

Policy C1 - Protecting Green Character

A. The clear distinction between the built-up areas and green spaces of Ham and Petersham will be retained and, where appropriate, enhanced to ensure that the boundary is well defined, physically and visually.

B. In as much as any works require planning consent, the improvement, extension or renewal of existing leisure facilities within the green spaces of the neighbourhood area must have particular regard to their semi-rural setting within the open spaces when assessed in relation to the relevant policy in the Richmond Local Plan.

C. In as much as any works require planning consent, the materials and the design of structures in and adjacent to green spaces, including signs, fencing and lighting, must be appropriate to the open 'semi-rural' character.

Policy C2 - Character and Context Appraisals

A. All applications for new buildings must demonstrate how the proposal addresses the key elements of the character of the designated Conservation Area or neighbourhood character area in which the site is located.

B. All new development will be assessed against guidance in the relevant character and context area study (Appendix 4) or the relevant Conservation Area Appraisal for the purposes of policy LP 3 in the Richmond Local Plan.

Policy C3 - Protecting the Character of Built Areas

New developments should where it is both possible and practical for the scheme to retain and add to the neighbourhood's network of paths and through routes and maintain the open and permeable structure of the area. The realignment of paths and through routes will be acceptable where this will result in an improvement in permeability. Gated developments will not be accepted.

Policy H1 - Residential Development

All new build housing within the Area should be delivered on those sites identified in this plan or on previously developed brownfield sites and other small sites which meet the criteria set out in Policy LP 39 of the Local Plan.

Policy H2 - Design Principles for Housing Development

A. The height, scale, massing and site layout of new housing development will be based on the immediate context and surrounding housing identified in the Character and Context Appraisals in Appendix 4.

B. The design of all new housing development in the neighbourhood area will be guided by policy C2 Character and Context Appraisals. In particular housing schemes should incorporate the following principles:

1. High quality architectural design which is well related to its context;

2. Building heights generally between 1 and 3 storeys, and 4 storeys in appropriate locations. Developments over 4 storeys will be considered acceptable if the proposal demonstrates positive benefits in terms of the townscape and local aesthetic quality and relate well to their local context;

3. A clear delineation between public and private spaces;
4. Developments should include an integrated landscaping and planting strategy which enriches the biodiversity of the Area, and includes dedicated private planting areas for each unit as well as communal planting areas across the scheme which relate well to the wider area;
5. Single aspect units will not normally be considered acceptable.

Policy T1 - Assessment of Transport Impact

Housing developments of more than 10 units will be required to demonstrate how the proposals will mitigate the transport impacts of the development to take account of the generally low PTAL values in the area, including where necessary a Travel Plan. Any Transport Assessment and Travel Plan should be produced in accordance with TfL best practice. The proposed measures must be implemented prior to occupation of the development or within an agreed timeframe.

4.5 Policy T2 - Motor Vehicle and Cycle Storage

Policy T2 - Motor Vehicle and Cycle Storage

A. All new residential developments will include motor vehicle parking spaces in accordance with London Plan standards.

B. All other development will include motor vehicle parking spaces in accordance with Local Plan standards.

C. All new residential developments will include cycle storage for one bicycle per bedspace provided up to a maximum requirement of 4 spaces. If more than four bedspaces are proposed the maximum requirement remains at four cycle spaces. Cycle stores should be secure, easy to use and conveniently located.

D. All other developments will include cycle parking in accordance with London Plan standards.

Policy CF1 - Community Facilities

The extension or relocation of local community facilities will be supported, subject to the services provided being maintained or improved. When there is no longer an identified community need for an existing community use or when it is relocated, primary consideration should be given to using and adapting the vacated premises for other community uses.

Policy R1 - Enhancing Retail Uses

Proposals which extend and enhance the range of local shops, pubs, restaurants, cafes and related commercial services will be encouraged. The loss of shops, pubs and commercial premises for the local community will be resisted unless it can be demonstrated that the site has been actively and properly marketed for its current use in accordance with the requirements set out in Appendix 5 of the adopted Local Plan.

Policy R2 - Other Businesses and Local Services

Facilities and services such as shared work-space and serviced offices which would encourage and sustain small businesses will be supported where they do not conflict with other relevant planning policies.

Policy G1 - Open Spaces

The value of Ham and Petersham's green spaces as shown on Figure 7.1 will be conserved and enhanced by their protection from development and its adverse impacts.

