

Local Plan Monitoring Report

HOUSING

for financial year 2015/16

May 2017



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Nese keni veshtersi per te kuptuar kete botim, ju lutemi
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mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રીટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujurati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰੀਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi



1. Introduction

- 1.1.1 This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website¹

2. Data sources

- 2.1.1 The data used in this report comes from the Council's decisions analysis monitoring system [Richdas] and from monitoring of Prior Notification applications. The former has recorded data on permitted applications since the 1980s. Data is up to 1 April 2016, but where relevant includes updates as footnotes since that time.

3. Contents

- 3.1.1 This report monitors:
- Net additional dwellings for the reporting year
 - Net additional dwellings over previous years
 - Net additional dwellings – in future years
 - Net additional gypsy and traveller pitches per annum
 - Percentage of new housing development on back garden land as a proportion of all housing completions
 - Completions by dwelling size
 - Percentage of all new housing completions which is affordable housing
 - Affordable housing – in future years
- 3.1.2 The headline findings in terms of the effectiveness of key housing policies (Core Strategy Policies CP14 and CP15) are:

Housing supply – the rate of completions (491 units net) significantly exceeded the annual target in the London Plan 2015 of 315 homes per annum, with eleven large sites completed, and over the ten year target period it continues to be expected to be exceeded. The housing land supply potentially provides for 2096 units over the next five years which is 521 units more than the target supply in the London Plan.

Affordable housing (using definitions for statutory planning monitoring) – only 20% of units were delivered as affordable, from sixteen sites, considerably below the strategic boroughwide target. There were only three large sites delivering affordable housing, with almost half of the affordable housing completions from small sites. The other large sites were through prior approvals so opportunities were very limited to secure on-site provision. The delivery of future affordable units is identified, including delivery by Registered Providers. However the impact of national changes to planning policy continues to reduce further the opportunities where affordable housing contributions can be sought.

¹ http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm

CP14: Housing

Net additional dwellings for the reporting year; Net additional dwellings over previous years; Net additional dwellings – in future years.

Targets: London Plan 2015 (consolidated with Alterations since 2011) target of 3150 units 2015 to 2025 (table 3.1). National and regional guidance encourages local authorities to exceed completion targets.

Data source: LBRuT Decisions Analysis system and annual completions survey (2015/16).

progress towards target :



The annual net dwelling requirement was exceeded in 2015/16. Over the target period it is expected that the total of 3150 will be exceeded.

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is **equivalent to 315 additional homes per year**. This was higher than previous targets.

Table 1: Plan period and housing targets

Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)

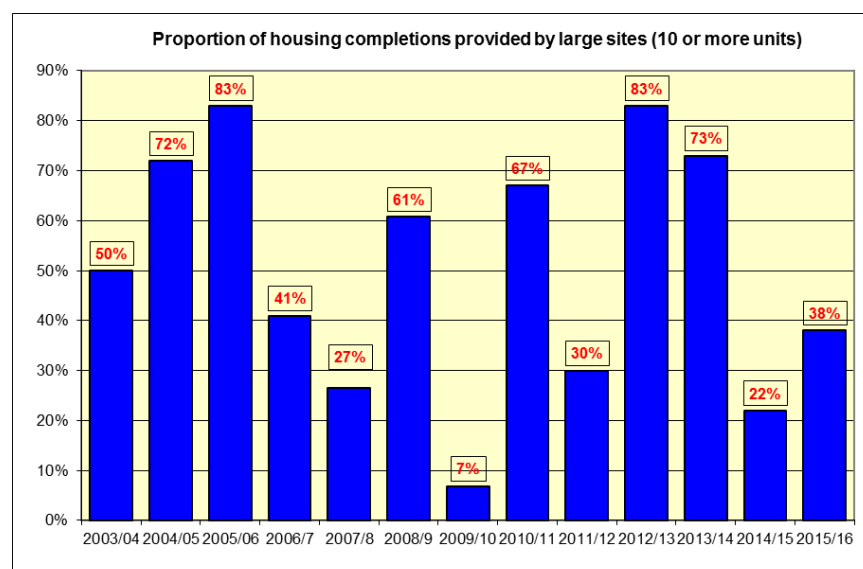
Net additional dwellings for the reporting year

A net gain of 491 units were completed in 2015/16. This significantly exceeded the target, following the previous year which had a slightly lower completion rate as there is always some fluctuation as shown in Table 2 below. There continue to be sites under construction and permissions granted, as set out in further details below, which demonstrate a continued pipeline.

The net gain includes 287 units (58%) completed through the prior approval process. From 30 May 2013 the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. While in 2013/14 the relative recent introduction of these rights meant implementation was low in 2013/14, in 2014/15 and in 2015/16 it delivered a significant proportion of completions. This has only reduced slightly in 2015/16 and is expected to remain high in future years.

There were eleven large sites completed in 2015/16 (these are defined as being of 10 or more units gross). Large sites therefore provided 38% of the units completed in 2014/15 (comparable figures were 22% in 2014/15, 73% in 2013/14, 83% in 2012/13, 30% in 2011/12, 67% in 2010/11, 6.9% in 2009/10, 60.8% in 2008/09, 26.5% in 2007/08 41% in 2006/07, 83% in 2005/06, 72% in 2004/05, and 50% in 2003/04).

Figure 1: Proportion of housing completions provided by large sites (defined as 10 or more units gross).



Net additional dwellings 2005/2006 to 2015/16

Table 2: Housing completions in the borough 2005/2006 to 2015/2016

Financial year	Units completed
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
2013/14	235
2014/15	304
2015/16	491
Total 2005/06-2009/10 (5 yrs)	1913
Average 2005/06-2009/10	383
Total 2010/11-2014/15 (5 yrs)	1841
Average 2010/11-2014/15	368
Total over 11 years	4245

Source: LBRuT Decisions Analysis System: completions – Planning Policy Section

Notes

Figures are for net gains on site

Totals for 2006, 2008, 2010 and 2012 are unusually high because of completions on large sites (536 at Kew in 2006, 192 units at Kew in 2008, 171 units at Richmond Lock in 2010, 198 units at Sandy Lane).

