

INTRODUCTION TO VILLAGE PLANNING GUIDANCE FOR HAMPTON

What is Village Planning Guidance?

London Borough of Richmond upon Thames (LBRuT) wants residents and businesses to help prepare 'Village Planning Guidance' for the Hampton Village area. This will be a document that the Council considers when deciding on planning applications. Village Planning Guidance can:

- Help to identify what the 'local character' of your area is and what features need to be retained.
- Help protect and enhance the local character of your area, particularly if it is not a designated 'Conservation Area'.
- Establish key design principles that new development should respond to.

The boundary has been based on the Village Plan area to reflect the views of where people live, as well as practical considerations to support the local interpretation of planning policy.

How can I get involved?

There will be two different stages of engagement and consultation before the guidance is adopted.

During February and March residents and businesses are being asked about their vision for the future of their area, thinking about:

- the local character
- heritage assets
- improvement opportunities for specific sites or areas
- other planning policy or general village plan issues

Draft guidance will be developed over the summer based on your views and a formal (statutory) consultation carried out in late summer/autumn 2016 before adoption later in the year.

How does Village Planning Guidance work?

The Village Planning Guidance will become a formal planning policy 'Supplementary Planning Document' (SPD) which the Council will take account of when deciding on planning applications, so it will influence developers and householders in preparing plans and designs. This includes any aspect of changing the physical environment that requires a planning application for built development, and other matters such as new street signs, shop fronts, road layouts or cycleways.

How does the 'Village Planning Guidance' relate to Village Plans?

The Planning Guidance builds on the 'Village Plans' which were developed from the 2010 'All in One' survey results, and from ongoing consultation, including through the engagement events currently underway and later this year. The Village Planning Guidance will be a dedicated section as part of the Village Plans.



Indicative Hampton Village Planning Guidance Study Boundary



Percy Road



Wensleydale Road

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

What were the most mentioned issues set out in the Village Plans and what has been done?

Traffic and Congestion

What was said:

There were many references to problems with traffic and high levels of congestion. HGVs on side roads, poor and dangerous parking, and school pick up/drop off contribute to this.

You suggested a variety of solutions including: enforcing lower speed limits, better parking arrangements and diverting traffic.

Particular reference was made to the High Street, Percy Road, Hampton Court Road and a number of other named locations.

What we have done:

- Planning conditions now require that building contractors and suppliers use agreed routes to ensure overweight lorries are not using smaller streets unnecessarily.
- The Council has used Radar speed signs in high risk areas to influence driver behaviour. These signs draw attention to local speed restrictions and have resulted in positive changes in driver behaviour.
- We have liaised with utility companies to ensure that work is carried out outside of peak time hours and at weekends to reduce the impact of congestion.
- The Council has made improvements to Hampton Court roundabout to improve sight-lines and reduce the risk of collision.
- Enforcement has reduced congestion outside schools at key times and residents benefit from parking during key holiday periods.
- Traffic lights are being reviewed across London by Transport for London and the Council to optimize timings, or consider removal in some circumstances.
- In March 2014, consultations were undertaken on 20mph speed limits including one for Hampton High Street.

What we are going to do:

We will consult on a scheme to improve conditions for cyclists along Hampton Court Road between Hampton Court Roundabout and the junction with Church Grove.

We will continue to work with TfL to ensure traffic signal timings are working effectively to ensure minimum congestion and delay.

The bus lanes on Hampton Court Road approaching the Palace are to be considered for a reduction in operational hours allowing use by all traffic for longer periods during the day. Other bus lanes will also be reviewed.

Until 8 January, Network Rail consulted on Crossrail 2 proposals, providing a connection from Shepperton via central London to north London. Within the Borough it could call at Hampton, Fulwell, Teddington and Hampton Wick. Other stations served by this line would include Kempton Park, Kingston, Wimbledon, Clapham Junction, Victoria, Tottenham Court Road and Euston. There would be 6-8 Crossrail 2 trains per hour running between central London and Hampton Wick, and 4 of these trains per hour will continue to Shepperton via Teddington, Fulwell and Hampton.

The Council will consult on changes to parking controls in the Station Road area and for Hampton Court CPZ (Zone H) in early 2016.

Condition of pavements in Hampton

What was said:

Respondents felt uneven pavements were particularly hazardous for the elderly, disabled and the young.

Bad weather, building works, poor repairs and tree roots were identified as the main causes of damage.

What we have done:

- Community Road and Pavement Fund improvements to date include footway repairs on Cotswold Road, Douai Grove, Buckingham Close, Courtlands Avenue, Jillian Close, Milton Road, Dukes Close, Longford Close and drainage repairs on Church Street.
- Before and after surveys are carried out on developments to ensure the highway is left in a good condition and any defects are communicated to the relevant building company for repair.
- The Council inspects utility companies' works on the highway to ensure proper reinstatements are carried out by their contractors who are responsible for repairs up to two years after the initial works are completed.
- Trees are a valuable asset and the Council is aware tree roots can cause an issue in the pavement. Our Highways and Parks departments work closely together to ensure regular inspections are carried out to ensure the pavement is fit for use.
- The Council considers the suitability of replacement trees being planted in each location to reduce the problems that roots cause to pavements.

