

**LONDON BOROUGH OF RICHMOND UPON THAMES**  
**LOCAL PLAN INDEPENDENT EXAMINATION IN PUBLIC**  
**WRITTEN STATEMENT**

**HEARING 2: COMMUNITY FACILITIES**

**TUESDAY 26 SEPTEMBER, AFTERNOON**

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***Is the approach of the Plan to Community Facilities justified by the evidence base, consistent with national policy and will it be effective in operation?***

The approach to Community Facilities in the Plan covers a myriad of essential and highly valued social and community infrastructure uses that form an important part of sustainable development and healthy communities. These are important to protect, and to consider future infrastructure needs to accompany housing and economic growth. This is particularly important in the borough context of limited land supply, high values and development pressures, in which lower value uses may find it hard to compete for.

**1. Is LP 28 based on robust evidence of needs and existing provision? Is it flexible, consistent with national policy and will it be effective in delivery?**

Existing infrastructure provision and needs is identified on an evidential basis from the Council and its partners strategies and plans. The [Infrastructure Delivery Plan](#) (2017) (SD-021A) assesses future need for different types of social infrastructure and potential funding sources.

Other key documents include the Joint Strategic Need Assessment, School Place Planning Strategy, and estates strategies produced by the local health bodies, and those identified in paragraph 8.1.6 in the Plan.

Evidence from service providers indicates that there is an increasing need for schools and nurseries across the borough and that there is also pressure on health facilities. (See further details in the questions 2, 3, and 4 within this Statement with regard to LP29 and LP30.)

This policy also covers indoor sports facilities, and the Indoor Sports Facility Needs Assessment (SD-046) sets out a detailed assessment of the borough's indoor sports facilities and an analysis of supply and demand, and was prepared in line with Sport England's Assessing Needs and Opportunities Guide (PS-051). It finds areas with pressure, identified shortfalls and opportunities for new provision.

NPPF (paragraph 7) sets out the social dimension to sustainable development, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. One of the core planning principles (paragraph 17) is to take account of and support local strategies to improve social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 70 specifically states planning policies should plan positively for the provision and use of shared space, community facilities and other local services, and guard against the unnecessary loss of valued facilities and services. The Plan is therefore consistent with national policy. The approach accords with London Plan Policies 3.16, 3.17 and 3.19, recognising additional and enhanced social infrastructure provision is required to meet the needs of London's growing and diverse population, and the Mayor's Social Infrastructure SPG (2015).

In light of the robust evidence, it is very important that all existing community facilities are protected. The policy approach is particularly important due to the borough's high land values and limited land supply, for which social and community infrastructure uses may find it hard to compete for. If a community use ceases on a particular site, every opportunity should be taken to re-use that site for an alternative social or community infrastructure use.

This approach can be effective in securing opportunities for alternative uses. LP28 C sets out when exceptions to the loss of social and community infrastructure may be permitted, but does not introduce additional costly burdens. As local needs could change within the Plan period, the policy approach is flexible to take into account the latest evidential need.

The Social Infrastructure Indicators Monitoring (PS-052) shows over the five years 2010/11 to 2015/16 the general trend in completions is an overall gain in social or community infrastructure floorspace. Overall the greatest increases were in educational floorspace. The greatest losses were in outdoor sport and leisure, and drinking establishments. For some types of use, some loss in floorspace was outweighed by overall gains, including for nurseries and health centres. While individual applications for particular large scale uses may have an impact it provides a good picture of overall trends and demonstrates the deliverability of the policy approach in providing new floorspace to meet local needs through consideration of planning applications. This will be kept under review through the proposed indicator for LP28/LP29 in the Monitoring Framework (SD-013).

***Is it clear what social/community infrastructure is?***

Paragraph 8.1.2 in the Plan sets out the wide range of social and community infrastructure floorspace. The definition is not limited by use class or a de facto list, because the types of uses are broad and the value of particular uses to communities can change over time.

***Why is a threshold of 10 units used in criterion E?***

The requirement is to assess the potential impacts of development proposals for 10 or more residential units on existing social and community infrastructure. These large scale developments are likely to generate an increase in future occupiers that will directly impact on demand for local services and facilities, such as health, education, transport, utilities, which could already be at capacity. This threshold reflects Government's definition of a 'Major Development', where there is generally a step change in policy requirements towards on-site contributions such as for assessing children's play space or sustainability requirements. This threshold also reflects the current policy approach in the London Plan.

As the borough has generally very few larger development sites, criterion E would only affect relatively few applications – of the 'Major Applications' decided in the last three years this requirement would have applied to approximately 21 applications, see Appendix 1 to this

statement. This demonstrates the threshold is not an onerous requirement on developers within this borough. In addition, as opportunities for larger scale developments are so limited in the borough, it is important to maximise opportunities to address the impact on social and community infrastructure.

PPG on Planning Obligations at paragraph 031 states infrastructure contributions through planning obligations should not be sought from developments of 10-units or less, however this is in relation to affordable housing or tariff-style section 106 contributions. Paragraph 020 states some planning obligations under the threshold may still be required to make a development acceptable in planning terms. In the context of provision for social infrastructure / open space / play space, the Plan policies only seek obligations where they are necessary to make the development acceptable in planning terms and/or where they provide essential and specific items to mitigate the impact of the development, such as a contribution to improve an existing play space facility or an existing GP surgery if a proposed development will put demonstrable additional demand on it.

Therefore the threshold of 10 units is considered appropriate in the borough context.

**2. Is LP 29 based on robust evidence of needs and existing provision? Is it flexible and will it be effective in delivery?**

The Council has proposed minor changes in response to Transport for London comments to reflect regional guidance and reduce traffic impacts:

- Paragraph 8.2.9 to include additional sentence at end to read: “**Access by public transport should be a consideration in reducing traffic impacts when identifying locations for new educational facilities.**”

A minor change is also proposed to ensure it is clear that “Richmond College” refers to “Richmond **upon Thames** College”.

The [Infrastructure Delivery Plan](#) (2017) (SD-021A) sets out details on existing and future education provision needs, covering early years education, primary, secondary, special education needs (SEN) and Further/Higher/Adult Education. The existing provision includes an excellent range of schools and higher education institutions.

