



London Borough of Richmond upon Thames

Local Development Framework

Development Management Plan

Sustainability Appraisal

Adoption Statement

November 2011

London Borough of Richmond upon Thames –
Development Management Plan

Sustainable Appraisal (SA) / Strategic Environmental Assessment (SEA)
Adoption Statement

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1 Introduction

The London Borough of Richmond upon Thames adopted its Development Management Plan (DMP) on 1 November 2011. In accordance with regulation 16 (3) and (4) of the Environmental Assessment of Plans and Programmes Regulations 2004, this statement of the Council summarises:

- How environmental considerations have been integrated into the Development Management Plan;
- How the Environmental Report has been taken into account;
- How opinions expressed through public consultation have been taken into account;
- The reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with; and
- Measures that are to be taken to monitor significant environmental effects of the implementation of the Development Management Plan.

2 How environmental considerations have been integrated into the Development Management Plan

Planning Policy Statement 12 requires a Sustainability Appraisal (SA) of Local Development Documents. The SA incorporates the requirements of the SEA Directive but broadens them to include social, economic and environmental effects in order to ensure that decisions are made that accord with sustainable development principles. Throughout this statement, reference to SA encompasses the requirements of a merged SA/SEA. Full details of the SA process are set out in the Final SA Report submitted with the DMP (Publication version).

The key criteria against which the policies of the DMP have been appraised are contained in the SA framework. The SA framework was originally set out in the Scoping Report, which has been reviewed several times since its first publication in June 2005 to reflect new/emerging policies, programmes, legislative changes and updated background data. The SA framework, which was used to inform the preparation of the Core Strategy, was first reviewed in March 2007. At the commencement of the DMP, the Council considered that the objectives set out in the March 2007 Scoping Report remained relevant to the DMP. Statutory bodies were consulted in June 2009 on the scope of the Sustainability Appraisal for the DMP; no issues were raised and no updated information for the review of the SA Scoping Report was provided. The last review of the SA framework took place in May 2011 as part of the Twickenham Area Action Plan. The SA Scoping Report can be found on the [Council's website](http://www.richmond.gov.uk/sustainability_appraisal_idf): http://www.richmond.gov.uk/sustainability_appraisal_idf

An essential part of the preparation process of the DMP has been to undertake SA to ensure the integration of social, environmental and economic considerations into the development of the policies and this has been carried out for each key stage of the DMP's production including: issues, pre-submission, publication and submission stages.

In addition, the Council proposed a number of changes before and after the Examination Hearings of the DMP. These changes were prompted by a number of national and regional policy changes and representations received on the submitted DMP. Some of the changes were required by the Examiner in order to make the plan sound and required public consultation and Sustainability Appraisal. Therefore, in July 2011, an [Addendum to the Sustainability Appraisal](http://www.richmond.gov.uk/addendum_to_sustainability_appraisal_updated_july_2011.pdf) was published:

http://www.richmond.gov.uk/addendum_to_sustainability_appraisal_updated_july_2011.pdf

The Examiner found that with the changes proposed the plan met the criteria for soundness and concluded in his final report to the Council that the “SA has been carried out and is adequate”.

3 How the environmental report has been taken into account

At each stage of the development of the DMP, the findings of the SA were taken into account to inform policy development. Each policy option and preferred policy option was assessed in terms of its overall balance of impacts on the SA objectives.

The development and appraisal of options is an iterative process, with the options being refined to take account of the appraisal and consultation process. The pre-submission version of the DMP was consulted on during January to March 2010. At this stage, any policy options that were identified as having overall negative impacts were no longer further considered in the subsequent versions of the Plan. During the consultation on the Publication Version of the Plan, which took place from October to December 2010, a further SA was carried out on the preferred policy options. Therefore, at each stage of the production of the DMP, where necessary and appropriate, the policies within then DMP have been modified in line with the findings of the SA to ensure that the chosen policy options are the most sustainable.

Where uncertain impacts were identified, policy approaches were modified where possible to provide greater certainty regarding outcomes. In addition, following the assessment of the effects of the policies, measures to limit and mitigate any potential environmental, social and economic impacts of the DMP policies were identified.