What we are going to do:

We are currently in the fourth year of highways maintenance capital programme.

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

Provision of parking in Hampton

What was said:

Regarding provision of parking, many commented on the difficulties of parking near their homes, citing insufficient parking, parking restrictions, commuters and parking on both sides of narrow roads as contributing factors.

Suggestions for addressing the issue included reviewing how parking restrictions operate, encouraging fewer cars per household and restricting parking to one side of certain streets.

It was also suggested that more short term parking would encourage more people to shop locally.

What we have done:

Changes have been made to the Council's 'fair parking' approach including:

- If a Penalty Charge Notice hasn't been issued by the time a driver returns to their car, they can be sure the Notice will not be served in the post.
- Clearer warnings for suspended bays to allow easy identification by drivers.
- New signs have been placed outside schools to allow parking during school holidays, ensuring more effective enforcement of yellow lines during term times.
- There is now 30 mins free parking for residents in any chargeable Council run car park or on street pay and display using the Richmond Card.

What we are going to do:

If you would like to highlight yellow lines near your home or business which you think are unnecessary and could be removed safely, please email the location to: highwaysandtransport@richmond.gov.uk

We will consider the provision of short stay parking in Station Road and Wensleydale Road, in early 2016.

Condition of roads in Hampton

What was said:

The majority of comments were about the poor condition of roads.

Respondents felt they are a danger for motorists, cyclists and pedestrians alike.

Respondents felt the roads need to be resurfaced and quality repairs undertaken, not short term patching up.

What we have done:

We are carrying out full repairs to potholes wherever possible to ensure roads and pavements are safe and do not pose any hazard.

Improvements to the road surface on Cardinals Walk, Douai Grove, Nightingale Road, including Percy Road (level crossing). Hanworth Road received general patching repairs. Courtlands Avenue, Jillian Close and Ormond Drive had road repairs.

Temporary works are only carried out when more extensive repairs are planned.

What we are going to do:

Residents are welcome to report highways defects via the call centre or through the online system for the Council to investigate and resolve. www.richmond.gov.uk/report

Affordability of local housing in Hampton

What was said:

Respondents expressed concern about the lack of affordable housing in the area particularly for younger families.

What we have done:

433 affordable homes have been delivered for borough residents (April 2010 - March 14). 67 affordable homes have been provided in the Hampton Village area.

A new housing allocation policy was implemented in May 2013; it gives greater priority to households where someone is working and lived in the Borough for three or more years.

We are also committed to assisting members of the armed forces and rehoused our first ex-serviceman in Armistice week 2013.

Since January 2011 the Tenants Champion has supported those who rent or lease their property from a Housing Association in the Borough and who have serious unresolved complaints.

What we are going to do:

Tackling homelessness, overcrowding and supporting vulnerable people to live independently are important priorities. Where development opportunities arise, the Council will look to support those which meet these priorities and do so in a way that ensures the defining character of each village area is maintained and enhanced. Any new development must be of high design quality.

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

Level of crime and anti-social behaviour in Hampton

What was said:

General concerns have been expressed about groups of young people hanging around the streets and parks.

Many expressed the view that a greater police presence would be welcomed as would more activities for young people.

What we have done:

The Safer Neighbourhoods Team have been engaging with young people and where grounds exist, carrying out searches.

During the winter months the team patrolled areas where ASB has been reported and on occasions alcohol has been confiscated from youths.

What we are going to do:

Continue to support Neighbourhood Watch schemes. Richmond borough has over 400 Neighbourhood Watch representatives.

Please contact your local SNT to find out how you can join your scheme or become a co-ordinator.

Local shopping provision in Hampton

What was said:

There is concern around the number of empty shops and difficulties in parking by local shops. Residents also wanted to see more independent and better quality shops.

There was some opposition to larger chain stores in favour of providing more support for local business and providing incentives to fill empty shops.

What we have done:

The Council has rejuvenated Hampton Square through an £800,000 investment project.

The Council seeks to help shopping centres through a range of interventions and projects, such as providing more car parking and environmental improvements; funding from the Town Centre Opportunities Fund for a range of projects or management support; development of business/traders' networks; funding to support Christmas and other celebrations.

The Council supports business associations to attract new shops and promote shopping areas.

The Council promotes the Lease Code of 2007 to support businesses that may be negotiating new commercial leases.

The Council is working with local business associations to help them attract new shops and promote shopping areas.

What we are going to do:

Temporary use of empty shops can enliven high streets, provide an outlet for community creativity and entrepreneurialism and also lead to permanent use of the unit. The Council will continue to offer our Empty Shop Grants of up to £2000 to help support costs associated with running temporary shops.

For further information, including how to apply, see our empty shops grant page.



MOVING AROUND HAMPTON VILLAGE

WHAT IS ON OFFER IN HAMPTON?

- Hampton Station is located off of Station Road and close to Hampton Village Green. This Station supports National Rail services running into Richmond and into central London.
- Bus routes through Hampton include the 111, 216 and R68. The R70 passes through the north of the village.
- Designated cycle routes can be found along Old Farm Road to the north of the area and within Bushy and Hampton Court Park.

