms a small part of a River Thames corridor, as it is largely inaccessible to people and the eastern area performs very weakly. The parcel therefore scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

Two thirds of the parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4. However, the eastern third of the parcel, is developed and does not meet the MOL criteria.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

The eastern third of the parcel, a car park with some small buildings, does not meet the MOL criteria and it is recommended that its MOL status is considered further.

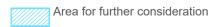
Additional public access points would improve recreational value and could provide a strategic off-road connection between the centre of Richmond to the River Thames, providing connections to the Thames Path and Capital Ring.

### Recommended Area (RA) for further consideration



MOL further review map

### Legend



### Parcel: Allotment Gardens adjacent to Twickenham Bridge

Number: 27 Area (ha): 0.61 Place: Twickenham, Strawberry Hill & St Margarets



Parcel map



View northwards over small building surrounded by inaccessible scrub-land



View north-east from the southern boundary of the parcel looking towards Twickenham bridge.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Twickenham Road (A316) to the north west, the River Thames to the northeast and a railway line to the south east and a car park to the south west.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL Parcel score	3	1	3	2	3			

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel apart from one very small standalone structure that does not have an urbanising influence. Includes one minor road and hard standing pavement area along the River Thames providing localised urban influences. Mostly a complex landscape structure including scrub and strong woodland belt screening the adjacent railway line to the south, providing clear and well-defined sense of separation from the surrounding urban area.

Eastern tip of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of Twickenham and Richmond Railway Bridge causes some urbanising influences.

Part of the River Thames corridor, locally separating the urban areas of Richmond to the west and Twickenham to the east. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

As the parcel is generally absent from development, mostly well-defined sense of openness and contributes to the physical structure of London, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreational or sports facilities, including no formal access to the River Thames for water-based recreation and therefore scores weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is largely inaccessible as noted in criterion 2, providing limited recreational value. The parcel contains a very small section of the Thames Path National Trail and Capital Ring of metropolitan value. The whole parcel lies within a Conservation Area of local heritage importance.

Western tip of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Designated as a SINC (metropolitan), forming a small part of the strategic wildlife corridor along the River Thames.

The small part of the parcel has metropolitan, regional and national recreational value, and metropolitan biodiversity value, However, as over half of the parcel has no historic, recreational or biodiversity value beyond a local scale, overall it scores moderate (3) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Forms a small section of the River Thames green and blue strategic corridor. Contains a small part of the Thames Path National Trail and Capital Ring recreational trails along the river, however the remainder is not publicly accessible and therefore connections to the west are prevented. Likely to support wildlife along the river, however this may be limited due to severance: A316 to the north and railway line to the south.

Whilst the parcel forms a small part of a River Thames corridor, as it is largely inaccessible to people and severance is likely to reduce its contribution to the river's wildlife corridor, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

Enhance and increase vegetation along the bank of River Thames to enhance ecological potential and visual amenity of river bank. Increase permeability and quality of the western portion of the parcel, potential to provide off-road connection between St Margarets urban area to the River Thames, including Thames Path and Capital Ring.

### Parcel: Little Green Richmond

Number: 28 Area (ha): 4.64 Place: Richmond and Richmond Hill



Legend



Parcel map



View facing northwards from the eastern boundary into Little Green



View facing westwards within Richmond Green.



View facing westwards from the eastern boundary with views of the mature tree lined boundary of Richmond Green.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The site is bounded by The Green on the southwest and south eastern boundaries, Pembroke Villas to the north west. Portland Terrace and Little Green to the north east.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL								
Parcel	3	2	3	3	3			
score								

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel, comprising of two flat open lawns surrounded by mature trees known as Richmond Green and Little Green. The two distinct squares are intersected by a minor road and small area of ancillary car parking that have a minor urbanising influence. Surrounding residential development and roads are partially screened by a mature tree avenue on most edges, providing a strong boundary and a good sense of openness at the parcel's centre. Although the parcel is small in size, its strong character as a well-defined village green means that it is considered to contribute to the structure of London.

The parcel's absence of development, mostly well-defined sense of openness and separation from the urban area means it scores moderate (3) for criterion 1.

### London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides a small open green space which is fully accessible, well maintained and well used based on site visit. It provides seating opportunities, a cricket pitch and lawns for informal recreation and community events. As a local park of neighbourhood importance it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is a small park which contains a small section of the Capital Ring walking route of metropolitan value. The parcel lies within a Conversation Area and includes one grade II listed drinking fountain. The parcel has no biodiversity designations, however its mature trees and grassland are likely to support common place habitats.

The parcel's contribution to a recreational route of metropolitan importance and one listed heritage asset of national importance outweighs its overall local biodiversity and recreational value, and therefore scores moderate (3) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. Within the parcel there is a good path network, connecting well to surrounding residential areas on all boundaries. The parcel forms part of a fragmented green corridor link to the River Thames for people and wildlife, and contains a small section of the Capital Ring walk, of metropolitan importance, therefore it scores moderate (3) for criterion 4.

#### **Conclusion**

#### Overall comment

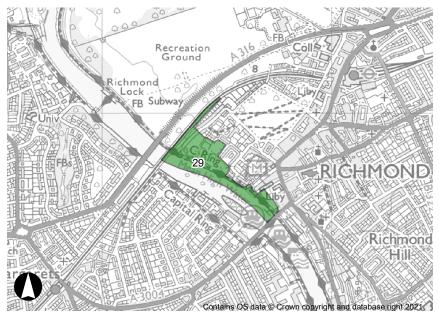
The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

### **Strategy and Recommendations**

Conserve Enhance Restore Review

### Parcel: Old Palace Lane Richmond Riverside

Number: 29 Area (ha): 5.86 Place: Richmond and Richmond Hill



Parcel map



View facing south east within the southern section of the parcel.



MOL General Area

Legend

View facing north east from the Thames Path, within the northern section of the parcel.



View facing south east with views over the River Thames, within the northern section of the parcel.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises a section of the River Thames which bounds the site to the south. To the north west the parcel is bounded by a railway line. Irregular fronts and backs of residential terraces bound the site to the north along The Green.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary								
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating			
MOL								
Parcel	3	3	4	4	4			
score								

<sup>\*</sup> Some inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Northern half of the parcel: built development is generally absent, based on aerial photography as it is private land. Some individual residential buildings are within large grounds and therefore do not have an urbanising influence. A complex landscape structure including woodland blocks and ornamental planting, and well-vegetated boundaries, provides a strong sense of separation. Mature riparian vegetation largely screens surrounding urban development on the western bank of the River Thames providing a clear sense of separation.

Southern half of the parcel: bound to the east by buildings without screening, therefore urbanising influences are notable in parts of the parcel. It has a fairly weak landscape structure defined by hard standing paths, minor roads and open lawn. However, the slope down to the River Thames provides a mostly well-defined sense of openness.

Western edge of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of urbanised Richmond riverside within the southern section causes localised urbanising influences.

The parcel is part of the River Thames corridor, locally separating the urban areas of Richmond to the east and Twickenham to the west. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region. Whilst the parcel contains a small section of the River Thames corridor, and therefore provides a highly notable contribution the structure of London, due to localised urban views in multiple areas within the parcel it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The southern half of the parcel provides terraced riverside seating opportunities, within a small riverside open space of neighbourhood value. The northern tip of the parcel is used for allotments of borough level recreational importance. The remainder of the parcel is private land and offers no recreational value. The western edge of the parcel, the River Thames, includes St. Helena Pier and boat moorings and direct river access for a number of water sports.