The distribution of housing completions for 2015/16 by ward is set out in the following table.

Table 3: Housing completions in 2015/2016 by ward

Ward	Proposed	Existing	Net gain	Large sites included
Barnes	20	19	1	
East Sheen	16	10	6	
Fulwell, Hampton Hill	24	4	20	
Heathfield	25	2	23	
Ham, Petersham, Richmond Riverside	15	8	7	
Hampton	53	5	48	
Hampton North	17	2	15	
Hampton Wick	20	8	12	
Kew	14	14	0	
Mortlake, Barnes Common	15	6	9	
North Richmond	146	2	144	Former 293 Lower Richmond Road; Express Dairies Orchard Road; 183 - 185 Lower Richmond Road; 1 Victoria Villas; Argyle House 1 Dee Road; Forsyth House 211 - 217 Lower Richmond Road
South Twickenham	29	2	27	37 Hamilton Road
South Richmond	50	10	40	
St Margarets, North Twickenham	34	5	29	1 - 3 Old Lodge Place; 6 - 7 Old Lodge Place
Teddington	36	2	34	
Twickenham Riverside	72	9	63	Sovereign House 28 - 30 London Road; Evergreen House 2 - 4 King Street
West Twickenham	23	12	11	
Whitton	4	2	2	
TOTAL	613	122		
NET GAIN	491			

Source: LBRuT Decisions Analysis System: completions – Planning Policy Section

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2016

It can be seen from Table 2 above that from 1 April 2005 until 31 March 2016, an eleven year period, 4245 units were completed. The borough's housing target set out in the 2015 London Plan is an additional 3150 units between 2015 and 2025, providing for an annual average of 315 units. This requirement was significantly exceeded in the 2015/16 financial year, and the Council is on course to meet the strategic dwelling requirement by 2025.

The NPPF requires Local Planning Authorities to identify and maintain a rolling 5 year housing land supply. Sites for inclusion should be:

- **Available** – the site is available now
- **Suitable** – the site offers a suitable location for development now
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in the development plan
- Sites that have planning permission (either outline or full planning permission that has not been implemented)
- Sites under construction
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

As stated above, the permitted development rights allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. Where prior approval has been approved by the Council, the residential units that will be delivered have been included in the future supply. It is anticipated that the majority of these approvals will be implemented by landowners, as prior approval is only required for transport and highways issues, contamination and flooding, and this is evidenced in completions monitoring. They are in effect no different to other conversions in terms of future delivery of housing, however for monitoring they are recorded as a separate source to understand the impact.

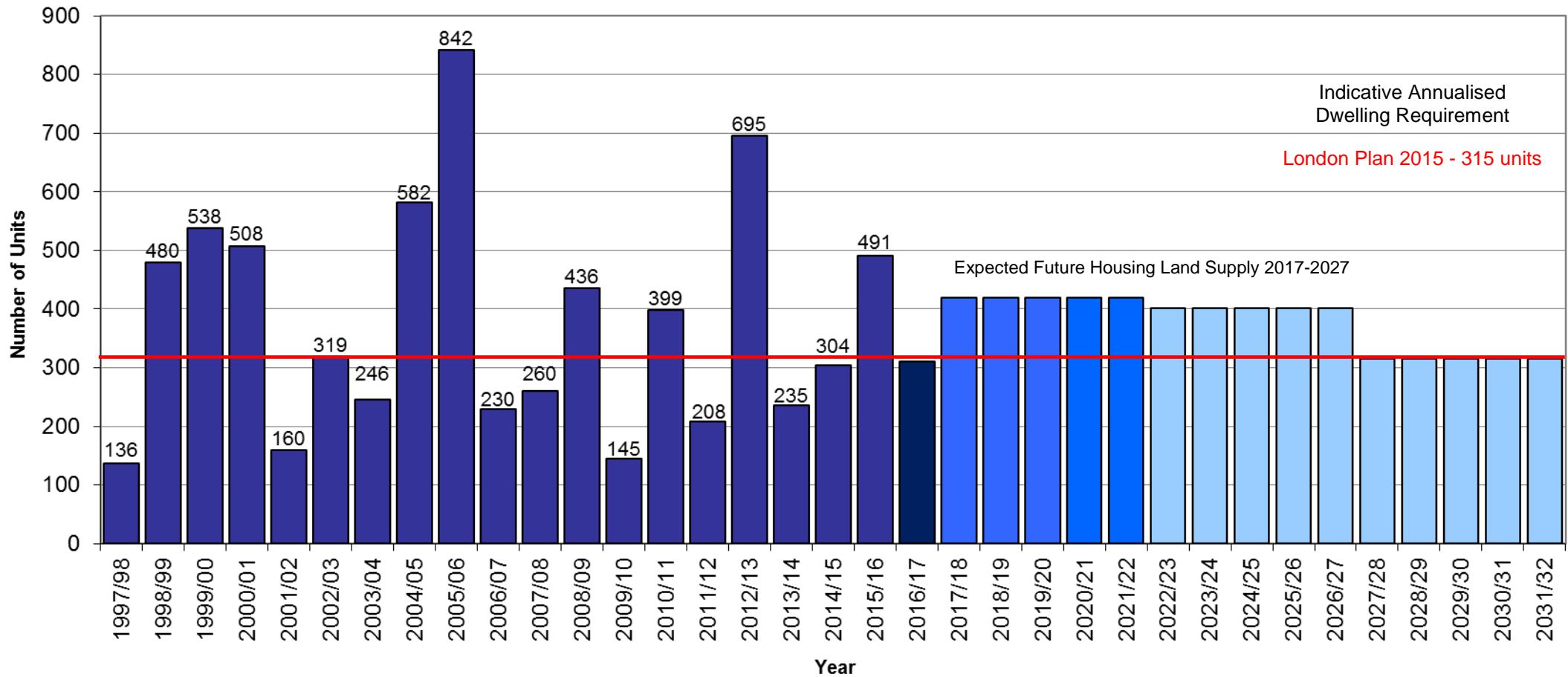
The Council has identified a potential 2096 units over the 5 year period, which is 521 units more than the target in the London Plan 2015. The table below details the sources of this supply. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition in the market for land.