What are the opportunities to improve the way in which residents move around Hampton?

Are there particular areas of pavement, streets or walking routes that need to be enhanced through maintenance, better design, lighting or better crossing points?

What else could be done to encourage walking and cycling?

Do cycle routes and cycle parking need to be improved? If so, where?

Are there ways in which public transport could be improved?



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SHOPS, SCHOOLS, HEALTH AND OTHER FACILITIES IN HAMPTON

WHAT IS ON OFFER IN HAMPTON?

- The main retail frontages are close to Hampton Station and along Ashley Road, Oakfield Road and Station Road.
- The area supports a number of supermarkets including two Sainsbury's and a Waitrose.
- There are a number of state and private schools, including Hampton Junior and Infants Schools, Carlisle School, Buckingham Primary School, Hampton School and the Lady Eleanor Holles School.
- There are a range of medical facilities including Broad Lane Surgery and Hampton Medical Centre.
- Hampton supports many businesses including independent shops in Hampton Village, and across a number of business parks including Kingsway Business Park and Castle Business Village.

What are your views on facilities and shopping in Hampton?

Are there shopping areas that need to be improved, either shop frontages or improved public areas outside shops?

Are there areas of empty shops that are no longer needed, or areas where more shops are required?

Is there a need to improve community facilities including health, or provide more leisure, arts and cultural facilities?



GREEN SPACES IN HAMPTON

WHAT IS ON OFFER IN HAMPTON?

- The Hampton area extends into Bushy Park and Hampton Court Park.
- Hampton Village Green is a key community space in the heart of Hampton Village's historic core.
- Hampton Common, Carlisle Park & Hatherop Park are all significant local green spaces.
- An accessible walking route runs from Hampton Common to Oak Avenue Nature Reserve and Thames Water land towards Hatherop Park linking up these important green spaces.
- Extensive green space along the River Thames and part of Portlane Brook to the west.
- There are also a number of smaller green areas located within the built up area.

How can green spaces in Hampton be improved?

Are additional facilities such as play areas, pitches or benches needed to encourage greater use of green spaces?

Is there a need to review the management and maintenance of any green spaces?



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OPPORTUNITIES TO GET INVOLVED IN YOUR LOCAL AREA

Community links

Community Links help promote community involvement by keeping local communities informed about what the Council is doing, by building a better understanding of what community activity is already happening, helping identify and promote opportunities for local people to get involved and helping local people and groups find the support they need to take part. www.richmond.gov.uk/community_links.htm

Hampton Village Facebook Group

The aim of this group is for the Council and the community to collaborate together and outline the vision and future of the area. We would love to hear your news of life in Hampton Village, and your ideas of how we can make it a better place for everyone. You can find the group here: www.facebook.com/groups/HamptonVillagePlan/

Community Organisations

There is a wide range of community organisations in Hampton. Here is a snapshot of a number of groups who would welcome your involvement:

Linden Hall Community Centre

Based in Hampton, Linden Hall provides hot lunches, services such as chiropody, massage and hair dressing, and a range of activities mostly focused on older people.

The Lindeners Social Club was formed to help reduce social isolation and loneliness for older people in the Hampton area, which includes Hampton, Hampton North, Fulwell and Hampton Hill. They provide friendship, support and leisure activities for adults who may be vulnerable due to age or disability.

Currently they have around 100 members who enjoy a freshly cooked two-course lunch, daily social interaction and also access professional services such as a hairdresser, chiropodist and beautician at reduced cost as a benefit of their membership.

Hampton People's Network

The Hampton People's Network is a members only online network of residents and businesses interacting on local and current issues and places of interest. Want to know more about what is going on without leaving home? Join the network. <http://hamptonpn.ning.com/>

Hampton Village Traders' Association (HVTA)

HVTA was formed to celebrate and promote the thriving village community of Hampton in Middlesex. Their website has a local directory of businesses and events in Hampton. www.hamptonvillage.org.uk

YMCA White House

The YMCA White House offers social, recreational and educational activities to a wide range of ages in the Hamptons and adjacent areas. Managed by YMCA London South West since April 2015, the White House invites people of all ages to join in with one of the many activities, children's classes or to simply relax in the comfortable café. It is home to several groups and clubs (sections) that run exercise classes, arts and crafts groups and health and wellbeing services. There is also a spacious nursery and

several rooms and halls for hire, including an outdoor sports pitch for football, tennis or netball.