As the parcel provides multiple sport and recreational open-air facilities associated with the River Thames of regional importance, and the rest of the accessible areas of parcel is of largely neighbourhood value, it scores an average of moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel contains a section of the Thames Path National Trail and Capital Ring of metropolitan value. The northern tip of the parcel is used for allotments of borough level recreational importance, and forms a minor part of the Registered Park and Garden of The Royal Botanic Gardens of Kew. Three listed buildings lie within the parcel of national historic importance. In addition, the whole parcel is within a Conservation Area of local historic importance.

Western edge of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Designated as a SINC (Metropolitan) and OSNI.

As the parcel contains part of a regionally important river for recreation, multiple nationally significant heritage assets and forms part of both a national and metropolitan recreational trail, it scores moderate (4) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a small section of the River Thames green and blue strategic corridor.

The parcel is likely to support wildlife along the river, however this may be limited due to severance: railway line to the north and prominently hard standing within the southern half. The parcel forms part of the Thames Path National Trail and Capital Ring. Over half of the parcel is publicly accessible with good access along the eastern boundary from Richmond's centre, and along the river north and south.

As the parcel forms a small part of a River Thames corridor, which has a mostly well connected green link network apart from private sections, it scores moderate-strong (4) for criterion 4.

#### **Conclusion**

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### **Parcel: Thames Richmond**

Number: 30 Area (ha): 4.47 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



View south west from the eastern bank of the River Thames, with views of the vegetated western bank and water-based recreation.



View north from Richmond Road on the southern boundary, with views of the River Thames, densely vegetated Corporation Island and riverside back gardens.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises a section of the River Thames which bounds the parcel to the north, the River Thames banks bound the majority of the parcel to the south with the remainder of the southern boundary being bound by irregular fronts to properties along Ducks. The Corporation River Island falls within the parcel. Richmond Road (A305) bounds the parcel to the south east.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary					
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL Parcel score	3	3	4	3	4

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Western half of the parcel (River Thames northern bank): Built development is largely absent apart from a small car park and a couple of buildings, which the south eastern boundary cuts through or aligns to, without screening, causing urbanising influences. The railway bridge and Richmond Road at the northern and southern boundaries also provide local urban influences. Islands within the River Thames are defined by woodland/ scrub vegetation providing a well-defined sense of openness, with views of urban development on the northern river bank causing localised urban influences. Private gardens within the southern tip of the parcel have a well-defined sense of openness due to tree lined boundaries and complex landscape structure with a mosaic of ornamental planting, woodland blocks and mature standalone trees.

Eastern half of the parcel (River Thames): Inherent strong sense of openness due to large open water body, no development and well defined river edge topography. Open views of urbanised Richmond riverside within the southern section causes localised urbanising influences.

The parcel is part of the River Thames corridor, locally separating the urban areas of Richmond to the east and Twickenham to the west. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region. Whilst the parcel contains a small section of the River Thames corridor, and therefore contributes to the structure of London and the region, due to localised urban views in multiple areas within the parcel it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

No part of the parcel is publicly accessible and provides no formal recreational or sports facilities apart from private facilities within back gardens.

Private boat moorings along the River Thames were visible throughout the length of the parcel. As around half the parcel provides sport and recreational open-air facilities associated with the River Thames of regional importance, and half is private land providing no open-air facilities, it scores moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Western half of the parcel (River Thames northern bank): private land and therefore has no recreational value.

Eastern half of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Designated as a SINC (Metropolitan), due to forming part of the River Thames wildlife corridor, and OSNI.

The whole parcel lies within a Conservation Area of local heritage importance.

As over half the parcel is part of a regionally important river for recreation, and has metropolitan biodiversity importance, this outweighs its local historic importance, scoring moderate-strong (4) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. The parcel forms a small section of the River Thames green and blue corridor which is likely to support wildlife along the river.

Around half of the parcel is the River Thames, publicly accessible, and the reminder is private land without a public riverside path, and therefore connectivity for people is limited to boats.

Whilst the parcel forms a small part of a strategic green and blue corridor for wildlife, as it has low levels of accessibility, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

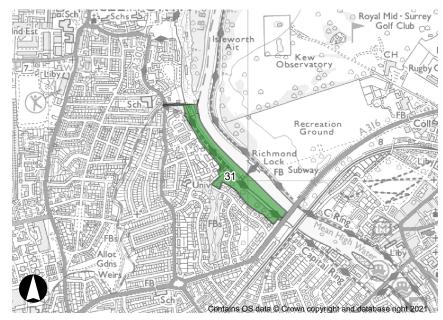
The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### **Parcel: Thames Old Deer Park**

Number: 31 Area (ha): 6.29 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



View facing north west from the southern boundary, with views of Ranelagh Drive and the River Thames, with private gardens in the background.



View facing north east from the southern boundary, with views into private gardens from the public highway of The Avenue.



View facing south west from the eastern bank of the River Thames, over the river and green corridor along the western river bank.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by the River Thames to the east, a section of which fall within the parcel. Regular backs of residential properties bound the site to the west along Ranelagh Drive. Railshead Road bounds the site to the north and Twickenham Road (A316) bounds the site to south.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	3	4	4	4	

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Eastern half of the parcel (River Thames): Inherent strong sense of openness of River Thames and well defined river edge topography. No development apart from part of Richmond Lock and Footbridge. Green space and riparian vegetation on both sides of the river bank screens adjacent development well.

Western half of the parcel (River Thames northern bank): Built development is generally absent from the parcel apart from a minor road and one dwelling within the southern portion. Adjacent residential properties along the western boundary are partially screened by brick walls and varying levels of vegetation, providing localised urban influences.

The parcel is part of the River Thames corridor, locally separating the urban areas of Richmond to the east and Twickenham to the west. At a wider scale, the River Thames is a very large river, providing a highly notable and prominent contribution to the structure of London and the wider region.

As the parcel is a small section of the River Thames, and therefore provides a highly notable contribution the structure of London and the region, and has some localised urban influences, it scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Eastern half of the parcel (River Thames): Includes Thistleworth marina, providing moorings for a variety of boat types and recreational access to the River Thames.

No other part of the parcel provides formal recreational or sports open-air facilities. A series of pocket green spaces along the river provide informal recreation opportunities with open lawn and seating, and was well-used based on site visit. One pocket space is private with local residents access.

As the parcel provides recreational open-air facilities associated with the River Thames of regional importance, and half is small green spaces of local value, it scores moderate (3) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Eastern half of the parcel (River Thames): Small part of the River Thames of regional importance for water-based recreation. Designated as a SINC (Metropolitan), due to forming part of the River Thames wildlife corridor.

Western half of the parcel (River Thames northern bank): The Thames Path National Trail and Capital Ring of metropolitan value runs along the full length of the parcel.

Richmond Lock and Footbridge is grade II\* listed building and the whole parcel lies within a Conservation Area.

As around half the parcel is part of a regionally important river for recreation, includes a heritage asset of national value, and forms part of metropolitan and national recreational trails, and is partially designated for its metropolitan biodiversity value forming part of a metropolitan scale wildlife corridor, it scores moderate-strong (4) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1, 2 and 3. Forms a small section of the River Thames green and blue strategic corridor. The parcel offers pockets of fragmented green space which are likely to support wildlife along the river corridor. Wildlife connections may be limited southwards due to severance from the A316 at the southern boundary.