Adequately sized sites for new schools within the areas of the borough where additional places are needed are extremely rare. The School Place Planning Strategy (PPS) for the borough, which is reviewed regularly, sets out the anticipated likely demand for school places and how this will be met over the next ten years. This includes the demand for additional primary places within each of the ten school place planning areas and when further secondary phase places will be required.

The following sites are identified for educational uses as part of the Plan:

- Richmond upon Thames College (SA 9): provision of a new 5-form entry secondary school, a new special needs school and replacement college.
- Stag Brewery, Mortlake (SA 24): provision of a new 6-form entry secondary school, including sixth form.
- Ryde House, East Twickenham (SA 18): provision of a new 2-form entry primary school.
- Barnes Hospital, Barnes (SA 28): provision of 2-form entry primary school.

Details are also set out in the Council’s statements in relation to the Inspector’s questions on the Site Allocations.

The current School PPS, as revised in October 2015 (SD-028), has therefore informed the Plan. A revised and updated School PPS, in relation to SEN provision, is anticipated to be

agreed and adopted by the Council's Cabinet later this year (2017). (See further details in the Council's Statement on SA 28 in question 1.)

The Council takes a positive approach to collaborative working to deliver facilities and services for education and training of all age groups. In particular working with the Education and Skills Funding Agency (ESFA) as well as education providers to provide the quantity and diversity of places needed within the borough.

The AMR report on Social Infrastructure Indicators Monitoring (PS-052) shows over the five years 2010/11 to 2015/16 the greatest increases were in educational floorspace, a total net gain of 25,442sq.m of D1 Education non-residential, which was largely as a result of a number of large scale school expansion projects in the period. Examples of delivery include on SA 18 Ryde House, East Twickenham, where planning permission has been granted (subject to a legal agreement [16/2777/FUL](#)) for a Lidl supermarket with a primary school - this mixed use development was a national first for Lidl and a first for the borough. Construction is underway on SA 9 Richmond upon Thames College, Twickenham ([15/3038/OUT](#)) which brings together a new campus for education and enterprise - including a new replacement college, secondary school and special education needs school and technical hub. This demonstrates the policy approach is flexible and will continue to be effective in delivery.

***What is the justification for requiring a Local Employment Agreement and is this consistent with national policy?***

The policy approach seeks to promote local employment opportunities and training programmes where there are opportunities arising from developments. Paragraph 9 in the NPPF states pursuing sustainable development involves making it easier for jobs to be created (see further justification in the Council's Statement on Hearing 6 in support of a strong and competitive local economy). It also aligns with London Plan Policy 4.12 and paragraph 4.60 which recognises helping people who are disadvantaged or excluded from the workplace, including those who are unemployed or who lack basic skills, will be a particular priority, as excellent and rigorous education, vocational training and a widespread apprenticeship system will help young Londoners to compete in a globalised economy.

In 2014, 4.3% of 16-18 years olds were NEET (Young People Not in Education, Employment, or Training)<sup>1</sup> which was slightly lower than the national average of 4.67% though greater than the London average of 3.4%. Although in 2015 the borough figure reflected the London average of 3.1%, it remains a priority. The South London Partnership<sup>2</sup> identifies securing the skills to support residents into sustainable employment is a key priority, to raise the bar further for those with higher levels of skills than London averages and make sure some residents with lower skills are not missing out economically.

[Way2Work](#) operates as part of Achieving for Children in the borough and as Richmond Council's apprenticeship and traineeship learning provider, offering apprenticeship vacancies and full-time job opportunities for young people aged 16-24 with local employers. The Council is a supporter of the [Construction Training Initiative](#) that is administered by Notting Hill Housing Group. CTI offers work placement opportunities and support to students in the construction industry, and has with around 25 other housing associations pooled resources together and offers unemployed people the chance to become skilled tradespeople in the construction industry. Its aim is to support trainees through college to achieve a level 2/3 trade qualification, and provide sufficient work experience to increase their employment prospects. Other Registered Providers and developers also have their own schemes.

On all development proposals generating 20 FTE (Full Time Equivalent) jobs or more (this also covers end use jobs and those created within one year of completion of the development), the Council will require Local Employment Agreements (LEA), secured through Section 106 agreements, in accordance with the Planning Obligations SPD (PS-043). This requirement would only apply to a small proportion of proposals. In 2016 90% of businesses had 9 or fewer employees<sup>3</sup>. The agreement will require developers to use reasonable endeavours to incorporate in their main construction contract.

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<sup>1</sup> Includes some information on those with an actual age of 19, <https://data.london.gov.uk/dataset/young-people-not-employment-education-or-training-borough>

<sup>2</sup> <http://southlondonpartnership.co.uk/skills/>

<sup>3</sup> Source – Inter Departmental Business Register (ONS). Businesses are local units data, i.e. not enterprises which is the overall business made up of all individual sites or workplaces.



**3. Does the plan reference robustly and accurately the health care services of the Borough and its future infrastructure needs?**

**Is the plan and LP 30 based on sufficient evidence of demand and supply over the Plan period?**

The Plan is considered to reflect the important role of planning in the development of healthy communities, based on a robust understanding of existing health care facilities and services and future infrastructure needs. The Plan has been developed collaboratively with Public Health and the Richmond Clinical Commissioning Group (CCG).

The Council has proposed minor changes in response to Public Health suggestions for additional wording to benefit overall consistency:

- Proposed minor change additional text under bullet point 6 of Policy LP 30 Health and Wellbeing (Page 108), to read as follows: "**7. Active Design which encourages wellbeing and greater physical movement as part of everyday routines.**"
- Proposed minor addition to paragraph 8.3.2 of the reasoned justification at Page 108 to read as follows: "The environment in which we live is a key determinant in people's health and wellbeing. The planning system plays an important role in influencing the built and natural environment and therefore plays a key role in the physical and mental wellbeing of the population. A healthy environment can promote **wellbeing and** healthy lifestyles for all and can contribute to a reduction in health inequalities."

The annual snapshot in the [Richmond Story 2016/17 \(Joint Strategic Needs Assessment\) \(August 2016\)](#) (PS-053) continues to identify health inequalities and the high proportion of unhealthy lifestyles. These local priorities have informed the Plan.

The Plan at paragraph 8.3.17 recognises there is pressure on health facilities across the borough with some shortfall in GP floorspace in each of the four commissioning clusters in the borough and a need for greater provision of pharmacy services.

