

INTRODUCTION TO VILLAGE PLANNING GUIDANCE FOR HAMPTON HILL

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 Hill 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 areas, 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Draft guidance will be developed over the summer based on your views and a formal (statutory) consultation carried out in late summer/autumn 2016 before adoption later in the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 Hill Village Planning Guidance Study Boundary



High Street



St James's Road



Myrtle Road



Fitz Wygram Close

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:

- The school run contributes to congestion.
- The residential roads are being used as cut throughs.
- The High Street becomes gridlocked with traffic on most evenings and every Saturday. As soon as you get past either set of traffic lights it clears.
- There should be more cycle paths.
- The speed of traffic in residential streets is a constant concern. With a business park and trade vehicles driving in and out at speed, you don't feel as secure.
- You suggested easing traffic congestion by introducing speed restrictions and some one-way streets, removing speed humps, redirecting traffic around certain roads (the High Street), phasing traffic lights and reviewing parking arrangements.

What we have done:

We are supporting schools to encourage more children to walk/cycle, reducing congestion from the school run. We are working with the Department of Transport, Sat-Nav manufacturers and motoring lobbies to improve mapping recommended routes and reducing cut through traffic. Planning conditions being enforced so that building contractors and suppliers have routes to ensure overweight lorries are not unnecessarily in smaller streets.

The Council sought and gained new powers from the Greater London Authority to enforce moving traffic offences so that Penalty Charge Notices can be issued to drivers stopping in the yellow box junctions.

Improvements to the High Street include loading restrictions, cycle lanes and parking provision.

All School no-parking zone markings, adjacent to entrances, have been reviewed.

What we are going to do:

- The Council is set to invest £1.8m in Hampton Hill High Street. The funding is from the Uplift programme and from the Greater London Authority.
- In a survey in 2015, over 400 Hampton Hill residents and businesses said they wanted improvements to flow of traffic, the quality of footpaths and roads, improvements to parking, street furniture and lighting. The feedback from the community has been used to design a new scheme for the high street.
- Improvements include new road crossings, new street furniture, new road and pavement surfaces and the creation of a new useable community space, near to the main junction.
- A 20mph speed limit along Hampton Hill High Street (approximately between Park Road and Hampton Hill Gate) is to be taken forward as part of the upcoming major uplift scheme.

Pavements

What was said:

Local pavements and footways are in poor condition. There are many broken and uneven paving slabs posing a threat to cyclists and pedestrians, particularly the elderly, disabled and the young.

The state of drainage is poor and needs clearing more often.

What we have done:

Roads and pavements are regularly inspected to ensure they are fit for purpose and serious defects are made safe.

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

Footway improvements made include Park Place, Holly Road, Uxbridge Road, Links View Road, Myrtle Road and Windmill Road.

What we are going to do:

Uplift improvements to the High Street will improve the condition of pavements.

Roads and pavements Fund works this year include Cross Street pavement repairs.

Condition of roads

What was said:

The road surface in Windmill Road is very poor and needs to be re-laid. Some roads need re-surfacing not just patching up.

There are too many potholes in the roads and also too many road humps.

What we have done:

Community Road and Pavement Fund improvements include improved road surfacing on Burtons Road and Windmill Road.

Park Road and Hampton Road benefit from road repairs, separate from the Community Road and Pavement Fund.

What we are going to do:

Uplift improvements will upgrade the road surface on the High Street.

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

Provision of parking

What was said:

- There is a lack of parking which makes a short trip to the High Street often impossible. This is due to the proximity to Bushy Park and the High Street.
- Parking close to homes is becoming difficult in Hampton Hill and this can be particularly troublesome for those who have small children.
- Parking spaces in roads are taken by residents from neighbouring roads that have parking restrictions.
- There needs to be more parking enforcement in the area.

What we have done:

We have provided 30 minutes free parking for residents in any Council run car parks or on street pay and display using the Richmond Card.

We have reviewed the experimental parking schemes on the High Street and Hampton Road providing 30 minutes free parking spaces. These schemes have been made permanent.

Following suggestions from residents of Holly Road, in May 2014, we removed two lengths of single yellow line in the High Street which has created an additional eight parking spaces for the community.