Table 4: Sources of 5-year housing land supply

Site Type	Gross	Net	Total used for 5-year supply
New Build under construction	665	637	637
New Build Sites with planning permission	466	437	437
Conversion sites under construction	155	117	117
Conversion sites with planning permission	113	18	18
Conversion sites with prior notification approval under construction	91	91	91
Conversion sites with prior notification approval	331	331	331
Proposal/ other known Sites	465		465
Total 5 year supply			2096 units

Further information on both small sites and large sites (over 10 units gross) involved in the housing land supply can be found in Appendix 1 at Annex A, with a summary of supply by ward at Annex C. These also detail dwellings expected to come forward in future years. The housing figures show that the borough will be on course, taking account of historic rates of permissions and completions on small sites, to meet its housing target. Annex B sets out the supply for large sites and this has been mapped to show the potential spatial distribution, see Map 1.

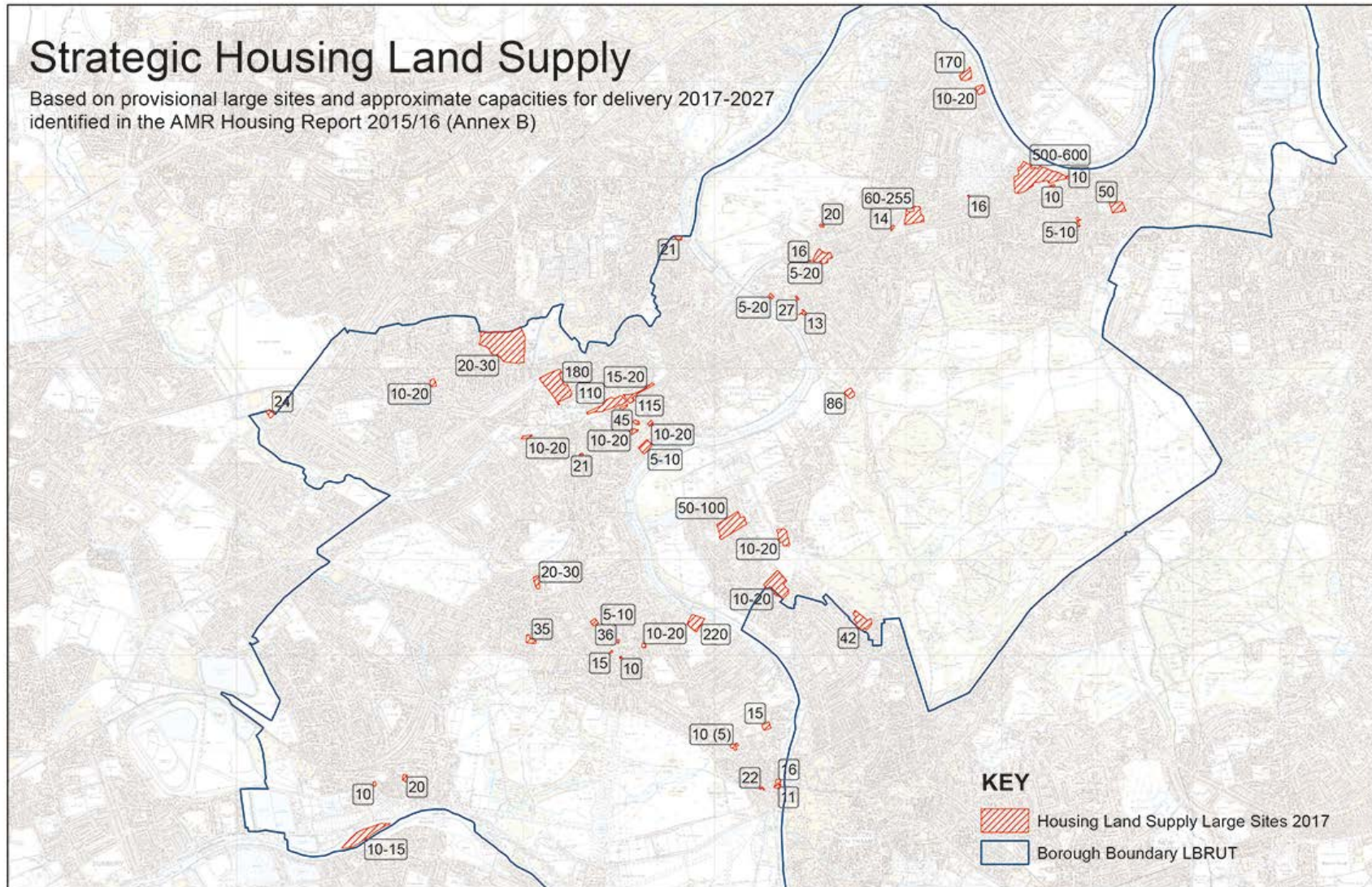
Figure 2: Housing Trajectory as at 1st April 2016



Legend

- Completed dwellings
- Net additional dwellings in future years
- Annualised target

Map 1: Strategic Housing Land Supply – Provisional Large Sites and Approximate Capacities for delivery 2017-2027



LONDON BOROUGH OF RICHMOND UPON THAMES
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Scale 1:50,000



Net additional gypsy and traveller pitches per annum

Targets: Not applicable for 2015/16

Data source: LBRuT Decisions Analysis

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

Since the 2011 London Plan the Mayor does not consider that it would be appropriate to include detailed policies regarding new provision for gypsies and travellers and travelling show people. In London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally, should properly be addressed by local planning authorities in DPDs. The London Plan 2015 Policy 3.8 Housing Choice states boroughs should work with the Mayor and local communities to identify needs and ensure that the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed, with sites identified in line with national policy, in coordination with neighbouring boroughs and districts as appropriate.