The final assessment matrices of the chosen policy options are set out in Appendix 2 of the final Development Management Plan Sustainability Appraisal report (Publication Version) and the Addendum Report to the Sustainability Appraisal.

Full details of how the findings of the SA and Environmental Report were taken into account in the development of policy can also be found in the [Development Management Plan Sustainability Appraisal](http://www.richmond.gov.uk/dm_dpd_publication_sustainability_appraisal.pdf) (Publication Version), October 2010:
http://www.richmond.gov.uk/dm_dpd_publication_sustainability_appraisal.pdf

4 How opinions expressed through public consultation have been taken into account

Consultations throughout the SA process have been undertaken in accordance with Article 6 (3) of the SEA Directive, the SEA regulations and LB Richmond upon Thames’s Statement of Community Involvement (2005; incl. addendum in 2009). There are three key bodies that must be consulted: the Environment Agency (EA), English Heritage (EH) and Natural England (NE). The guidance also states that it is desirable to consult other bodies with social and economic responsibilities as the Council deems appropriate.

Formal consultation on the SA Scoping Report and subsequent SA reports was carried out with the environmental consultation bodies, community groups, social and economic bodies at each stage of the DMP. In particular comments from the statutory bodies helped shape the SA and inform policy development. These bodies, stakeholders and also the public were able to comment on the SA accompanying the documents. The table below provides a summary of the consultations at each stage of the SA and DMP process.

4.1. Summary of consultation stages and Sustainability Appraisal

Date	Plan Making Stage	SA Document	Details
25 June 2009	Evidence gathering	Sustainability Appraisal Scoping Report	Commencement of the Development Management Plan through consultation on the scope & content of the existing SA Scoping Report (March 2007) with the relevant statutory bodies, key stakeholders and the public.
June to November 2009	Issues consultation phase	Sustainability Appraisal Scoping Report	Extensive consultation phase (no one-off event) including a series of workshops and specialist meetings. The analyses of the responses and workshop results and in particular the development of the policy options was fully supported by appropriate Sustainability Appraisal.
29 January to 12 March 2010	Pre-Submission consultation	Sustainability Appraisal Report of the pre-submission version of the DMP	Seek views on the draft policies, supported by SA report that outlined the possible positive and negative impacts of the policies, including all other reasonable policy alternatives.
25 October to 6 December 2010	Publication Consultation	Sustainability Appraisal Report (Publication Version), October 2010	Seek views and comments on the Council's final version of the DMP. This stage enabled representations to be made based on the document's "soundness" and legal compliance.
7 February 2011	Submission of DMP, including SA report, to Government	Sustainability Appraisal Report (Publication Version), October 2010	Submission of statement of consultation (Regulation 28 Statement). No comments were made on the SA
May to June 2011	Examination in Public of the DMP	Addendum Report to the Sustainability Appraisal of DMP post-submission changes, July 2011	Examination in Public: an independent Examiner considered the "soundness" of the DMP. The Examination in Public was held in May and June 2011.
12 September 2011	Examiner's report received	Examiner's conclusion: "SA has been carried out and is adequate".	The Examiner's overall conclusion is that the DMP is sound.
1 November 2011	Adoption	SA Adoption Statement	This report/statement.

At each stage of the DMP process, the comments received and actions taken have been recorded and are available to the public. All of the consultation was in conformity with the Council's Statement of Community Involvement (SCI), adopted in June 2006, with an Addendum added in April 2009.

Full details on the comprehensive consultation processes of each stage of the DMP up to submission, including how responses were taken into account, can be found in the following documents:

- [Development Management Plan Summary of Consultation Publication Version](http://www.richmond.gov.uk/dmdpd_publication_consultation_statement.pdf) (including pre-submission consultation responses), dated October 2010:
http://www.richmond.gov.uk/dmdpd_publication_consultation_statement.pdf
- [Submission Statement of Consultation](http://www.richmond.gov.uk/statement_of_consultation_including_schedule_of_responses_feb_2011.pdf) (including schedule of responses following publication), dated February 2011:
http://www.richmond.gov.uk/statement_of_consultation_including_schedule_of_responses_feb_2011.pdf

Below is a summary of the key points of the consultations undertaken at each stage of the DMP process:

4.2 Issues Consultation

Under revised PPS 12 the issues consultation is not a specific event but a series of consultation activities, which were carried out from June 2009 onwards until the policies for the pre-submission DMP were formulated during November 2009, and is therefore referred to as a “phase” rather than a “stage”.

