

Ham Close Regeneration

Planning Application:
Open Space Assessment

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Hill Residential

Ham Close Estate Open Space Assessment

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Chapter 1

Introduction

1.1 Hill Residential has commissioned LUC to undertake an Open Space Assessment to accompany a planning application for the proposed redevelopment of Ham Close, Ham, Richmond upon Thames, TW10 7PG. A separate Playing Field Assessment has also been prepared.

1.2 Ham Close is a 4.69ha site comprising land owned by Richmond Housing Partnership and the London Borough of Richmond upon Thames (LBRuT). It is located in the suburban district of Ham in Richmond, south-west London. Ham Close is a 1960s built estate which comprises 192 homes across 14 blocks. The estate is owned and managed by Richmond Housing Partnership.

1.3 Hill Residential is proposing the development of 452 new residential units, a basement car park and the creation of a publicly accessible Linear Park. A landscape led masterplan has been developed with a focal Public Open Space at the centre of the development which will link through to the adjacent Ham Village Green across the development.

1.4 Ham Close is adjacent to Ham Village Green, which is designated as Other Open Land of Townscape Importance (OOLTI) and Public Open Space (POS). The application site also includes a small strip of land adjacent to the western boundary of the estate, which is also designated as OOLTI. For the reasons outlined above, an Open Space Assessment has been undertaken of the development site.

Purpose of the Open Space Assessment

1.5 The purpose of this Open Space Assessment is to:

- Provide an analysis of existing open space provision in line with the LBRuT requirements.
- Provide an assessment and calculations to provide a direct comparison of the footprint and floorspace of the existing structures and buildings with the footprint of the proposed development.
- Provide an analysis of proposed open space provision in line with the LBRuT requirements.
- Based on the above, provide an assessment of the impact of changes to open space provision at Ham Close, including the loss of open space on adjacent land within the application site, and how this will be re-provided on the development site.

Method

1.6 The following method has been adopted for the analysis of the provision of open space on the estate and the surrounding local area:

- **Review of relevant policies and open space standards**, key documents reviewed are:
 - National Planning Policy Framework (2021);
 - London Plan (2021);
 - London Borough of Richmond Upon Thames Local Plan (2018);
 - Ham and Petersham Neighbourhood Plan (2019);
and
 - London Borough of Richmond Upon Thames Open Space Assessment Report (2015).
- **Audit of existing open space provision and analysis of findings of assessment.**
- **Analysis and recommendations**, which includes:
 - Analysis of how existing and proposed needs can be met;
 - Details of the re-provision of OOLTI/POS on-site;
and
 - Details of whether the Community Centre will include any uses linked to the functional use of Ham Village Green.

Chapter 2

Policy Context

2.1 This chapter sets out the policy context to the Open Space Assessment, establishing a summary of the relevant national, sub-national and local planning policy documents.

National Planning Policy

National Planning Policy Framework (2021)

2.2 As set out in the National Planning Policy Framework (NPPF), specifically Paragraph 94, planning decisions should consider the social, economic, and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

2.3 Further to this, Paragraph 99 of the NPPF states that existing open space, sports, and recreational land, including playing fields, should not be built on unless:

An assessment has been undertaken, to clearly show:

- The site is surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

Sub-National Planning Policy

London Plan 2021

2.4 Chapter 8 of the London Plan: Green Infrastructure and Natural Environment sets out the different ways that London's network of green and open spaces, and green features in the built environment, can be protected and enhanced. According to Policy G4: Open Space, development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Assessments should take into account the quality, quantity and accessibility of open space, and importantly should ensure that open space, particularly green space, included as part of development, remains publicly accessible. It is also stated that new provision or improved public access

should be specifically encouraged in areas of deficiency in access to POS.

2.5 Policy S4: Play and Informal Recreation (Chapter 5: Social Infrastructure) states that residential development proposals should incorporate good-quality, accessible play provision for all ages, in addition to incorporating accessible routes for children and young people to play provision within the local area.

Local Planning Policy

London Borough of Richmond Upon Thames Local Plan (2018)

2.6 According to Policy SA 15: Ham Close, Ham of the LBRuT Local Plan, the Council supports the regeneration of
Figure 2.1: Ham Close Estate and OOLTI



Public Open Space

Other Open Land of Townscape Importance (OOLTI)



17 – School playing field

4 – Public green space

2.7 Further to this, Policy LP 31: Public Open Space, Play Space, Sport and Recreation considers the importance of POS and existing play facilities, in addition to formal and informal sports grounds and playing fields. It states that these will be protected and where possible enhanced. With reference to the existing provision of POS, an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces (see **Table 2.1**) should be provided to accompany planning applications. In the supporting text to the policy, it is noted that there is no formula for calculating the provision of on-site POS and that

Ham Close and will work in cooperation with the Richmond Housing Partnership in order to kickstart the rejuvenation of Ham Close and its surrounding area. According to the policy, "A comprehensive redevelopment of this site, including demolition of the existing buildings and new build re-provision of all residential and non-residential buildings, plus the provision of additional new residential accommodation, will be supported". It is noted that any redevelopment proposal has to respond positively to the unique and distinctive character of Ham Close and Ham, and that there is a need to retain, and where possible enhance, the landscape and existing green spaces, including Ham Village Green which is POS and OOLTI, shown in **Figure 2.1** below.

the aim is to achieve an appropriate balance alongside the provision of private and semi-private spaces.