The [Infrastructure Delivery Plan](#) (2017) (SD-021A) sets out details on existing and future NHS health care provision in section 4.1.5, providing a snapshot as at April 2017. Richmond CCG is working towards increasing the number of community based health services, rather than hospitals, closer to where people live. The IDP includes at Figure 5 existing health services in the borough and surrounds. Some localities are identified as key priority issues, with three sites in Kew, Teddington and Twickenham identified for practice relocation – from unsuitable, cramped accommodation into purpose built estate, fully DDA compliant and "future proofed" for the purpose of Care Quality Commission (CQC) registration – for

improved / extended service delivery and enhanced capacity, and in Twickenham and Richmond where population growth will place increasing pressure on GP premises. (Note the map referred to in the IDP showing the shortfall in GP premises floorspace as measured against the Department of Health standard (HBN11-01) and patient list size was omitted from SD-021 but is now included in SD-021A.) South West London and St George's (SWLStG) Mental Health Trust are exploring options for the Richmond Royal and Barnes Hospital sites, as inpatient accommodation has not been provided at either site for many years and the buildings are not suitable for modern inpatient mental healthcare.

A [Health Impact Assessment](#) (SD-007) of the Plan was undertaken to assess the health and wellbeing impacts of the policies. This concludes the policies provide a number of hooks and recommendations for improving the health outcomes, and the positive outcome is seen to be a reflection of both the increasing amount of evidence available about the inter-relationship between the environment and people's health, which mean that health considerations have been a key thread throughout all of the policies in the Plan, as well as a reflection of the high levels of collaboration that already exist between planning and Public Health at the Council.

Policies LP28 and LP30 protect existing health and social care facilities and support new developments to meet local needs. The Site Allocations SA14 and SA24 identify potential for health facilities. LP30 B 1 sets out the local requirement for Health Impact Assessments to be submitted with all major applications. This will assess the health impacts of a development and identify mitigation measures for any potential negative impacts. This requirement is in the Local Validation Checklist (PS-025) and the Council has set out accompanying [guidance](#). This will assist in continuing to identify future demand and supply, along with updates to the IDP, over the Plan period. Officers also hold regular liaison meetings with Public Health bodies and colleagues for premises planning.

This approach has been largely continued from the Core Strategy and Development Management Plan. While development opportunities for new health care infrastructure are limited by the lack of large sites, the policy approach has been effective in recent permissions securing provision for use as doctor's surgeries in mixed use developments – 896 sq.m of D1 floorspace at Inland Revenue, Ruskin Road, Kew ([14/1488/FUL](#)) and 1,032 sq.m D1 floorspace at Express Dairies, Orchard Road, Richmond ([13/4648/FUL](#)).

**4. What is the justification for LP 30 B2? Is this consistent with national policy and aligned with the London Plan?**

NPPF paragraph 7 seeks to use the planning system to promote strong, vibrant and healthy communities that reflect the community's needs and supports its health and well-being. Section 8 recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. One of the NPPF's core planning principles is that plan-making should take account of and support local strategies to improve health, social and cultural wellbeing for all. Paragraph 171 provides clear advice that local planning authorities 'should work with public health leads and health organisations to understand and take account of the health status and needs of the local population... including expected future changes, and any information about relevant barriers to improving health and wellbeing'.

NPPG on Health and Wellbeing (paragraph 002) states the link between planning and health has been long established. The built and natural environments are major determinants of health and wellbeing. One of the issues that can be considered in plan-making in respect of health and healthcare infrastructure is promoting access to healthier food. Paragraph 006 states local planning authorities can have particular regard to proximity to locations where children and young people congregate such as schools, community centres and playgrounds, recognising the role in enabling a healthier environment by supporting opportunities for communities to access a wide range of healthier food production and consumption choices. Public Health England 'Scale of the obesity problem' (PS-002) recommends the use of planning policies to tackle obesity, such as by "ensuring development avoids overconcentration of hot food takeaways in existing town centres or high streets, and restricts their proximity to schools or other facilities for children and young people and families".

There is a link between childhood obesity and access to hot food takeaways and such policy provision is considered to be an appropriate way of reducing the accessibility of potentially unhealthy food outlets to young people. The GLA Takeaways Toolkit (2012) (PS-054) sets out the evidence that fast food takeaways are a contributing factor in the growth of the obesogenic environment and the rise of childhood obesity and other health problems, highlighting the range of national and regional policy drivers. The London Plan at paragraph 3.11 recognises measures such as local policies to address concerns over the development of fast food outlets close to schools, can complement other ways to address health and well-being.

The policy has been developed in close collaboration and partnership working with Public Health, taking account of obesity and excess weight data available for the borough. It is set out in the [Richmond Story 2016/17 \(Joint Strategic Needs Assessment\) \(August 2016\)](#) (PS-053) that in Richmond borough, a fifth of primary school children are overweight or obese (calculated using data from the National Childhood Measurement Programme 2014/15 and the 2015 spring school census). Whilst this is lower than the UK average, it is still too high because from reception to Year Six, the percentage of children who are obese doubles, and there are approximately 3,100 overweight or obese primary school children in the borough in total. Therefore, improving the quality of the food environment around schools has the potential to influence the kind of food purchased for children and potentially influencing their future diets.

It is therefore considered that new hot food takeaways within proximity to schools will have an adverse impact on the health and wellbeing of the local population and in addition they would undermine the local authority's strategy to tackle obesity. There is scope for applications for new hot food takeaways outside of the 400m 'restriction' zones. The approach is considered consistent with national policy and aligned with the London Plan.

**5. Is the approach to public open space, play space, sport and recreation justified by a sufficiently robust evidence base?**

The Council considers that the approach of the Plan to public open space, play space, sport and recreation is justified and founded on a sufficiently robust evidence base.

Policy LP 31 seeks to protect and – where appropriate – enhance the provision of Public Open Space, children’s and young people’s play facilities as well as formal and informal sports grounds and playing fields. It outlines the requirements placed on major development proposals in the borough in order to meet the needs arising out of the development in line with the underlying evidence.

In 2014, in consultation with Sport England, it was identified that the Council’s evidence base should be updated to comply with new national requirements. As a result, from 2014-15, a comprehensive audit and assessment of existing provision of all types of open spaces, sport and recreational facilities was undertaken. The Council commissioned Knight Kavanagh & Page (KKP) to undertake the study. This included an assessment of the quality and condition of existing supply, the future demand for facilities and specific needs, and opportunities to deliver those needs over the period up to 2025.