During the Issues phase, consultation took various forms; initially all individuals, statutory organisations and amenity groups on the LDF database were informed of the consultation process including the availability of material and local events. These included using focussed workshops (series of 11 workshops) as the main opportunity for discussion and consultation during the issues consultation phase. In addition, some specialised issues were dealt with through informal feedback from a variety of meetings or by a formal meeting of “experts”. These were supplemented by further meetings and also making material including relevant research available on the web so that anyone could comment and respond.

Prior to the workshops and local events, issues workshop papers and background papers were prepared and made publicly available; it was also sent to all participants registered in advance. The workshop papers included all the questions which would be discussed at the workshop and the intention was that participants would be fully informed prior to the event. Following the meetings and workshops, an analysis of responses was made by workshop topic and also a complete analysis of all written responses received for the Issues phase; this showed how the responses were to be taken forward into policy making.

The information and responses received during the Issues phase was fed into the policy formulation process. The analyses of the responses and workshop results and in particular the development of the policy options was fully supported by appropriate Sustainability Appraisal and Equalities Impact Assessment.

4.3 Pre-submission Consultation

The consultation on the Pre-Submission DMP took place from 29 January to 12 March 2010 and was carried out following agreed procedures within the SCI. The purpose of the consultation was to seek views on the series of draft policies, at a stage when there would still be opportunity for the policies to be amended before submission. The DMP was accompanied by a full SA Report (Pre-submission Version), which outlined the possible positive/negative impacts of the policies, including all other reasonable policy alternatives.

In total there were 125 respondents at this stage of the consultation, of these 90 were members of the public, including representatives of residents groups. The remainder were

statutory consultees, such as the EA, EH, Greater London Authority (GLA), Government Office for London (GOL) and planning consultants representing developers and landowners.

In terms of the nature of responses received at the pre-submission consultation, it is worth noting that for many policies there were few comments and no objections. A number of people raised issues and site specific matters which weren't covered in this particular DPD. Of the policies which were proposed within this DPD the following received the most significant response:

- **For a Sustainable Future:** These policies were generally very well received, particularly from relevant bodies such as the GLA, GOL and the EA and also generally from developers. Some developers required a measure of flexibility to ensure viability.
- **Protecting Local Character:** Policies on open land, biodiversity, play, sports, floodlighting and the river were generally well received. The largest number of responses was in relation to the town centres; EH, a statutory consultee in the SA process, proposed that a taller buildings policy should be included within the DMP (such a policy was subsequently included in the DMP).
- **Meeting Needs:** There was strong support for protecting backland development as they provide ecological value and green spaces (gardens); this policy option was also considered to be the most sustainable in the SA process when compared against the other alternatives, despite the concern that the policy might be over-restrictive and prevent development, particularly affordable housing development, from coming forward. The affordable housing linked sites policy received some support but also various objections from residents.
- **Detailed Generic Policies:** These policies did not attract much comment with the exception of the Trees and Landscaping and the Neighbourliness policies.

Following the pre-submission consultation, the policies were altered to take account of both the views expressed in the consultation responses as well as in the SA of the policy options. Sustainability was appraised and considered throughout the process in developing and finalising policies and prior to final agreement were full subject to SA.

4.4 Publication Consultation

The DMP was published on 25 October, with 6 weeks consultation running from 25 October until 6 December 2010, in accordance with the SCI. The purpose of the consultation was to seek comments on the Council's final version of the DMP, which would then be considered by an independent Inspector. The publication stage of this DMP enabled representations to be made based on the document's "soundness" and legal compliance.

There were 127 responses to the policies, from 33 individuals or organisations and 26 responses to the proposals map changes from 21 individuals or organisations, which have been made available to view through the Council's consultation portal.