2.8 Policy LP 14: Other Open Land of Townscape Importance states that open areas of townscape importance will be protected in open use and enhanced where possible. Appropriate development is only acceptable where it links to the functional use of the OOLTI or is a replacement or minor extension to existing built facilities, and does not harm the character or openness of the open land. According to the policy, improvement and enhancements to the openness or character of OOLTI and measures to open up views into and out of designated OOLTI will be encouraged.

Ham and Petersham Neighbourhood Plan (2019)

2.9 Policy C1: Protecting Green Character of the Ham and Petersham Neighbourhood Plan refers to the open semi-rural character of Ham and Petersham as one of its key characteristics. The clear distinction between built-up areas and green spaces must be retained and the boundary should remain well-defined, both physically and visually.

2.10 Further to this, Policy G1: Open Spaces builds on the importance of protecting and enhancing existing open spaces to maintain the semi-rural character of the area. The open and green spaces are fundamental to the character and setting of Ham and Petersham and Policy G1 states that they should be conserved and enhanced by their protection from development.

2.11 Policy O3: Ham Close states that any scheme for the redevelopment of Ham Close must have regard to the character of the surrounding area as set out in the Ham Close Neighbourhood Character Study. Moreover, any scheme should enhance the character and appearance of the area and be integrated within the existing architecture and green spaces. New development should also respect the scale and character of the surrounding area.

2.12 The Ham Close Neighbourhood Character Study, which forms part of the Ham and Petersham Neighbourhood Plan (2017), refers to the strong sense of community in Ham Close.

It also states that Ham Close has a more open and informal layout compared to the smaller scale of many streets in the wider area, although this open layout provides many routes through the area. Further to this, Ham Close is understood to be one of the only multifunctional areas within Ham and Petersham in terms of activities and services which take place, and this contributes to the life of the community and sense of community.

London Borough of Richmond upon Thames Open Space Assessment Report (2015)

2.13 The LBRuT Open Space Assessment Report provides an assessment of all existing open space typologies within the Borough, informed by previous planning guidance contained in PPG17. The report provides details on the condition, distribution and overall quality of open space across the Borough, and also considers the demand for provision based on population distribution, planned growth and consultation findings.

2.14 The report divides the Borough into three separate analysis areas. Ham Close falls within the 'Richmond' analysis area, within the ward of Ham, Petersham and Richmond Riverside. According to the report, Ham Village Green is an Amenity Greenspace and therefore defined as providing opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas.

Table 2.1: London Borough of Richmond upon Thames Open Space Standards

Open Space Typology	Quantity Standard (ha per 1,000 population)	Accessibility Standard	Minimum Size Threshold (ha)
Parks and gardens	0.39 (15 sites)	15 minute walk time (1,200m)	N/A
Natural and semi-natural greenspaces	1.44 (26 sites)	15 minute walk time (1,200m)	0.2
Amenity greenspace	0.52 (60 sites)	5 minute walk time (400m)	0.2
Provision for children and young people	0.03 (44 sites)	10 minute walk time (800m)	N/A
Allotments	0.15 (24 sites)	15 minute walk time (1,200m)	N/A
Green corridors	4.18 (8 sites)	No standard set	N/A
Cemeteries, disused churchyards and other burial grounds	0.17 (10 sites)	No standard set	N/A

Open Space Typology	Quantity Standard (ha per 1,000 population)	Accessibility Standard	Minimum Size Threshold (ha)
Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	0.005 (5 sites)	No standard set	N/A

Chapter 3

Open Space Assessment Findings

3.1 According to Policy LP 31: Public Open Space, Play Space, Sport and Recreation in the LBRuT Local Plan, applicants should provide an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces (see **Table 2.1** above). This is explored below under the section entitled 'Accessibility to open space'.

3.2 The supporting text to Policy LP 31 states that national policy and guidance requires existing open space, sports and recreational buildings and land, including playing fields, to not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

3.3 This is explored below under the section entitled 'Quantity of open space'.

Existing Open Space Provision in the Local Area

3.4 The LBRuT Open Space Assessment Report divides the Borough into three separate analysis areas. Ham Close falls within the 'Richmond' analysis area, within the ward of Ham, Petersham and Richmond Riverside.

3.5 As set out in the Open Space Assessment Report, the Richmond analysis area has a surplus of the following open space typologies:

- **Parks and Gardens:** The current standard for LBRuT is 0.39ha per 1,000 population. Within the Richmond analysis area, there is 0.61ha per 1,000 population, which is above standard.
- **Natural and Semi-Natural Greenspace:** The current standard for LBRuT is 1.44ha per 1,000 population. Within the Richmond analysis area, there is 3.08ha per 1,000 population, which is above standard.
- **Amenity Greenspace:** The current standard for LBRuT is 0.52ha per 1,000 population. Within the Richmond

analysis area, there is 0.75ha per 1,000 population, which is above standard.

- **Provision for Children and Young People:** The current standard for LBRuT is 0.03ha per 1,000 population. Within the Richmond analysis area, there is 0.05ha per 1,000 population, which is above standard.

3.6 This is in line with national policy and guidance, which requires an assessment to have been undertaken which clearly shows open space to be surplus to requirements.

Accessibility to Open Space

3.7 As set out above, applicants are required to provide an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces. These are set out in the Local Plan, as follows:

- Parks and Gardens: 15 minute walk time (1,200m).
- Natural and Semi-Natural Greenspace: 15 minute walk time (1,200m).
- Amenity Greenspace: 5 minute walk (400m).
- Provision for Children and Young People:
 - Under 5s: 100m.
 - 5-11 year olds: 400m.
 - 12+: 800m.