The parcel forms a small section of national and metropolitan recreational trails. Over half of the parcel is publicly accessible with good access along the river north and south, and several road and path connections to residential areas westwards. Two river crossings connect the parcel to the Old Deer Park green space eastwards.

As the parcel forms a small part of a strategic green and blue corridor, which has a mostly well connected green link network apart from small private sections, it scores moderate-strong (4) for criterion 4.

#### Conclusion

Overall comment					
The parcel fulfils its role for MOL purposes, meeting criteria 1, 2, 3 and 4.					
Strategy and Recommendations					
Conserve	Enhance	Restore	Review		

### Parcel: Crane North Of A316

Number: 32 Area (ha): 0.83 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



Aerial photograph of the parcel.



View facing north from the A316 along the southern boundary, with view of private garden and riverside woodland in the background.

# London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The southern part of the parcel is bound by Chertsey Road (A316) to the south, and regular backs of residential properties to the east along Orchard Road. The northern part of the parcel is bound by Railshead Road and the River Crane banks bound the parcel to the east and west.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary					
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL Parcel score	3	1	3	2	3

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent apart from the southern tip, which based on aerial photography includes two buildings of unknown use. Within the southern tip open views of adjacent development results in localised urbanising influences. The parcel boundaries are mainly the River Crane river bank, providing a well defined edge.

Urban influences from adjacent development is mixed. Adjacent to the southern part of the parcel a largely continuous woodland/scrub belt to the east and allotments to the west are likely to screen adjacent development well. Within the northern area of the parcel, dotted mature trees along both river banks are likely to partially screen urban development, however partial views of adjacent housing is likely.

The parcel directly connects to a larger green space to the west, allotments designated as MOL within the Borough of Hounslow. Together, these green spaces help to separate the urban areas of St Margarets and Twickenham, and therefore contributes to the physical structure of London. As built development is notable in multiple areas of the parcel and it provides a small contribution to the physical structure of London, it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

No part of the parcel is accessible apart from a couple of bridges across the River Crane, and it provides no open-air recreational facilities. Therefore, the parcel scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Over half the river portion of the parcel is designated as a SINC (metropolitan), forming an important tributary to the River Thames likely to function as a wildlife corridor. The remainder of the river portion of the parcel is designated as a SINC (borough). As no part of the parcel is accessible apart from a couple of bridges across the River Crane, it has no recreational value. The south eastern tip has no designations.

As more than half site has metropolitan biodiversity importance, it scores moderate (3) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. It is a small part of the important River Crane green and blue corridor, which connects directly to the River Thames. It offers no accessibility or connectivity for people. It is likely to contribute to a strategic linear wildlife corridor along the River Crane towards the River Thames, however this is likely to be limited due to the thin and fragmented nature of riverside green spaces. As the parcel has no access for people however, and it is likely to provide a small contribution to a strategic wildlife corridor, it scores weak-moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1 and 3.

#### **Strategy and Recommendations**

### Parcel: Moormead Park

Number: 33 Area (ha): 7.05 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



View facing north west, with view of allotments, with housing in the background.



View facing east from Hill View Road, with views of mature tree lined minor road, on street car parking, open lawn and glimpse views of housing.



View facing north from Moormead and Bandy Recreation Ground, with views of open lawn and mature tree lined boundary, with glimpse views of Hill View Road and associated car parking, and housing.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is primarily bound by Moor Mead Road to the east, the railway to the south, allotments to the north-western part of the parcel and the River Crane to the western part of the parcel.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary					
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL Parcel score	3	2	2	3	3

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent apart from one small standalone toilet block, and one minor road with on street car parking, which have localised effects on openness. Mainly flat open lawn with small mature tree clumps/ avenue, with trees along most boundaries. Strong continuous woodland/scrub belt along the western and northern boundary largely screens adjacent development. A largely continuous line of trees along eastern boundary screens adjacent development. Northern boundary more open with some views of adjacent development.

Due to the thin nature of the south western tip, development is visible on both sides and therefore built development is notable within this section of the parcel.

Whilst the parcel is not directly part of a larger green space asset, due to its fair size it partially separates the urban areas of St Margarets to the east and Twickenham to the west.

As the parcel provides a small contribution to the physical structure of London, and as built development is largely absent resulting in a mostly well defined sense of separation, it scores moderate (3) for criterion 1

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Parcel provides a number of recreational open-air facilities of local value: playground, tennis courts, informal cricket facilities and open lawn for other informal recreation. The allotment within the northern tip is of borough recreational importance. Most of parcel is of neighbourhood level recreational value, it scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Most of the parcel, apart from the northern and southern tip, is designated as a SINC (borough or local) and OSNI, which functions as a local park (Moormead and Bandy Recreation Ground) of local recreational value. The parcel is also within an Archaeological Priority Area and contains the signposted River Crane Walk, a local recreational trail. As the parcel has local biodiversity, recreational and historic value, it scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1. The parcel forms an important small section of the fragmented River Crane green and blue corridor, which is likely to contribute to a wildlife corridor along the river.

It has generally good pedestrian links through the parcel, which is part of the River Crane Walk local recreational trail. A railway line and the River Crane on southern and western boundaries cause severance, limiting connections to adjacent residential areas to the north and east.

As the parcel has a partial green link network, and has mostly continuous habitats which is likely to contribute to the River Crane's wildlife corridor, it scores moderate (3) for criterion 4.

#### Conclusion

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1 and 4.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

Enhance River Crane profile, providing physical and visual access to the river within the park to enhance recreation and biodiversity value, subject to the relevant assessments.

### **Parcel: Crane Park East**

Number: 34 Area (ha): 9.84 Place: Twickenham, Strawberry Hill & St Margarets



Legend



MOL General Area

Parcel map



View facing west from eastern boundary of parcel



View facing north east from the towards Craneford Way Playing Fields from the western part of parcel



View facing west towards central part of parcel

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

London Road (A310) bounds the parcel to the east. The railway bounds the parcel to the south, to the west the site is bound by a minor road off Craneford Way which bounds part of the parcel to the north. The remainder of the northern boundary is bound by regular backs of residential properties along Craneford Way. The parcel contains section of the River Crane corridor and associated green spaces with a mix of uses including local park, Craneford Way park, Craneford Way playing fields, allotments, rifle and pistol club and pedestrian link.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	2	2	3	3		

<sup>\*</sup> Some inaccessible land and therefore assessment based on aerial photography and views from public highways.

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

North western section (playing fields): This part of the parcel is completely absent from development, and has mainly tree lined/vegetated boundaries with small breaks resulting in localised views of adjacent residential properties. The landscape structure is dominated by open flat lawn. Small areas of scrub/ woodland have a very localised very strong sense of openness. This part of the parcel scores moderate (3).

Southern section (River Crane corridor): There is one structure ancillary to the rifle club, and a couple of buildings in the eastern tip including a youth club and ancillary car parking. These buildings are standalone and generally well screened, therefore minimising urbanising influences. The parcel is mainly a strong wooded corridor along the river generally screening adjacent development very well. The eastern tip is adjacent to residential properties and has no screening, therefore provides notable localised urban influences. The railway line along the southern boundary is an urban influences which is mainly well screened. Allotments are intimate in scale. Scores moderate-strong (4) due to the strong landscape structure.

