

Village Groups Forum

Tuesday 13 January 2015

Village Groups Forum

AGENDA

- 1) Welcome and introductions
- 2) Update on Village Planning
- 3) Shops, office and planning permission
- 4) Town Centre Research
- 5) Trees
- 6) Rugby World Cup

Networking

Welcome

Cllr Pamela Fleming

Cabinet Member for Environment,
Business and Community



RACC
Richmond Adult Community College

Hires – Training - Partnerships
<http://www.racc.ac.uk/business-school/>

**RICHMOND
BUSINESS
SCHOOL**
Growing Your Business

Welcome to RACC

Manoj Nanda

Director of Business Development

Based at the Richmond Business School - the
business and enterprise division of Richmond Adult
Community College



Grow your Business

Richmond Business School provides the following services:

- Facilities for Corporate and Community Hire
- Custom Business and IT Training for Business and Community Groups



Facilities for Hire

1-2-1 Meeting Room

Conference Space

Rehearsal Space

Small Groups

Large Board Meetings

Performance Space

Workshops

AGM Meetings

Exhibition Space

Training Rooms

Lectures

Theatre Space

Features & Benefits

- Looking to build relationships
- Spaces for all sizes
- Flexibility

Discounts

- For the voluntary sector and business partnerships

Other Services

- Catering
- Audio/Visual
- Wifi and IT Access
- Reprographics

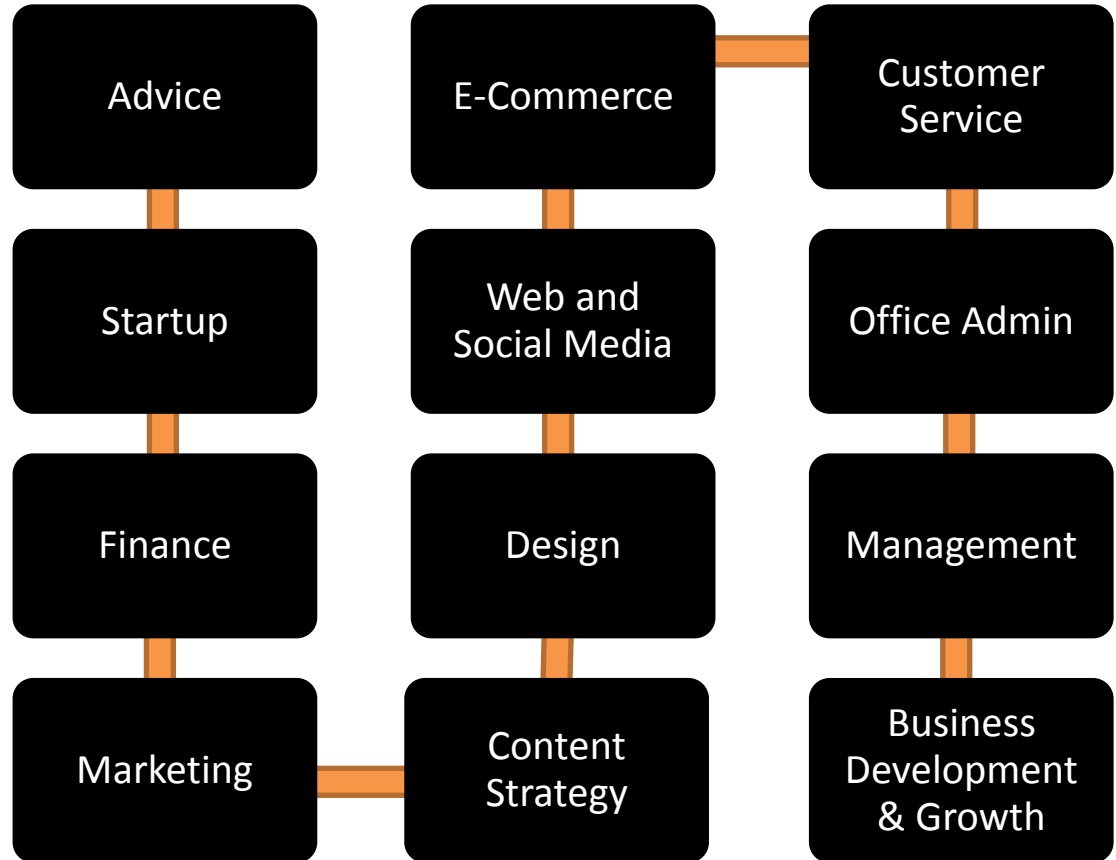
Business & Enterprise Training

Features & Benefits

- Flexible Training
- Excellent Facilities
- Free Advice

Training

- Custom Training
- Seminars and Events for New Business
- Make Business Connections



Facilities

- Spaces for Hire
- Informal Spaces for working
- A community resource
- Wifi and IT Access, Repro

Home

Art School

Business School

Humanities & Performing Arts

Health and Science

Foundation Studies

Find a Course

International Students

How to Enrol

About RACC

Student Services

News & Events

Safeguarding

The Therapy Rooms

The Parkshot Gallery

Facilities For Hire

Working at RACC

Your Feedback

How to Contact Us



Our New State of the art Facilities are Now Open

Including -
Student Hub
Modern Art School
The new Queen Charlotte Hall
Dance Studio

Tours are available on our Open Days

[Find out more](#)