The outcomes of the audit are included within a number of separate reports:

- **Playing Pitch Assessment (SD-044):** Completed in May 2015, this is a detailed assessment and analysis of all playing fields and outdoor sports spaces including pitches for football, cricket, rugby union, artificial grass pitches, tennis courts and bowling greens. The assessment, and the resulting Playing Pitch Strategy (SD-045), was prepared using Sport England methodology and in consultation with Sport England, the National Governing Bodies (NGBs) of the relevant sports, and with other interested parties and organisations.
- **Playing Pitch Strategy (SD-045):** Completed in August 2015, this builds on the evidence collected in the Playing Pitch Assessment (SD-044) to outline a strategic framework and recommendations for the borough’s playing fields and sports pitches. Among the recommendations, the strategy advised that: sports facilities are protected through the implementation of local policy; improvements are made to pitch quality and changing facilities; quantitative shortfalls in the current pitch stock are rectified; and opportunities are identified to add to the overall stock of pitches to accommodate both current and future demand. These recommendations have informed policy LP 31.

- **Open Space Assessment (SD-047):** Completed in April 2005, this is a detailed assessment of the borough's open space provision, including their condition, distribution and overall quality as required by the NPPF. The assessment incorporates parks and gardens, natural and semi-natural greenspaces, amenity greenspaces, play provision, as well as allotments, cemeteries and civic spaces. Based on the findings of the assessment, it was recommended that: current standards of open space provision across the borough are maintained; low quality sites are prioritised for enhancement; and sites helping to serve gaps in other forms of provision are recognised and maintained to a good quality. These recommendations have informed policy LP 31.
- **Indoor Sports Facility Needs Assessment (SD-046):** Completed in May 2015, this is a detailed assessment of the borough's indoor sports facilities, including swimming pools, sports halls, health and fitness facilities and squash. The report incorporates an analysis of supply and demand as part of this assessment, and was prepared in line with Sport England's Assessing Needs and Opportunities Guide (PS-051). Indoor sport facilities are addressed in the Local Plan by Policy LP 28, which outlines a general resistance to the loss of provision, and support for new provision where this can be demonstrated to fulfil an identified need. (See question 1, above, for further details on LP 28).

The evidence identified in the audit has also informed the Council's Infrastructure Delivery Plan (SD-021A), which was updated in April 2017. This document further assesses future need for different types of infrastructure, including for the provision of open space, play space, and sport and recreation facilities.

In the summer 2017, in consultation and partnership working with Sport England, the Council has decided to commission consultants (KKP) to undertake a review of the Playing Pitch Strategy and the accompanying Playing Pitch Assessment. This work is currently in progress and intended to encompass two aspects: to review the supply and demand analysis based on up to date information (for example local authority pitch bookings and layouts, affiliation data from governing bodies etc.); and to review the assessment of pitch quality, to ascertain if updates to the reports are required.

The evidence base from these studies alongside the commissioned review is considered to provide a robust picture of the supply of public open space, play space, and sport and recreation in the borough that justifies the approach of policy LP 31.

- ***How have current open space provision and needs been assessed? What up to date evidence supports the approach and is it consistent with national planning policy?***

The Council considers that the studies referred to above provide a sufficiently accurate evidence base to ensure that Policy LP 31 is consistent with paragraph 73 of the NPPF, which requires that policies are founded on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. These assessments also examine quantitative and qualitative deficits in local provision, which are identified both in the studies, and on the Council's Policies Map (SD-020). This is identified in the Local Plan in paragraph 8.4.7.

LP 31 provides protection against the loss of the existing facilities, and, where necessitated by major development, supports their re-provision with requisite improvements in their quality, quantity, or type of provision in order to meet identified need. The Council considers this approach to be consistent with paragraph 74 of the NPPF, which identifies the circumstances in which the building on existing open space is permissible.

Finally, it is also noted that the requirement outlined in LP 31 (A) – for new open spaces, play facilities, and formal and informal land for sport and recreation to be connected to, and integrated within, the wider Green Infrastructure network – is consistent with paragraph 114 of the NPPF and Policy 2.18 of the London Plan.

- ***Are the requirements of criteria B justified and have they been assessed for their effect on development viability?***

The Council believes that the requirements of criteria B are justified in order to support the delivery of high quality public open space, play space, and sport and recreation facilities, in line with the NPPF's goal of 'promoting healthy communities'. The draft Whole Plan Viability Assessment (SD-024) allowed a cost in relation to LP31 for Public Open Space with play equipment for sites of 30 units and above - assumes equipment at between £60,000 and £125,000. If a contribution to off-site provision is considered this should be financially neutral to the developer i.e. similar to the cost of on-site provision. It is therefore considered that the impact of LP 31 B has been assessed for the effect on development viability.

- ***Is Sport England satisfied with the approach of the Plan towards sport and recreation?***

In line with NPPG requirements, the Council consulted Sport England during the preparation of the Local Plan: on the Pre-Publication Local Plan from 8/7/16 to 19/8/16, and on the Publication Local Plan from 4/1/17 to 15/2/17. Sport England recorded a number of comments, which, along with a response from the Council's Officers, are included in the Examination documents SD-004 (Pre-Publication) and LBR-LP-003 (Publication version), respectively.

Since the submission of the Local Plan on 19 May 2017, the Council have engaged with Sport England to seek further clarification on their representations to ensure that they are satisfied with the approach of the Plan towards sport and recreation. It should be noted that a Statement of Comment Ground is being sought and expected to be agreed with Sport England.

Within their consultation representations, Sport England expressed concerns over whether a robust evidence base for indoor sports facilities had been signed off by the Council. As stated above, the report produced by KKP 'Indoor Sports Facility Needs Assessment' (SD-046), which was completed in May 2015 and provided a detailed assessment of the borough's indoor sports facilities, including swimming pools, sports halls, health and fitness facilities and squash, served as the evidence base to support Policy LP 28.

The Council believes that it has afforded Sport England, as a statutory body, sufficient opportunities to comment on the Local Plan, and that the advice provided in its representations has been, to an appropriate degree, incorporated in the production of this Local Plan. As such, the Council believes that the Local Plan is sound in this regard.