Policy G2 - Light Pollution

Any proposals on or adjacent to green spaces which include external artificial lighting, or which are likely to result in significant increases in artificial light levels affecting wildlife corridors, will be required to address the following:

- 1. Light should only be installed where it is needed;**
- 2. Timers should be installed to limit periods of use;**
- 3. Light levels should be limited to the minimum required to enhance visibility;**
- 4. Lights should not be directed upwards;**
- 5. Lights should always be shielded;**
- 6. Light spread should be kept to or below the horizontal;**
- 7. Narrow spectrum bulbs should be used;**
- 8. Light sources emitting ultra-violet light must be avoided;**
- 9. Lighting columns should be as short as practicable.**

Policy G3 - Allotment Extension and Community Orchard

The provision of additional allotment plots, including the extension of Walnut Tree Allotments, and the establishment of a community orchard will be supported.

Policy E1 - Sustainable Development

All new buildings are actively encouraged to achieve accreditation with the Home Quality Mark or Passivhaus standard.

Policy E2 - Retrofitting Existing Housing and Residential Extensions

Planning applications for the installation of measures on residential properties to improve energy efficiency (such as solar panels and ground heat pumps) will be supported except where the works would adversely affect the appearance of the building or area.

Policy E3 - Water Efficiency

- A. All new houses should provide water butts. In developments of blocks of flats facilities for communal water storage and reuse shall be provided.
- B. The provision of water butts is also encouraged and supported in commercial developments and extensions to residential properties.

Policy E4 - Sustainable Drainage (SuDS)

All new buildings will be expected to include a sustainable drainage system to dispose of surface water. All sustainable drainage systems must be integrated into the landscape and have a maintenance programme.

Policy E5 - Permeable Forecourts

There is a general presumption against the provision of front garden car parking except in the circumstances set out in LP 45 in the Richmond Local Plan. Any new hard-standings and forecourt parking areas must be permeable or constructed so that the surface drains to a permeable lawn or border.

Policy O1 - Ham Parade

Any planning application proposing the alterations to the external areas to Ham Parade will be supported if the proposal involves:

1. reducing the dominance of traffic by providing more space, improved visibility and accessibility for pedestrians and cyclists;
2. improving connectivity to the rest of the neighbourhood area for pedestrians and cyclists;
3. improving the appearance and attractiveness of the parade by:
 - a. encouraging occupiers to install appropriate shopfronts and signage;
 - b. introducing better directional signage, lighting, seating, public art, space for community events and soft landscaping.

Policy O2 - St Richard's Square

Any planning application proposing the alterations to the external areas to St Richard's Square will be supported if the proposal involves improving the appearance and attractiveness of this neighbourhood shopping centre by:

- 1. creating a new public space in front of the shops with attractive paving, landscaping and seating;**
2. encouraging occupiers to install appropriate shopfronts and signage;
3. introducing better directional signage, lighting, seating, public art, space for community events and soft landscaping throughout the area.

Policy O4a - Ham Close

A. Any scheme for the redevelopment of all or part of Ham Close must have regard to the character of the surrounding area set out in the Ham Close Neighbourhood Character Study.

B. Any scheme which includes the redevelopment of existing community facilities forming part of a Ham Close must make provision for their equivalent replacement.

Policy O4b - Ham Street/Ashburnham Road

Applications for the installation of new shopfronts and appropriate new external signage will be supported.

Policy O5 - Cassel Hospital

Development proposals for the Cassel Hospital site should meet the following requirements:

1. explore the potential to open up views into the site from Ham Common and Dukes Avenue;

2. maintain and enhance the historic layout, planting and biodiversity of the grounds. Provision for managed public access including a pedestrian and cycle route between Dukes Avenue and Ham Common will be encouraged;

3. rationalise access to the site which may include a new pedestrian / vehicular access;

4. enhance the setting of the listed buildings, particularly in relation to Ham Common;

5. Development in the non-designated parts of the grounds will be considered acceptable and could include affordable residential development with some supported housing for older people and / or community uses.

Policy O6 - St Michael's Convent

Any development proposal for the St Michael's Convent site should:

1. enhance the integrity of the listed buildings and preserve their setting, particularly in the way they relate to Ham Common;

2. maintain the relationship between the house and the gardens which gives the site its special character;

3. restrict new buildings and parking to the areas of the site that are already developed and not include any new vehicle access points unless it is demonstrated that the new access complies with highway safety standards and it is demonstrated that the works associated with it or traffic associated with any new access will not have a material detrimental effect on the character and the amenity of Martingales Close and its residents;

4. maintain and enhance the biodiversity and historic planting of the grounds and seek to secure managed public access.

Policy O7 - Previously Developed Brownfield Land and Other Small Sites

A. Planning applications for the residential development of previously developed land will be supported.

B. Proposals that involve the development of open or backland spaces that contribute to the character of the locality will not normally be approved.