Find out more

A LEARNING COMMUNITY FOR THE FUTURE

RACC EXISTS TO MEET THE LEARNING AND DEVELOPMENT NEEDS OF ADULTS AND YOUNG PEOPLE AND TO HELP THEM PROGRESS IN LIFE, ACHIEVE CAREER, BUSINESS AND PERSONAL DEVELOPMENT GOALS

GOALS

Tweets

Follow

RACC @RACC_College 12h
Come along to our open days and see our new Student Hub and cafe facilities bit.ly/1lJTj5 pic.twitter.com/rynX2Uhr



Expand



Courses



International Students



Therapy Rooms



Student Services

Thank you

We hope you have a very enjoyable evening

Keep in Touch

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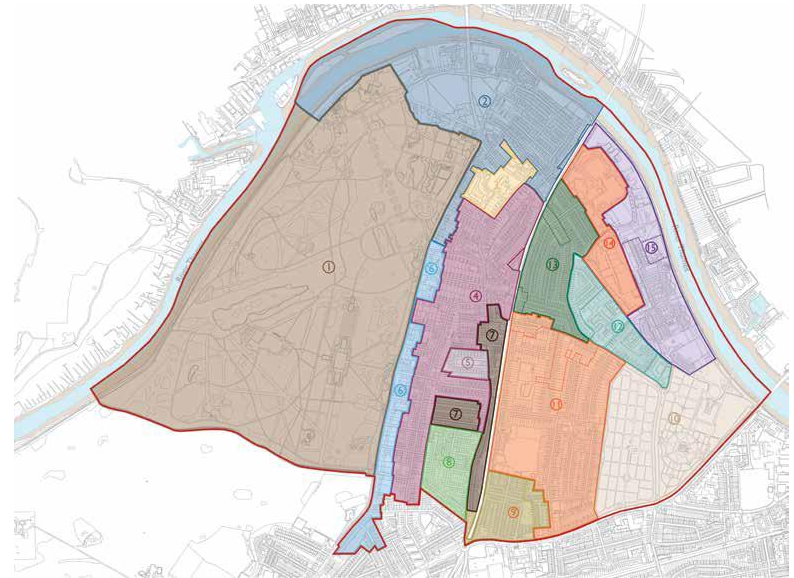


Update on Village Plans

Cllr Pamela Fleming
Jon Freer

Village Plans including SPDs (Phase II)

- End of 2013 Phase II commenced – refreshing the plans and building in the SPDs.
- Pilots – Kew and Whitton and Heathfield
- Over 800 residents engaged.
- Refreshed plans published August 2014.



Character Area Plan - Kew

Village Plan Timetable

Timetable

Barnes, East Sheen, Mortlake: September 2014 – September 2015

- Consultation events - end of 2014 (Leader's Question Time, Drop-ins, Walkabouts, Questionnaire)
- Consultation Report – January 2015
- Stakeholder Events – January 2015
- Statutory Consultation on SPD - February/March 2015

St Margaret's, East Twickenham and Richmond: January – December 2015

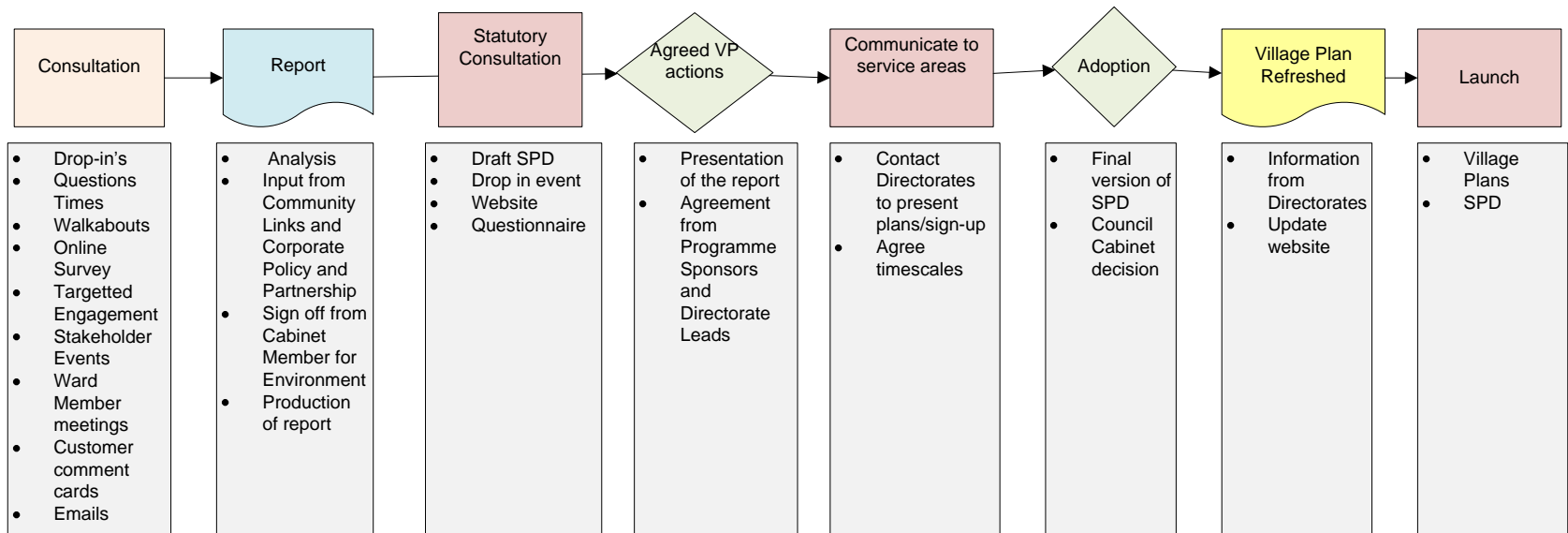
Hampton, Hampton Hill, Hampton Wick and Teddington: January 2016 – December 2016

Twickenham and Strawberry Hill: January 2017 – December 2017

Village Planning Process

Village Planning Process

The diagram below shows the life-cycle of refreshing an individual Village Plan (Phase II).
Timeline – 12 months



Village Planning – The Approach

- A different approach to working with communities.
- Listening to local issues and potential solutions – the Council and its partners taking this forward.
- Maintaining a dialogue with residents.
- A cross-Council Project Team work closely together to deliver the Programme.