The Hampton Society

The Hampton Society is primarily concerned with the protection and development of the local environment, both built and natural, and to ensure that the provision of amenities enhances the quality of life for the residents of Hampton. It has a long history of campaigning on behalf of Hampton residents on a wide range of issues. <http://www.thehamptonsociety.org.uk/>



Village Planning Guidance Events

To get more involved in the Village Planning Guidance come along to the following events where you can meet the team and have your say about what is important in your local area:

Saturday 6th February

Drop-In – 10:00am – 4:00pm

Tangley Park Children's Centre, 1 Bramble Lane, Hampton, TW12 3XB

Saturday 27th February

Drop-In – 10:00am – 4:00pm

Hampton Infants School, Ripley Road, Hampton, TW12 2JH

Sunday 7th February

Walkabout: Session one, 11am - 1pm and Session two, 2pm - 4pm

Meeting points for both will be outside the Sainsbury's, Hampton Square TW12 3YH

Sunday 28th February

Walkabout: Session One: 11am to 1pm

Meeting point: Little Waitrose, 72 Oldfield Road, Hampton, TW12 2HQ

Walkabout: Session Two: 2pm to 4pm

Meeting point: St Mary's Community Hall Church St, Hampton, Middlesex TW12 2EB

Please book your space by emailing allinone@richmond.gov.uk

DEFINING THE CHARACTER OF HAMPTON VILLAGE

The Council has undertaken some initial work on trying to identify the different areas of Hampton which have a similar character, together with some of their key features. Some of these are based on established Conservation Areas. These are displayed on the boards so that we can seek your views.

We want to find out what you think are the most important features of your local area - use the boards to find out where this is.

This will help ensure that the character is maintained and enhanced for the future and that new developments or changes to existing buildings respect the aspects of local character that you think are important.

What are the opportunities to enhance your local area?

What do you think the best and most important features are?

What are the pressures or problems facing your area?

Have the character areas been correctly defined?

The features that you might want to think about could include:

- windows, roofs and chimneys
- building materials and colours
- gardens and green spaces
- street trees and paving
- boundary walls or railings
- waterways
- shop frontages



THE CHARACTER OF HAMPTON



Character Area 1: Longford River Estates

- This character area occupies the northern part of Hampton and is bounded by School playing fields and Hanworth Road, the Longford River runs through the heart of the area.
- The north part of this character area is a low rise 1960–70s housing estate. The vast majority of houses are two storeys.
- The Longford River divides the character area and offers picturesque views to pedestrians crossing the footbridge.
- Dominant materials and features include: buff coloured brick, red brick, clay tiles, concrete paving stones, brick dwarf garden walls, concrete bollards, wooden garden fencing, metal single garage doors.