Both parts of the parcel are a small part of a larger fragmented green space along the River Crane corridor, therefore overall the parcel scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel includes a rifle club, playground, and playing fields which are of local recreational value. A small section of the parcel is allotments, contributing to borough importance. Due to the predominant local catchment of these facilities, the parcel functions at a neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is designated as an Archaeological Priority Area, and partially as a OSNI and SINC (local and borough). The local park comprises most of the parcel. The southern section is part of the River Crane Walk, a local recreational trail. Overall the parcel is of mainly local ecological, historical and recreational value, and therefore it scores weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. It is part of the River Crane green and blue corridor, with good connections east to west. There are no connections to the south due to the railway line severance. The parcel is fairly well connected to adjacent housing to the north. The adjacent River Crane and fragmented green spaces are likely to provide small contribution to strategic wildlife corridor along the river. As the parcel has a good access links east to west and in part contributes to a green corridor of strategic importance, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criteria 1 and 4.

#### **Strategy and Recommendations**

Cal	nserve	Enhance	Restore	Poviow	
	liseive		Restore	Review	

### **Parcel: Crane Park East**

Number: 35 Area (ha): 1.20 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



Aerial photograph of the parcel.



View facing south towards parcel with no public access.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by railway lines on all sides.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	3	1	2	2	3	

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel is mainly scrub vegetation with some tree planting, which is likely to result in some screening of urban views. The parcel is completely absent of development but due to the thin small nature the railway lines along boundaries are likely to cause notable localised urban influences. The parcel is a very small part of a larger fragmented green space to the north along the River Crane corridor, therefore overall the parcel scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are no open air facilities or public access to the parcel, therefore it has no recreational value as such. The parcel scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel has SINC (local) designation, and is also designated as an Archaeological Priority Area and OSNI. The parcel has no recreational value as there is no public access. As the parcel is of local ecological and historical value, it scores weak-moderate (2) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. It is a part of a series of linear green spaces along railway lines through Twickenham, and also a small indirect part of the River Crane green and blue corridor. It offers no accessibility or connectivity for people, however due to its proximity to the River Crane its likely to provide very small contribution to strategic wildlife corridor along the river. As the parcel has no access for people however it is likely to provide a very small contribution to a strategic wildlife corridor, it scores weak-moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

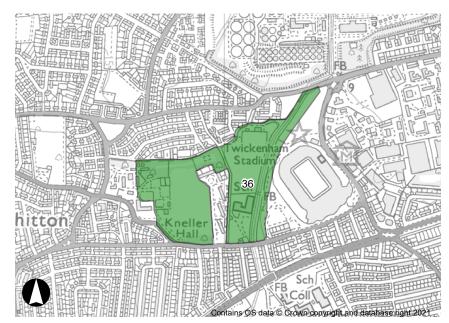
The parcel fulfils its role for MOL purposes, meeting criteria 1.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Kneller Chase Bridge

Number: 36 Area (ha): 18.69 Place: Whitton & Heathfield



Legend



MOL General Area

Parcel map



View facing north from B361 along the southern boundary, with views of open lawn and housing.  $\,$ 



View facing north east from the southern boundary, with views into private gardens from the public highway of The Avenue.



View facing north from B361 along the southern boundary, with views of Kneller Hall grounds including open lawn, trees along boundaries and associated structures in the background.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The western part of the parcel is bound by development on an Army Barracks. The western part of the parcel to the north is bound by regular backs of residential properties along Amberside Close, tennis courts. The Duke of Cambridge Close bounds the western part of the parcel to the east, Spray Lane bounds the westernmost part of the eastern part of the parcel. The Duke of Northumberland River bounds the parcel to the east with Whitton Dene and regular backs of residential properties bounding the eastern part of the parcel to the north along Queensbridge Park.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel	3	2	2	3	3		
score	•	_	_				

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is notable within the eastern of the parcel which contains Chase Bridge Primary School and hard standing to the east of the Duke of Northumberland River associated with Twickenham Stadium. Elsewhere a small number of minor buildings provide minimal urban influences.

Boundaries are mixed. A continuous tree line along northern and southern boundaries screen adjacent development well. The eastern edge is dominated by hard standing, with no identifiable boundary features and has open views of the directly adjacent Twickenham Stadium, resulting in no sense of openness. To the west the parcel is bound by multiple buildings with little screening, providing localised urbanising influences. Housing central but outside of the parcel (Duke of Cambridge Road), is has a mainly continuous tree line/ woodland on all sides, likely to screen the development on other areas of the parcel.

Open flat lawn with mature trees/ woodland along boundaries defines most of the parcel, with topographic change only at the Duke of Northumberland's River, therefore landscape structure is fairly weak. As built development is generally absent across most of the parcel, which is a fairly large open space contributing to separating the urban areas of Twickenham to the east and Whitton/ Hounslow to the west, it contributes to structure of London and therefore the parcel scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides school grounds for recreation and playing fields for local sports. The parcel also provides army barrack grounds and some playing facilities were visible based on views from a public highway. The path along the Duke of Northumberland's River provides the only publicly accessible part of the parcel, offering informal recreation. As the parcel provides local recreational and sport facilities, it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The river section of the parcel is designated as a SINC (borough) and OSNI including a valued green corridor at the Duke of Northumberland's River. It contains a small part of the signposted Duke's River Walk, a local recreational route. The western section lies within an Archaeological Priority Area. As the parcel has local historic, biodiversity and recreational value, it scores weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. The fairly large green space and the Duke of Northumberland river corridor contribute to an important local wildlife corridor. It offers good connectivity north to south through two PRoWs, including the signposted Duke's River Walk along the river, however the rest of the parcel is private therefore overall it has fragmented accessibility. Hard standing east of the river associated with Twickenham Station is likely to provide no wildlife value. As the parcel has fragmented access for people and is likely to provide a small contribution to a wildlife corridor along a local river, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### Overall comment

Overall the parcel fulfils its role for MOL purposes, meeting criteria 1 and 4. However, the eastern edge of the parcel is developed and does not meet the MOL criteria.

#### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

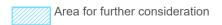
The eastern edge of the parcel, hard standing associated with Twickenham Stadium, meets none of the MOL criteria and it is recommended that its MOL status is considered further.

### Recommended Area (RA) for further consideration



MOL further review map

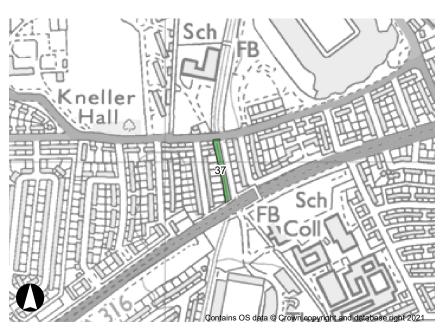
### Legend



### Parcel: Chase Bridge

Number: 37 Area (ha): 0.15 Place: Whitton & Heathfield

Twickenham, Strawberry Hill & St Margarets



Legend



MOL General Area

Parcel map



View facing north, with views of Duke of Northumberland's River, riverside path, riparian vegetation and back garden fences.



View facing south west from the B361 along the northern boundary, with views of Duke of Northumberland's River, riverside path, riparian vegetation and adjacent housing development.