How can I get involved?

There will be two different stages of engagement and consultation before the guidance is adopted.

During November and December 2014 residents and businesses are being asked about their vision for the future of their areas, thinking about:

- the local character
- heritage assets
- improvement opportunities for specific sites or areas
- other planning policy or general village plan issues

Draft guidance will be developed early in the New Year based on your views and a formal (statutory) consultation carried out in March/April 2015 before adoption later in the year.



Questions

Shops, Offices and Planning Permission – An Overview

Andrea Kitzberger, LB Richmond upon Thames, Planning Policy Manager

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Overview of the planning system in relation to shops and offices

- **Existing legislation and recent Government changes**
 - What are the Planning Use Classes?
 - What are Permitted Development Rights?
 - Change of use from offices to residential
 - Change of use from shops to residential
 - What is an Article 4 Direction?
- **Local Plan policies and designations**
- **Implications of recent Government changes on the borough**
- **Council's response to changes**
- **Proposed further Government changes**
- **Conclusions**

What is the Planning Use Classes Order?

Use Class	Description	Key Permitted changes
A1	Shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices, pet shops, funeral directors, sandwich shops etc.	Since 2014, permitted change from A1 and A2 to C3 (with exemptions including limited to 150sqm), subject to prior approval and A1 to bank/building society [deposit taker]
A2	Financial and professional services, banks, building societies, estate and employment agencies, betting offices	Permitted change to A1 (where a ground floor display window exists) and since 2014 to C3 (with exemptions), subject to prior approval.
A3	Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4	Drinking Establishments	Permitted change to A1, A2, A3
A5	Hot Food Takeaways	Permitted change to A1, A2, A3
B1	(a) Offices, not within A2 (b) Research & development, laboratories, high technology (c) Light Industry	Permitted change to B8 (limited to 500sqm); since 2013, B1(a) to C3, subject to prior approval
B2	General Industry	Permitted change to B1 or B8 (limited to 500sqm)
B8	Storage or distribution, wholesale warehouses, repositories	Permitted change to B1 (limited to 500sqm)
C1	Hotels, boarding and guest houses	No permitted change
C2 C2 A	Residential institutions, residential schools and colleges, hospitals, nursing homes etc.; C2A secure institutions	No permitted change
C3	Dwelling houses; by use as a single person or not more than 6 residents living together as a single household	Permitted change to C4
C4	Small shared houses; no more than 6 residents	Permitted change to C3
D1	Non-residential institutions: places of worship, church halls, clinics, health centres, day nurseries, museums, art galleries etc.	No permitted change
D2	Assembly / leisure: cinemas, concert halls, sports halls etc.	No permitted change

What are Permitted Development Rights?

- The right to make certain works or changes to a building **without the need to apply for planning permission**, including specifically:
 - Since 30 May 2013 and until 30 May 2016, **change of use of an office building to a residential use** subject to prior approval
 - Since April 2014, **change of use** and some associated physical works from a small **shop or professional/financial services** (exemptions apply) to **residential use** subject to prior approval (considering the impact on the key shopping area and whether it is providing an important local service)
 - Since April 2014, **change of use from a shop to a bank or a building society**
- Generally, certain areas and some types of works/changes are excluded from the Permitted Development (PD) Rights, such as in Conservation Areas or when the works affect a Listed Building.
- Controlled by the Town and Country Planning (General Permitted Development) Order 1995 – as amended

What is Prior Approval?

- Whereas some permitted development rights are automatic, others are not. In some instances, **prior approval** must be obtained from the local authority **before work** can proceed. Prior approval is required for some change of use permitted development rights, including:
 - Change of use from **offices to residential**
 - Change of use from **retail (A1) and financial services (A2) to residential**
- The **matters for prior approval** vary depending on the type of development
 - Office to residential: transport/highways, contamination and flooding
 - Retail (up to 150sqm) to residential: transport/highways, contamination, flooding, external appearance, undesirable impact on sustainability of key shopping area and local service provision
- A local authority cannot consider any other matters when determining a prior approval application

What is an Article 4 Direction?