**6. Is food growing referenced adequately and is the Plan aligned with the London Plan in this regard?**

Support for food growing spaces is included in the Plan in Policy LP 32 and in Policy LP 30 A (4). The London Plan Policy 7.22 encourages use of land for growing food near to urban communities and states Boroughs should identify other potential spaces that could be used for commercial food production or for community gardening. In the Richmond context of limited land availability, this is likely to be led through the protection of existing allotments and private amenity space. The Council is working through Public Health with other agencies to support sustainable food initiatives. Beyond planning, there are other initiatives such as the [Food Growing Schools London Project](#) which schools in the borough participate in. Therefore the Plan is considered adequately aligned in setting out support for other potential spaces, if opportunities arise as part of new developments, through the implementation of Policies LP 32 and LP 30.

## Appendix 1 – Major Development Applications Determined 2014/15 to 2016/17

Compiled from the Council's website Advanced Search [www2.richmond.gov.uk/PlanData2/Planning\\_Report.aspx](http://www2.richmond.gov.uk/PlanData2/Planning_Report.aspx)

A major application is any of the following:

- a residential development of 10 or more homes
- a residential development on a site of at least 0.5 hectares
- creation or change of use of a commercial development, where the floorspace is 1,000 square metres or more
- a non-residential development on a site of at least 1 hectare

This table sets out the applications **decided** for each financial year:

- All Major applications Decided between: 01-Apr-2016 and 31-Mar-2017 - Number of cases: 15
- All Major applications Decided between: 01-Apr-2015 and 31-Mar-2016 - Number of cases: 22
- All Major applications Decided between: 01-Apr-2014 and 31-Mar-2015 - Number of cases: 26

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
<b>All Major applications Decided between: 01-Apr-2016 and 31-Mar-2017</b>					
<b>Number of cases: 15</b>					
Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB	<a href="#">16/3445/FUL</a>	Installation of a Temporary Christmas Village and Trail inside Kew Gardens. The trail will form a circular illuminated path between the Victoria Gate, around the Palm House with access via the Brentford Car park and use of White Peaks facilities.	granted permission 11/11/2016	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
<p>Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham</p>	<p><a href="#">16/3293/RES</a></p>	<p>Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Schools Development Zone pursuant to Conditions U08026 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide: 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community; 6) The upgrading of existing Craneford Way playing fields for use by</p>	<p>granted permission 03/11/2016</p>	<p>Detailed Reserved Matters to 15/3038/OUT (see below)</p>	<p>Detailed Reserved Matters to 15/3038/OUT (see below)</p>

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		the college, schools and local community; 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath; 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).			
Reid Court And Combe House Williams Lane Mortlake London	<a href="#">16/2971/FUL</a>	Erection of a residential development of two part 3 and part 4 storey buildings comprising: 2 no. 1 bed flats, 14 no. 2 bed duplex units and 6 no. 3 bed duplex units, provision of 17 parking spaces (including 1 car club space), cycle storage and refuse storage facilities together with associated landscaping works.	refused permission 07/03/2017	22	0
84 - 90 High Street Whitton	<a href="#">16/2733/FUL</a>	Rear ground floor extensions to retail units with 16 No. two-bedroom apartments above.	withdrawn by the applicant 17/11/2016	16	A1 209.1sqm
Queens House 2 Holly Road Twickenham	<a href="#">16/2690/VRC</a>	Variation of condition DV48 (approved drawings) of planning permission 14/4842/FUL to retain original brickwork in place of proposed brickslips; omit 4	granted permission 19/01/2017	Variation of condition to 14/4842/FUL (see below)	Variation of condition to 14/4842/FUL (see below)

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		no. lower windows from east elevation of tower; retention of ground floor blue engineering brick flank walls to east and west tower elevations; final finish on west elevation to be off-white painted brickwork; solar panels to be included on infill block roof; and relocation of gate house refuse store door.			
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">16/2611/FUL</a>	Structural alterations to, and extension of, the existing RFU Stadium East Stand to accommodate additional floorspace for the provision of hospitality (corporate hospitality and debenture hospitality), conferencing and banqueting and other associated works and formation of new access on Rugby Road.	granted permission 21/03/2017	0	Other (hospitality) 11,607sqm
National Physical Laboratory Hampton Road Teddington TW11 0LW	<a href="#">16/2409/FUL</a>	Erection of Advanced Quantum Laboratory building linked to the existing Darwin Building via a covered atrium space, incorporating 4 laboratories located on the ground floor, and plant housed in outbuildings.	granted permission 23/02/2017	0	B1(b) 1, 415sqm
10 High Street Teddington TW11 8EW	<a href="#">16/2099/FUL</a>	New shopfront installation and new fascia sign.	withdrawn by the applicant 14/06/2016	0	A2 102sqm
Sandycombe Centre 1 - 9 Sandycombe Road Richmond	<a href="#">15/5376/FUL</a>	Redevelopment of site to provide for a mixed use development of 535m2 of commercial space (B1(a) offices, B1(b) research and development, B1(c) light industrial and B8 storage Use Class) and 20 residential units, together with car parking and landscaping.	refused permission 05/08/2016. Appeal Application Permitted on Appeal on 23/06/2017	20	B1(a), B1(b), B1(c) and B8 535sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
The Avenue Centre 1 Normansfield Avenue Hampton Wick Teddington TW11 9RP	<a href="#">15/5216/FUL</a>	Redevelopment of the site to provide a care home, 4 supported living units and 15 affordable housing units, with associated onsite parking and external works. (This scheme is linked to application 15/5217/FUL - whereby the existing care home at Silver Birches, 2-6 Marchmont Road, Richmond is being relocated to The Avenue Centre site, and the affordable housing associated to The Silver Birches redevelopment is being provided off site on The Avenue Centre site).	granted permission 21/10/2016	15 C2 independent living 1x 5BH & 3x 1BF and care home 2x 5BH with shared family room - total to 18 res institutional beds (974sqm).	0
38-42 Hampton Road Teddington TW11 0JE	<a href="#">15/4481/FUL</a>	Development of the site adjacent to the main building for a four storey office building including basement, lower ground, ground and first floor, associated car parking and landscaping.	granted permission 11/04/2016	0	B1(a) 1,229sqm
Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	<a href="#">15/3038/OUT</a>	Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide: 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up	granted permission 16/08/2016	Up to 180 units	College Development Zone - D1 College up to 16,000sqm D1 STEM building up to 6,100sqm D2 Sports Centre up to 3,900sqm  Schools Development Zone - D1 Secondary School up to