What we are going to do:

Uplift improvements to the High Street (see above) will include improved access to car parks.

Affordability of local housing

What was said:

- Lack of affordable housing to buy or rent, especially with regard to younger families.
- Difficult for young people to leave home, for growing families to move into larger properties and key workers to afford anything in the area.
- Concern that those who have grown up in the area now need to move away so that they can afford to buy.

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.

MOVING AROUND HAMPTON HILL VILLAGE

WHAT IS ON OFFER IN HAMPTON HILL?

- A number of bus routes including 285, R68 and R70 run through the High Street.
- The High Street/A311 is the main transport route through the area, with the area also bounded by Park Road to the north and Uxbridge Road to the west.
- Changes to bus stop locations in the High Street are being made as part of a wider scheme to improve congestion on the High Street.
- The nearest rail links are Fulwell and Hampton, both outside the Hampton Hill area.

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

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

WHAT IS ON OFFER IN HAMPTON HILL?

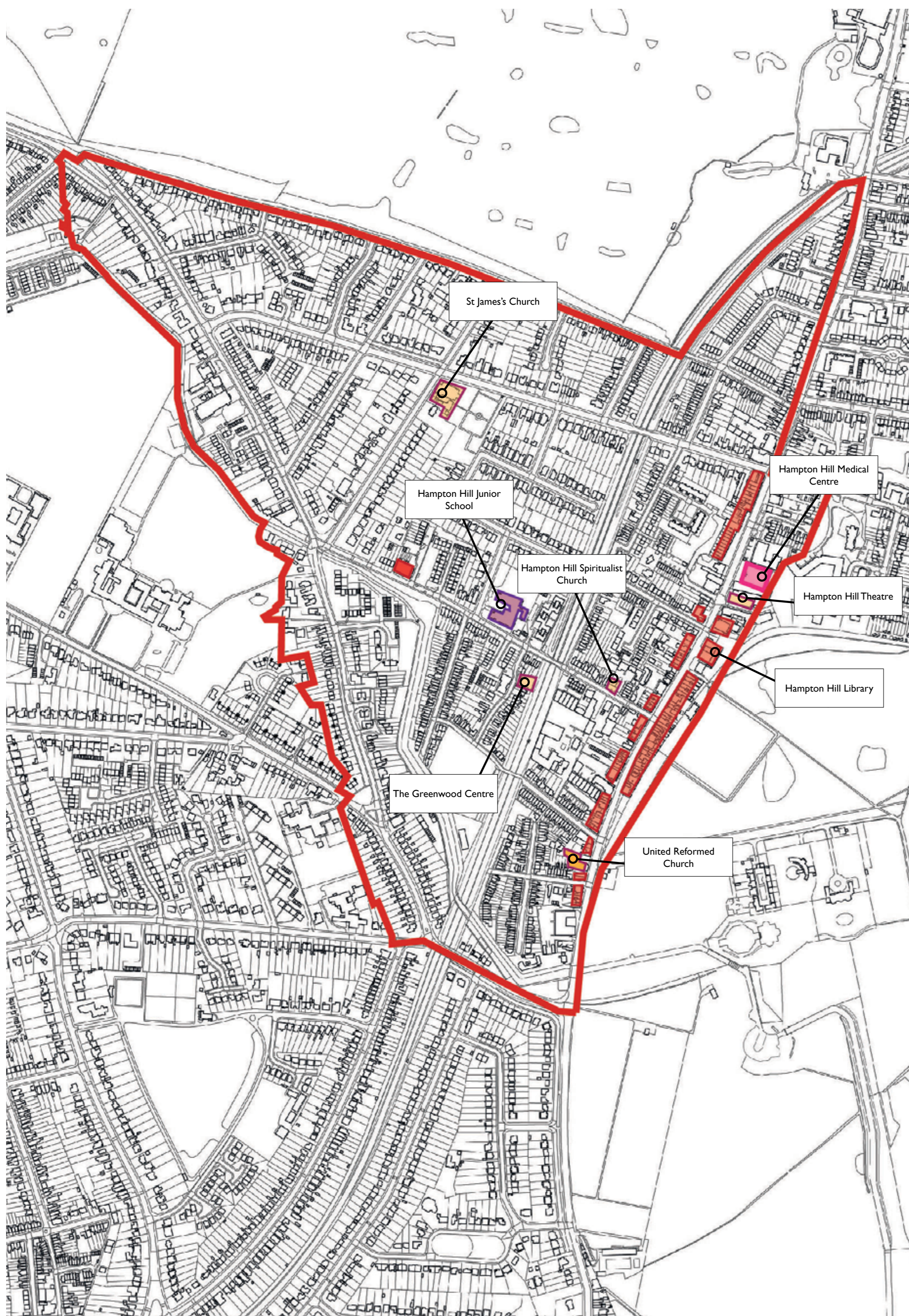
- The High Street is the main retail frontage and supports a large number of national and independent shops.
- The main cultural offer is Hampton Hill Theatre together with Hampton Hill Library, as well as a number of restaurants and public houses including the Windmill and the Bloated Mallard.
- The only school within the area is Hampton Hill Junior School.
- The main doctor's surgery in the area is Hampton Hill Medical Centre, along with two dental surgeries, all located on the High Street.
- There are a number of places of worship including St James's Church, United Reformed Church and Hampton Hill Spiritualist Church.