- A Local Authority can **remove Permitted Development Rights** by issuing an Article 4 Direction
- An Article 4 Direction can be made when the character of an area or its importance could be threatened
- The Local Authority must **notify the Secretary of State** when publishing an Article 4 Direction
- The process of getting an Article 4 Direction into place takes over a year, if the risk of compensation claims is to be averted, and the Secretary of State can intervene in a proposed Article 4 Direction
- In areas with an existing Article 4 Direction in place, a planning application has to be submitted

Relevant Local Plan policies

- Policy CP8 of the **Core Strategy**, which is the strategic policy document, governs development in the borough's town and local centres, and it sets out the hierarchy of centres
- The **Development Management Plan** contains more detailed policies for the control of development, including:
 - **Policy DMTC 1: Larger town centres** – proposals for retail should be within or well related to designated frontages, should not erode the core function of the centre or compromise an existing use
 - **Policy DM TC 2: Local and Neighbourhood Centres and Areas of Mixed Use**
 - **Policy DM TC 3: Retail Frontages** – the policy aims to ensure there is enough shopping floorspace in the borough and that there is an appropriate balance of uses in centres, by controlling changes of use from retail. It defines areas where retail is to be protected, and those where complementary uses such as restaurants and services should locate.
- The **Twickenham Area Action Plan** contains 3 policies on retail and economic development within the town centre

Relevant Local Plan designations

Town Centre boundaries:

- Acceptable uses include retail, business, leisure, tourism, community uses, health and residential compatible with other development in the town centre, defined for the largest centres.

Areas of Mixed Use:

- Provision of day-to-day goods and services with an appropriate mix of uses that meet primarily local needs, e.g. new retail, business or employment developments,

Retail Frontages:

- **Key Shopping Frontages:** resist loss of retail; support other uses converting to retail, subject to no adverse impact on the centre
- **Secondary Shopping Frontages:** non-retail uses are acceptable if they are for A2 – A5 uses and D1 uses, don't create an unbroken run of three or more non-shop units or an over-concentration of uses and retain a “shop-like” appearance
- **Frontages/areas subject to specific restrictions:** areas where certain changes of use will no longer be allowed due to existing concentration

Council's response – office to residential

- **Legal challenge** (with other London Boroughs) against the introduction of new permitted development rights in 2013
- In November 2013, the Council published **Article 4 Directions** for 12 areas within the borough with key office locations, including parts of Richmond, Twickenham and Teddington town centres – these **came into effect on 30 November 2014**
- Council will continue to fight these proposals by **identifying further locations**, such as Areas of Mixed Use, that contain valuable office space in the borough, for which we will publish **new Article 4 Directions** to come into effect early next year

Issues and implications – office to residential

- The Council's updated **Employment Land Study*** confirms the need for employment space to meet the needs of businesses
- Majority of borough's office space is in prime locations for residential property developers
- **Loss of valuable employment space and jobs** that support the local economy, and displacement of businesses
- Total amount of **potential office floor space lost** (161 Prior Approvals), up until end of Sep 2014, is **56,573 sqm** (around 20% of overall office space), which amounts to **693 units**.
- Concerns over the quality of housing created and local impacts (e.g. internal and external housing space standards are not met; no ability to request affordable housing/education/health contributions etc.)

*Borough Employment Sites and Premises (2013): http://www.richmond.gov.uk/final_report_march_2013.pdf

Issues and implications – shops to residential

- Whilst to date the impacts of the PD rights have not been as significant for shops as for offices, the **Council is concerned over any future loss of local shops or community uses**, and the implications for the local community / those relying on local facilities, including impacts on street scene
- Large parts of the borough's town centres, in particular Richmond, are **designated by Conservation Areas**, in which PD Rights for change of use from retail to residential do not apply
- **Loss of shops to banks/building societies** is potentially of concern. This is a recent change and uptake is not clear yet. However, it is likely that Ted Baker in Richmond, a shop in a good retail position, will be occupied by Metrobank in the near future

Issues and implications – shops to residential

- Council's have a **duty to plan for enough retail floorspace** to meet need
- The recently published Retail Study confirms need exists in this borough, despite growth in internet shopping
- In general, the borough's centres remain buoyant compared to elsewhere
- The updated Borough Retail Study* forecasts need for:
 - 2,700m² (net) of food shopping floorspace by 2024
 - 8,600m² (net) for comparison (non-food) shopping floorspace by 2024
 - 6,500m² (gross) of floorspace in the food and drink sector

*Borough Retail Study (2014): http://www.richmond.gov.uk/local_development_framework_research.htm

Further proposed Government changes

- **New PD Rights** to allow **light industrial, storage & distribution** and some Sui Generis uses to change to residential use, subject to prior approval being granted
- **Make permanent the PD right** to convert offices into homes (these rights currently expire in May 2016)
- **Broaden the definition of “shops”** (A1) to include many uses currently classed as financial and professional services (A2); this would allow shops to convert to e.g. estate agents
- Introduce new rights for changing **shops or banks to cafes and restaurants** or assembly and leisure uses without planning consent
- **Require planning permission** for any change of use to a **betting shop** or a pay day loan shop

Conclusions

- Government changes are undermining the Council's long-established policies to protect employment and retail premises
- High land values for residential uses, estate agents and financial services lead to a large-scale displacement of businesses, shops and local jobs
- Around 20% of overall office floorspace in this borough has been lost to residential, without contributing to affordable housing and meeting space standards, and increasing pressure on local education and health facilities
- The need to release some offices or shops to other uses is recognised where there is no foreseeable demand, but we want to consider this in a controlled way (e.g. marketing evidence as part of planning applications)
- Increased flexibilities within "A" use classes threaten the viability of high streets and impact on local people who rely on shopping in local centres
- Government is ignoring the wishes of the local community as well as local research and evidence base

Questions



Town Centre Opportunities Survey 13th January 2015



Steven Tanner, Economic Development Officer

This presentation will cover:

- Purpose of the survey
- Methodology
- Results
- Next steps

Purpose

A questionnaire was developed to find out:

- The views primarily of older residents on the borough's town centres.

Why Older Residents?