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		<p>to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community; 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community; 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath; 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.</p>			<p>7,000sqm D1 School for Special Needs up to 4,000sqm  Ancillary Tech Hub - B1 up to 1,700sqm</p>
<p>Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA</p>	<p><a href="#">15/2734/FUL</a></p>	<p>Temporary change of use and associated earthworks and trackway to permit one Monster Jam event to be held at Twickenham Stadium between 1 June and 30 September in 2017 only</p>	<p>withdrawn by the applicant 09/12/2016</p>	<p>0</p>	<p>0</p>

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
St Richard Reynolds Catholic College Clifden Road Twickenham TW1 4LT	<a href="#">15/1359/FUL</a>	Partial demolition of existing buildings. Refurbishment of existing Edwardian building fronting Clifden Road. Erection of three storey L shaped extension and two storey extension to existing Science Block with associated facilities to provide new accommodation for 1,260 primary and secondary pupils. Creation of new vehicular access from Station Road and creation of a new car park. Creation of new pedestrian access on Clifden Road and Staten Gardens. Associated cycle and scooter parking, hard and soft landscaping and boundary treatment. Relocation of part of Strathmore Special School (48 pupils in primary and secondary education). Use of Sports Hall, Multi-Use Games Area associated changing facilities and parking for ancillary community use.	granted permission 29/04/2016	0	D1 7,207sqm
1 - 4 Liffords Place Barnes London	<a href="#">15/0070/FUL</a>	Demolition of the existing buildings within Lifford Place and redevelopment of the site to create 3 no. commercial units with 18 no. flats over.	withdrawn by the applicant 27/03/2017	15 (as revised)	B1(a) 433sqm



Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
<b>All Major applications Decided between: 01-Apr-2015 and 31-Mar-2016</b>					
<b>Number of cases: 22</b>					
The German School Douglas House Petersham Road Petersham Richmond TW10 7AH	<a href="#">15/5206/FUL</a>	Demolition of existing sports building including sports hall, swimming pool, changing areas, and other ancillary accommodation. Erection of a new two storey sports building including main sports hall, secondary sports hall, changing areas, and other ancillary accommodation. The erection of a temporary Sports Hall with changing and Wc facilities during the construction of the new sports hall.	granted permission 24/03/2016	0	2,527sqm
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">15/1691/FUL</a>	Installation of security upgrades comprising the erection of peripheral and inner ticketing fencing, 3 No.new turnstiles and CCTV.	refused permission 21/07/2015	0	0
Chase Bridge School Kneller Road Twickenham TW2 7DE	<a href="#">15/1442/FUL</a>	The use and erection of temporary structures for the purposes of supporting the Rugby World Cup 2015	granted permission 28/07/2015	0	0
Kneller Hall Royal Military School Of Music Grounds Kneller Road Twickenham TW2 7DU	<a href="#">15/1419/FUL</a>	The erection of temporary structures and temporary use as an Operations and Logistics compound and associated parking for 110 vehicles for the purposes of supporting the Rugby World Cup 2015 Tournament from 5th August 2015 to 16th November 2015.	granted permission 11/08/2015	0	0
Cardinal Vaughan School Playing Fields Whitton Dene Whitton	<a href="#">15/1330/FUL</a>	The erection of temporary structures and temporary use of Cardinal Vaughan Playing Fields as vehicle parking and broadcast compound for the purposes of hosting the Rugby World Cup 2015	granted permission 11/08/2015	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		Tournament from 5th August 2015 to 16 November 2015.			
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">15/1309/VRC</a>	Application to vary conditions U80984 (10 Match Days Only) to allow 2 test matches to be held on 15th August 2015 and 5th September 2015 and to allow the transport measures set out in condition U80997 Transport Measures (GRAMPIAN) to be provided prior to the commencement of use of the structures previously approved under ref: 14/4197/FUL U80984 & U80997 attached to Planning Permission ref: 14/4197/FUL	granted permission 28/07/2015	Variation of condition to 14/4197/FUL (see below)	Variation of condition to 14/4197/FUL (see below)
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">15/1184/FUL</a>	The erection of temporary supporting facilities at Twickenham Stadium to support the hosting of the Rugby World Cup 2015 Tournament to include turnstiles in south west corner facing Whitton Road, gantries and perimeter fencing to create a secure ticket line at the site, temporary surfacing adjacent to the turnstiles, food and beverage outlets, a temporary pedestrian bridge across the Duke of Northumberland River to connect with the broadcast compound located at Cardinal Vaughan School Playfields Site from 5th August 2015 to 15 December 2015.	granted permission 12/08/2015	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Rosebine Car Park Langhorn Drive Twickenham	<a href="#">15/1041/FUL</a>	The erection of temporary supporting facilities at the Rosebine Car Park for the purposes of hosting the Rugby World Cup 2015 Tournament.	granted permission 28/07/2015	0	0
Old Deer Park Twickenham Road Richmond	<a href="#">15/1025/FUL</a>	Temporary change of use of part of Old Deer Park to provide a Fanzone in conjunction with the Rugby World Cup 2015 for up to 27 event days (between 11 September and 7 November), including associated facilities, temporary structures and attractions, and event branding.	granted permission 10/07/2015	0	0
St Clare Works Holly Road Hampton Hill TW12 1QQ	<a href="#">15/0621/OUT</a>	The redevelopment of the whole site for a mixed-use scheme comprising demolition and conversion of the St Clare Business Park, Hampton Hill for the erection of up to 116 homes (inclusive of support accommodation) of varying tenure together with up to 1,790 GIA square metres (sq.m) of commercial (Use Class B1) floorspace including care communal accommodation and training, creation of a new vehicular access from Windmill Road, provision of parking and refuse facilities, and associated works. (consideration of Access; Layout; Scale only)	withdrawn by the applicant 12/06/2015	Up to 116 units	B1 1,790sqm
Richmond Athletic Association Twickenham Road Richmond TW9 2SF	<a href="#">15/0209/FUL</a>	Erection and use of temporary hospitality and entertainment facilities in association with Rugby World Cup 2015	refused permission 11/08/2015	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
The Queens C Of E Primary School Cumberland Road Kew Richmond TW9 3HJ	<a href="#">15/0073/FUL</a>	To demolish and rebuild the existing school building under the Priority Schools Building Programme, providing a new replacement 2-form entry primary school for 4-11 year olds with associated landscaping and infrastructure works.	granted permission 19/06/2015	0	D1 2,071sqm
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/5125/FUL</a>	Temporary change of use and erection of screens and associated infrastructure to permit: (a) Live broadcast screenings of rugby matches and/or entertainment based events to be hosted at Twickenham Stoop Stadium for up to 7,500 people on 8 occasions/days during the Rugby World Cup 2015 between the 26th September 2015 to 31st October 2015. (b) Additional 2 days of corporate hospitality for up to 600 people on 18th and 19th September 2015 (AMENDED DESCRIPTION).	granted permission 08/09/2015	0	0
The Russell School Petersham Road Petersham Richmond TW10 7AH	<a href="#">14/5076/FUL</a>	Proposal for the co-location of Strathmore and Russell Schools onto a single site in purpose built facilities with associated car parking and landscaping. The Proposed Development involves the construction of a new purpose built school to house the existing Russell Primary School with an expanded size from its existing one form entry (FE) provision, to a one FE plus a shared FE (an additional four classrooms). The new school would also accommodate part of the existing Strathmore Special Educational Needs (SEN) School	granted permission 03/07/2015	0	D1 2,576sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		provision so that these schools are co-located. The existing nursery on the Russell School site would also be accommodated in the new school building.			
Queens House 2 Holly Road Twickenham	<a href="#">14/4842/FUL</a>	Conversion, elevational alterations and infill extension of the existing Queens House building from office (B1) to residential use comprising 10 x 1 bed and 22 x 2 bed flats (100% affordable housing). Demolition of existing 2 storey extension to Queens House and replacement with 3 storey residential extension (including roof terrace) comprising 3 x 2 bed 2 storey maisonettes and 2 x 2 bedroom flats (100% affordable housing). New 3 storey (plus basement) residential building between 60 and 66 Queens Road comprising 3 x 1 bed and 4 x 2 bed flats (100% affordable housing). Alterations to the gate house to provide 1x1 bed flat. Re-organisation of existing car park to provide parking, landscaped amenity spaces and cycle spaces	granted permission 10/09/2015	45	0
Grey Court School Ham Street Ham Richmond TW10 7HN	<a href="#">14/4565/FUL</a>	Construction of two new buildings; a two storey teaching building with two-bed independent living skills flat and a single storey hydrotherapy building. The existing vehicular route to the development area is accessed from Ham Street. The external works consist of a	granted permission 08/06/2015	0	D1 1,037sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		new car parking and drop-off area, sensory garden, all-weather and energetic play areas and additional paths and planting within the existing Grey Court grounds.			
Livingston House 2 - 6 Queens Road Teddington TW11 0LB	<a href="#">14/3764/FUL</a>	Alteration & re-modelling of existing part four/part two storey building in B1 Office use; and extension to provide 14No C3 use flats in new second & third floors above two storey section.	withdrawn by the applicant 21/04/2015	14	0
Inland Revenue Ruskin Avenue Kew	<a href="#">14/1488/FUL</a>	Erection of 4 blocks containing 170 no. 1, 2 and 3 bedroom apartments (including 27 affordable housing 16%) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements.	granted permission 22/05/2015	170	D1 896sqm
HMP Latchmere House Church Road Ham Richmond TW10 5HH	<a href="#">14/0450/FUL</a>	Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7	withdrawn - appeal for non-determination 08/06/2015. Appeal Dismissed on 03/07/2015	58	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		apartments in the converted and extended Latchmere House.			
159 Heath Road Twickenham TW1 4BH	<a href="#">13/4424/OUT</a>	Outline application for the demolition of existing building and erection of a part three, part four storey building providing a single commercial unit (A1, A2, B1, D1 & D2) and 24 new 1 and 2 bedroom flats (8 affordable units and 16 private sale units) together with associated access, parking and landscaping (Full details of landscaping reserved for future consideration) (REVISED DESCRIPTION).	withdrawn by the applicant 27/08/2015	24	A1, A2, B1, D1 and D2 77 sqm
159 Heath Road Twickenham TW1 4BH	<a href="#">13/4019/FUL</a>	Demolition of existing office building with two residential units and erection of a part single, part three, part four storey building providing ground floor commercial uses (A1(non-food retail), A2, B1, D1 & D2) and 21 No. 1 and 2 bedroom flats (6 social rent affordable units and 15 private sale units) with associated access, parking and landscaping.	granted permission 15/05/2015	21	A1, A2, B1, D1 and D2 301sqm
29 Sheen Lane East Sheen London SW14 8HY	<a href="#">07/4238/EXT</a>	Extension of time application for 07/4238/FUL (Redevelopment for mixed residential and commercial purposes).	decided as no further action be taken 12/06/2015	Extension of time to 07/4238/EXT	Extension of time to 07/4238/EXT

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
<b>All Major applications Decided between: 01-Apr-2014 and 31-Mar-2015</b>					
<b>Number of cases: 26</b>					
English Heritage Marble Hill Park Richmond Road Twickenham	<a href="#">14/5046/FUL</a>	"The use of the grounds within Marble Hill House for staging of a one day music festival ('event') together with associated staging, tents, portable cabins and other temporary ancillary works to be held in July annually. Associated build up and break down period of 10 days. The proposal seeks consent for the event in 2015, 2016 and 2017.	granted permission 05/03/2015	0	0
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">14/4197/FUL</a>	The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.	granted permission 27/02/2015	0	0
Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA	<a href="#">14/4196/FUL</a>	The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.	granted permission 27/02/2015	0	0
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/3074/FUL</a>	Installation of 5 permanent portacabins in the south west corner behind the south stand located on hard surfacing.	granted permission 20/10/2014	0	0
Kneller Hall Royal Military School Of Music Kneller Road Twickenham TW2 7DU	<a href="#">14/2785/FUL</a>	Temporary use of an open field for the parking of upto 1200 cars for a period of 3 days between 22nd and 24th August 2014.	granted permission 22/08/2014	0	0
Land North Of Mill Farm Business Park Millfield Road Whitton	<a href="#">14/2578/FUL</a>	Erection of five houses and nineteen flats together with amenity space and car parking (100% Affordable).	granted permission 11/11/2014	24	0



