

The Teddington Society

Registered Charity No. 802026

54 Elmfield Avenue
Teddington
TW11 8BT

4 June 2024

Written submission by

The Teddington Society Planning Group to the LBRUT Draft Local Plan Inspector, for consideration during the Richmond Local Plan Inspection commencing Tuesday 25th June 2024 regarding Main Matter 18 "Improving design, delivering beautiful buildings and high quality places (Policies 44-46)" to be considered on day 9 (Tuesday 9th July 2024).

Regarding the designation of a Teddington Railway-Side mid rise zone.

We are very concerned that the area "along the railway line north of Teddington Station" (and we note that this is on both sides of the railway and over the railway bridge) is being designated a Mid-Rise Zone (5-6 storeys).

We believe that (as it is effectively right in the town centre) this is totally inappropriate and there should be no Mid-Rise or Tall-Building Zones in Teddington. We note that the Local Plan shows that no other area in the borough has a mid-rise building zone right in the town centre.

During the consultation process the council received a large number of comments mostly from local groups and residents who were opposed to this designation.

The council has proposed some small changes to the wording in the Local Plan and in the Urban Design study which we do not believe are sufficient to ensure that we do not have more inappropriate developments right in the heart of Teddington.

We consider that designating this 'Mid-Rise Zone' will encourage the building of 5-6 storey buildings in that area as developers may assume that permission would be granted. This could also remove the public's ability to object to development on grounds of scale.

The Local Plan says that "the borough is characterised by primarily low to medium rise buildings which has produced very attractive townscapes and is important to the borough's distinctive character." We already have taller buildings in the centre of Teddington, such as the Travelodge, Harlequin House or the new Informer House. They are not part of an 'attractive townscape' and conflict with Teddington's 'distinctive character' and further cut Teddington in half, visually separating one side of the railway from the other.

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Page 58 (bullet 3) of the Local Plan proposes to “improve the sense of arrival at Teddington Station”, yet next to the station could well be 5-6 story buildings instead of the low-level business park now existing. The scale of the buildings in Station Road, in The Cedars, at Teddington Station and the Park Hotel should be respected and nothing should be built that is out of the scale or character of these locations. The current business park reinforces the character of the streets around the station in its scale and mass, which mid-rise buildings would not.

In summary, to protect the character of Teddington, particularly those areas of housing in Station Road, The Cedars and to preserve the Teddington Business Park and land around the station from unsuitable development we believe that any reference to a Mid-Rise Zone at Teddington Station should be deleted from the Local Plan.

Rosemary McGlashon

Teddington Society Planning Group Leader

For The Teddington Society



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