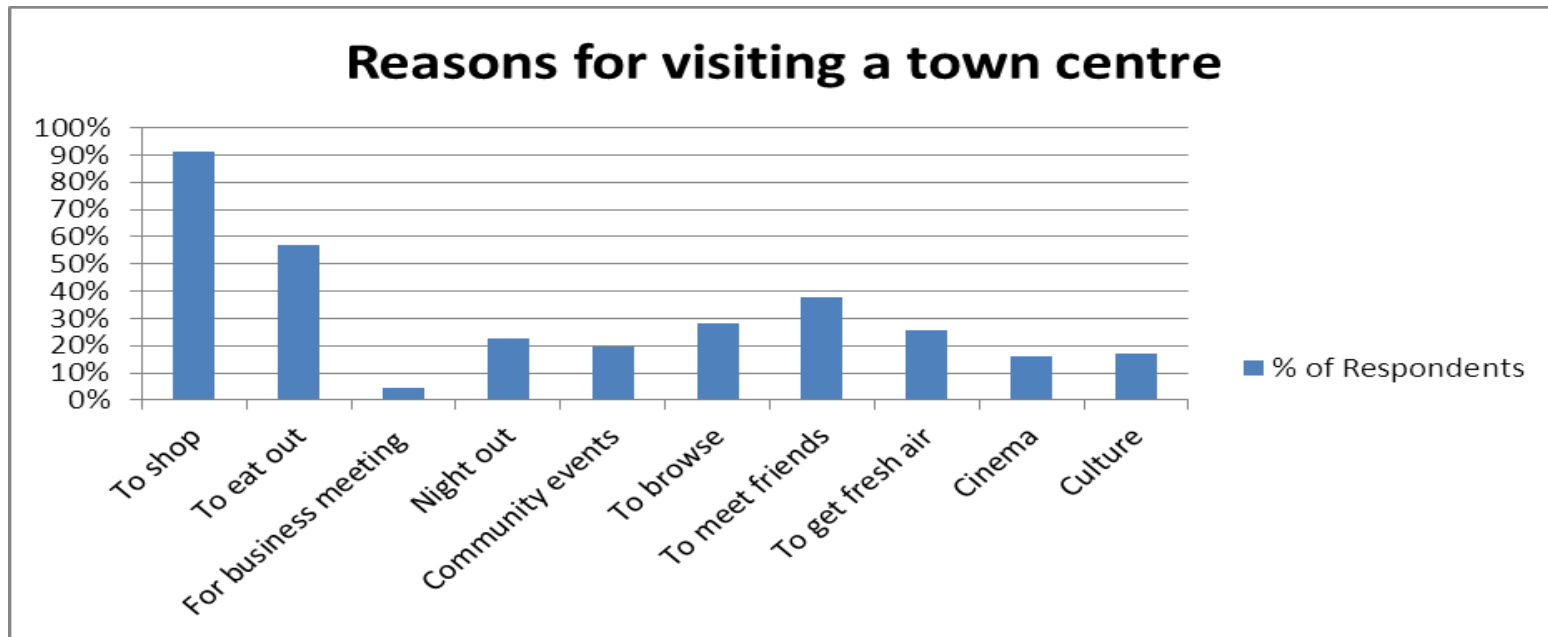
- People aged 65+ make-up 14% of boroughs total population - set to rise to 20% by 2037
- Do older residents have a different experience of our town centres and does this matter?

Methodology

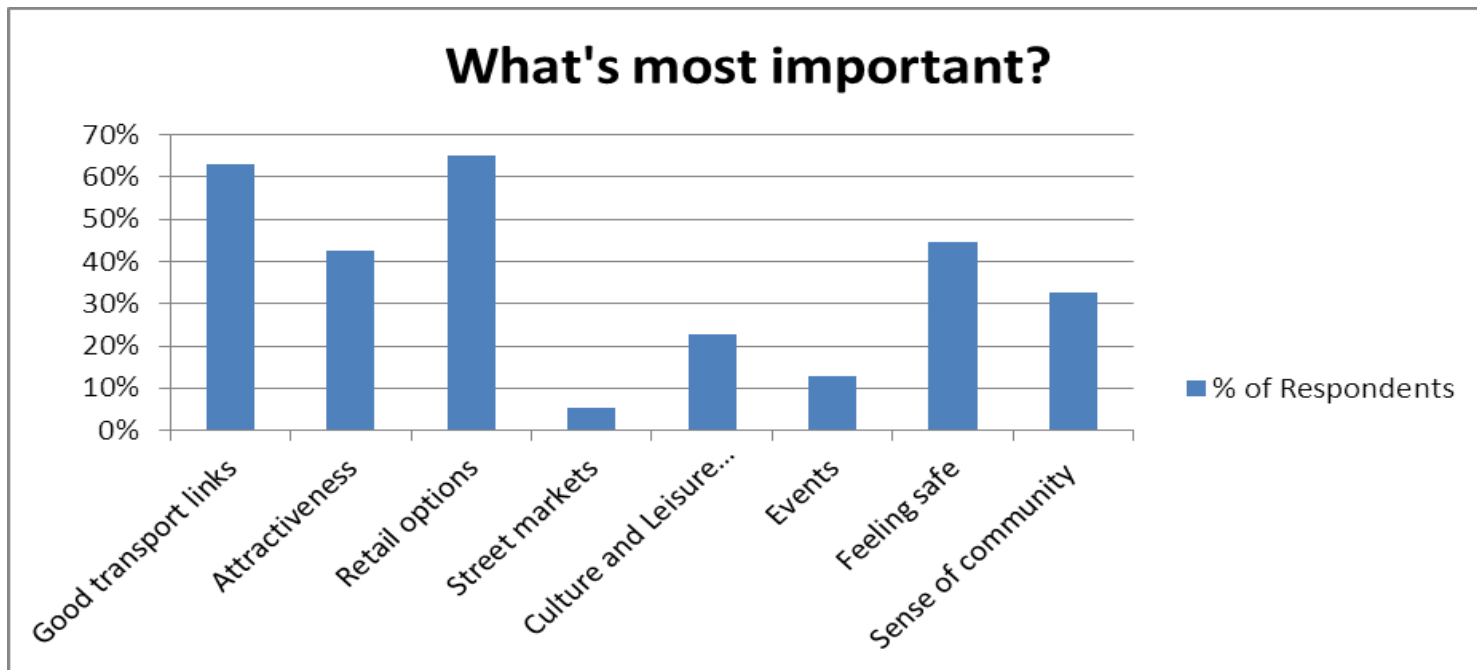
- Survey opened on Richmond Council website 1st October 2014 and closed 22nd October 2014.
- Survey also handed out at Full of Life Fair on 1st October 2014.
- Survey was available on request in paper format.
- 94 responses, 51 online & 43 paper based.