<b>Address</b>	<b>Planning Application Number</b>	<b>Proposal</b>	<b>Decision Status</b>	<b>Proposed number of residential units (gross)</b>	<b>Proposed amount of commercial floorspace (gross)</b>
St Pauls School Lonsdale Road Barnes London SW13 9JT	<a href="#">14/2266/FUL</a>	Temporary School Accommodation and hard standing for access associated with Phase 2 Of The Construction Of The General Teaching Building for a Period of up to 30 Months from Implementation.	granted permission 03/09/2014	0	D1 3,695sqm (temporary accommodation)
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/1933/FUL</a>	Installation of 4 additional turnstiles to south east corner of the ground.	granted permission 07/07/2014	0	0
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/1937/FUL</a>	Installation of a open sided structure to cover an external ancillary bar and drinking area at the rear of the south stand.	granted permission 07/07/2014	0	0
St Pauls School Lonsdale Road Barnes London SW13 9JT	<a href="#">14/1705/RES</a>	Reserved matters application for access, appearance, layout and scale of general teaching building in parcels 1 (part) and 2 and associated access details.	granted permission 28/07/2014	Detailed Reserved Matters to 08/1766/OUT	Detailed Reserved Matters to 08/1766/OUT
Richmond Adult Community College And 7B Parkshot Richmond	<a href="#">14/1658/FUL</a>	Replacement windows to first floor of 7b Parkshott. Installation of a roof lantern and screened plant on the roof of the existing building.	withdrawn by the applicant 14/08/2014	0	0
The Meadway Green Field Site Meadway Twickenham	<a href="#">14/1533/FUL</a>	Construction of a car park (for use by Trafalgar School and users of the Community Centre) together with associated works, including new hardsurfacing, bollards, bicycle storage and gates to facilitate its formation.	granted permission 20/10/2014	0	0
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/1479/FUL</a>	Installation of a height-restriction barrier at entrance to northern car park to prevent unauthorized parking.	granted permission 04/07/2014	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Teddington Studios Broom Road Teddington TW11 9NT	<a href="#">14/0914/FUL</a>	Demolition of the existing buildings with the exception of Weir Cottage. Erection of part four/part five/part six/part seven storey building to provide 213 flats. Erection of 6 three storey houses to Broom Road frontage. Use of Weir Cottage for residential purposes. Provision of 258 car parking spaces at basement and ground level. Closure of existing access and provision of two new access from Broom Road, provision of publicly accessible riverside walk together with cycle parking and landscaping.	granted permission 09/12/2014	220	0
Marble Hill Park Richmond Road Twickenham	<a href="#">14/0786/FUL</a>	The use of the grounds within Marble Hill House for the staging of a 3 day Food Festival together with associated tentage and other temporary ancillary facilities to be held in May 2014. Associated build up and breakdown period of 5 days. (8 days on total on site)	granted permission 27/05/2014	0	0
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">14/0563/FUL</a>	Re-tarmacing of hardsurfaced area with new gully located behind the south stand; the area to be used for purposes ancillary to the stadium.	granted permission 11/07/2014	0	0

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
HMP Latchmere House Church Road Ham Richmond TW10 5HH	<a href="#">14/0451/FUL</a>	Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.	refused permission 05/01/2015. Appeal Application Permitted on Appeal on 03/07/2015	42	0
Richmond Police Station 8 Red Lion Street Richmond TW9 1RW	<a href="#">13/4739/FUL</a>	Retention of existing Red Lion Street and Lewis Road facades; demolition of rear of building, construction of mixed use development comprising 17 x 1 bed, 9 two bed flats (including 8 affordable units), one studio flat, and 536sqm A1 retail floorspace, with associated landscaping (car free development)	granted permission 01/10/2014	27	A1 536sqm
Heatham House Youth Centre Whitton Road Twickenham TW1 1BH	<a href="#">13/4734/FUL</a>	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.	granted permission 03/04/2014	0	D2 125sqm
Express Dairies Orchard Road Richmond	<a href="#">13/4648/FUL</a>	Demolition of existing commercial building and erection of a mixed use development containing a doctor's surgery and 31 residential units ranging from 1 to 3 bed with associated parking	granted permission 19/06/2014	31	D1 1,032sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		and amenity space.			
Royal Star And Garter Home Richmond Hill Richmond TW10 6RR	<a href="#">13/4409/FUL</a>	Change of use from care home (use class C2) to residential (use class C3), comprising 86 dwelling units, including reconfiguration of the listed building and minor demolition to modern additions, new basement car park and associated landscaping.	granted permission 06/10/2014	86	0
Waterside Business Centre Railshead Road Twickenham	<a href="#">13/3390/FUL</a>	Demolition of existing buildings and erection of part three, part four storey building with basement to provide 27 residential units and 4 live/work units, provision of 36 parking spaces, childrens playspace and riverside walk.	granted permission 01/08/2014	31	4 Live/Work units which will provide 234sqm B1.
Waterside Business Centre Railshead Road Twickenham	<a href="#">13/3388/FUL</a>	Demolition of existing buildings and erection of part three, part four storey building with basement to provide 1355m2 of B1 space together with 21 residential units, provision of 38 parking spaces, childrens playspace and riverside walk.	granted permission 01/08/2014	21	B1 1,355sqm
The Morelands And Riverdale Buildings Lower Sunbury Road Hampton	<a href="#">13/2047/FUL</a>	Restoration and refurbishment of listed buildings to create B1 accommodation, car park and servicing, ancillary cafeteria and staff facilities, landscaping, electricity substation and replacement security building	granted permission 14/05/2014	0	B1 4,707sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX	<a href="#">12/1920/FUL</a>	Permanent Retention Of Stand At The Southern End Of The Stadium (Previously Granted Temporary Permission Under 09/1872/FUL) With An Increased Capacity From 4,100 To 4,533 Spectators And Ancillary Facilities Beneath.	granted permission 31/10/2014	0	D2 2,372sqm
84 Whitton Road Twickenham TW1 1BS	<a href="#">10/1864/FUL</a>	Erection of 9 residential units.	granted permission 20/10/2014	9	0