

# Open Land Indicators 2013/14 - 2015/16

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Planning

*1 September 2017*

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<b>Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).</b>
<b>Target:</b> No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).
<b>Data source:</b> LBRuT Decisions Analysis System – Planning Policy Section

### Metropolitan Open Land (Policy DM OS 2)

There were 24 developments completed between 2013/14 and 2015/16, which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL). The relevant policy sets out where exceptional cases such as small scale structures are acceptable and development is therefore policy compliant, which is indicated in the last column by “Compliant with MOL policy”. The last column also sets out whether an “Exception to MOL policy” was made due to wider community or overall benefits from the development going ahead. Details are outlined in the table below:

Completed developments on designated Metropolitan Open Land – 2013-2014				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">11/0804/FUL</a>	17/04/2013	The Coach House Barge Walk Kingston Upon Thames KT1 4AB	Erection of replacement dwelling.	The application for demolition of the existing house and construction of a new house has been subject to a number of applications beginning with 98/2127. This application has the replacement dwelling in the same position as the existing dwelling. <b>Compliant with MOL policy</b>
<a href="#">11/3751/FUL</a>	01/05/2013	Manor Farm Riding School Petersham Road, Petersham, Richmond TW10 7AH	Construction of 10 stables and 1 tack room.	The stables are considered small scale structures which are linked to the functional use of the MOL or support open space uses. As there are existing stable buildings adjacent, it is considered that they would not result in any unacceptable harm to the character and openness of the MOL. <b>Exception to MOL policy</b>
<a href="#">12/3367/FUL</a>	15/05/2013	The Pheasantry Welcome Centre, Broom Clumps, Bushy Park, Hampton Hill	Demolition of southern canopy to allow for the Southern extension of the cafe. Northern extension to the rear will form part of the new back of house area.	Minor extensions to café and visitor centre in Bushy Park within designated MOL. Whilst the café is an exceptional use in MOL; it is acknowledged that it supports the outdoor open uses in that the café and toilets are used by users of the park. <b>Exception to MOL policy</b>
<a href="#">11/1586/FUL</a>	14/06/2013	Grey Court School Ham Street Ham TW10 7HN	Erection of single storey club house to support existing four tennis courts.	The proposed Club house is considered a small scale structure that is linked to the functional use of the MOL and would not adversely affect the character and openness of the MOL. It is understood that the tennis club would struggle to function in the future without these facilities. Policy DM OS 8 supports the protection and enhancement of public and private sports grounds. <b>Exception to MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2013-2014				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">10/0227/FUL</a>	30/06/2013	The Lady Eleanor Holles School Hanworth Road Hampton TW12 3HF	New Arts Centre and new Theatre, new Music Department and new Art Department and general teaching rooms. Refurbishment of existing dining room and Drama Department. Demolition of the existing Art Department	The grounds of the school are located within Metropolitan Open Land, though the school building and its immediate environ are outside. The new build would be in scale with the existing school buildings and would not have a harmful impact on the openness or character of the MOL. <b>Compliant with MOL policy</b>
<a href="#">11/3049/FUL</a>	30/06/2013	Hampton Hill Cricket Club Bushy Park Hampton Hill	Construction of new clubhouse building.	Replacement cricket clubhouse following loss to fire of the previous structure. The new building is considered a small scale structure that supports the outdoor open space use of this area and is linked to the use of this part of the park as a cricket square. <b>Compliant with MOL policy</b>
<a href="#">10/3768/FUL</a>	15/07/2013	Richmond Park Golf Course Richmond Park East Sheen London	Construction of new clubhouse at Chohole Gate, including reception, foyer, shop, cafe, clubrooms, and changing facilities approximately 756 sq. m. New carpark providing approximately 164 spaces, 20 bay driving range (non-floodlit)	The net increase in footprint of the buildings is around 450 sqm, and therefore impinges upon the character and openness of the MOL. However, the scheme increases public access including the non-exclusive nature of the golf course, thereby enhancing the recreational use of the park/golf course and value of the Public Open Space. The Chohole Gate is also re-opened for public use and linked to a new public footpath. Due to the wider benefits, an exception to policy was considered acceptable. <b>Exception to MOL policy</b>