What are your views on facilities and shopping in Hampton Hill?

Do shop frontages need to be improved?

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?



KEY	
—	Indicative SPD boundary
■	Local Shops, Facilities, Restaurants, Bars and Cafes
■	Community, Leisure, Tourism
■	Education
■	Healthcare

GREEN SPACES IN HAMPTON HILL

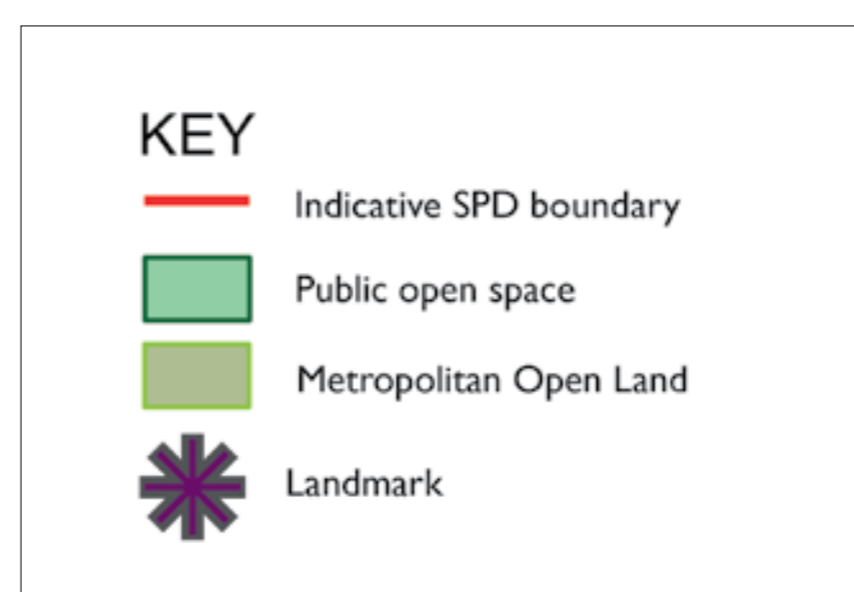
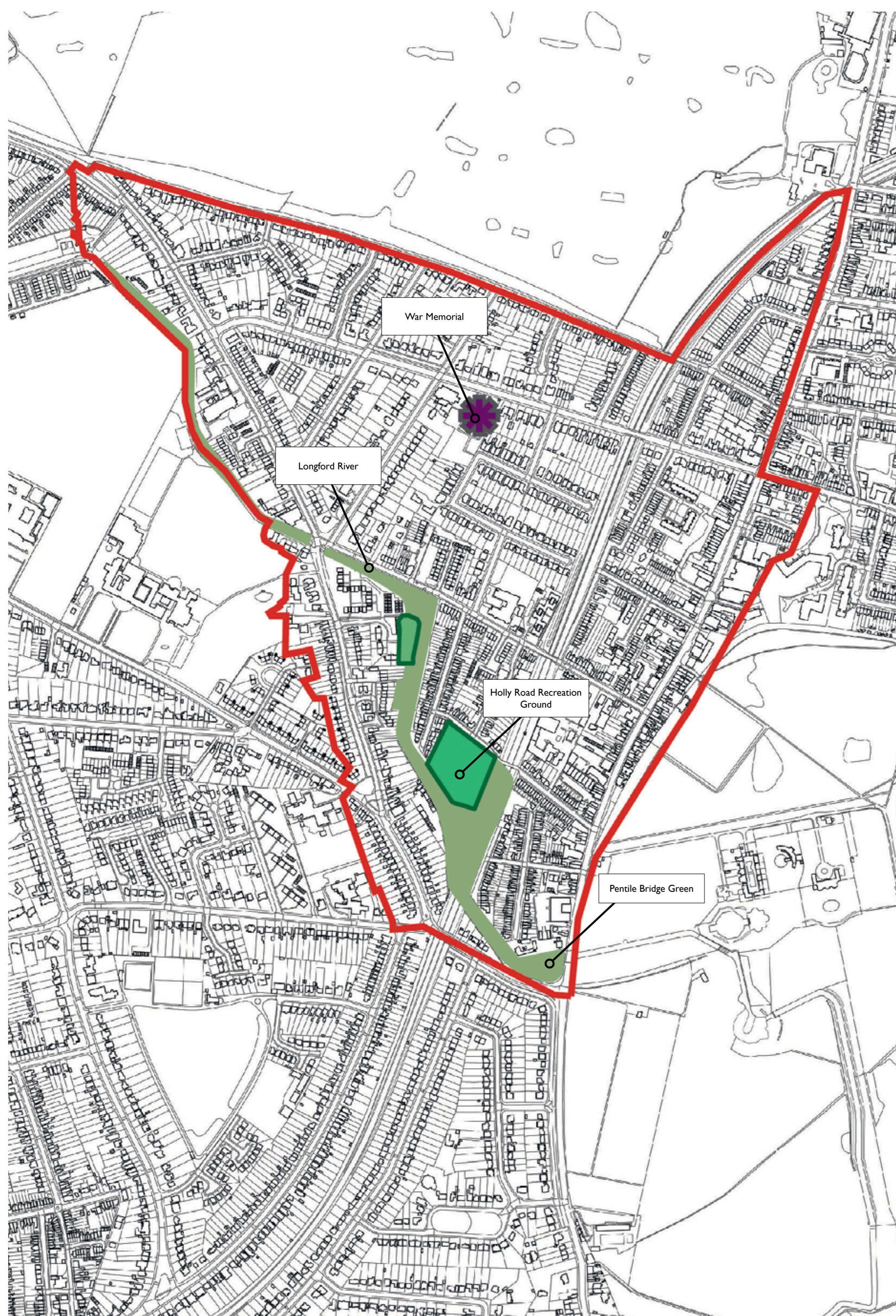
WHAT IS ON OFFER IN HAMPTON HILL?

- Green spaces in the area include Holly Road Recreation Ground and the grounds surrounding St James's Church.
- Bushy Park sits behind the High Street.
- Longford River runs through Bushy Park and through the Hampton Hill Area running most notably along Windmill Road.

How can green spaces in Hampton Hill 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 Hill 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 Hill 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/HamptonHillVillage/

Community Organisations

There are a wide range of community organisations in Hampton Hill and the surrounding area. Here is a snapshot of some of the organisations who would welcome your involvement:

Hampton Hill Association

The aim of the Hampton Hill Association is to foster a sense of community, and preserve the character and amenities of Hampton Hill. Now in its 50th year, the HHA is run by a hard-working committee of volunteers. It works alongside the Hampton Hill Business Association and with the police and Community Consultative Group, to promote business and ensure Hampton Hill is a safe place to live and work.

Greenwood Centre

Hampton & Hampton Hill Voluntary Care was inaugurated by local people in 1974 to be a good neighbour to local people suffering social isolation through infirmity, mobility problems or any other reason. After more than 35 years they continue to provide help and support to those in need, complementing both statutory services and those available from other providers.