3.8 The LBRuT Open Space Assessment Report is structured by open space typology and there is a map for each typology and its accessibility catchment. The development site falls within the accessibility catchment of all of the above open space typologies. Therefore, redevelopment of the site would not result in any residents falling outside of the accessibility catchments of each of the open space typologies. This means that all residents would still be within walking distance of the different types of open space. This is in line with Policy LP 31 of the Local Plan.

3.9 Ham Close has access to a number of sizeable types of open space providing opportunities for both formal and informal recreation for existing residents. A summary of the open spaces within easy walking distance of the development site are noted in **Table 3.1**. Sections 5.2.4 and 5.2.5 of the Design and Access Statement also set out this information.

3.10 Ham Village Green, due to its proximity to the development site, is a key open space for existing and future residents, especially in terms of play provision. This space includes an equipped play space which is suitable for children up to the age of 11 and an outdoor gym is provided on the eastern boundary of the Village Green, suitable for the 12+.

Table 3.1: Local Open Spaces and Facilities

Open Space Typology	Council's Accessibility Standard	Existing Open Spaces in Local Area
Parks and gardens	15 minute walk (1,200m)	Grove Gardens Radnor Gardens Secret Gardens Holly Road Garden of Rest York House Gardens Orleans House Gardens Orleans Gardens
Natural and semi-natural greenspaces	15 minute walk (1,200m)	Ham Lands The Copse Ham Common Ham Common Woods Petersham Lodge Woods Petersham Meadows
Amenity greenspace	5 minute walk (400m)	Ham Village Green Sandy Lane Recreational Ground
Provision for children and young people	10 minute walk (800m)	Ham Village Green (under 5's and 5-11yr) Riverside Drive Playground Sandy Lane Recreational Ground

3.11 As set out in the LBRuT Open Space Assessment Report (2015), provision for children and young people is defined as areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters. The play equipment available for different age groups at the open spaces listed in Table 3.1 'Provision for children and young people' are outlined below.

- Ham Village Green – play equipment available for children up to the age of 11, including a range of natural play items, climbing equipment and group swing. The outdoor gym is also suitable for the 12+.
- Riverside Drive Playground – play equipment available for children up to the age of 11, namely two age specific climbing frames, swings for all ages, spinning

equipment, low level balancing equipment and inclusive roundabouts.

- Sandy Lane Recreational Ground – play equipment available for children up to the age of 11, although some equipment is for children under the age of 5. There are two age specific climbing frames, swings for all ages, spinning equipment, low level balancing equipment and inclusive roundabouts.

Open space quality and value

3.12 The three open spaces listed above that contain provision for children and young people all scored green in terms of both quality and value in the 2015 Open Space Assessment Report. With regard to quality, this comprised a non technical visual assessment of the whole site, including general equipment and surface quality/appearance but also the assessment of, for example, bench and bin provision.

Value was calculated using data from the site visits and desk based research. Ham Village Green was awarded Green Flag status in 2014 as a result of being recognised as a well managed park and green space.

Existing Open Space Provision within the Ham Close Estate

3.13 The existing Ham Close Estate has an open, permeable character with residential blocks set within an expanse of amenity lawn dissected by vehicular access routes, car parks and footpaths. Large mature trees are scattered across the development site, extending into Ham Village Green along the eastern boundary of the development site. There is no physical boundary between the Ham Close estate and Ham Village Green.

Table 3.2: Existing Built Footprint and Open Space

Description	Area m ²	LBRuT Open Space Typology
Built Structure Footprint	4,535	N/A
Ham Close Amenity Green Space (Communal space for Ham Close residents; not publicly accessible)	11,292	Amenity Greenspace
Western OOLTI (Includes part of the St Richards Church of England Primary School Playing field and Woodville Centre grounds)	1,630	N/A
Ham Village Green OOLTI and POS (Publicly Accessible)	11,817	Amenity Greenspace
Streetscape: Pedestrian/vehicle routes and car parks within development area	13,228	N/A

Figure 3.1: Existing site plan and open space typologies



3.14 The open space within Ham Close consists predominantly of areas of amenity lawn between the residential blocks, and is for the use of residents and their visitors only – it is private communal space. Under the LBRuT open space quantity standards (see **Table 2.1**), these spaces would be classified as Amenity Greenspace. However, the existing open space has a fragmented nature due to the large extent of hardstanding which surrounds the residential blocks: 37% of the external landscape in the Estate is hardstanding consisting of car parking and footpaths. The footpath network is focused on connecting the residential blocks to the adjacent car parks and vehicle access routes, rather than providing access to the open spaces and footpaths, which are therefore not integrated into the open space.

3.15 The areas of private amenity lawn vary in size and shape and have no spatial or landscape framework to support meaningful use by residents. No benches or seating opportunities are included within the development site and a number of 'No Ball Games' signs are located on the side of existing buildings restricting how these spaces can be used.

3.16 In addition, the development site contains no variety or hierarchy of open space, a requirement for new developments outlined in Policy LP 31. While the space is private communal space for residents, the lack of variety and framework means it is unclear whether the space can be used by the public or whether it is solely for residents.

3.17 No formal equipped play provision for children and young people is provided within the estate.

3.18 Due to the fragmented and unstructured nature of the open space within the Estate it is reasonably assumed that the development's existing residents would rely on off-site open space provision in the local area to fulfil their formal and informal recreational needs.