Results

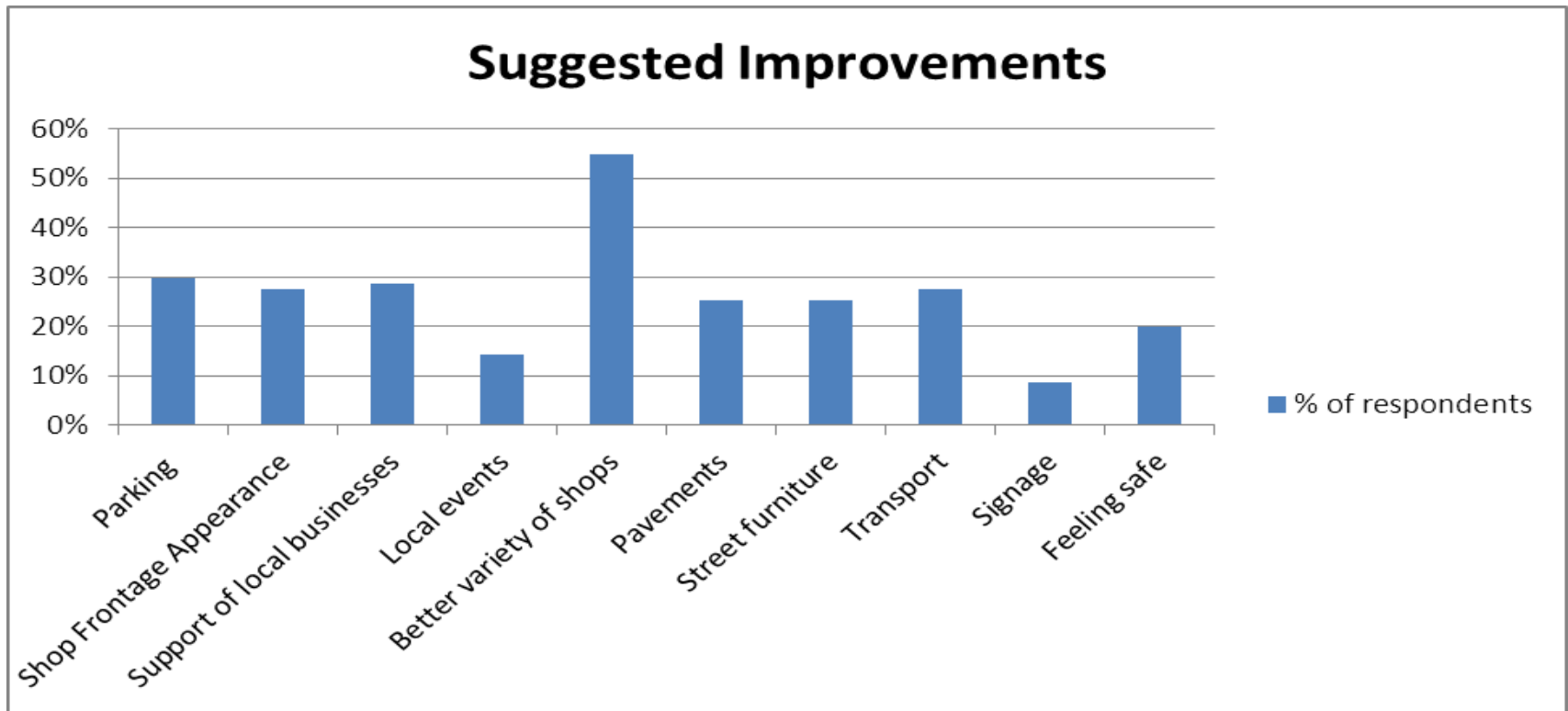
- Richmond & Twickenham most visited centres
- 52% visit 2-3 times a week, 28% every day.
- 91% visit 'to shop' & 57% 'to eat out'