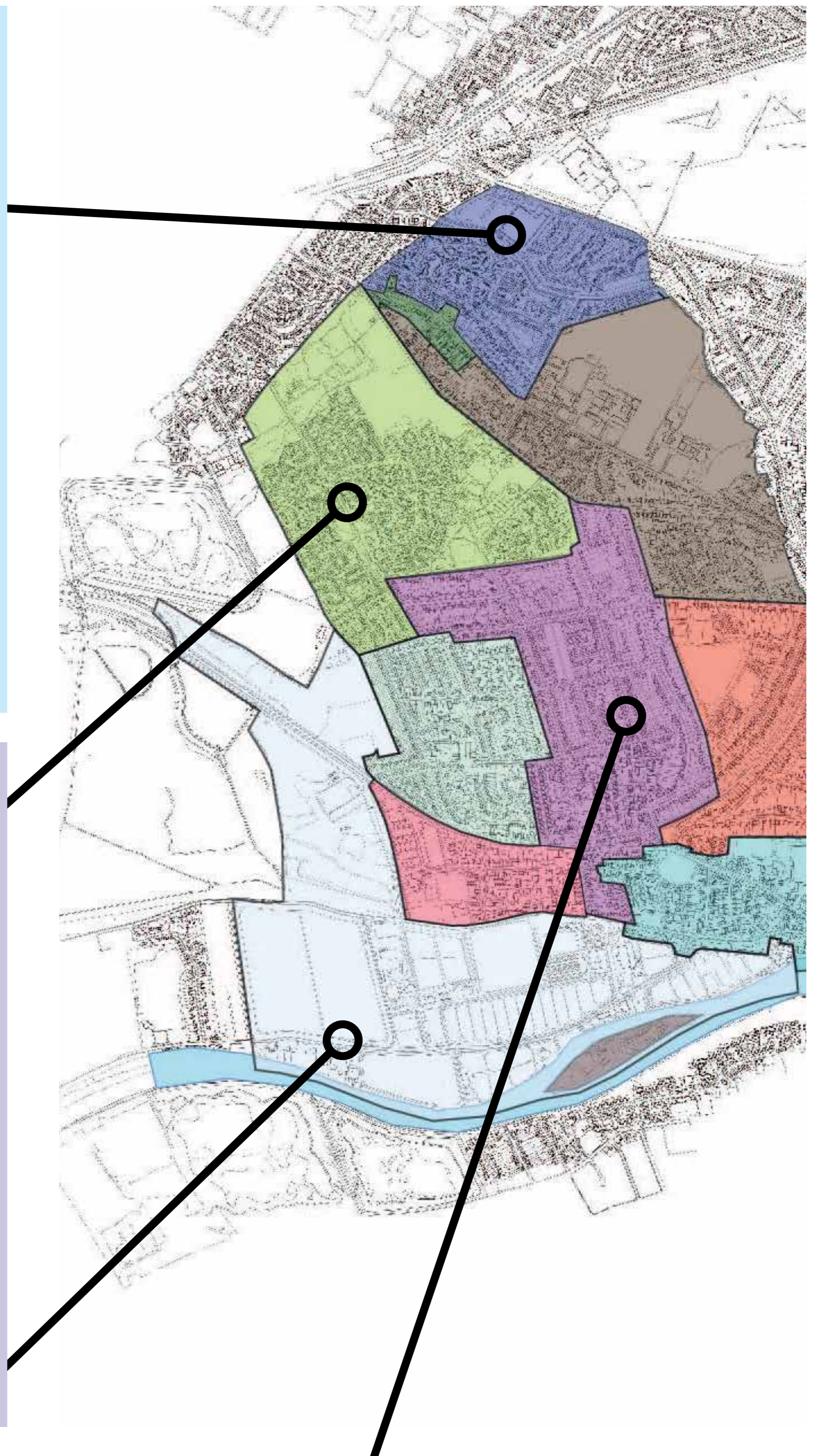
Character Area 12: Oak Avenue estates

- This character area occupies the north west part of Hampton. Buckingham Road runs along the eastern boundary, The Avenue to the south, the area's western boundary is marked by open green space.
- A variety of facilities can be found in Hampton Square including community groups, health services and a number of retail outlets.
- The area is defined by an array of 1970s to 1990s housing estate developments in a green setting, largely provided by Hampton Common.
- Dominant materials and features include: stock brick, red brick, clay roof tiles, concrete paving, cycle lanes, green spaces and large common and smaller curb-side green plots.



Character Area 8: Hampton Waterworks

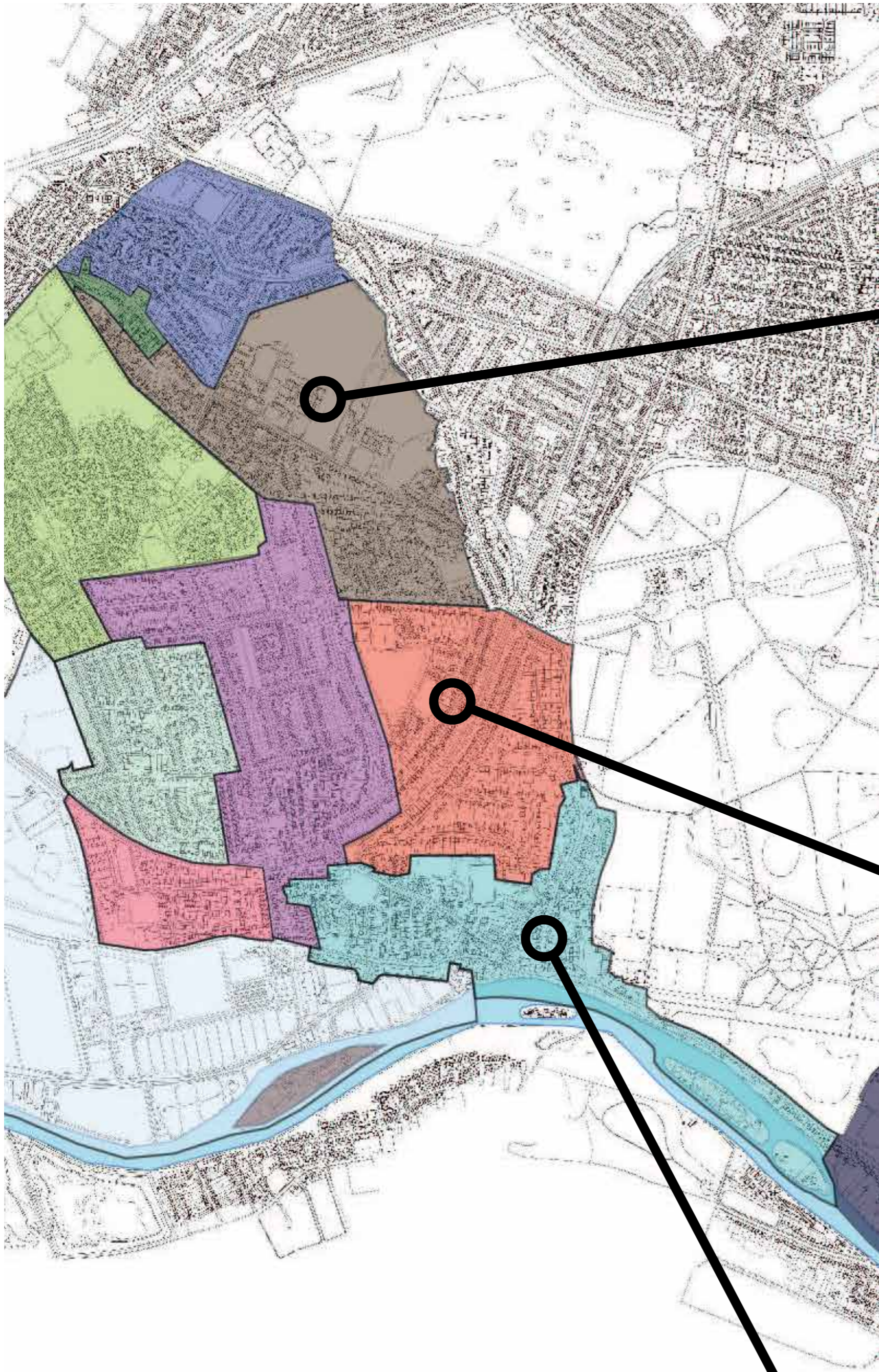
- This character area borders the River Thames and is situated to the south west of the Hampton Conservation Area. It extends west up to the boundary with Surrey.
- This area is largely undeveloped and includes the extensive site of the Hampton Waterworks with its historic pump houses and reservoirs.
- The area is not accessible to the public with large areas fenced off.
- Dominant features and materials include: reservoirs, mature trees, metal fences, stock brick, red brick, render, clay tiled or slate roofs.