Existing Other Open Land of Townscape Importance and Public Open Space

3.19 Two areas of OOLTI are located on the eastern and western boundary of the development site.

3.20 The western OOLTI is a strip of land with an area of 1630m² which runs within the western edge of the development site. The northern section is within the grounds of Woodville Day Centre and the southern section is within the grounds of St Richards Church of England Primary School. The northern section currently encompasses a section of the Woodville Day Centre car park and service yard (460m² of hard standing), and a section of the Day Centre's garden space which is accessed directly from the adjacent Day Centre building (500m² of soft landscaping). The southern section of this strip encompasses an underused section of the St Richards Church of England Primary School Playing field

(670m²). The land is not publicly accessible and its inclusion within the development area will not reduce the extent of public open space within the area. The proposal is to re-provide this space within Ham Close as a publicly accessible open space within the linear park, resulting in no net loss of OOLTI.

3.21 The eastern OOLTI is Ham Village Green, a well-used and important area of POS measuring 11,817m² which is within the application boundary. The Green is crossed by linear footpaths providing direct routes along principal desire lines. Areas of close-cut amenity grass create opportunities for formal and informal recreation with a small natural play area and fitness equipment providing formal recreation opportunities. Areas planted with trees and expanses of longer grassland, reinforce a sense of enclosure to the boundaries. Information boards filled with local references and points of interest indicate the space is a focal point for the local community. No reduction of the Ham Village Green POS is proposed as part of the development proposals. The creation of a new naturalistic landscaped boundary is proposed to the western edge of the Village Green between the POS boundary and the development edge within the Ham Close Estate land. A new Community Centre is proposed adjacent to the south eastern boundary of the Green to further enhance the space as a community hub.

Proposed Open Space Provision within the Ham Close Estate

3.22 The proposed development creates a hierarchy of open space to meet the needs and requirements of the residents and local community. The areas are broken down as follows.

- Publicly Accessible Open Space – Linear Park with public access integrated with Ham Village Green. The link also provides replacement to the OOLTI land lost on the western boundary.
- Communal Courtyards – Shared amenity space for residents. Secure space where public access is deterred but not prohibited. These have been successful in the nearby Wates Estate.
- Private Amenity Space – Terraces and private gardens associated with adjacent ground floor dwellings. This may also include adjacent defensive planting. Where private terraces face open spaces, subject to localised constraints, residents will have access into the space from their garden or terrace.
- Streetscape – Publicly accessible places for pedestrian access, cycling, servicing and limited parking.