Teddington Theatre Club

TTC is a nonprofessional theatre company who perform to high standards at Hampton Hill Theatre. Each year they stage at least 10 artistically diverse productions, six in the 200 seat auditorium and four in the smaller Coward Studio. They warmly welcome new members both those who would like to take part in productions and those who wish to see shows at a discounted ticket price.

Friends of Bushy and Home Parks

The Friends, a registered charity, provides a focus for those who value the Parks to make their voice heard. They organize activities and projects to enhance and protect the Parks and improve the public's enjoyment and understanding of them.

Hampton Hill Business Association

HHBA is a 50 year old organisation, run by a small committee of volunteers, grown to support the interests of local businesses. They manage the community website: www.lovehamptonhill.com as well as running very successful seasonal events.



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 5th March 2016

Drop-In – 10:00am – 4:00pm

Hampton Hill Junior School, St James' Avenue, Hampton Hill, TW12 1HW

Sunday 6th March 2016

Walkabout: 11am to 1pm

Meeting place: outside the Hampton Hill Library

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

DEFINING THE CHARACTER OF HAMPTON HILL VILLAGE

The Council has undertaken some initial work on trying to identify the different areas of Hampton Hill 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?

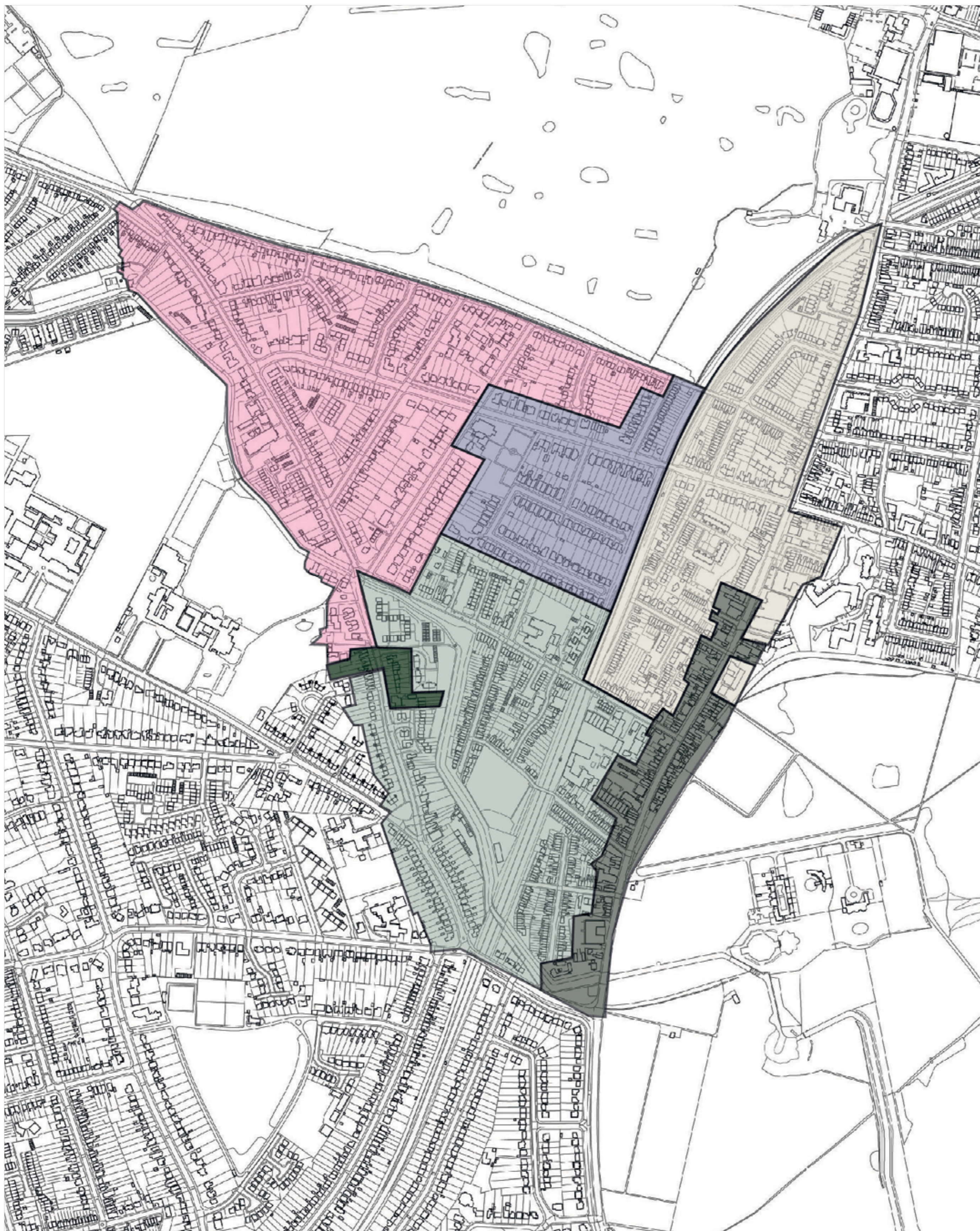
What do you think the best and most important features are?