The DMP was submitted to the Secretary of State for examination by an independent Planning Inspector on Monday 7 February 2011. It included:

- The Publication documents (including Sustainability Appraisal report)
- The comments received during the Publication Consultation
- Minor changes proposed by the Council before submission in response to the comments received during the Publication Consultation

4.5 Examination

The Council proposed a number of changes before and after the Examination Hearings of the DMP. These changes were prompted by a number of national and regional policy changes and representations received on the submitted DMP. The majority of the proposed changes were required by the Examiner, some of which were for clarification purposes and others in order to make the plan sound. An additional hearing session was conducted on 30 June 2011 with regard to further changes to the parking policy; representations on the further proposed changes could be made until 7 July 2011.

As a result of proposing additional changes, further public consultation and full SA was required on the changes. Therefore, in July 2011, an [Addendum Report to the Sustainability Appraisal](http://www.richmond.gov.uk/addendum_to_sustainability_appraisal_updated_july_2011.pdf), available at http://www.richmond.gov.uk/addendum_to_sustainability_appraisal_updated_july_2011.pdf, was published for a 4 week period of consultation from 27 May to 24 June 2011. The Addendum considered the potential sustainability implications of each of the post-submission changes, and presents an assessment of any potential sustainability implications which arise. The SA of the proposed post-submission changes has found that they have no substantive or significant impact on the assessment and conclusions set out in the original SA Report (Publication Version, October 2010) and it was found that the changes proposed did not fundamentally affect the DMP and hence the SA of its main effects. Nevertheless, an amendment was put forward to the SA in relation to DM EM 2 (Retention of Employment), to reflect the potential additional benefit for affordable housing.

The Council has received the Examiner's report into the DMP on 12 September 2011 and the Examiner's overall conclusion is that the DMP is sound. The Examiner also concluded in his final report to the Council that "*SA has been carried out and is adequate*".

5 The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with

The final version of the DMP, including all its chosen options/policies, were examined against the national and regional policy framework, the community plan and other local policies, including the required consultation procedures and the requirements of SA/SEA.

The following documents demonstrate that all reasonable options and alternatives were generated, appraised, selected or rejected and the role that Sustainability Appraisal and community engagement have played in this process:

- The [Development Management Plan Summary of Consultation Publication Version](#) (October 2010),
- the [Submission Statement of Consultation](#) (February 2011), and
- the final SA report [Development Management Plan Sustainability Appraisal](#) (Publication Version), October 2010

6 The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan

Monitoring indicators and targets have been identified for each of the policies set out in the DMP where appropriate; these are set out in summary tables at the end of each policy. The information monitored will be published in the Council's Annual/Authorities' Monitoring Report (AMR) as required by current and future planning regulations. The DMP policies will be reviewed in the light of the results of monitoring and any other significant changes in circumstances.

The success and effectiveness of the SA/SEA process will be monitored by the continued collection of baseline data according to identified indicators. These indicators and their relevant targets are set out in the AMR. The indicators monitor the significant effects of the Plan and identify remedial action required if the trends or targets are not met.

The monitoring framework of the LDF has been recently reviewed and updated in the light of changes to Government requirements for monitoring and the Single Data List, and resource implications, to provide a comprehensive programme to evaluate the significant environmental effects of the implementation of the Council's LDF (including Core Strategy and DMP).

The final agreed SA objectives, which have been amended in light of the recent review of the LDF SA Scoping Report, are set out in Appendix 1.

The final proposed SA monitoring framework is included in Appendix 2 of this Statement and the results will be reported in the AMR.

7 Further information

The Sustainability Appraisal of the Development Management Plan and other related documents are available on the [Council's website](http://www.richmond.gov.uk/sustainability_appraisal_ldf.htm):
http://www.richmond.gov.uk/sustainability_appraisal_ldf.htm