Alongside the NPPF, the Government published in March 2012 Planning Policy for Traveller Sites which sets out that local planning authorities should make their own assessment of need for the purposes of planning. This is expected to inform the preparation of local plans and planning decisions and collaborative work with neighbouring authorities to develop fair and effective strategies to meet need - through the identification of land for sites, including a supply of specific deliverable sites sufficient to provide five years' worth of sites against the locally set target. In September 2014 the Government consulted on [Planning and travellers: proposed changes to planning policy and guidance](#), including proposals to alter the definition of travellers and alter planning guidance on how current and future traveller accommodation needs should be assessed by local authorities and the implications will be kept under review².

The Council started further work to understand local needs, including working with RHP and other local authorities, and undertaking questionnaires of the families living on the Bishops Grove site undertaken in 2013 and 2015. The initial outcome of the Council's research on Gypsies and Travellers in 2013 and 2015 ([report](#) published in 2016) suggests that there is no demonstrated need for additional pitches; although there is a need to protect the existing site, as proposed in the [Local Plan Review](#). There may be opportunities for other innovative solutions to improve support to address needs such as providing floating support to those in bricks and mortar to address issues of isolation, managing a home and maintaining a tenancy, rather than pitch provision. This is especially important for London boroughs constrained by limited land supply.

Percentage of new housing development on back garden land as a proportion of all housing completions

Target: *Target to be developed when time series data are available*

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2015/16 financial year.

Since April 2009 the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

An amended Planning Policy Statement (PPS) 3: Housing published in June 2010 removed private residential gardens from the definition of previously-developed land (often referred to as brownfield land), which was then reflected in the NPPF. The Council's Development Management Plan introduced a presumption against development on back gardens, reflecting the policy approach of the replacement London Plan, which has been informing the determination of planning applications since October 2010.

In 2015/16, approximately 2.68% of all new units (gross) **permitted** were development on garden sites. This trend appears to be slightly declining and averaging at relatively low levels of less than 5% of housing completions, as the rate in 2014/15 was approximately 2.97%, in 2013/14 it was approximately 3.04%, in 2012/13 it was approximately 2.7%, and in 2011/12 it was approximately 4%. This could be as a result of the policy position set out above, although it may vary over years according to the type of sites permitted.

² Since the time of writing, a revised [Planning policy for Traveller sites](#) was published in August 2015 when the Government changed the definition of "traveller" for planning related purposes so that it excludes those who have permanently ceased from travelling.

In terms of completions, **at least** 21 units (net gain) were **completed** on nine sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 4.28% of completions. Mostly these are from applications submitted after April 2009, although in the total completions there could still be some from applications determined prior to April 2009 and therefore it is possible that a larger number of sites and units would have fallen within this definition.

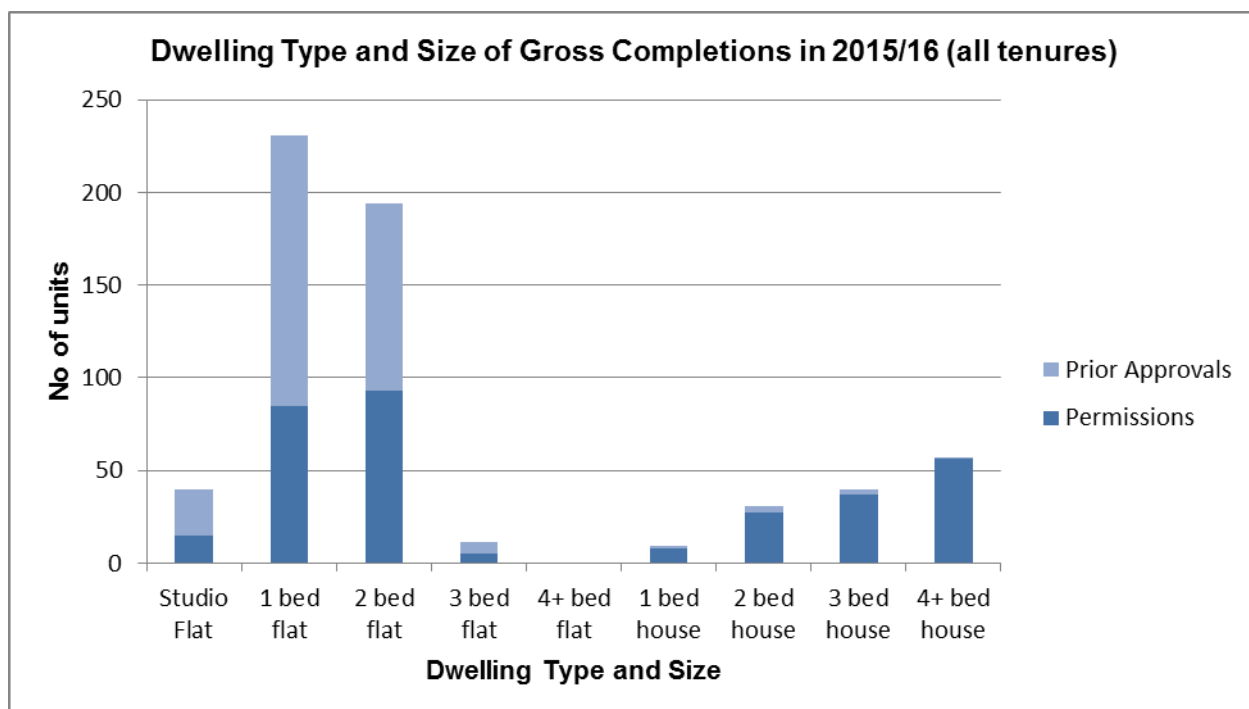
Completions by dwelling size

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2015/16 financial year.

Development Management Plan Policy DMHO4 moved away from the overly prescriptive approach requiring small units on every site, towards a more flexible approach to assessing appropriate dwelling sizes in new development, reflecting location and existing character of area, to provide for a range of housing choices. This moved away from Core Strategy Policy CP14 which expected the private sector element of any development will include an appropriate number of small (1-bed or studio) units, depending on location – this would be at least 25%, rising to the great majority (at least 75%) in more sustainable locations, such as town centres and other areas with high public transport accessibility and with good access to facilities. This means that family housing is encouraged in many of the borough's established residential areas, where first and foremost new family housing is likely to be compatible with local character. Small units are still required where appropriate and a higher proportion of small units will be appropriate in town centre locations.