Character Area 11: Priory Road East and Surroundings

- This character area is in the centre of Hampton. It is bounded by Old Farm Road and part of Acacia Road to the north, Wensleydale Road and part of Nightingale Road to the east and Percy Road and Oak Avenue to the west.
- The area is characterised by quiet residential roads, regularly arranged streets in generous plots and a number of local shopping parades.
- The area includes a variety of high quality Victorian/Edwardian houses and some interwar homes predominantly found on longer boundary roads.
- The character area supports the only train station in Hampton.

THE CHARACTER OF HAMPTON



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Character Area 2: Queenswood Avenue estate and Hanworth Road east

- This character area is bordered by Longford river to the east and Buckingham Road to the west and extends south to Broad Lane.
- Queenswood Estate comprises of four three storey blocks of flats and is surrounded by a number of cul-de-sacs with 1970s–90s housing.
- Acacia Road and part of Nightingale Road are key elements of the area with low-rise housing built at different times between 1960–90.
- Hampton School, Hampton Academy and Lady Eleanor Holles School occupy a large part of the character area, all with large playing fields, mature trees and well maintain hedges fronting the Hanworth Road. Other schools present in the area include: Clarendon School, Carlisle Infant School, and Jack and Jill Pre-preparatory School



Character Area 3: Gloucester Road and the Ormonds

- This character area comprises two long, curving streets that follow the railway, Gloucester Road and Ormond Road, and a series of shorter streets connected to them.
- The housing is mainly interwar, with a limited number of Edwardian houses. There is much variation in design but there are many common features.
- An important feature is Carlisle Park, an important local green space set back within a perimeter block, connected to the surrounding streets via three entrances on Wensleydale Road and Carlisle Gardens and Carlisle Road.



Character Area 4: Hampton Village Conservation Area

- Hampton Village Conservation Area is situated on the junction of the road from Sunbury to Kingston with the road leading north to Twickenham following the west boundary of Bushy Park.
- The Conservation Area contains four distinct sub-areas: the village core, Station Road, the riverside and the Waterworks.
- The area is defined by a mixed of residential and commercial properties, consisting of terraces, large detached and semi-detached townhouses along with standout listed buildings including St Mary's Church and Hampton Waterworks.