Figure 3.2: Proposed site plan and open space typologies

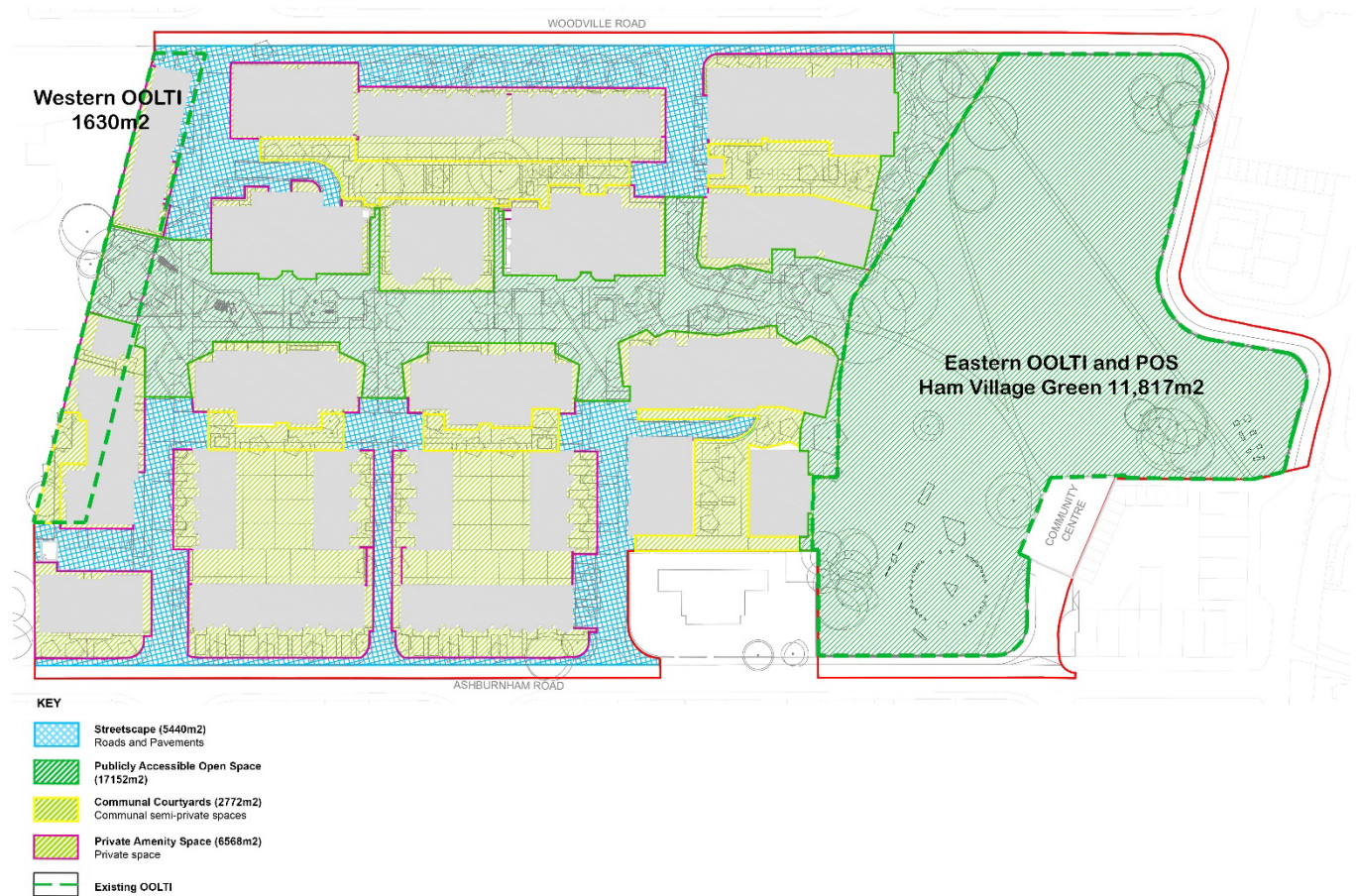


Table 3.3: Existing and Proposed Built Footprint and Open Space Comparison

	Existing Ham Close Estate Area m ²	Proposed Ham Close Estate Area m ²	LBRuT Open Space Typology
Built Structure Footprint	4,535	11,223	N/A
External Landscape			
Ham Close Amenity Green Space (Communal space for residents; not publicly accessible)	11,292	See rows below	Amenity Greenspace
Ham Close Amenity Green Space & Linear Park (publicly accessible)	0	5,335	Amenity Greenspace
Ham Close Communal courtyards	N/A	2,772	Not included in typology types.
Ham Close Private amenity space	N/A	6,568	Not included in typology types.
Ham Close Streetscape: Pedestrian and vehicle routes	(13,228)	(5,440)	N/A

	Existing Ham Close Estate Area m ²	Proposed Ham Close Estate Area m ²	LBRuT Open Space Typology
Western OOLTI	1,630	(1,630) Re-provided within publicly accessible open space, and included in figure above.	Amenity Greenspace
Ham Village Green OOLTI and POS	(11,817)	(11,817)	Amenity Greenspace
Total Open Space within Ham Close (excluding Ham Village Green and other space in brackets)	12,922	14,675	As above.

3.23 The proposed Ham Close development will see an increase in the built form footprint of 6,688m². However, the proposal has also resulted in a decrease of 7,788m² of Streetscape hard standing, offsetting this increase in built form and protecting the amount of open space on the development site.

3.24 Along the north eastern boundary of the development site the proposed residential blocks will be set back further from the Ham Village Green OOLTI/POS boundary than the existing buildings, creating a transition space between the Village Green OOLTI and the proposed residential blocks. This space will be planted in a naturalistic style to complement the Village Green.

3.25 As shown in **Figure 3.2** and **Table 3.3**, no loss of OOLTI or POS is proposed as part of the proposals. The western OOLTI will be re-provided within the redeveloped Ham Close, with no overall loss of OOLTI, and improved public access.

3.26 The proposals will see a net loss in Amenity Greenspace of 5,957m². However, the proposals include two additional types of open space not currently provided within Ham Close: Communal Courtyards (2,772m²) and Private Amenity Space (6,568m²), together providing 9,340m² of open space. The inclusion of these spaces provides a clear hierarchy of private

and public space required by Policy LP 31 of the Local Plan. Overall, therefore, the proposal will result in an increase of 1,753m² of open space as highlighted in **Table 3.3**.

3.27 Detailed plans of the play provision to be delivered on-site is set out in drawing LD-PLN-211 (Sheets 1 to 5), in addition to Section 5.4.3 of the Design and Access Statement.

Quality of Open Space

3.28 The quality of the proposed open space will be of a greater quality in comparison to the existing network of amenity lawns. The central Linear Park and the communal open spaces will offer a variety of opportunities for formal and informal recreation and opportunities for residents to positively engage with their outdoor space. Seating and play features are located within a framework of lawns and naturalistic planting linked by a legible network of pedestrian routes which are integrated into the spaces enhancing natural surveillance. The planting proposals will greatly increase the development site biodiversity and create a green corridor east west across the development site. Therefore, the quality and variety of open spaces provided is greater than the current situation and will benefit Ham Close residents and the local community.

Figure 3.3: Proposed Landscape Masterplan: Spatial Hierarchy



Proposed Community Centre and Maker Labs

3.29 The development proposals include the construction of a new Community Centre to be located adjacent to the south eastern boundary of the Ham Village Green. The proposed Community Centre will be located on a section of existing car park accessed from Ashburnham Road. This location was chosen to provide a community facility which benefited all local residents by positioning the facility adjacent to existing key public/community facilities such as the parade of shops along Ashburnham Road and Ham Street and Ham Village Green. The Community Centre is therefore easily accessed from the Village Green and its surroundings. This new facility is one of two new community facilities which will replace the existing accommodation of the Ham Youth Club. The Community Centre will contain the majority of the existing youth facilities including new community opportunities provided by the larger expanses of grassland. The Community Centre will create a civic focus for the Village Green reinforcing the importance of this POS.

3.30 The Maker Labs is the second proposed community facility, to be located on the western boundary of the development site. The Maker Labs will be located on a strip of land along the western boundary which forms part of the Western OOLTI, slightly north of the current Maker Labs location. The land is currently part of the St Richards Church of England Primary School Playing field and the Woodville Centre grounds. The section of land within the school grounds is not actively used as a part of the school's playing fields due to its irregular shape and the extent of existing vegetation (please refer to the Playing Field Assessment submitted in support of this planning application). The Woodville Centre grounds have controlled access and is not open for public recreational use. Locating the Maker Labs in this location will activate this underused space providing workshop facilities for local young people. The proposals include the re-provision of the western OOLTI within the proposed Linear Park, a central open space which can be accessed by local people and residents.