London Borough of Richmond upon Thames | MOL study

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is a linear section of the Duke of Northumberland river, bound to the east and west by regular backs of residential properties along Talma Gardens and Kendrey Gardens with Chertsey Road (A316) to the south and Whitton Road (B361) to the north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel	2	4	2	2/0	2		
score	2	1	2	n/a	2		

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent from the parcel. Vegetation is limited to a thin strip of low level riparian, with small/ semi-mature trees dotted along the river bank. Therefore, whilst some adjacent housing is partially screened there are urban views throughout the parcel. In addition, due to the thin nature and small size of the parcel, the busy roads of B361 and A316 to the north and south are visible throughout. The parcel boundaries are mainly the River Crane bank or back garden fences, providing a well defined edge.

Overall, surrounding built development is notable in most parts of the parcel. Due the narrow width of the river and associated green space and riverside path, it contributes to the physical structure of London only at a local neighbourhood scale, scoring weak-moderate (2) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are no formal open-air facilities within the parcel. Whilst the parcel is publicly accessible, providing a small section riverside walk for informal recreation, as it provides no formal facilities it scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is a SINC (borough) and OSNI, forming an ecological corridor linking to Kneller Gardens to the south. It contains a small part of the signposted Duke's River Walk, a local recreational route. As the parcel has local biodiversity and recreational value, it scores moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1, 2 and 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### Overall comment

Overall, the parcel performs weak or weak-moderate against all MOL criteria. This is owing to the small size of the parcel and it is recognised the parcel performs important functions for green infrastructure.

#### **Strategy and Recommendations**

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It is recommended the MOL status of the whole parcel is considered further.

### Recommended Area (RA) for further consideration



Legend



Area for further consideration

MOL further review map

### **Parcel: Crane Park East**

Number: 38 Area (ha): 3.89 Place: Whitton & Heathfield

Twickenham, Strawberry Hill & St Margarets



Legend



MOL General Area

Parcel map



View facing south from the eastern boundary, with views of Duke of Northumberland's River, mature trees and partial views of Twickenham Stoop.



View facing west, with views of green corridor along railway lines including mature trees, with partial views of Richmond's recycling centre.



View facing south west within the north western part of the parcel, over lawn, gravel and minor road, with mature trees and A316 in the background.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is comprised of three sections. The westernmost section is bound by Chertsey Road (A316) to the north west and regular backs of residential properties to the south east along Gladstone Avenue. The central section is bound to the west by regular backs of residential properties along Rosecroft Gardens and to the east by industrial land and Harlequins sports stadium. The south eastern section is bound by industrial land to the north and railway to the south.

Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	2	1	2	n/a	2		

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Western half of the parcel (green space along A316): No development apart from one standalone building within the western tip and one minor road central to the parcel. Dominated by flat open lawn/ gravel areas with varying levels of perimeter vegetation partially screening surrounding urban views: a largely continuous mature tree line along the northern boundary, and scrub/ young trees along the southern boundary. However, due to the linear nature of the parcel between a busy road and adjacent housing, urban influences are notable throughout.

Eastern half of the parcel (Duke of Northumberland's River and railway edge): No development. Strong mature woodland strip along both sides of the river and railway generally screens adjacent development well, despite the thin nature of the parcel. Southern tip and northern tip has localised urban influences due to unscreened views of recycling centre to the north and car park to the east. Partially connected to larger green spaces along the River Crane further south, which together helps to separate the urban areas of Whitton to the north and Fulwell to the south.

As the western half of the parcel scores weak-moderate (2) and the eastern half scores moderate (3), and the parcel overall is not part of a larger green space, it scores weak-moderate (2) overall.

## London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There are no formal open-air facilities within the parcel. Whilst most of the parcel is publicly accessible, providing a small section riverside walk for informal recreation within the south of the parcel, as it provides no formal facilities it scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The river section of the parcel is designated as a SINC (borough) and OSNI. The majority of the parcel is within a Conservation Area. It contains a small part of the signposted Duke's River Walk and a very small part of the River Crane Walk, local recreational routes. As the parcel has local historic, biodiversity and recreational value, it scores moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1, 2 and 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### **Overall comment**

Overall, the parcel performs weak or weak-moderate against all MOL criteria. This is largely owing to the small nature of the parcel. Although it is recognised the parcel is important for green infrastructure value locally.

#### **Strategy and Recommendations**

Conserve Enha	nce Restore	Review	
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It is recommended the MOL status of the whole parcel is considered further.

There are opportunities for environmental improvements in this green space to enhance its function as a public open space, for biodiversity and green infrastructure connectivity.

#### Assessment of parcel against London Plan MOL criteria

#### Recommended Area (RA) for further consideration



Legend

Area for further consideration

MOL further review map

### **Parcel: Crane Park East**

Number: 39 Area (ha): 22.81 Place: Twickenham, Strawberry Hill & St Margarets



Parcel map



View facing north east in the western most part of the parcel towards private sport facilities



MOL General Area

View facing south west in the eastern part of the parcel in Kneller Gardens



View facing north west towards cafe in Kneller Gardens in the eastern part of the parcel

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises three distinct sections. The western part of the parcel is bounded by Hospital Bridge Road (B358) to the west and Chertsey Road (A316) and regular backs of residential properties to the east along Lincoln Avenue. The central part of the parcel is a linear section bounded by the River Crane banks to the north. The eastern part of the parcel comprises allotments and Kneller Gardens associated sports facilities and Mereway Nature Park and is bounded by a mix of regular and irregular backs of residential properties on most boundaries including Park Crescent, and Post Lane, the eastern part of the parcel is bounded by a railway line to the north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	2	3	4	4		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel is largely absent of built development with the exception of a couple of very small ancillary buildings e.g. park cafe. There are small and very localised urban views along an otherwise strong tree lined or continuous wooded belt river corridor, resulting in a well-defined sense of openness. The landscape structure is varied, generally flat or slopes down to the River Crane. Around half the parcel is woodland/scrub land, with pockets of open lawn and riparian vegetation along the river bank. The parcel is directly connected to green space especially to the east and west, and is also a substantial part of Crane Park which contributes to the physical structure to London separating Fulwell to south and Whitton to the north. Built development is largely absent and there is a well-defined sense of openness through most of the parcel, which contributes to the physical structure of London. The parcel therefore score moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel includes local recreation facilities including public and private sports pitches, children's play-ground, open lawn for informal recreation. The parcel also contains a small area of allotments, of borough importance. As most of these facilities are of local importance, the parcel score weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is designated as an Archaeological Priority area, OSNI and SINC (metropolitan). The parcel is part of the River Crane Walk, a local recreational trail. As the majority of the parcel forms part of an asset of ecological metropolitan significance, the parcel scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. It is a fairly large part of the River Crane green and blue corridor, with very good connections east to west. There are also good connections north to south in most locations connecting to adjacent residential areas well. The adjacent River Crane and fragmented green spaces are likely to contribute to strategic wildlife corridor along the river. As the parcel has fairly good access links throughout and is a substantial part of the River Crane green and blue corridor of strategic importance, it scores moderate-strong (4) for criterion 4.

#### Conclusion

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

### **Strategy and Recommendations**

Conserve	Enhance	Restore	Review	

### Parcel: Strawberry Hill Coll

Number: 40 Area (ha): 8.27 Place: Twickenham, Strawberry Hill & St Margarets



Parcel map



Views east towards sports facilities from western boundary on Waldergrave Road.



