

Appendix 26 – Extract from MOL review 2021

London Borough of Richmond Upon Thames

Metropolitan Open Land Review

Annex Report

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







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Summary of Metropolitan Open Land Assessment

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

Legend

-  LBRuT Borough Boundary
-  MOL General Area
-  LBRuT MOL
-  Neighbouring MOL

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Client
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Job Title
MOL Review

MOL General Areas

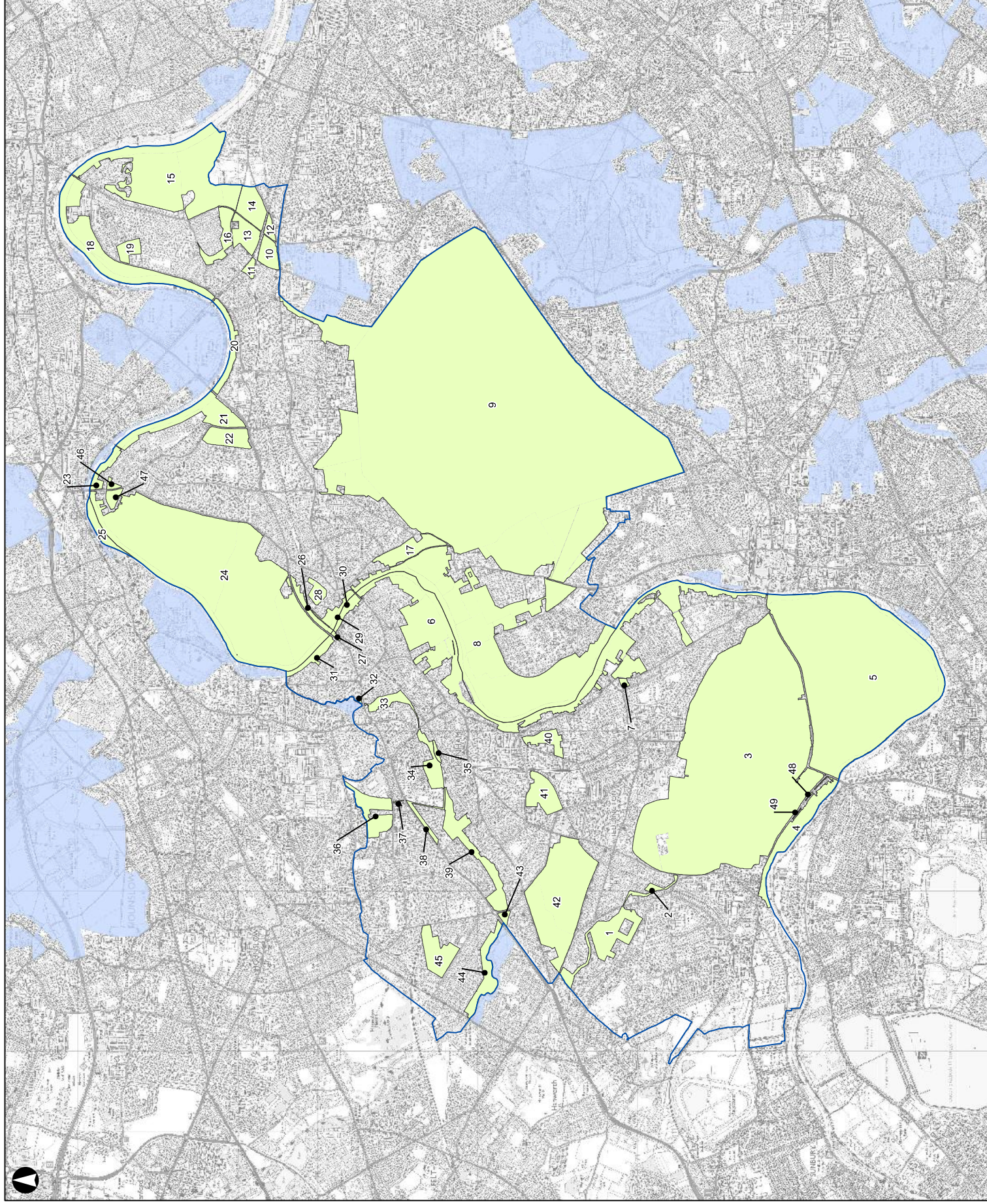
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P1



Summary of Metropolitan Open Land Assessment

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

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

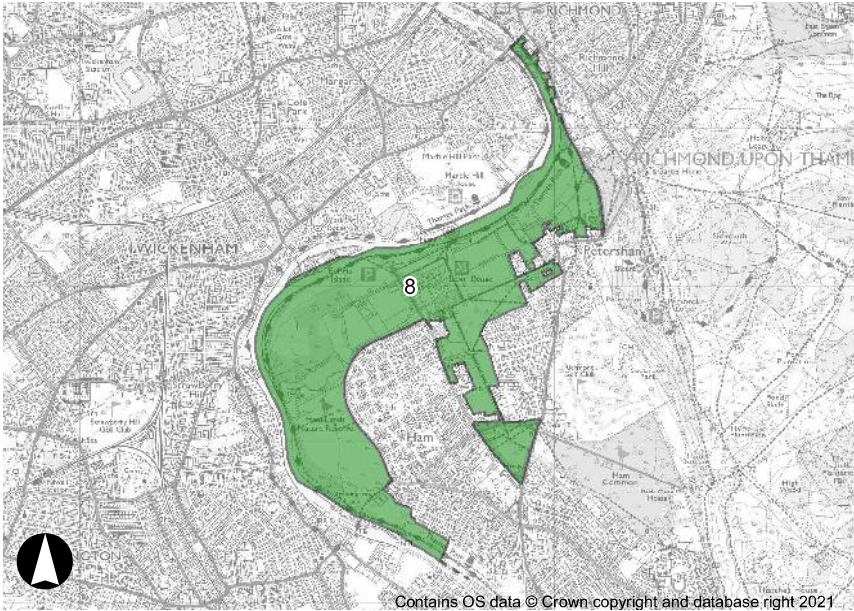
MOL Assessment Summary Table

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

MOL Assessment Summary Table

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

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



Legend

 MOL General Area

Parcel map



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



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



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

Boundary Assessment

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

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

Assessment of parcel against London Plan MOL criteria

MOL assessment summary

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

* Some inaccessible land and therefore assessment based on aerial photography and views from public highways.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

Overall comment

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

Strategy and Recommendations

	Conserve	Enhance	Restore	Review
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