Appendix 1 – SA Objectives

Table 3: SA objectives for the Local Development Framework

		Env	Econ	Soc
E N V I R O N M E N T A L	1) To promote sustainable waste management, including prevention, reducing waste and waste disposal, preparing for reuse, recycling and recovery before disposal.	✓		
	2) To make the most efficient use of land, remediate and reuse contaminated land and safeguard soil quantity and quality.	✓		
	3) Reduce air and noise pollution, including reducing emissions of greenhouse gases, and ensure air quality improves.	✓		
	4) Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.	✓		✓
	5) To maintain groundwater and surface water quality, conserve water and reduce the risk of flooding.	✓		✓
	6) To promote sustainable energy use through reducing energy use by maximising energy efficiency, use of zero- and low carbon technologies and reduce carbon dioxide emissions through the increased use of renewable energy.	✓		
	7) Conserve and enhance biodiversity, avoiding irreversible losses, through responsible management of all wildlife sites and species, and through the enhancement of wildlife corridors.	✓		
	8) Promote high quality places, spaces and buildings and conserve and enhance the borough's landscape and townscape character and its heritage assets.	✓	✓	✓
	9) To make best use of previously developed land and existing buildings, encouraging sustainable construction practices.	✓		
S O C I A L	10) To provide new housing opportunities and sufficient affordable housing that meets local needs.		✓	✓
	11) To create and maintain safer and more secure communities.	✓	✓	✓
	12) To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, environment, sport, leisure and recreation facilities and services that are required.		✓	✓
E C O N O M I C	13) To increase the vitality and viability of existing town centres, local centres and parades.		✓	✓
	14) To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.		✓	✓
	15) Provide appropriate commercial development and training opportunities to meet the needs of the local and sub-regional economy.		✓	✓

Appendix 2 – SA Monitoring Framework

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
1) To promote sustainable waste management, including prevention, reducing waste and waste disposal, preparing for reuse, recycling and recovery before disposal.	Capacity of new waste management facilities by type	www.capitalwastefacts.com and any Reporting by (LBRuT) Street Scene performance	3 year programme	Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
	Quantity of household waste arising, and managed, by management type	Reporting by (LBRuT) Street Scene performance	3 year programme	Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
	Quantity of household waste reused, recycled and composted	Reporting by (LBRuT) Street Scene performance	Annually	
	Quantity of municipal waste land filled	Reporting by (LBRuT) Street Scene performance	3 year programme	Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
2) To make the most efficient use of land, remediate and reuse contaminated land and safeguard soil quantity and quality.	Number of contaminated land sites, remediated or investigated with no further requirement for remediation	(LBRuT) Special Projects team	3 year programme	
3) Reduce air and noise pollution, including reducing emissions of greenhouse gases,	Number of days p.a. when air pollution is moderate or high for PM10*	(LBRuT) Special Projects team LBRuT	3 year programme	*Daily mean particles (PM10) not to exceed 50 micrograms per cubic metre, more than 35 times a year, at any measuring site

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
and ensure air quality improves.	Percentage of regulated CO ₂ emissions saved below Building Regulations 2010 target level through all low carbon measures (for developments subject to Sustainable Construction Checklist – SCC).	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	Number of new developments (subject to SCC) that incorporate measures to reduce noise.	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
4) Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.	Percentage of completed non residential development complying with maximum parking standards set out in the LDF.	LBRuT monitoring	Annually	
	No of households registered with a car club	LBRuT monitoring	3 year programme	
	Percentage of trips by main mode: walking and cycling	LBRuT monitoring	3 year programme	
	Level of parking occupancy in town and local centre car parks.	LBRuT monitoring	Annually	
5) To maintain groundwater and surface water quality, conserve water and	Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Environment Agency and LBRuT	Annually	

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
reduce the risk of flooding.	Proportion of residential developments subject to the Sustainable Construction Checklist with a maximum water consumption target of 105 litres/person/day.	LBRuT monitoring*	Reported on 3-yearly basis through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	Number of new developments subject to the Sustainable Construction Checklist that have incorporated sustainable drainage in their development; by type of sustainable drainage technique	LBRuT monitoring*	Reported on 3-yearly basis through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	Change in area of permeable surfacing (net gains and net losses in sqm) as a result of new developments subject to the Sustainable Construction Checklist.	LBRuT monitoring*	Reported on 3-yearly basis through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
6) To promote sustainable energy use through reducing energy use by maximising energy efficiency, use of zero- and low carbon technologies and	Number of new developments subject to the Sustainable Construction Checklist that have incorporated energy efficient design with a specific heat demand of less than equal to 15kWh/sqm	LBRuT monitoring*	Reported on 3-yearly basis through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
reduce carbon dioxide emissions through the increased use of renewable energy.	Energy trends data at LA level	DECC data	Annually	
7) Conserve and enhance biodiversity, avoiding irreversible losses, through responsible management of all wildlife sites and species, and through the enhancement of wildlife corridors.	Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	LBRuT monitoring	annually	
	River water bodies classified under the Water Framework Directive to achieve good ecological status	Environment Agency monitoring	3 year programme	
	No of developments subject to the SCC which improve on-site biodiversity by incorporating new features and/or habitats, by type of features.	LBRuT monitoring*	Reported on 3-yearly basis through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	No of developments subject to the SCC incorporating green roofs, by type	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	Area of borough deficient in access to Sites of Nature Importance (hectares) (includes SSSIs and Other Sites of Nature Importance)	LBRuT monitoring	3 year programme	