View north east from the western boundary on Waldergrave Road.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound to the south and much of the eastern side by the backs of residential properties along Michelham Gardens and Clive Road. Development to the southern part of the eastern boundary and a large part of the western boundary is associated with St Mary's University. Waldegrave Road bounds the remainder of the site to the west and north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	3	2	4	2	4	

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is generally absent from the parcel with the exception of a sports building in the south western tip, small car park and minor roads. Built development is standalone and largely ancillary to the use of the site as sports facilities, resulting in minimal urbanising influences. Approximately half of the boundaries are tree lined or wooded largely screening surrounding urban influences of adjacent residential development. To the west and south parcel is bound by buildings without any screening, therefore built development is notable in multiple parts of the parcel.

The landscape structure is primarily flat open sports lawns with some small wooded areas. As urbanising influences are only localised and there is a mostly well defined sense of openness in most parts of the parcel, and parcel's fair size which partially contributes to the physical structure of London, it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides sports pitches, athletics track and open lawns for St Mary's University and does not appear to have any public access being solely from the students' use. As the parcel provides neighbourhood level open air sports facilities, it scores weak-moderate (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel contains no designations for biodiversity or recreation. As the parcel contains the main part of a Registered Park and Garden, Strawberry Hill, the parcel scores moderate-strong (4) for criterion 3.

## London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. The parcel is surrounded by development on all sides but lies in close proximity to the River Thames green and blue corridor. It may contribute to the wildlife corridor of the River Thames, however lack of public access provides no value for people. As the site offers no routes for the public but is likely to provide a small contribution to a strategic wildlife corridor, it scores weak-moderate (2) for criterion 4.

### **Conclusion**

### Overall comment

The parcel fulfils its role for MOL purposes meeting criteria 1 and 3.

### **Strategy and Recommendations**

Conserve Enhance Restore Review

### Parcel: Strawberry Hill Golf

Number: 41 Area (ha): 14.85 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



View south west from the norther boundary of the site looking towards the north western part of parcel



Views south towards the golf club from the north boundary

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

Wellesley Road bounds most of the site to the north. The eastern section of of the parcel is bounded by the Golf Clubhouse and associated development. The eastern and souther part of the parcel is bound by the railway. Stanley Road bounds the southwestern boundary. Regular backs of residential properties bound the site to the west along Stanley Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel	3	2	2	2	3	
score						

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel. There are some buildings within the parcel on the northern boundary which are ancillary to the golf course.

The southern part of the parcel (golf course) has strong wooded boundaries and a complex landscape structure including open lawn, stand alone trees, meadow and woodland clumps. The southern part of the parcel provides a strong sense of openness and separation,

The northern part of the parcel is predominately open grassland. It has mixed boundaries which are mainly strong, there are some trees which are not continuous, and a wall exists to the backs of residential properties. There are open views. This northern part scores weak-moderate; the southern part scores moderate-strong; parcel overall scores moderate (3) for criterion 1.

## London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

A large part of the parcel to the south forms the private Strawberry Hill Golf Club which is of neighbourhood importance. This part of the parcel is not publicly accessible. Within the northern part of the parcel there are sports pitches associated with local school adjacent to the parcel. There is a publicly accessible children's playground. Due to these local recreational facilities, the parcel scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The southern part of the parcel comprises the Strawberry Hill Golf Course which is designated as a SINC (Borough) and OSNI. The northern part of the site does not have any designations. As the parcel is mainly of local recreational and biodiversity value, it scores weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. There are no public rights of way through the parcel, therefore the parcel has very low levels of accessibility and connectivity for people. The small parcel's continuous habitat may provide a local wildlife corridor, which also connects to a small green spaces to the south, however a railway line results in some severance. Whilst the parcel is likely to provide a small contribution to a local wildlife corridor, due to the parcel's poor access network, it scores moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes meeting criterion 1.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review
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### Parcel: Fulwell Golf Club

Number: 42 Area (ha): 81.74 Place: Twickenham, Strawberry Hill & St Margarets



Parcel map



View north east over Strawberry Hill Golf Club with views of mature trees.



View facing west along the southern mature tree-lined boundary.

MOL General Area

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The majority of the parcel comprises Fulwell Golf Club. The parcel is bound to the south by Burtons road, to the northwest by Twickenham Road (A305), to the north east by Sixth Cross Road (B358) and to the south east by Wellington Road and a railway line.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	2	2	3	4	

<sup>\*</sup> Mostly inaccessible land and therefore assessment based on aerial photography and views from public highways.

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development largely absent except for club house and car park which are standalone and ancillary to its use as a golf course. Parcel cuts through sports facilities building on northern tip of the parcel. The landscape structure is generally flat and strong with an intimate spatial scale. There is a mosaic of open grassland and mature trees that are stand alone as well as a woodland belt. The strong woodland/ tree belt along most boundaries screens the surrounding urban development very well. There is a clear and highly defined sense of openness. The parcel is not part of a large green space, however due to its large size it contributes to physical structure of London by partially separating the urban areas of Fulwell, Hampton Hill and Hamworth. Therefore the parcel scores moderate-strong (4) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains the Fulwell Golf Club and the small western tip is part of a sports centre facility which is of local neighbourhood level for sports importance. Due to the local catchment of these facilities, the parcel functions at neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

# London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel provides a golf club of local importance and is also designated a SINC (borough) and OSNI. The parcel has only local recreational importance and biodiversity value and therefore scores weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. There is one continuous PRoW along the outer edge of the southern boundary although there is no direct public access to, or within the parcel and no direct connection to any other green spaces. The parcel provides a large standalone green space with continuous habitat. As it lies within close proximity (approximately 200m) from the Longford River, it may indirectly contribute to a strategic river wildlife corridor. Whilst the parcel is likely to provide a small contribution to a strategic wildlife corridor along a river corridor, due to the parcel's poor access network, it scores moderate (3) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The parcel fulfils its role for MOL purposes, meeting criterion 1 and criterion 4.

#### **Strategy and Recommendations**

	Conserve	Enhance	Restore	Review	
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### Parcel: Crane Park Triangle

Number: 43 Area (ha): 1.61 Place: Twickenham, Strawberry Hill & St Margarets



Legend



Parcel map



View facing west towards the Great Chertsey Road (A316)



View from western boundary facing south towards the River Crane

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by regular backs of residential properties to the south along River Way, on the western-side it is bound by The Great Chertsey Road (A316) and the eastern side is bound by Hospital Bridge Road (B358). These roads meet at the northern tip of the parcel.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	3	1	3	4	4	

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development in the parcel. There are views of the A316 to the north and B358 to the east, partially screened by mature trees along the boundary, however they are partially visible in most parts of the parcel causing urban influences. The landscape structure otherwise comprises of a gently sloping open flat lawn and the River Crane. There is a wooded/scrub belt along the southern boundary screening adjacent housing, which is likely to provide a stronger sense of separation. It constitutes a small part of the larger Crane Park fragmented green corridor, which together separates Fulwell and Hanworth to south from Whitton to the north. Although the parcel has urban influences, it is still part of Crane Park which contributes to the physical structure of London and therefore scores moderately (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreational or sports facilities. The open lawn provides some opportunity for informal recreation. The parcel therefore has a weak score (1) for criterion 2 due to the lack of recreational opportunities.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

While the parcel forms a very small part of the Crane Park. It also contains part of the London Loop which is a metropolitan recreational trail. The parcel also has OSNI and SINC (Metropolitan) designations. As the parcel forms a small part of a recreational trail of metropolitan significance and has metropolitan biodiversity significance, the parcel scores moderately (3) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. There is good east-west walking access along the northern side of the River Crane, which is part of the London Loop metropolitan trail and partial green link access to the wider Crane Park. Connectivity is poorer to the south with no river crossing. The parcel provides continuous habitat along a River Crane, which it is likely to contribute to a wider wildlife corridor along the river. As the parcel forms a small part of the Crane Valley river with mostly well connected access links and continuous habitats, it scores moderate-strong (4) for criterion 4.