3.31 The proposed Linear Park links the two facilities enabling these facilities for young people to be easily accessed.

3.32 The Community Centre will be a three-storey building with the upper storeys projecting slightly beyond the ground floor above a covered walkway. The building has been positioned outside of the Village Green OOLTI/POS boundary. The upper-floor projection/overhang is aligned with the boundary of the POS to ensure none of the built structure (including over-hang) or covered walkway extends into the existing open space. However the building will cause some overshadowing of the adjacent Green/OOLTI. The impacted area is predominantly amenity grassland and a stand of birch trees. Due to the orientation of the proposed building the affected areas will not be in permanent shadow therefore the vegetation should not be detrimentally affected by the proposal. The recreational value of the Green will also remain unaffected as the overshadowing will not affect how local residents currently use the space. Therefore, the provision of the Community Centre will not negatively impact the existing function, quality and usability of Ham Village Green.

Impact on the existing OOLTI and POS

3.33 The proposed redevelopment of Ham Close Estate would result in no net loss of the OOLTI and POS adjacent to the development site.

3.34 The western OOLTI incorporated into the development site would be re-provided in the form of a new publicly accessible Linear Park located at the centre of the application site, which would enhance access to Ham Village Green. It is important to note that the southern section of the strip of land adjacent to the western edge of the development site comprises an underused section of the St Richards Church of England Primary School Playing field. Therefore, it does not currently contribute to total POS within the Borough. Similarly, the section of land within the Woodville Day Centre garden has controlled access and is not open to the public. The new Linear Park would be a significant improvement on the existing OOLTI and help promote use of Ham Village Green through improved access to the space. Additionally, new open space would be provided in the form of communal courtyards and private amenity space. This is particularly important following the COVID-19 pandemic, which has highlighted inequalities in access to open space.

3.35 With regard to Ham Village Green OOLTI and POS, the proposed Ham Close Estate proposals will have no impact on the Village Green. The new Community Centre sits outside of the Ham Green POS/OOLTI boundary and therefore will have no negative impact on this space. Overshadowing of the Green from the new building will have no detrimental impact

on the existing vegetation and will not impact the function and usability of the space.

3.36 The proposed boundary planting located between the proposed Ham Close Estate development edge and the Ham Village Green POS/OOLTI boundary will have no negative impact on the Ham Village Green open space. This new planting, located within the Ham Close Estate land, will help create a definitive boundary to the Village Green and extend the rural aesthetic of the Village Green up to the edge of the development. This rural and natural planting aesthetic will extend into the Communal Courtyards adjacent to the Village Green increasing the visual influence of Ham Village Green.

Meeting existing and future needs for play space

Table 3.4: Existing Estate Child Yield

Age Group	Child Yield	Area Requirements
0-10	40	400sqm
10-15	42	420sqm
Total	82	820sqm

3.37 Policy LP 31: Public Open Space, Play Space, Sport and Recreation in the Local Plan requires a play and child occupancy assessment to be undertaken, to determine how many children will occupy the new development. In addition, an assessment of existing play facilities within the surrounding area is required (see paragraphs 3.11 to 3.12).

3.38 The proposed Ham Close Estate Play Strategy has been developed with reference to the Mayor of London’s SPG – Shaping Neighbourhoods: Play and Informal Recreation (2012) and utilised the GLA Population Yield Calculator, to guide the recommended play provision (i.e. play and child occupancy assessment). Due to the lack of equipped play space within the existing Ham Close, it is reasonable to assume that existing residents currently rely on play provision elsewhere in the local area and will continue to utilise these off site facilities.

3.39 The proposed play strategy includes providing new play facilities within the new Ham Close Estate in addition to utilising off site facilities to fulfil the recommended play provision, calculated using the GLA Population Yield Calculator. In summary, under 5yr/doorstep play provision will be provided on the development site within the proposed Ham Close Estate open spaces. The 5-11yrs provision will be split between the proposed development and the existing Ham Village Green provision. The on-site provision will accommodate the play area required for the increase in residents between the existing and proposed development.

The existing Ham Village Green play provision will remain as is to accommodate the existing development's requirement. All play provision for the 12yrs and over will be provided by existing open spaces and facilities in the local area.

3.40 The proposed play provision comprises:

- Under 5yrs: 1,232m² doorstep play provision provided within the Communal Gardens and Linear Park.
- 5-11yrs: 868m², provision split between new on-site facilities and existing off-site facilities:
 - 512m² equipped play space included within the Linear Park; and

- 356m² utilises the existing play space within Ham Village Green.
- 12-15yrs: 292m² utilises the existing play space within Ham Village Green.
- 16-17yrs: 154m² utilises the existing provision on Ham Village Green. This could extend to facilities in Riverside Drive, Ham Playing Fields and King George's Field. The Community Centre and Maker Labs will also include dedicated youth facilities.

Table 3.5: Existing Accessible Play Space

Open Space Typology	Local Plan Accessibility Standard	Distance to Development Site	Existing Open Spaces in Local Area
Provision for children and young people	Under 5's: 100m	100m-400m	Ham Village Green (under 5's and 5-11yr)
	5-11 year olds: 400m	400m	Riverside Drive Playground
	12+: 800m	800m	Ham Playing Fields King Georges Playing Fields

3.41 The proposed play provision will greatly enhance the quality of the proposed open spaces and enhance the play provision within the local area, ensuring the needs of existing and proposed residents are met in addition to fully meeting the requirements of Policy S4: Play and Informal Recreation in the London Plan and Policy LP 31: Public Open Space, Play Space, Sport and Recreation in the London Borough of Richmond Upon Thames (LBRuT) Local Plan.