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
8) Promote high quality places, spaces and buildings and conserve and enhance the borough's landscape and townscape character and its heritage assets.	Number of Listed Buildings or Buildings of Townscape Merit demolished	LBRuT monitoring	annual	
	Number of buildings on/added/removed from the English Heritage "At Risk" Register p.a.	LBRuT monitoring	3 year programme	
	Loss/inappropriate development on designated open spaces e.g MOL, River Thames, Green Belt, OOLTI and public open space	LBRuT monitoring	annual	
	The level of satisfaction with the design and layout of new housing schemes	LBRuT monitoring	3 year programme	
9) To make best use of previously developed land and existing buildings, encouraging sustainable construction practices.	Percentage of new homes built to Lifetimes Homes standards (see also 11 below)	LBRuT monitoring	3 year programme	
	Proportion of new residential developments that meet Code for Sustainable Homes Level 3	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
	Proportion of new non residential buildings over 100sqm to meet the relevant BREEAM "excellent" standard.	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
	Proportion of residential conversions that can be assessed under EcoHomes (or any subsequent new applicable standard) that meet the “excellent” rating.	LBRuT monitoring*	Annually through monitoring of Sustainable Construction Checklist	* Monitoring system of Sustainable Construction Checklist is under development
10) To provide new housing opportunities and sufficient affordable housing that meets local needs.	Net additional dwellings for reporting year, over previous, years and in future	LBRuT monitoring	Annually	
	Percentage of all new housing completions which is affordable housing	LBRuT monitoring	Annually	
	Completions by dwelling size	LBRuT monitoring	3 year programme	
11) To create and maintain safer and more secure communities.	Percentage of new homes built to wheelchair standards on developments	LBRuT monitoring	3 year programme	
	Percentage of new homes built to Lifetimes Homes standards (also see 9 above)	LBRuT monitoring	3 year programme	
	Number of recorded crimes pa. Retain position in top 3 for lowest crime figures in Met Police area.	Metropolitan Police Service figures	Annually	

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
	Progress on Public Transport improvements in 5 areas of relative disadvantage	LBRuT monitoring	3 year programme	
12) To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, environment, sport, leisure and recreation facilities and services that are required.	Amount of completed floorspace in clinic/health centre use	LBRuT monitoring	3 year programme	
	Number of planning Obligations achieved and money raised for community uses by type (health, sport, education, etc).	LBRuT monitoring	Annually	
	Improving public health profile. Ranking in the top 3 within the SHA for the range of indicators used in the Local Health Profiles.	Department of Health	Annually	
13) To increase the vitality and viability of existing town centres, local centres and parades.	Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/mixed use areas. For A1, % of completed floorspace within, adjacent to or well-related to designated frontages.	LBRuT monitoring	Annually	

SA Objective	Monitoring indicator	Monitored by	Timeframe	Comments
	Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.	LBRuT monitoring	Annually	
	Proportion of retail A1 uses in key shopping frontages	LBRuT monitoring	3 year programme	
14) To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.	Amount and type of completed employment floorspace developed by employment type.	LBRuT monitoring	Annually	
	Employment land for which planning permission has been granted by UCO for the monitoring year (ha)	LBRuT monitoring	Annually	
15) Provide appropriate commercial development and training opportunities to meet the needs of the local and sub-regional economy.	Amount of employment floorspace lost to completed non-employment uses (identifying use classes)	LBRuT monitoring	Annually	
	Completed small business units under 250sqm	LBRuT monitoring	3 year programme	
	No of workers in the borough (employees in employment)	LBRuT monitoring	3 year programme	
	Number of unemployed (claimant count) and estimated rate(GLA estimates)	LBRuT monitoring	3 year programme	