### **Conclusion**

### Overall comment

The parcel fulfils its role for MOL purposes meeting criteria 1, 3 and 4.

### **Strategy and Recommendations**

Conserve Elinance Restore Review	Conserve Enhance Restore Review
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### **Parcel: Crane Park West**

Number: 44 Area (ha): 14.28 Place: Whitton & Heathfield



Parcel map



View facing east from bridge over River Crane in central part of parcel



View facing west from eastern section of parcel on the north side of the River Crane

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The site is bounded by Hanworth Road to the west, the River Crane to the south, regular backs of residential properties along Ellerman Avenue to the north and Great Chertsey Road (A316) and the eastern side is bounded by Hospital Bridge Road (B358). The parcel forms a substantial part of Crane Park including the nature reserve island.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	4	2	3	4	4	

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent apart from the Shot Tower. Overall it is a well wooded green corridor which screens urban views very well resulting in a well defined sense of openness overall. There are very localised glimpsed views of adjacent residential properties over open lawns which are partially screened and cause minimal urban influence. It parcel constitutes a large part of the Crane Park, some of which is MOL for an adjacent borough, and connects directly to Hounslow Heath. Together these green spaces separate Fulwell and Feltham to the south and Whitton and Hounslow to the north. The parcel topography is primarily flat with some gentle undulations. Due to the clear defined sense of openness within the parcel, and its contribution to the structure of London, the parcel scores moderately-strong (4) for criterion 1.

## London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreation or sports facilities. The parcel was well used based on site visit and provides informal recreation opportunities including walking, seating and natural play within woodland. The parcel therefore has a weak-moderate score (2) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is part of the London Loop which is a metropolitan recreational trail. The parcel also has OSNI and SINC (Metropolitan) designations. Crane Park Island within the parcel is designated as a LNR and the Shot Tower is a grade II listed building. As the parcel contains a recreational feature of metropolitan significance and contains one nationally important heritage asset, the parcel scores moderately (3) for criterion 3.

### London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. The parcel forms part of the River Crane green and blue corridor. There is a good network of paths throughout the parcel, including a good east-west walking access along the River Crane which is part of the London Loop and connects well to the wider Crane Park. Connectivity within and beyond the parcel is poorer north-south with few river crossings. Due to the ecological designations and continuous habitats within the parcel, it is likely to contribute to a wildlife corridor along the wider River Crane. As the parcel forms part of the River Crane green & blue corridor with fairly good access links which includes part of a metropolitan trail, it scores moderate-strong (4) for criterion 4.

### **Conclusion**

### Overall comment

The parcel fulfils its role for MOL purposes meeting criteria 1, 3 and 4.

### **Strategy and Recommendations**

Conserve Enhance Restore Review	

### Parcel: Powder Mill

Number: 45 Area (ha): 16.21 Place: Whitton & Heathfield



Legend



MOL General Area

Parcel map



View facing north with views of cemetery with dotted standalone mature trees.



View facing north with views of open lawn and school under construction.



View facing east from southern boundary, with views of open grassland and mature tree line, and glimpse views of housing in the background.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by Powder Mill Lane to the south west, regular backs of residential properties to the west, north and much of the eastern boundary on Stirling Road, Springfield Road, Cobbett Road, and Redfern Avenue. A small section of Hospital Bridge Road (B358) bounds the parcel to the east.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	2	1	2	3		

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

No development within the parcel apart from a small amount of encroachment with the eastern and western tips, including housing and a garden centre. North east section currently under development, to provide a school and associated playing fields, which is likely to provide further urban influences once built. The southern section of the parcel is mainly defined by flat open lawn with largely continuous perimeter tree or hedge planting, which provides partial screening to adjacent development. Whilst surrounding housing is visible in most directions within the southern part of the parcel, these are largely distant views due to the fair size of the parcel. Borough Cemetery in the north west of the parcel has mature trees dotted throughout, providing a more intimate spatial scale and additional screening, resulting in a well-defined sense of openness. Whilst the parcel does not directly connect to any other green spaces, due to its fair size the parcel partially separates the urban areas of Whitton, Hanworth and Twickenham.

Whilst the parcel only contributes to the physical structure of London at a fairly local scale, due to its fair size and general absence of development, it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides a number of local level recreational open-air facilities: playground, outdoor gym, open lawn for informal recreation, football pitches. The cemetery is of borough cultural importance. Once constructed the school will provide playing fields for local children.

As the parcel is of largely local level importance for recreation, and the cemetery of borough importance only forms a small section, it scores weak-moderate (2) for criterion 1.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel has no historic or biodiversity designations, however its mature trees are likely to support common place habitats. The southern section contains a local park, Heathfield Recreation Ground, therefore the parcel has local recreational value scoring weak-moderate (2) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criterion 1. Within most the parcel there is a good path network, however around half is private inaccessible land, a school site currently under construction, fragmenting access for people. The parcel connects well to surrounding residential areas on southern and western boundaries, however there is no access from other boundaries. The parcel is standalone and therefore whilst providing continuous habitat is unlikely forms part of a strategic wildlife corridor. As half the parcel has a partial access network and half has no accessibility, it scores moderate (2) for criterion 4.

#### **Conclusion**

#### **Overall comment**

The majority of the parcel fulfils its role for MOL purposes, meeting criteria 1.

However, the eastern tip of the parcel is developed or under development, including a current garden centre and school building under construction, which does not meet MOL criteria.

#### **Strategy and Recommendations**

Conserve Enhance Restore Review

The small area at the eastern tip of the parcel does not meet MOL criteria and it is recommended that the MOL status of this part of the parcel is considered further.

#### Assessment of parcel against London Plan MOL criteria

#### Recommended Area (RA) for further consideration



MOL further review map

#### Legend



Area for further consideration

### Parcel: Kew Green, East

Number: 46 Area (ha): 1.48 Place: Kew



Legend



MOL General Area

Parcel map



View southeast over Kew Pond, from the corner of Kew Green.



View facing southwest, from the northeast corner of the green, showing the boundary conditions of the parcel.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

This parcel forms the smaller, eastern section of Kew Green and is bound by Mortlake Road (A205) to the west and Kew Green to the east and north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary							
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating		
MOL Parcel score	3	1	3	3	3		

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel consists of part of Kew Green, including the pond, separated by Kew Green Road from the western part of Kew Green (parcel no. 47). Due to the small size of the parcel, views of the surrounding built development, and the busy A205, are relatively prominent. Built development is peripheral, however, and absent from within the parcel. The parcel's boundary is lined with large well-spaced trees, which create a sense of separation from the built-up area and enhancing the feeling of openness.

The parcel is physically and visually connected to the western part of Kew Green, considered together as one space. Kew Green is also connected to the significant green space of the Royal Botanic Gardens to the west. Whilst urbanising influences are apparent within the parcel, it provides a sense of separation from the built up area and as part of the larger Kew Gardens. It therefore scores moderate (3) for criterion 1.

## London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreational facilities. The parcel is well-maintained and looked out onto by bordering houses. It also offers a pleasant backdrop for the pubs and restaurants along its northern edge. Due to the lack of recreational opportunities, the parcel scores weak (1) for criterion 2.