3.42 In addition, the youth facilities located in the Community Centre and Maker Labs will provide an additional type of play/recreational facility which can be utilised by local children. These facilities are easily accessible from the Linear Park and Village Green and therefore support the existing and proposed play facilities in these locations.

Chapter 4

Policy Appraisal

Policy Compliance

4.1 Paragraph 99 of the NPPF requires existing open space to not be built on unless an assessment has been undertaken that clearly shows there to be a surplus of open space or for the loss resulting from the proposed development to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The proposed Ham Close development will dramatically improve the quality of Amenity Greenspace currently on the development site. In addition, the proposed communal Courtyard Gardens and Private Amenity Space will ensure that there is no loss of open space on the development site though the extent of Amenity Greenspace has been reduced. In addition, the LBRuT Open Space Assessment Report has demonstrated that there is a surplus of open space within the area.

4.2 Policy G4 of the London Plan: Green Infrastructure and Natural Environment advises that open space, particularly green space, included as part of development, remains publicly accessible. As highlighted, the proposed focal Linear Park will be a new publicly accessible open space with a direct link to Ham Village Green. This new park would be categorised as an Amenity Greenspace under the LBRuT Open Space Standards.

4.3 Policy S4: Play and Informal Recreation in the London Plan notes that all children and young people should have safe and independent access to good quality, well designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery. A mix of formal play equipment and natural play items will be integrated into the public Linear Park and into the communal Courtyard Gardens to create a flexible and engaging play space for all ages.

4.4 Policy SA 15: Ham Close, Ham of the London Borough of Richmond upon Thames (LBRuT) Local Plan, notes that any redevelopment proposal has to respond positively to the unique and distinctive character of Ham Close and Ham, and that there is a need to retain, and where possible enhance, the landscape and existing green spaces, including the Ham Village Green which is POS and OOLTI. The Linear Park links directly into Ham Village Green and the space has been designed to complement and support the recreational activities of Ham Village Green. In addition, the naturalistic planting of the Green has been extended into the Linear Park reflecting the natural character of the Green and Ham Lands Nature Reserve.

4.5 Policy LP 31: Public Open Space, Play Space, Sport and Recreation in the LBRuT Local Plan requires applicants to provide an analysis of existing open space provision in line with the Council’s accessibility standards for travel to open spaces. The Open Space Assessment has demonstrated that the development site is within the accessibility catchment of a number of different open space typologies and therefore all existing and new residents will continue to be within walking distance of different types of open space. Indeed, the proposed redevelopment of Ham Close Estate would not result in any residents not falling within an accessibility catchment of different types of open space.

4.6 Furthermore, this policy considers the importance of POS and existing play facilities, in addition to formal and informal sports grounds and playing fields. It states that these will be protected and where possible enhanced. The play provision included within the Linear Park will greatly enhance the play facilities in the local area and help to alleviate use of the Ham Village Green play facilities.

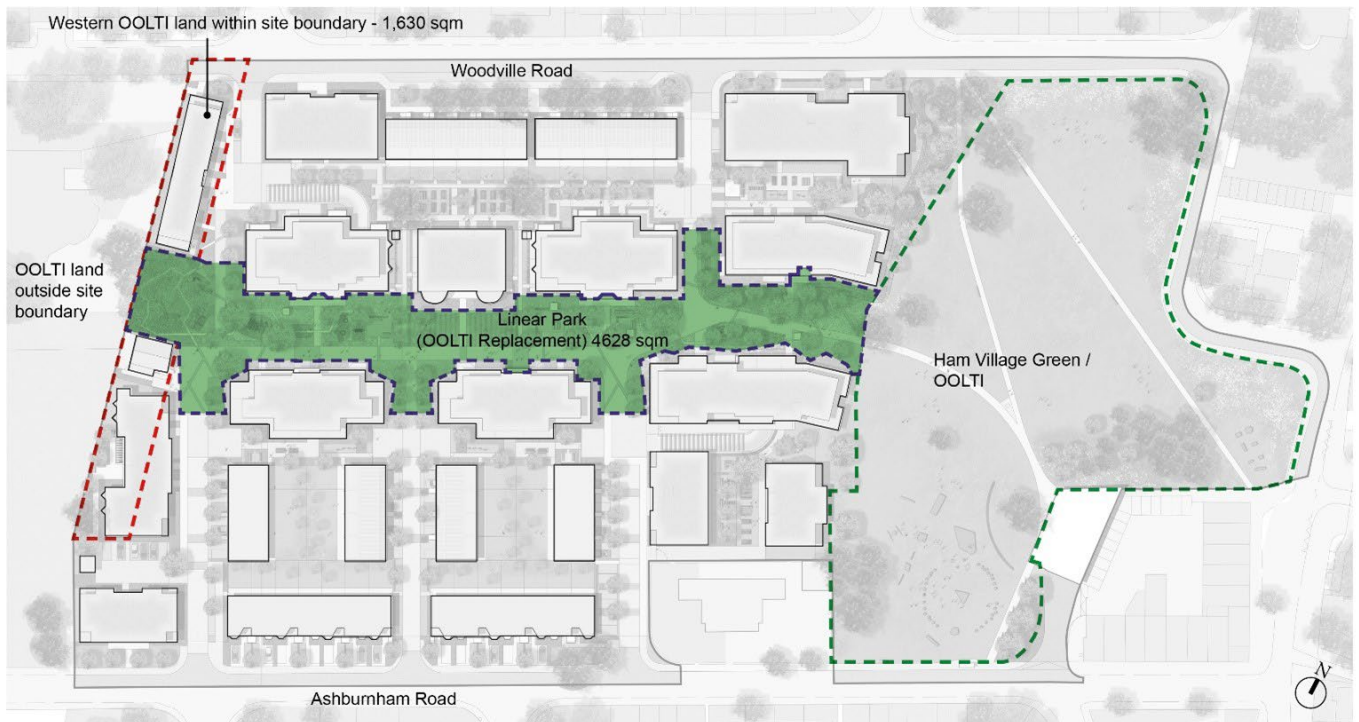
4.7 Policy LP 14: Other Open Land of Townscape Importance in the Local Plan requires OOLTI to be protected in open use and enhanced where possible, unless