<a href="#">08/4383/FUL</a>	01/11/2013	Former Goods Yard, Land At Queens Ride, Barnes, London	Creation of new public open space and residential development (14 flats), provision of new access road and new pedestrian routes, together with associated enabling works and the provision of parking, servicing and plant areas.	The restoration and landscaping of the open space would enhance the character and appearance of the Metropolitan Open Land and of the Conservation Area. The proposal would clean this contaminated Former Goods Yard and would result in a gain of 0.77ha of public open space. The residential development aspect of the application is an enabling development which a Supplementary Planning Document for the site from March 2006 requires to be limited to the minimum necessary to achieve viability. <b>Exception to MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2013-2014				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">12/4078/FUL</a>	25/11/2013	The Pavilion, NPL Sports Ground, Queens Road, Teddington	New changing room facilities	The proposal was only for the redesign of the changing room facilities. There is no increase in the footprint of the building. <b>Compliant with MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2014-2015				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">12/3317/EXT</a>	01/08/2014	Teddington Town Sports Club Bushy Park Teddington TW11 0EA	Extension to existing sports club and re-configuration of the existing layout, together with enhancement of the overall appearance of the building. (extension of time request 09/2164/FUL)	This application is for an extension of time for 09/2164/FUL. The original approval relates directly to the land use as a sports club and the extension is considered reasonably modest. <b>Exception to MOL policy</b>
<a href="#">10/3161/FUL</a>	31/08/2014	Hampton Academy 122 Hanworth Road Hampton TW12 3HB	Part re-development of the site, including demolition of existing buildings and erection of new school buildings and facilities with associated new car parking provision, cycle storage, tree works and landscaping.	School redevelopment with no encroachment of development on land currently used as sports pitches or playing fields due to the rationalisation of the site. A large area to the NW corner of the site will be returned to landscape to create a recreational area. Since the landscapes area will adjoin MOL, it will enhance the open character of the area. <b>Compliant with MOL policy</b>
<a href="#">13/0326/FUL</a>	01/09/2014	Bowling Club Radnor Gardens Cross Deep Twickenham	Extension to existing bowling pavilion to form a new changing room and re-location of water tank.	The proposal is considered to be a small-scale (i.e. 16 sqm) structure that supports the outdoor open space use of the designated MOL. <b>Compliant with MOL policy</b>
<a href="#">13/1268/FUL</a>	01/09/2014	Grey Court School Ham Street Ham Richmond TW10 7HN	Proposed demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance.	The building would not encroach into the MOL area surrounding the site. The design and scale of the annex is not considered to harm the openness of the MOL and would be viewed in the context of existing school buildings from within this land. <b>Compliant with MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2014-2015				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">13/2826/FUL</a>	31/10/2014	Christ's School Queens Road Richmond TW10 6HW	Erection of new school building to the rear of the existing school and expansion of the on-site parking.	<p>A previous permission approved a new block and an extension to the existing school building, with a total new build footprint in MOL of 1,144sqm. 'Very special circumstances' were demonstrated that justified the harm to the MOL.</p> <p>The revised proposal is for a single additional building with a footprint of 1,109sqm in designated MOL, with a slightly smaller loss of MOL (35 sqm) and less impact on the character of the MOL due to the lower height of the building.</p> <p>The significant educational benefits provided by the proposal, including a new sixth form building, which successfully meets the main aims and objectives of the NPPF, London Plan and Local Plan, is considered to outweigh the impact of the building on the openness and loss of the MOL. An exception to MOL policy can be made in this instance, particularly as the revised scheme has fewer impacts upon the openness and character of designated MOL.</p> <p><b>Exception to MOL policy</b></p>
<a href="#">14/2120/FUL</a>	31/10/2014	303 Uxbridge Road Hampton TW12 1AW	Erection of a modular retail pod (Use Class A1)	<p>Given the modest nature of this small scale proposal (6.5m by 2.6m) in the context of this large retail complex it is not considered to have any serious impact on, nor compromise MOL policy given the existing level of development in the vicinity.</p> <p><b>Compliant with MOL policy</b></p>
<a href="#">14/1040/FUL</a>	01/02/2015	Pavilion At Ham Playing Fields, Riverside Drive Ham Richmond TW10 7RX	Proposed single storey extension to provide additional space for communal activities.	<p>The building needs to be expanded principally to accommodate increased attendance of the sports club and also segregated areas in the building for different groups. As such, the pavilion extension accommodates an appropriate use in the MOL. Given the small size of the extension relative to the wider MOL and its single storey nature, the proposal would not harm the character and openness of the MOL.</p> <p><b>Compliant with MOL policy</b></p>