This indicator looks at the dwelling type and size of all completions. The figure below shows all housing completions (gross) in 2015/16 by the type (flats or houses) and size of dwelling.

Figure 3: Dwelling Type and Size of Completions



In 2015/16 46% of all completions were small units (studio/ 1 bed flats/houses). This exceeds the 25% small unit target that was set out in Core Strategy policy. This is only slightly less than 50% in 2014/15, and remains higher than earlier years, largely led by the nature of the units completed through the prior approval process as these remain dominated by conversions to small flats. Consequently the proportion of family housing as 3 and 4 beds remained low at 18% of all completions, which would be the size of family units encouraged by Development Management Plan policy.

CP15: Affordable Housing

Percentage of all new housing completions (gross) which is affordable housing

Data source: LBRuT Decisions Analysis system and annual completions survey (2015/16).

progress towards target : x target not met

Table 5: Affordable Housing Completions by financial year 2006/07 – 2015/16

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
2010/11	399	89**	37	126	32%
Total 2006/07 - 2010/11	1470	188	77	265	18.0%
2011/12	208	0	75	75	36%
2012/13	695	224	3	227	33%
2013/14	235	29	4	33	14%
2014/15	304	5	1	6	2%
2015/16	491	17	82	99	20%
Total 2011/12-2015/16	1933	275	165	440	22.8%

Notes: RSL = Registered Social Landlord/Registered Provider. Figures are net of demolitions

* includes units for which a financial contribution to the Affordable Housing Fund was agreed as an alternative to on-site provision. The number of units concerned is put in brackets afterwards. Sums which do not correspond to full units are reported separately; see previous/future AMR reports on Planning Obligations received.

Minus figures are due to a reduction in units through remodelling improvements to existing accommodation on some sites.

** Includes 15 affordable units at Becketts Wharf and Osbourne House (07/2991) completed during 2009/10 that could only be included in 2010/11 once the rest of the private units on the site (not yet completed) were permitted under 11/0468.

Analysis of affordable housing completions

Affordable housing units: Affordable housing was completed on **sixteen sites** during 2015/16 delivering 99 units (gross). Three of these were large sites – 31 affordable units at Express Dairies, Orchard Road, Richmond ([13/4458/FUL](#)) a former employment site brought forward by a Registered Provider for wholly affordable housing; 12 affordable units at Former 293 Lower Richmond Road, Richmond ([13/4458/FUL](#)) where former employment floorspace was converted into wholly affordable housing; and 8 affordable units at 37 Hamilton Road, Twickenham ([10/1691/FUL](#)) on a former employment site as part of a mixed tenure scheme. One of the sites was a linked site – 9 affordable units at Land Rear Of 42 - 48 Harvey Road, Whitton ([10/1865/FUL](#)) were linked to delivery of market units at 84 Whitton Road, Twickenham (10/1864/FUL). The other twelve sites were all small sites brought forward by a Registered Provider – 6 affordable units at Garages At Stirling Road, Twickenham ([13/0392/FUL](#)); 5 affordable units at Garages To Rear Of 725 To 737 Hanworth Road, Whitton ([13/0393/FUL](#)); 9 affordable units at Garages At Arundel Close, Hampton Hill ([13/0383/FUL](#)); 2 affordable units at Garage Site Meadlands Drive, Petersham ([13/0386/FUL](#)); 1 affordable unit at Garages Sheridan Road, Ham ([13/0387/FUL](#)); 2 affordable units at 2 X Garage Sites Cowper Road, Ham Common ([13/0389/FUL](#)); 2 affordable units at Garage Site At Beard Road, Ham Common ([13/0390/FUL](#)); 4 affordable units at Land Adjacent To No 48 Mead Road, Ham ([13/1934/FUL](#)); 3 affordable units at Garages At Chandler Close, Hampton ([13/0384/FUL](#)); 1 affordable unit at 16 Hemming Close, Hampton ([15/0095/FUL](#)); 1 affordable unit at Garage Site At Egerton Road, Twickenham ([13/0391/FUL](#)); and 3 affordable units at Garages At Little Queens Road, Teddington ([13/0394/FUL](#)).

There were another eight large sites completed in 2015/16 – 183 - 185 Lower Richmond Road, Richmond ([13/2267/P3JPA](#)); 1 Victoria Villas, Richmond ([13/3505/P3JPA](#)); Sovereign House, 28 - 30 London Road, Twickenham ([13/4310/P3JPA](#)); Argyle House, 1 Dee Road, Richmond ([14/1519/P3JPA](#)); 1 - 3 Old Lodge Place, Twickenham ([14/4177/P3JPA](#)); 6 - 7 Old Lodge Place, Twickenham ([14/4230/P3JPA](#)); Forsyth House, 211 - 217 Lower Richmond Road, Richmond ([13/4771/P3JPA](#)); and Evergreen House, 2 - 4 King Street, Twickenham ([15/1085/P3JPA](#)), however these were all prior approvals which cannot be required to contribute to affordable housing.

The net gain of 99 affordable units in 2015/16, equating to **20%** of the net gain in units, is an improvement on the significantly lower percentage achieved in 2014/15. However, a significant proportion was only achieved directly through the delivery programmes of Registered Providers and a number of those delivered in 2015/16 were associated with the end of the previous GLA Affordable Housing funding programme. The total percentage remains

considerably below the strategic boroughwide target, yet as the majority of large sites completed were through prior approvals other opportunities were very limited to secure on-site provision.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore these dates are rarely the same and can fall in different recording years. Housing monitoring is set out on the Council's website www.richmond.gov.uk/completed_housing_developments.htm

Off-site contributions towards affordable housing are reported separately in [AMR](#) reports on Planning Obligations. The additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached.

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time a permission is granted) and the timing of payments, and payments may be staged. The Council's website detailing housing monitoring (different to planning monitoring, as explained above) www.richmond.gov.uk/completed_housing_developments.htm details the schemes that completed in 2015/16 supported by Housing Capital Programme funding (*and delivering 45 affordable homes*), including schemes recorded as planning completions at Land Adjacent To No 48 Mead Road, Ham ([13/1934/FUL](#)) and Express Dairies, Orchard Road, Richmond ([13/4458/FUL](#)).