development is linked to use of the OOLTI or it can be a replacement of, or minor extension to, existing built facilities

and it does not harm the character or openness of the open land. As discussed already, there will be no net loss of OOLTI. Furthermore, the re-provision of the OOLTI within a new publicly accessible open space will link the western OOLTI to the Ham Village Green OOLTI and POS.

4.8 Policy G1: Open Spaces in the Ham and Petersham Neighbourhood Plan requires all green spaces, including Ham Village Green and the western boundary of the development site, which partially comprises the school playing fields/grounds, to be protected. The western strip of land is not currently used as a public open space. Comprising of an overgrown corner of the adjacent school playing field and a section of the Woodville Centre’s private grounds it is not accessible to the public. The proposals will re-provide this space as part of a larger public open space, the Linear Park, which links directly to the Ham Village Green OOLTI enhancing the open space provision (see **Figure 4.1**). The proposed redevelopment of Ham Close will enhance access to, and the setting of, Ham Village Green and result in no loss to this key space.

Figure 4.1: Proposed OOLTI Re-provision



Impact on OOLTI and POS

4.9 The strip of OOLTI land located to the west of the development site boundary will be integrated into the proposed development but will be re-provided as part of a larger public green space at the centre of the development that leads to Ham Village Green OOLTI and POS. The replacement open space would be of a higher quality than what is currently there and the original strip of OOLTI land to the west of the development site. This enhancement is in line with national policy and guidance. Furthermore, the proposed POS will be larger resulting in no net loss of OOLTI.

4.10 The proposed Ham Close Development will have no negative impact on the existing size, use and function of Ham Village Green OOLTI and POS. The proposed Community Centre and boundary planting proposals are located outside of the Village Green OOLTI and POS and will have no impact on the existing use of the Green.

4.11 It is the role of the planning system to strike an appropriate balance in the public interest and the proposed scheme would provide a range of high-quality open spaces for the development's residents and the local community. The proposed Linear Park, including the replacement OOLTI, will connect into Ham Village Green linking these two key spaces, benefiting residents and members of the public.

Chapter 5

Summary and Conclusions

Provision of Public Open Space

5.1 The proposed redevelopment of Ham Close will include improved open space provision, with new private, communal and public spaces provided within the development.

5.2 The impact on the key existing open spaces is summarised below:

- There will be no changes or impacts to the existing Ham Village Green OOLTI and POS.
- The development will re-provide the strip of western OOLTI which is currently part of the Woodville Day Centre grounds and the St Richards Church of England Primary School Playing field within the re-developed Ham Close as a publicly accessible Linear Park.
- There will be a net loss of Amenity Greenspace within the proposed redevelopment. However, this will be offset by the provision of the publicly accessible Linear Park, Community Courtyards and Private Open Space. In addition, the variety and high quality nature of the proposed public, private and semi-private spaces when compared to the existing open space is an improvement on the existing situation. The proposal therefore complies with the requirements set out in Paragraph 99 of the NPPF by providing better quality open space where the development utilises existing open space, and complies with Policy LP 31 of the Local Plan by providing a mix of public, private and semi-private space.

5.3 The current open space provision within Ham Close predominantly consists of fragmented areas of communal amenity grass. The proposed development will establish a clear open space hierarchy, comprising a focal public Linear Park at the centre of the development with communal (semi-private) Courtyard Gardens and Private Amenity Spaces for residents located to the north and south of the park between the residential blocks. The Linear Park links directly into Ham Village Green and the surrounding local context providing legible spaces for public access, and reducing the opportunity for uncontrolled access between the private and semi-private spaces between residential blocks.

5.4 The existing estate contains no equipped play facilities and the unstructured nature of the open space, lack of benches and signs prohibiting ball games further restricts informal play and recreational opportunities. The Linear Park

and communal Courtyard Gardens will contain equipped play opportunities for the under 5yrs and 5-11yr age groups. Proposed amenity lawns and seating opportunities will provide informal recreational opportunities for all ages.

5.5 The existing open space is predominantly regularly mown amenity grass with the existing mature trees creating the only visual variety. Extensive herbaceous, shrub and tree planting will create distinct visual identities for the proposed open spaces. A more formal planting design is proposed for the communal and private residential spaces whilst a more naturalistic approach is proposed for the Linear Park to complement the existing Ham Village Green.

5.6 In summary, the variety and high-quality of the proposed public, private and semi-private spaces is an improvement on the existing provision, meeting the requirements of Paragraphs 94 and 99 of the NPPF, London Plan Policies G4 and S4, Local Plan Policies SA15, LP 14 and LP 31, and Ham and Petersham Neighbourhood Plan Policies C1, G1 and O3.

LUC

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