THE CHARACTER OF HAMPTON



Character Area 13: Hanworth Road Conservation Area

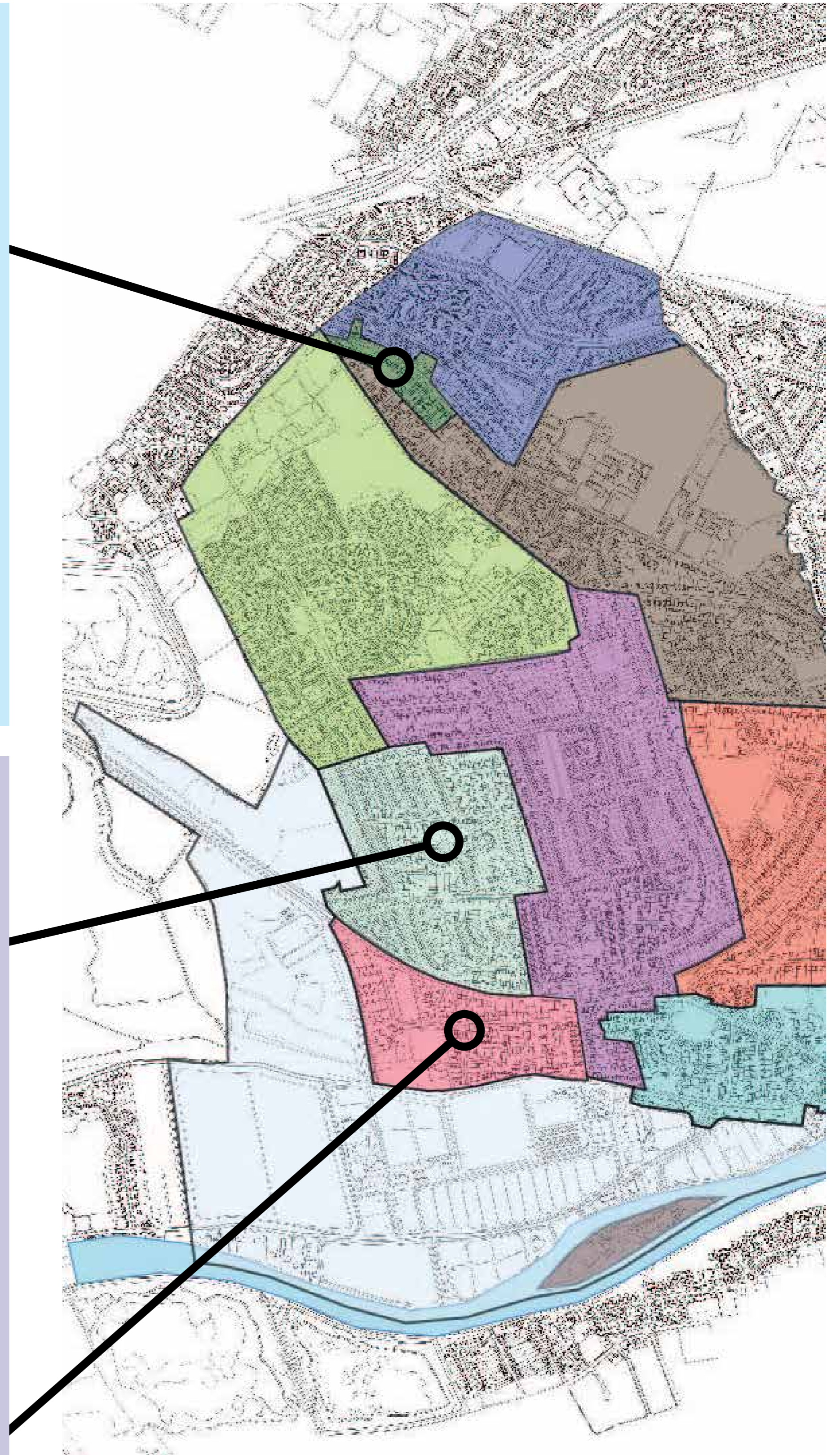
- This Conservation Area is a residential area situated along a main thoroughfare running north-west/ south-east.
- To the west of Hanworth Road this area is dominated by large detached properties dating from the end of the nineteenth to the early twentieth century with extensive mature gardens and trees to the front and rear.
- The north western end of the road is defined by simple terraced housing with well-proportioned design with most retaining original joinery.

Character Area 10: Priory Road West

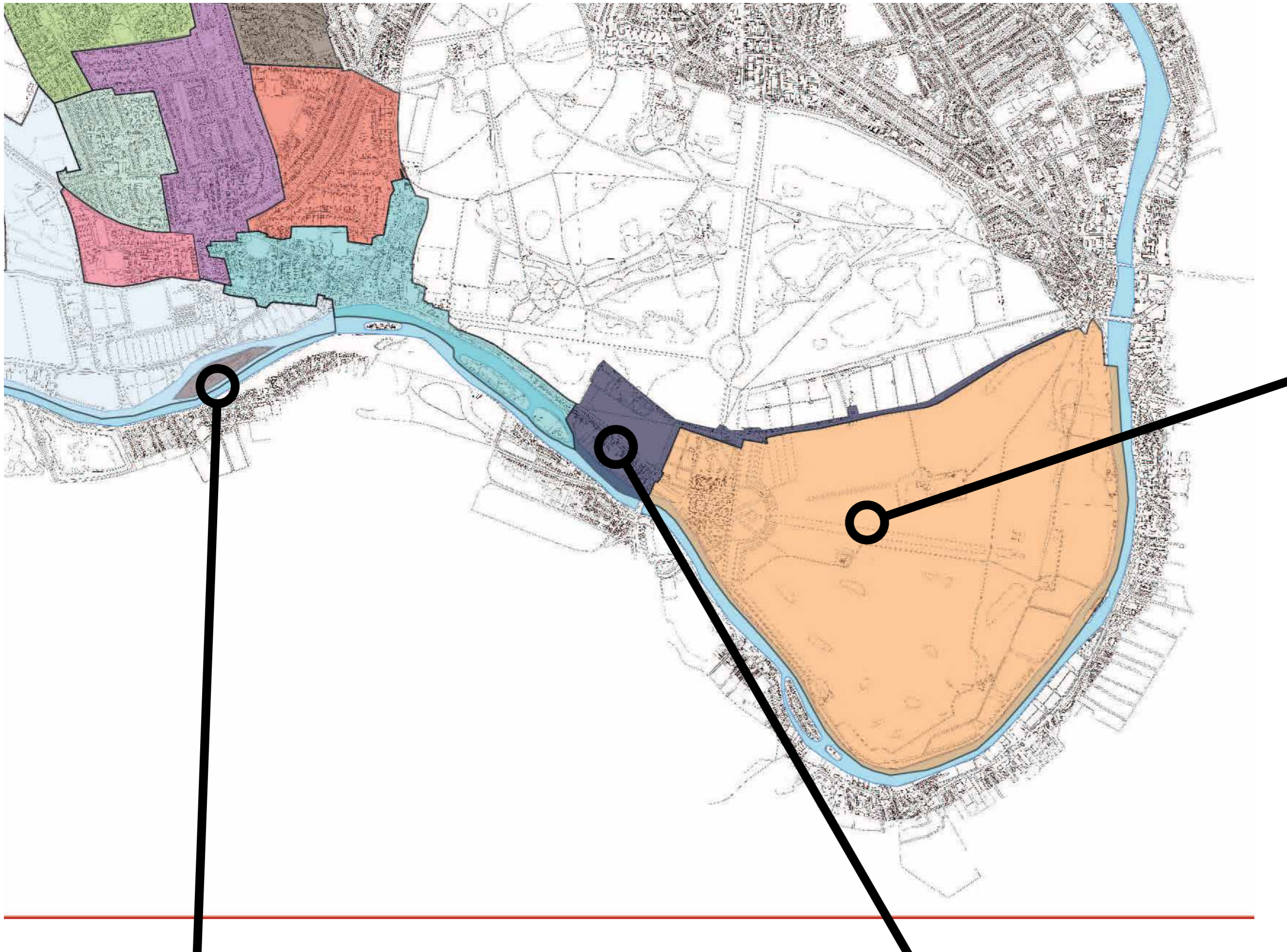
- This character area is south of Broad Lane and north of the railway line, with green space and allotments to the west and further housing to the east.
- This area has a consistent character that derives from the high concentration of interwar houses.
- The majority of housing is two-storey and semi-detached with recurring features such as pebble-dashed facades with minor variation from street to street.
- Dominant features and materials include: red brick, pebble-dashing, render, stock brick, hipped roofs, dwarf front garden walls in red brick and mature garden planting, pavements with planted verges and street trees.