Tenure split: Core Strategy Policy CP15 requires a split between rented and intermediate tenures of 80%/20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2015/16 show from all sixteen sites a tenure split of 97%/3% which exceeds policy requirements. The provision of rented units meet identified priority local needs and would have been a priority particularly on those schemes brought forward through the delivery programmes of Registered Providers.

Future affordable housing supply

For future years, Development Management Plan Policy DMHO6 moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. There were a number of units under construction in 2015/16, along with a number of anticipated completions during 2016/17, including: 10 units at 101 And 103 And 105 Waldegrave Road; 8 units at Richmond Police Station, Red Lion Street; and 22 units at Brentham House And Bermuda House, High Street. There also continues to be a further number of affordable units with permission expected to be completed within the next five years, including 11 units at Twickenham Sorting Office; High Street; 24 units at Land North of Mill Farm Business Park; 12 units at Teddington Studios; 6 units at 159 Heath Road, Twickenham; 6 units at Garages Adjacent 1-6 Cave Road; 27 units at Former Inland Revenue Sorting Office, Ruskin Avenue, Kew; 13 units (of which 7 will be Richmond nominations) at HMP Latchmere House; and 45 units at Queens House, 2 Holly Road. Registered Providers continue to deliver small sites through their own landholdings, and pursue large site opportunities where they arise.

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The Council has included a forecast for 2017-27 which identifies potential sources of future affordable housing units, amounting to a potential **380** over the 5 year period. Further details are set out in Appendix 1. There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure for example through acquisition by RSLs of properties on the open market.

However, there remains considerable uncertainty about the delivery of affordable housing, arising from further changes to future GLA funding of affordable housing, and secondly the availability of large sites to achieve policy requirements. National changes in Government policy are also continuing to impact significantly on how contributions can be secured from market development through the planning process. Policy requirements for affordable housing can no longer be applied where delivery is carried out through permitted development rights for the change of use of existing offices to residential, as prior approval is only required for other issues. The impacts of these changes are likely to be seen to continue in future monitoring.

Appendix 1: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2017/27

The main purpose of this paper is to explain in detail the anticipated housing land supply position in LB Richmond upon Thames for the first 5 years of the period 2017-2027, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2014/15 AMR for the period 2017-2027. It is written as at 1 April 2016, but where relevant includes updates since the time of writing as footnotes. The phasing of sites has been considered in light of ongoing discussions the Council undertakes with developers and landowners on some sites.

The situation with the availability of housing sites in the borough is reviewed through the evidence for the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a target of 315 homes per annum for 2015-2025.

The 2013 London Strategic Housing Land Availability Assessment (SHLAA) identifies London's housing capacity, alongside the 2013 Strategic Housing Market Assessment which estimates London's current and future housing requirements. Informed by this evidence, the FALP is based on delivering 42,000 net additional homes across London, whereas since 2004 the average annual completions have been circa 25,000. It is recognised that a step change in delivery is required if London is to address its housing need.

The Inspector's Report into the FALP overall found the Plan strategy will not deliver sufficient homes to meet objectively assessed need and recommended immediate review. The GLA are starting the full review, and subsequent to the time of writing the 'City for All Londoners' consultation set out a direction for London, which the Mayor will later expand upon in detailed strategies and the London Plan.

The Council's position remains that meeting the housing target is a significant challenge for the borough, however this paper demonstrates there will be sufficient sites to meet the target and will continue to be kept under review in future monitoring.

The [Twickenham Area Action Plan](#) was adopted in July 2013 and contains proposals for sites within the Twickenham area. The preparation of the [Site Allocations Plan](#) informed the consideration of future supply, as following a call for sites in January 2013, work progressed with the [Pre-Publication draft Plan](#) published for consultation in October-November 2013, followed by two further rounds of consultation on [new additional sites](#) in June-July 2014 and [new educational sites](#) in August-October 2014. A revised Local Plan programme was then agreed in July 2015 to progress the allocation of sites as part of the [Local Plan Review](#). The Local Plan [consultation on the scope and rationale for review of planning policies, together with the emerging Site Allocations](#), took place 4 January – 1 February 2016. This will enable the Council to align the sites available with the needs of the borough as identified through the Local Plan Review, and has informed the AMR.

Future supply includes units being delivered through permitted development rights for change of use from B1(a) office to C3 residential purposes, which came into force in May 2013. The impact of these prior approvals is identified in completions monitoring and the trajectory.

This paper takes account of requirements set out in the NPPF to identify future housing land supply, including an additional buffer to ensure choice and competition in the market for land, and for market and affordable housing. The current position on planning for Gypsy and Traveller sites is set out in the main AMR 2015/16 report on Housing.

Housing Targets

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is equivalent to 315 additional homes per year. The 2013 London SHLAA was a robust assessment of the availability and suitability of land to meet housing need in accordance with paragraph 159 of the NPPF and the NPPG, undertaken in conjunction with boroughs, and supported by an independent viability assessment. Following the national imperative to address identified need, it has been more rigorous than its predecessors in testing potential housing capacity. As in the past, the dependency on small sites is shown as these account for over 50% of the borough's total capacity. Policy 3.3 states that borough's should seek to achieve and exceed the relevant minimum borough annual average housing target.

This was higher than previous targets. Prior to this, the 2011 London Plan set the London Borough of Richmond upon Thames's housing target of 2450 additional homes between 2011 to 2021 - the equivalent of 245 additional homes per year. This was a reduction from the previous Plan, which set a target of 270 homes per annum. This was informed by the detailed large sites assessment, while the capacity estimate for small sites was reduced in light of the draft replacement London Plan's presumption against development on back gardens and based on an extended seven year period of completions to better reflect the ups and downs of the housing market.