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
- shop fronts



Hampton Hill Character Areas

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THE CHARACTER OF HAMPTON HILL



Character Area 1: Burtons Road

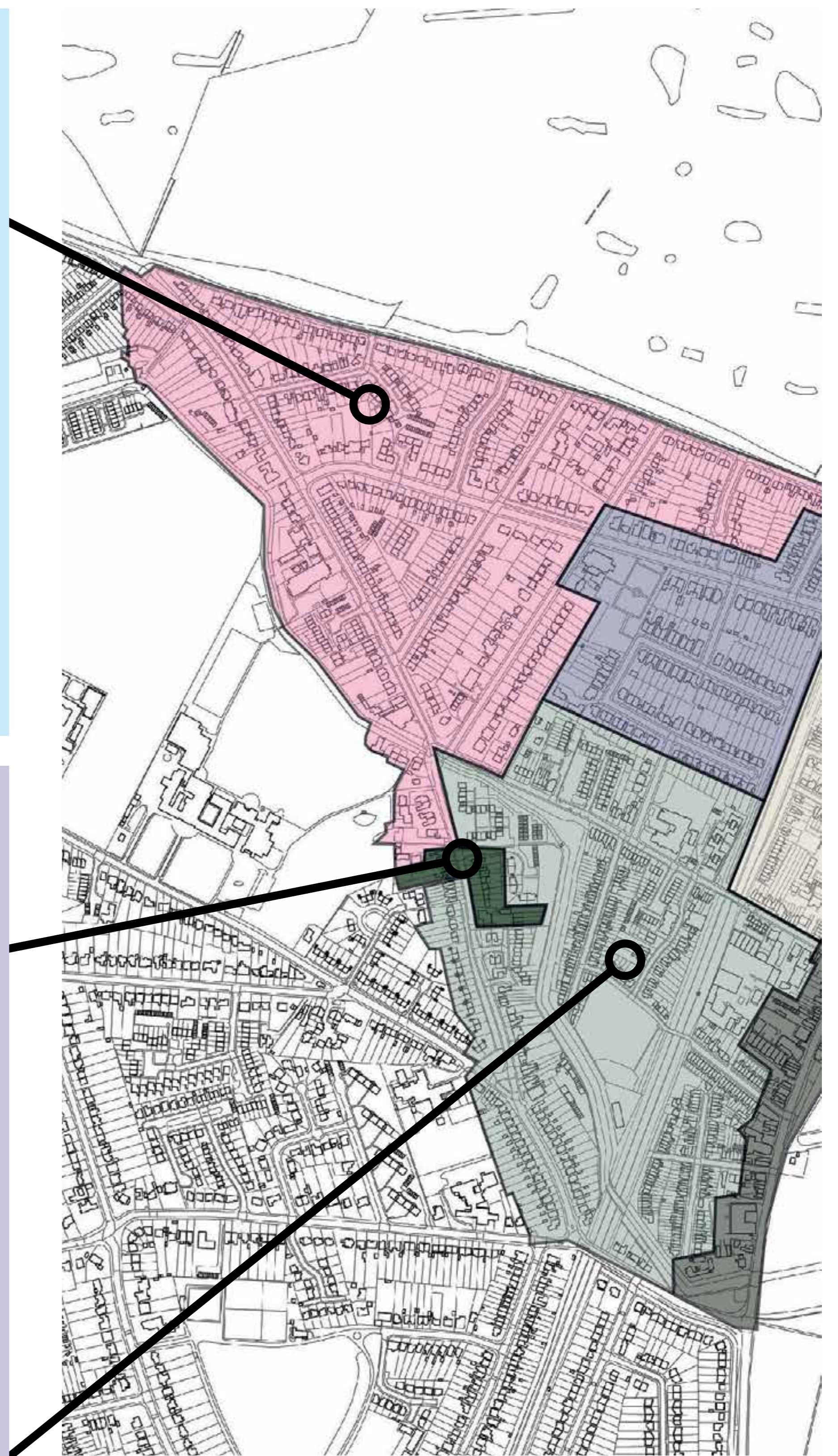
- This character area occupies the north-western triangle of the Hampton Hill district. The area is bounded to the north by Burtons Road and to the west by Longford River.
- The majority of housing is inter-war, with a number of well-maintained Art Deco semi-detached houses off Burtons Road and a limited number of Edwardian and Victorian villas.
- Most properties are fronted by well-maintained gardens with mature planting throughout the area.
- Dominant features and materials include: red brick, render, stock brick, hipped roofs covered with clay tiles, slate roof covering, chimneys, timber casements, dwarf red brick front gardens walls, mature garden planting.