Character Area 9: Oldfield Road

- This character area is north of Upper Sunbury Road (A308), east of Oldfield Road, west of Percy Road and south of the railway line.
- The area is mixed without consistent character, with a mix of interwar and post-war housing which are of low density built around green spaces.
- There are a number of shops including a shopping parade along Oldfield Road, along with Kingsway Business Park and light industry units.
- Dominant features and materials include: red brick, stock brick, pebble-dash, render, hung tiles, hipped roofs with clay tiles, chimneys, timber casements, uPVC casements, public lawns with flower beds, street trees and metal fences.



THE CHARACTER OF HAMPTON



Character Area 6: Hampton Court Park Conservation Area

- Hampton Court Park Conservation Area is situated on the north bank of the River Thames, to the south of Bushy Park and east of Hampton Court Palace.
- Hampton Court Park is a public open space covering 705 acres.
- The Park is a designated biological Site of Special Scientific Interest (SSSI).
- The three main buildings of historic interest in the Park are Stud House and The Pavillion and the Ice House near Hampton Wick Gate.
- Dominant materials and features include: historic boundary walls and railings (listed grade II) and Tudor brickwork laid in a cream coloured lime mortar.

Character Area 7: Platt's Eyot Conservation Area

- Platt's Eyot Conservation Area is an island in the River Thames situated to the south of Hampton Waterworks and Hampton Village.
- The site is in industrial use and mainly consists of storage, office space and moorings.
- The east of the area houses a key group of industrial buildings including the three remaining listed boathouses, the Edwardian brick built Tagg's House offices and ancillary structures, such as the former alternator house and working cranes.
- As part of the River Thames and Islands Site of Metropolitan Importance for Nature Conservation, the site is recognised as part of a vital corridor of habitat spanning the Capital.

Character Area 5: Hampton Court Green Conservation Area

- Hampton Court Green Conservation Area is a linear area situated along approach and perimeter roads to Hampton Court Palace. It is contained by Hampton Village, Hampton Wick, Hampton Court Park and Bushy Park Conservation Areas.
- The area has a historic landscape and is recognised for its architectural and historic importance in the built environment, including the Old Court House and the Royal Mews.
- Dominant materials and features include: long garden frontages, a mixture of brick boundary walls, railings and gates.



PLANNING POLICY AND LARGER SITES IN HAMPTON

Planning Policy

The Council already has two adopted planning policy documents for use when assessing proposals for new development and changes of use. These are called the 'Core Strategy' and the 'Development Management Plan'. There is also a series of more detailed guidance, on a variety of topics, that the Council has produced. The Village Planning Guidance will complement and provide more local detail for applying these policies.

The Council is reviewing existing policies within the Core Strategy and Development Management Plan and will be producing a new Local Plan. The Local Plan will also allocate sites for development.

A list of the potential development sites in Hampton is set out opposite for information. The Council has recently consulted on these as part of its review.

Further information on the Local Plan review can be found at: www.richmond.gov.uk/local_plan_review.htm

1 Hampton Square

Partial redevelopment and improvement to provide community, retail, service, local business and residential uses, including affordable housing.

2 Platts Eyot, Lower Sunbury Road

Retain employment and business, especially river-related uses. Possible live-work units to support regeneration of listed buildings.

3 Hampton Traffic Unit

Employment generating and other commercial or social infrastructure uses, possibly including some residential.

4 Hampton Delivery Office

Employment generating and social infrastructure uses, possibly including some residential use.