5 Year Housing Land Supply (2017-2022)

In accordance with the NPPF sites for inclusion in the five-year supply should be:

Available – the site is available now

Suitable – the site offers a suitable location for development now

Achievable – there is a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

This statement sets out the specific sites which are likely to deliver five housing land supply requirements, including sites from the following:

- Sites that are allocated for housing in adopted/emerging Plans + other identified large sites coming forward (with up to date information)
- Sites that have planning permission (either outline or full planning permission that has not been implemented, (these are subdivided between large and small sites))
- Sites under construction
- All residential conversion sites under construction
- All residential conversion sites with full planning permission
- All residential conversion sites with prior notification approval under construction
- All residential conversion sites with prior notification approval

As stated above, from 30 May 2013 the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. Where prior approval has been granted by the Council, the residential units that will be delivered have been included in the future supply. It is anticipated that the majority of these approvals will be implemented by landowners, as prior approval is only required for transport and highways issues, contamination and flooding, and this is evidenced in completions in previous AMRs. Where both a permission and prior approval are approved on the same site, it is generally expected the prior approval is more likely to be implemented than any extant permission, as they are likely to have less conditions and obligations than a full permission. They are in effect no different to other conversions in terms of future delivery of housing, however for monitoring they are recorded as a separate source to understand the impact, for example where affordable housing policy requirements cannot be applied.

The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Annex A. The deliverability rate of the sites is expected to be high, this is based on the knowledge the Council has in relation to the rate of completed planning permissions, which in the past has been as high as 98%. Many of the larger sites the borough has had ongoing discussions with during the course of planning applications or pre-application discussions. Other sites without planning permission (as at 1 April 2016) which are expected to come forward and be delivered within the next 5 years include:

- **Hampton Traffic Unit, 60-68, Station Road, Hampton** – Potential for redevelopment if became surplus. Site marketed in 2014. Identified in the [draft Site Allocations Plan Pre-Publication new additional sites consultation](#) site HA9 proposed residential and identified in the [Local Plan Review Scoping](#) Consultation. Application under consideration [16/0606/FUL](#). Potential to deliver 20 units.
- **Platts Eyott** – previous planning application for 70 units, although not currently being actively progressed by owner. The [draft Site Allocations Plan Pre-Publication](#) site HA5 only proposed for a limited amount of residential. Identified in the [Local Plan Review Scoping](#) Consultation need to retain employment, protect businesses, particularly river-related uses, acknowledged that some enabling residential development may be needed to support the restoration of the listed buildings, but residential uses should be in the form of live-work units and complement the existing character rather than providing for commuters. Potential 10-15 units.
- **The Avenue Centre, 1 Normansfield Avenue** – the Council agreed in 2013 disposal to redevelop for a new care home with supported housing units and residential. [Disposal](#) to a Registered Provider of the site confirmed in July 2014. Application under consideration in 2015/16¹. Potential to deliver 15 units.
- **Barnes Hospital** – declining health uses, therefore a NHS Working Group was set up to explore the future of the site and the services provided, which [reported](#) opportunity for development of accommodation for Older People and working age Adults with mental health needs, as well as housing related development. The [draft Site Allocations Plan Pre-Publication](#) site BA2² proposed, subject to the site being declared as surplus, for mixed use development to include residential and social infrastructure, priorities identified for extra care housing, community mental health facilities and education. In September to December 2014 the Mental Health Trust undertook [public consultation](#) on the future location of inpatient mental health services in south west London, and continues to explore options to use part of the site for older people's clinical services. Identified in the [Local Plan Review Scoping](#) Consultation. The Council's priority for any redevelopment will be a new primary school as identified in the School Place Planning Strategy (agreed in January 2015), and potential for extra care. Potential to deliver 50 units.
- **Friars Lane Car Park** - [site brief](#) published and a planning application is expected to be submitted. The Council had identified [disposal](#) under the 2013/16 programme and [draft Site Allocations Plan Pre-Publication](#) site RI6 proposed for residential. Council launched a design competition seeking architects in November 2014³. Identified in the [Local Plan Review Scoping](#) Consultation for residential use. Potential to deliver 5-20 units.
- **Richmond College** – [site brief](#) developed by the planning department in conjunction with the Land Owner was adopted in December 2008. Possible limited enabling development. The [draft Site Allocations Plan Pre-Publication](#) site TW10 proposed redevelopment to provide a new college, offices, secondary school and special school, residential and open space. The overall aims and ambitions of the programme agreed by [Cabinet](#) in November 2013. Identified in the [Local Plan Review Scoping](#) Consultation Initial community [engagement](#) led into pre-app discussions and Outline

¹ [15/5216/FUL](#) granted permission in October 2016.

² This site will now be taken forward as part of the [Local Plan Review](#).

³ Richmond Council awarded the contract to Quinlan and Francis Terry in August 2015.

application expected. Application under consideration [15/3038/OUT](#)⁴ with residential phased for 2018-19. Potential to deliver 180 units.

- **2 High Street Teddington** – proposal for redevelopment for mixed use being brought forward⁵. This could deliver additional units to the 8 units already identified under 14/2683/P3JPA, and would be a wholly affordable residential scheme. Potential for additional 15 units.

There are also two large sites where it is considered that as part of a phased scheme some units are expected to come forward and be delivered within the next 5 years include

- **Ham Central Area, Ham** – identified as an [Uplift area](#). Visioning work for rejuvenation of Ham Close undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a wider area (subject to agreement of landowners). [Report](#) published October 2014 which highlighted the principles on which any future vision for the area should be based. Ongoing consideration of options⁶ at time of writing no agreed timetable for implementation. Identified in the [Local Plan Review Scoping](#) Consultation for redevelopment of residential units (maximising affordable housing), including social infrastructure uses including a community centre, library, youth centre, clinic and dentists as well as a new green space. Potentially a phased scheme (also in Years 6 to 10). Potential to deliver 25-50 units in this phase.
- **Budweiser Stag Brewery, Mortlake** – closure of brewery confirmed and acquisition by developer announced 2015. Site brief adopted 2011 ([SPD](#) and [Appendix](#)) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub⁷. The [draft Site Allocations Plan Pre-Publication](#) site EM1 proposed mix of uses. Identified in the [Local Plan Review Scoping](#) Consultation. Potentially a phased scheme (also in Years 6 to 10). Potential to deliver 50-100 units in this phase.