Character Area 6: Joanna Southcott Chapel Conservation Area

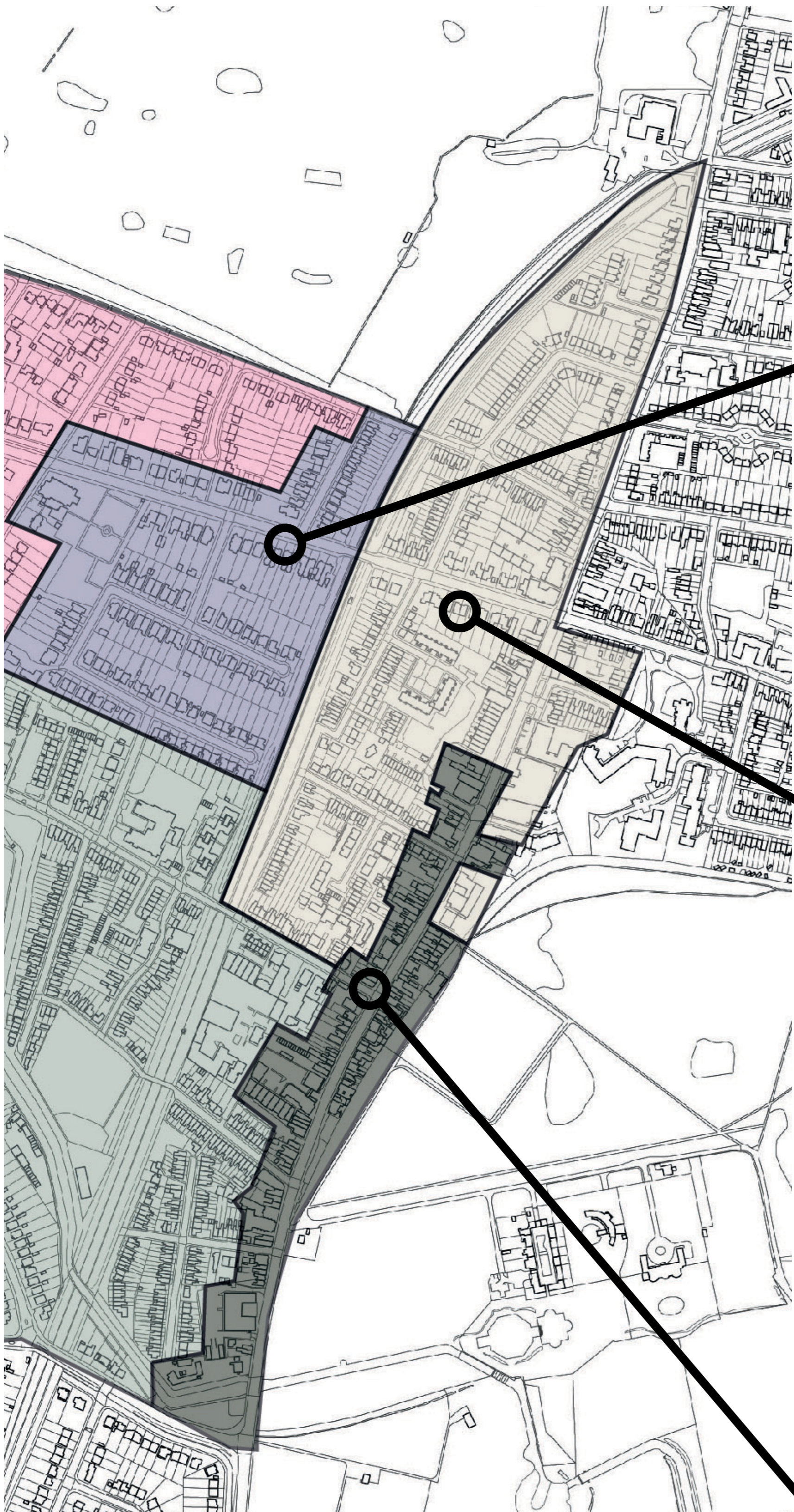
- The Conservation Area is situated within suburban Hampton Hill and lies on the main Uxbridge Road.
- The area is a small cohesive historic group of modest unspoilt terraced and semi-detached cottages.
- The cottages on the east side of Uxbridge Road are attractive and simple in appearance with distinctive large front gardens.
- The exceptional former Chapel of Joanna Southcott (no. 108) to the east of Uxbridge Road is a key defining building.
- Dominant features and materials include: stock brick, traditional timber windows and shallow slate roofs.