Completed developments on designated Metropolitan Open Land – 2014-2015				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">14/2858/FUL</a>	01/03/2015	Chase Bridge School Kneller Road Twickenham TW2 7DE	Use of the whole premises for D1/D2 purposes including a ground floor community meeting room space and changing room facilities for use in conjunction with the main primary school use.	Change of use of caretakers dwelling into a community facility which was a variation to 12/2206/FUL. The majority of the building already existed and it is considered that the proposed extensions meets the requirements of Policy DM OS 2 as it is considered that it would not harm the character and openness of the MOL and also relates to the functional use of the MOL. <b>Compliant with MOL policy</b>
<a href="#">13/1334/FUL</a>	20/03/2015	Orleans Park School Richmond Road Twickenham TW1 3BB	Demolition of existing portacabin. Construction of a three storey extension to existing Sports Hall (6th form provision) and single storey reception building.	Neither the proposed extension nor the reception building encroaches on the MOL. As the structure is seen in the context of the existing school buildings, it is considered the scheme will not be prejudicial to the openness and character of the MOL. <b>Compliant with MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2015-2016				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">13/2130/FUL</a>	01/06/2015	Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.	Whilst the proposal is technically non-compliant with MOL policy, there are overriding planning considerations that outweigh the potential harm to MOL, namely the improvements to the character and appearance of the Duke of Northumberland River towpath, its ecology, the improved accessibility for users in this area of MOL (which is public open space deficient) and the proposed landscaping adjacent to the DNR. <b>Exception to MOL policy</b>
<a href="#">13/4734/FUL</a>	01/06/2015	Heatham House Youth Centre Whitton Road Twickenham TW1 1BH	Extensions and refurbishment to existing recreational building (known as "the gym") and formation of a new terrace area to the south of the multi-use hall with associated railings.	It is considered that given the small scale nature of the extension within the overall context of the site as well as the wider community benefits of the development, an exemption to the MOL policy DM OS 2 can be made. <b>Exception to MOL policy</b>

Completed developments on designated Metropolitan Open Land – 2015-2016				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">14/1988/FUL</a>	01/10/2015	Teddington Town Sports Club Bushy Park Teddington TW11 0EA	Proposed new Groundsman's sheds for cricket and rugby club storage	The sheds replace existing structures and will be to the rear of the pavilion and will not be particularly noticeable. They will be used in association with the use of this part of the park for sporting activities and are therefore compatible with the MOL designation. <b>Compliant with MOL policy</b>
<a href="#">11/1473/FUL</a>	18/11/2015	32 Clare Lawn Avenue East Sheen London SW14 8BG	Demolition of the existing dwelling and ancillary buildings and erection of a new detached two storey dwelling with basement.	The Council refused permission on MOL grounds as it would be in conflict with the MOL policies. The application was subsequently allowed on appeal (Ref: APP/L5810/A/11/2161139). The Planning Inspector stated that "The benefits of the current scheme over the fallback development in terms of effect on the character and appearance of the area clearly outweigh the harm to the MOL and the resultant conflict with policy. As such very special circumstances exist to justify allowing the proposal." <b>Exception to MOL policy</b>
<a href="#">14/4565/FUL</a>	27/01/2016	Grey Court School Ham Street Ham Richmond TW10 7HN	Construction of two new buildings; a two storey teaching building with two-bed independent living skills flat and a single storey hydrotherapy building.	The footprints for the teaching building and the hydrotherapy building will be all located outside of designated MOL. The proposal is not deemed to have an unacceptable impact on the visual openness of the MOL. <b>Compliant with MOL policy</b>
<a href="#">15/3023/FUL</a>	01/03/2016	National Physical Laboratory Hampton Road Teddington TW11 0LW	Demolition of existing timber tennis club house and 2no timber sheds to be replaced with new single storey tennis club house.	No significant or harmful impact on the openness or character of the MOL as the replacement club house is situated in a corner of the sports ground surrounded by substantial trees and bushes on two sides and the changing facilities to the other side, which obscure the area from outside view. <b>Compliant with MOL policy</b>

## Other Open Land of Townscape Importance

There were 11 developments completed between 2013/14 and 2015/16, which involved building on sites wholly or partially designated as Other Open Land of Townscape Importance (OOLTI). Details are outlined in the table below:

Source: LBRuT Decisions Analysis System - Planning Policy

<b>Completed developments on designated Other Open Land of Townscape Importance – 2013-2014</b>				
<b>App. No.</b>	<b>Comp. Date</b>	<b>Address</b>	<b>Summary of Proposal</b>	<b>Reason for development</b>
<a href="#">12/0291/ FUL</a>	31/07/2013	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.	The existing school buildings canopies / projecting walls at the rear, already partly extend into the OOLTI by some 4m. The proposed buildings at the rear will result in an excursion of built development into this land but it would be no further than the existing canopies/ projecting walls project. There is a pressing need for school places in the area, and it is considered that the proposal would provide necessary places and improvements to the school without unduly compromising the character and openness of OOLTI that would justify an exception to policy. <b>Exception to OOLTI policy</b>
<a href="#">12/2341/ FUL</a>	06/11/2013	Hampton Wick Infants School Normansfield Avenue Hampton Wick Teddington TW11 9RP	Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of carpark. Increase number of children from 180 to 270 plus existing 26 nursery places.	Replacement or minor extension of existing built facilities, which does not harm the character and openness of the open land. The loss of trees, formation of a vehicular access and hard-surfacing of the existing grassed play area is regrettable and would not, ordinarily, be considered appropriate on OOLTI. There is however a pressing need for school places in the area and as such, this is considered to be a special case where the educational need is taking precedence over other objectives. <b>Exception to OOLTI policy</b>
<a href="#">13/1958/ FUL</a>	30/03/2014	The Vineyard School Friars Stile Road Richmond TW10 6NE	Construction of extensions, revised hard and soft landscaping, car parking layout and play facilities to cater for an expansion of The Vineyards School from 480 pupils (2FE + 2 classes) to 630 pupils (3FE).	This is deemed to be a minor extension to the existing built facility. Given the modest scale of the extensions and the lightweight appearance of the canopy, these are deemed not to harm the open character of the playing fields. <b>Exception to OOLTI policy</b>

<b>Completed developments on designated Other Open Land of Townscape Importance – 2014-2015</b>				
<b>App. No.</b>	<b>Comp. Date</b>	<b>Address</b>	<b>Summary of Proposal</b>	<b>Reason for development</b>
<a href="#">13/4429/ FUL</a>	31/08/2014	St John The Baptist C Of E Junior School Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4HQ	Proposed extension to existing School Hall, demolition of existing single storey extension to after school Care Club and replacement with single storey extension to provide toilet facility for club.	The entire school site lies in OOLTI and the extension to the school hall would be 48sqm. There would be no encroachment into the open green area of the school as the extension would be over an existing hard surfaced area. The proposal would provide improvements to the school without unduly compromising the character and openness of the land. <b>Exception to OOLTI policy</b>
<a href="#">13/0037/ FUL</a>	30/09/2014	St John The Baptist C Of E Junior School Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4HQ	Construction of new teaching block to facilitate the expansion of St John the Baptist School from a 2FE Junior School to a 3FE Junior School (increase in pupil numbers from 240 to 360); alterations to car parking and landscaping.	The entire school site lies in OOLTI and thus there are no alternative locations for the proposed 2 storey teaching block resulting in a loss of approximately 300sqm of designated OOLTI. It is considered to be an extension to an existing built facility that is of a reasonable scale in comparison to the entire school building. <b>Exception to OOLTI policy</b>
<a href="#">13/0300/ FUL</a>	31/10/2014	Waldegrave School Fifth Cross Road Twickenham TW2 5LH	Proposed two storey infill extension at front; demolition of single storey building; construction of a new annex to include, a 6th form building (extra 240 pupils), kitchen, dining area and sports hall; and alterations to soft and hard landscaping, on-site car parking.	An incursion of 33sqm into OOLTI is considered relatively small-scale. The building is necessary for the improvement of the school and the proposed location is considered to be in the best position in relation to the site and in relation to neighbouring properties. <b>Exception to OOLTI policy</b>
<a href="#">14/2239/ FUL</a>	23/02/2015	St Richards Ashburnham Road Ham Richmond TW10 7NL	Alterations to existing swimming pool building; demolition of existing swimming pool changing rooms; erection of new changing rooms and associated external works.	As a replacement and extension of an existing building it is considered to be in accordance with DM OS3. The proposal improves sport and educational facilities and will not cause any material harm to the character of OOLTI. <b>Compliant with OOLTI policy</b>