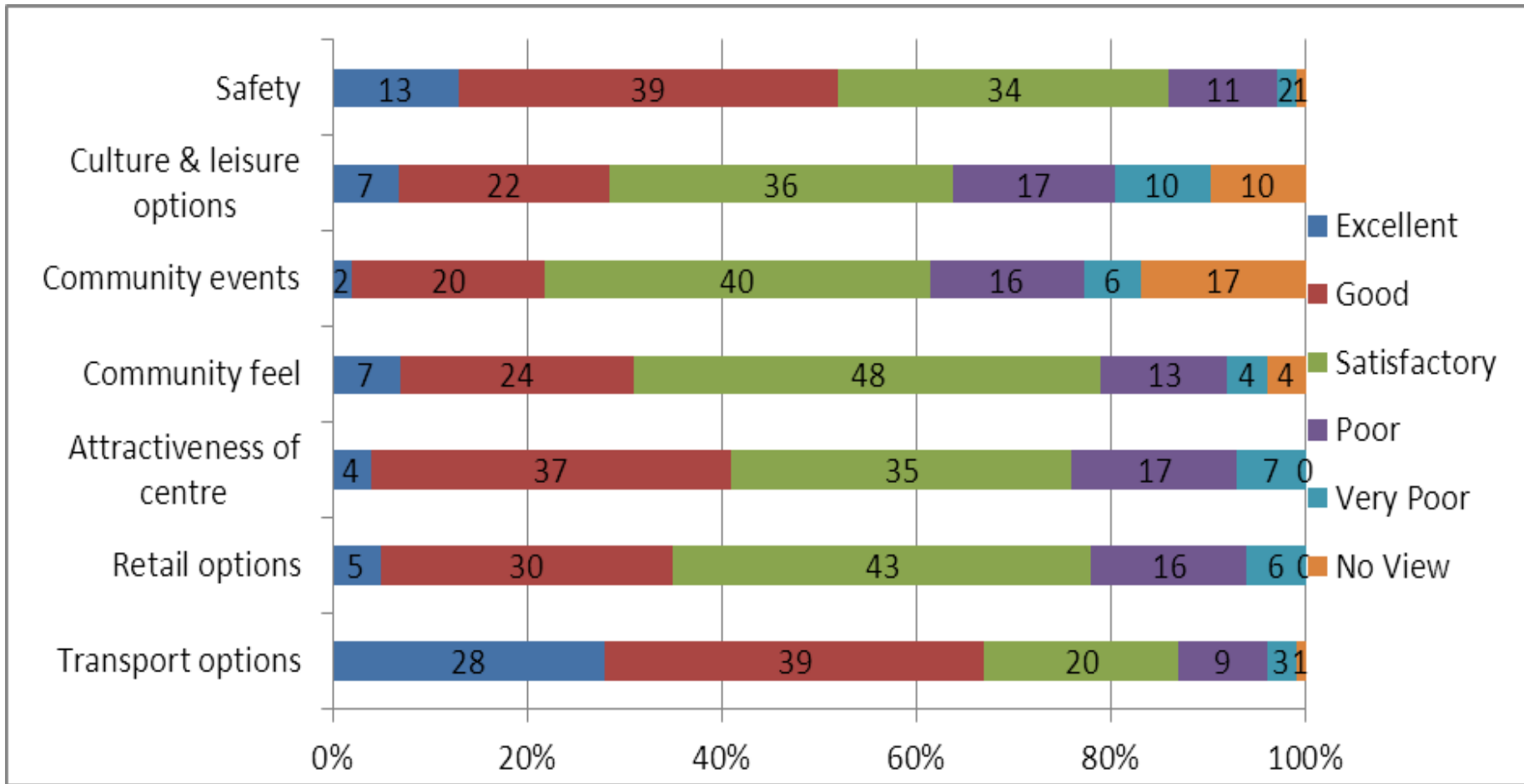
- Most important:
 - Retail options 65%
 - Good transport links 63%
 - Feeling safe 45%



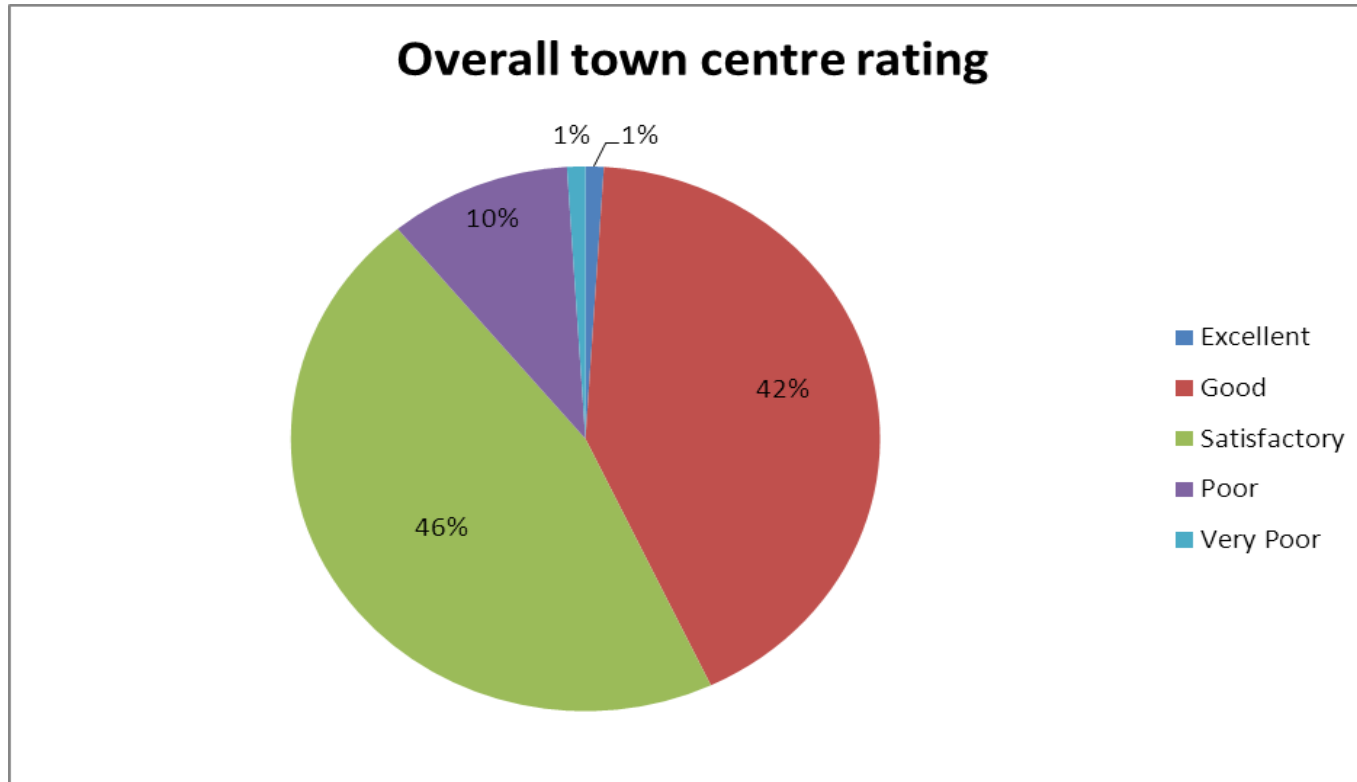
- Suggested Improvements:
 - Better variety of shops 55%
 - Multiple suggestions between 20-30%