Character Area 5: Uxbridge Road South and Park Place

- This character area covers the southern triangle of Hampton Hill. It is bordered by a branch of Longford River to the west and the High Street (Hampton Hill) Conservation Area to the east, and a second branch of Longford River runs through it from north west to south east.
- The area is primarily composed of Victorian terraced houses and 1930s detached houses.
- Hampton Hill Junior School is the only school within the Hampton Hill area.
- Dominant materials and features include: red brick, render, clay tiles, chimneys, timber doors and timber casements with leaded lights, chimneys, porches, dwarf red brick front garden walls with timber gates, street trees.



THE CHARACTER OF HAMPTON HILL



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Character Area 2: St James's Estate

- This character area covers the central area of Hampton Hill. It consists largely of high quality and diverse Edwardian and inter-war houses on tree-lined streets.
- St James's Church, a grade II-listed building and churchyard in the Gothic Revival style are defining features in the character area and in Hampton Hill generally.
- Dominant features and materials include: red brick, render, clay tiles, chimneys, casement windows, sash windows, dwarf front garden walls, street trees.



Character Area 3: Links View Road and eastern end of Park Road

- This character area occupies the north eastern edge of Hampton Hill and borders Teddington to the east.
- Twentieth century housing is the overriding feature of this character area, although there are some notable late-Victorian terraced houses.
- Along Park Road there are two pairs of large, handsome late Victorian/Edwardian three storey semi-detached houses: these stand out amongst the other buildings along this stretch of the road.
- Dominant features and materials include: yellow stock brick, red brick, sash windows, uPVC windows, timber garden fences, dwarf stock brick garden walls and concrete paving stones.



Character Area 4: High Street (Hampton Hill) Conservation Area

- High Street (Hampton Hill) Conservation Area is situated between Uxbridge Road to the south, Bushy Park to the east and the Longford River to the south and west.
- It is a largely residential area that also retains a distinctive traditional village street character.
- The High Street is enclosed by predominantly tightly packed two storey Victorian buildings occupying traditional long narrow plots. Facades are predominately yellow stock brickwork, exposed, rendered or painted.
- The area is defined by Victorian housing with a variety of sizes and styles along the High Street, mixture of terraces, large detached and semi-detached townhouses in yellow stock brickwork and small Victorian artisan's cottages.



PLANNING POLICY AND LARGER SITES IN HAMPTON HILL

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.

The Council has recently consulted on all potential sites in the borough as part of its review. No potential development sites have been identified in Hampton Hill.