### London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is part of Kew Green, a historic green of local importance, which contains multiple listed buildings on its western side (parcel 47). It is located within Kew Green Conservation Area. It has no immediate connection to any major recreational trails of metropolitan importance, however lies in close proximity to the Thames Path National Trail. The parcel is situated within an Archaeological Priority Area. Together with Kew Pond, the parcel is designated as a SINC (local) and OSNI. As the parcel is an integral part of the wider Kew Green which contains national heritage assets, it scores moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. The parcel has good access network throughout, however it is not connected to any major PRoWs. However, as part of Kew Green it is adjacent to Kew Gardens and the River Thames green and blue corridor, which includes the Thames Path National Trail, so may in part fulfil a strategic function by connecting these green infrastructure assets for both people and wildlife. Due to the parcel in part fulfilling a strategic function due to its proximity and connection to large green infrastructure assets, it scores moderate (3) for criterion 4.

#### **Conclusion**

Overall comment						
The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.						
Strategy and Recommendations						
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### Parcel: Kew Green, West

Number: 47 Area (ha): 3.40 Place: Kew



Legend



MOL General Area

Parcel map



View south, looking over Kew Green from its northern edge.



View south-west, over the western tip of the parcel.



View facing east, across Kew Green, from the Elizabeth Gate for the Royal Botanic Gardens.

## London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel comprises the larger western section of the Kew Green. It is bound by Mortlake Road (A205) to the east and Kew Green to the west and north.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	3	2	3	3	3	

## London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The openness of western section of Kew Green is slightly compromised by exposed views of adjacent housing and Kew Road (A205), which severs its eastern section (parcel no. 46). There is no encroachment from development. Church and cricket club are standalone buildings and are not visually dominant. The church sits within a vegetated church yard, the most complex vegetation structure within the parcel. Parcel is mostly grassland, but borders are lined with well-spaced, mature trees. Rows of trees along footpaths intersecting the parcel enhance the sense openness, offering additional screening from urban surroundings especially within the western section where there is a clear sense of openness. The parcel forms an important nodal point, a gateway both to Richmond Borough and Kew Royal Botanic Gardens. The parcel is connected to the significant green space of the Royal Botanic Gardens to the west. As the parcel provides a mostly well-defined sense of openness, is directly connected to a larger green space and forms a node of borough and London-wide importance, therefore contributing to the physical structure of London, it scores moderate (3) for criterion 1.

# London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

A large part of the parcel forms the Kew Cricket Club green, which is of neighbourhood/ borough importance as a sports facility. The parcel is readily accessible from all sides and intersected by a minor footpath. The arrangement of fixed seating around its fringes, and the fair-sized expanse of lawn, support casual recreation at a local scale. The parcel is very well-maintained and managed. Due to the local catchment of its sporting facilities, the parcel scores weak-moderate (2) for criterion 2.

## London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is a main part of Kew Green, a historic green of local importance, which has multiple listed buildings and is located within Kew Green Conservation Area. It has no immediate connection to any major recreational trails of metropolitan importance, however lies in close proximity to the Thames Path National Trail. The parcel is situated within an Archaeological Priority Area and contains multiple listed buildings including the grade II\* listed Church of St Anne and grade II listed war memorial. The parcel is designated as a SINC (local) and OSNI. As the parcel contains multiple national heritage assets, this outweighs its local recreational and biodiversity value, scoring moderate (3) for criterion 3.

# London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

The parcel meets criteria 1 and 3. The parcel has good access network throughout, however it is not connected to any major PRoWs. However, it is directly adjacent to Kew Royal Botanic Garden and the River Thames green and blue corridor, which includes the Thames Path National Trail, so may in part fulfil a strategic function by connecting these green infrastructure assets for both people and wildlife. Due to the parcel in part fulfilling a strategic function due to its proximity and connection to large green infrastructure assets, it scores moderate (3) for criterion 4.

#### Conclusion

#### Overall comment

The parcel fulfils its role for MOL purposes, meeting criteria 1, 3 and 4.

#### **Strategy and Recommendations**

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Conserve	Enhance	Restore	Review	

### **Parcel: Front Gardens Hampton Court Road (East)**

Number: 48 Area (ha): 0.18 Place: Hampton & Hampton Hill



Parcel map



Aerial map of parcel.



View facing south west from northern boundary, with views of front gardens including strong walled and hedge lined boundaries with dotted mature trees, and glimpse views of housing in the background which is outside of the parcel.

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### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by Hampton Court Road (A308) to the north east and fronts and backs of regular residential properties to the south west along Hampton Road. The parcel is a small linear section comprising front gardens to residential properties along Hampton Court Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	1	1	2	n/a	2	

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

### London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Largely no development, apart from one very small part of an adjacent house. Due to the narrow width of the parcel which is bound to the south by residential development with no screening, urban development is highly notable throughout the parcel. Continuous high wall along the northern boundary partially screens the adjacent A308, however residential development to the south dominates preventing a sense of openness. Based on aerial photography the parcel has a very weak landscape structure, defined by flat open areas of hard standing and small open lawn patches, with mature trees dotted throughout.

As development is highly notable throughout the parcel and has a very weak landscape structure, and therefore makes no contribution to the physical structure of London, it scores weak (1) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The whole parcel is private land and therefore provides no open-air facilities, scoring weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is part of a Conversation Area, of local historic value, and therefore scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1, 2 and 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### **Overall comment**

Overall, the parcel performs weak or weak-moderate against all MOL criteria.

#### **Strategy and Recommendations**

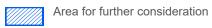
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It is recommended the MOL status of the whole parcel is considered further.

### Recommended Area (RA) for further consideration



Legend



MOL further review map

### Parcel: Front Gardens Hampton Court Road (West)

Number: 49 Area (ha): 0.15 Place: Hampton & Hampton Hill



Parcel map



Aerial map of parcel.



View facing south east from northern boundary, with views of walled front gardens and open views of housing in the background which is outside of the parcel.

### London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bound by Hampton Court Road (A308) to the north east and residential properties to the south west. The parcel is a small linear section comprising front gardens to residential properties along Hampton Court Road.

#### Assessment of parcel against London Plan MOL criteria

MOL assessment summary						
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	
MOL Parcel score	1	1	2	n/a	2	

<sup>\*</sup> Inaccessible land and therefore assessment based on aerial photography and views from public highways.

# London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

No development is located within the parcel boundary. Due to the narrow width of the parcel, which is bound to the south by residential development with no screening, urban development is highly notable throughout the parcel. Based on aerial photography the parcel has a very weak landscape structure, defined largely by flat open areas of hard standing, with very limited vegetation cover.

As development is highly notable throughout the parcel and has a very weak landscape structure, and therefore makes no contribution to the physical structure of London, it scores weak (1) for criterion 1.

## London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The whole parcel is private land and therefore provides no open-air facilities, scoring weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is part of a Conversation Area, of local historic value, and therefore scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or link in the network of green infrastructure and meets one of the above criteria'

As the parcel does not meet criteria 1, 2 and 3, the parcel is not assessed against criterion 4.

#### **Conclusion**

#### **Overall comment**

Overall, the parcel performs weak or weak-moderate against all MOL criteria.

#### **Strategy and Recommendations**

Conserve E	Enhance Restore	Review	
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It is recommended the MOL status of the whole parcel is considered further.

### Recommended Area (RA) for further consideration



MOL further review map

### Legend