Satisfaction Rates



Overall positive satisfaction rate of 89%



- Centres that are accessible, safe and offer good variety are what older residents want to see

Next Steps

- Results to be shared with Traders Associations and Town Centre Managers
- Results to be shared with relevant areas within the Council such as Public Health, Dementia Awareness & Village Planning to help inform future policy decisions on town centre improvements
- How can you help? By thinking about provisions for older residents in your area



Questions

Tree Management within the London Borough of Richmond upon Thames

Craig Ruddick
Arboriculture Manager
Parks & Open Spaces

Trees in the London Borough of Richmond

- Leafy Borough
- Rich in both public and private vegetation
- Provide multiple benefits

The Value our Trees

- Social
- Environmental
- Health
- Economic

Areas of responsibility

Council owned trees

- Over 16,000 trees within the public highway
- Tree planting
- Trees within 120 parks & open spaces
- Woodland sites

Planning Obligations

- Tree Preservation Orders
- Trees within Conservation Areas
- Administering tree work applications
- Trees and development

Legal responsibility

- Owners & Occupiers Liability Act
- Highways Act
- Town and Country Planning Act

- Meeting the responsibility

Managing the resource

- In understanding the benefits of its tree resource the London Borough of Richmond upon Thames work to safeguard and maximise the benefits that they provide

Tree Policy

- Policy
- Proportionate and responsible tree management

Summary

- The Value of our trees
- Responsible tree management
- Maintain the resource for residents and visitors to enjoy
- Undertaking management to ensure that the Council is meeting its responsibilities

Thank you

- Questions



Rugby World Cup 2015

TOURNAMENT AT A GLANCE

- 8th Rugby World Cup
- Third largest global sports event
- Global Television Audience of over 4 Billion
- 2 million+ Tickets
- 400,000+ International Fans from over 100 countries
- Potential economic impact to the UK approx. £2.1bn
- 48 Matches
- 13 Venues
- 13 Host Cities/Boroughs



TWICKENHAM AT A GLANCE

- 10 Matches (opening game, semi finals and final)
- Home of English Rugby
- Expecting perhaps 100,000+ visitors with related activities
- 'Visitor borough' (Kew Gardens, Hampton Court Palace, Wetlands, River Thames, etc.)

TWICKENHAM - CHALLENGES

- A316 congestion before and after matches
- Insufficient spectator parking capacity
- Insufficient rail capacity at Twickenham
- Unofficial parking operations cause traffic congestion
- Opening Ceremony traffic overlap with Fri evening commuters
- Crowd congestion - Stadium and Twickenham Rail Station
- Indiscriminate vehicle set-down and pick-up on A316 etc.

TWICKENHAM - STRATEGY

- Introduce new Park & Ride operations
- Enhance rail capacity working with South West Trains
- Develop tactical road closure plan
- Consider special additional bus service to central London
- Enhance wayfinding considering International visitors
- Enhance travel communications to ticket holders.

FANZONES

- Old Deer Park (<10,000)
- In place for whole tournament (opening days to be decided)
- Cultural atmosphere/Local flavour
- Walking distance to stadium
- Smaller 'festival of rugby' events
- Extra transport pressure?

CITY DRESSING

- Starting early summer 2015, main banners August 2015
- Create a buzz in each city
- Walking routes key for new audiences
- ER 2015 supply banners – City supplies the space

TROPHY TOUR

- 100 day continuous Tour
- Domestic Rugby World Cup Trophy Tour will visit:
 - England (75%)
 - Wales (10%)
 - Scotland (5%)
 - Northern Ireland (5%)
 - Republic of Ireland (5%)
- Focus for the route will be centred around:
 - Host Cities , Home Nations, Rugby Community
- Itinerary for each leg designed with stakeholders



Questions

Followed by

Closing remarks and networking