<b>Completed developments on designated Other Open Land of Townscape Importance – 2015-2016</b>				
<b>App. No.</b>	<b>Comp. Date</b>	<b>Address</b>	<b>Summary of Proposal</b>	<b>Reason for development</b>
<a href="#">13/2130/ FUL</a>	01/06/2015	Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.	Whilst the proposal is technically non-compliant with OOLTI policy, there are overriding planning considerations that outweigh the potential harm to OOLTI, namely the improvements to the character and appearance of the Duke of Northumberland River towpath, its ecology, the improved accessibility for users in this area of OOLTI (which is public open space deficient) and the proposed landscaping adjacent to the DNR. <b>Exception to OOLTI policy</b>
<a href="#">13/2102/ FUL</a>	31/07/2015	Denmead School Gloucester Road Hampton TW12 2UQ	Redevelopment of school site comprising demolition of 3no. existing single storey teaching blocks, stores, the existing hall and construction of new two storey building with associated external works and landscaping.	The proposed re-development and replacement of a scattered group of buildings with a single 2 storey option will limit the footprint in OOLTI and is considered to preserve the visual amenity of the wider landscape, the views to and from the OOLTI, the Public Open Space and can therefore be considered 'appropriate' in line with DM OS 3. <b>Compliant with OOLTI policy</b>
<a href="#">15/0316/ FUL</a>	24/11/2015	Buckingham Primary School Buckingham Road Hampton TW12 3LT	The erection of a stand alone building to accommodate a hall, stores, administrations facilities and ancillary facilities. And the relocation of an existing shed and removal of two number trees.	The proposal is considered to represent modest extensions to the school hall, reflecting the scale of the existing building. The designations on the site, specifically OOLTI do not extend to this area of the school buildings. Whilst adjacent this is not considered to compromise the character and openness thereof. <b>Compliant with OOLTI policy</b>
<a href="#">15/3023/ FUL</a>	01/03/2016	National Physical Laboratory Hampton Road Teddington TW11 0LW	Demolition of existing timber tennis club house and 2no. timber sheds to be replaced with new single storey tennis club house.	No significant or harmful impact on the openness or character of the OOLTI as the replacement club house is situated in a corner of the sports ground surrounded by substantial trees and bushes on two sides and the changing facilities to the other side, which obscure the area from outside view.  <b>Compliant with OOLTI policy</b>

## Green Belt

Between 2013/14 and 2015/16 no development was carried out on sites wholly or partially designated as Green Belt.

Overall, 14 developments completed on designated Metropolitan Open Land were considered to be appropriate development and compliant with MOL policy. 10 developments were allowed in land designated as MOL as exceptions to MOL policy, because a case for exceptional circumstances and/or 'very special circumstances' (in line with the NPPF) could be made, or due to their overall/wider community benefits or site specific characteristics.

In relation to Other Open Land of Townscape Importance, out of a total of 11 developments, 7 proposals involved a minor loss of OOLTI as a result of the need for providing school places, and 4 completed developments were compliant with OOLTI policy.

There was no loss of or inappropriate development in designated Green Belt. It is considered that the target has been met in part.

## Biodiversity

<b>Indicator: Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.</b>
<b>Target:</b> No loss of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance.
<b>Data source:</b> LBRuT Decisions Analysis System – Planning Policy Section

There were 2 developments completed between 2013/14 and 2015/16, which took place on land designated as Sites of Special Scientific Interest (SSSI). The table below demonstrates that although there was a very minor loss of designated SSSI, conditions were put in place to ensure that the habitats and protected species are not adversely affected by the development proposals. It can therefore be concluded that no inappropriate development has occurred on designated SSSI. Details are outlined in the table below:

Completed developments on land designated as SSSI or Other Site of Nature Importance – 2013-2014				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
<a href="#">11/0804/FUL</a>	17/04/2013	The Coach House Barge Walk Kingston Upon Thames KT1 4AB	Erection of replacement dwelling.	The application for demolition of the existing house and construction of a new house has been subject to a number of applications beginning with 98/2127. This application has the replacement dwelling in the same position as the existing dwelling. <b>Compliant with OSNI policy</b>
<a href="#">10/3768/FUL</a>	15/07/2013	Richmond Park Golf Course Richmond Park East Sheen London	Construction of new clubhouse at Chohole Gate, including reception, foyer, shop, cafe, clubrooms, and changing facilities approximately 756 sq. m. Following construction of the new building, the demolition of the existing facilities at Roehampton Gate.	Richmond Park, with the exception of the golf course, is designated as SSSI. The proposed relocation is to an area which was previously used in connection with the existing golf course and a plant nursery for Hyde Park, but the proposal is outside of designated SSSI. The proposed landscape design includes the creation of approximately 20,151 m <sup>2</sup> of lowland dry acid grassland. <b>Compliant with SSSI policy</b>

## Public Open Space

<b>Indicator: Loss/inappropriate development on designated public open space</b>
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<b>Target: No net loss/inappropriate development on designated public open space</b>
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<b>Data source: LBRuT Decisions Analysis System – Planning Policy Section</b>
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Between 2013/14 and 2015/16 no development was carried out on sites wholly or partially designated as designated Public Open Space.

Source: LBRuT Decisions Analysis System - Planning Policy