Combined the Council considers these sites could deliver approximately a further 465 units. The Borough has identified a potential 2096 units over the 5 year period, which is 521 units more than the target in the London Plan 2015. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition. The table below details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	665	637	637
New Build Sites with planning permission	466	437	437
Conversion sites under construction	155	117	117
Conversion sites with planning permission	113	18	18
Conversion sites with prior notification approval under construction	91	91	91
Conversion sites with prior notification approval	331	331	331
Proposal/ other known Sites	465		465
Total 5 year supply			2096 units

It is already evident that the impact of the permitted development rights for the change of use of existing offices to residential in the borough has and will continue to deliver a significant amount of additional housing units. The headline figure is that, if implemented, a potential 944 residential

⁴ [15/3038/OUT](#) granted permission in August 2016.

⁵ Since the time of writing, [16/2647/FUL](#) under consideration.

⁶ At the end of 2016 RHP and the Council held a consultation on the future of the close. Further details are at www.hamclose.co.uk

⁷ The Council has also since identified the [need for a new secondary school](#) on the site.

units could be delivered through prior approvals applications approved (by February 2016) or allowed on appeal (by April 2015) (excluding Bridge House, as subsequently occupied as office).⁸ Some of these sites may have already been identified through the planning process so it is therefore considered relevant to assume delivery from this pipeline will continue make a significant contribution to the five year housing land supply in this and future AMRs for the short to medium term. The Council has already introduced Article 4 Directions to remove the permitted development rights in specific areas of the borough, with a second phase extending to further areas⁹, however this is limited spatially and does not affect the whole borough. Monitoring the outcome of those applications, and the delivery of housing units, will continue to be reported in future AMRs.

The NPPF states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. The Council has always been in a position to identify a sufficient five year housing land supply and remain on course to exceed strategic housing targets, as also shown in previous AMRs, and therefore this additional buffer is not considered necessary.

Years 6-10 Housing Land Supply (2022-2027)

In accordance with the NPPF a supply of specific, developable sites or broad locations for growth should be identified for years 6-10. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The Council considers that the identified sites likely to come forward in the future will continue to provide housing opportunities in the Borough to achieve the boroughs housing target. The capacities for these sites are from the latest housing land availability assessments or other knowledge the Council has in relation to discussions with landowners or agents.

The following sites are considered to be deliverable within this time period:

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Telephone Exchange, East Sheen	Yes (Ref: SA EM5 + LP)	5-10	Potential for redevelopment if telephone exchange became surplus. The draft Site Allocations Plan Pre-Publication site EM5 proposed mixed uses to include residential, employment or primary school. Identified in the Local Plan Review Scoping Consultation which suggests need for offices and housing, now excludes a primary school.
Strathmore Centre, Strathmore Road, Teddington	Yes (Ref: SA TD2 + LP)	20-30	Partially vacant site. The Council is expecting disposal for residential and draft Site Allocations Plan Pre-Publication site TD2 proposed residential, subject to relocation and alternative provision for existing social infrastructure use. Identified in the Local Plan Review Scoping Consultation which suggests need for

⁸ Since the time of writing, the headline figure up to end of October 2016 is potential for 1065 new dwellings.

⁹ Since the time of writing, the second phase of Article 4 Directions have come into effect in October 2016 www.richmond.gov.uk/article_4_directions_offices_to_residential.htm

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			social infrastructure facilities, and may be capacity/opportunity for a mix of uses including residential.
Ham Central Area, Ham	Yes (Ref: SA HP2 + LP)	25-50 in this phase	Identified as an Uplift area . Visioning work for rejuvenation of Ham Close undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a wider area (subject to agreement of landowners). Report published October 2014 which highlighted the principles on which any future vision for the area should be based. Ongoing consideration of options ¹⁰ at time of writing no agreed timetable for implementation. Identified in the Local Plan Review Scoping Consultation for redevelopment of residential units (maximising affordable housing), including social infrastructure uses including a community centre, library, youth centre, clinic and dentists as well as a new green space. Potentially a phased scheme (also in Years 1 to 5).
Cassel Hospital, Ham Common, Ham	Yes (Ref: SA HP3 + LP)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP3 proposed conversion to residential and education and/or community uses. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan Review Scoping Consultation for residential and education and/or community uses.
St Michaels Convent, 56 Ham Common, Ham	Yes (Ref: SA HP4 + LP)	10-20	The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP4 ¹¹ proposed conversion of Listed buildings to residential (including affordable units) and education and/or community uses. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan Review Scoping Consultation for housing as well as

¹⁰ At the end of 2016 RHP and the Council held a consultation on the future of the close. Further details are at www.hamclose.co.uk

¹¹ This site will now be taken forward as part of the [Local Plan Review](#) excluding education.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			social infrastructure and community uses ¹² .
Hampton Delivery Office, Rosehill, Hampton	Yes (Ref: SA HA10 + LP)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA10 proposed residential. Identified in the Local Plan Review Scoping Consultation which suggests need for employment generating and social infrastructure uses.
Kew Biothane Plant, Mellis Avenue, Kew	Yes (Ref: SA KW3 + LP)	10-20	Potential for redevelopment once becomes surplus (linked with Stag Brewery). Part MOL. The draft Site Allocations Plan Pre-Publication site KW3 proposed residential and open space. Identified in the Local Plan Review Scoping Consultation.
Budweiser Stag Brewery, Mortlake	Yes (Ref: UDP S4; SA EM1 + LP)	400-500 in this phase	Closure of brewery confirmed and acquisition by developer announced 2015. Site brief adopted 2011 (SPD and Appendix) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub ¹³ . The draft Site Allocations Plan Pre-Publication site EM1 proposed mix of uses. Identified in the Local Plan Review Scoping Consultation. Potentially a phased scheme (part also in Years 1 to 5).
Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Yes (Ref: SA EM7 + LP)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site EM7 proposed mixed use with employment and residential. Identified in the Local Plan Review Scoping Consultation which suggests there is a need for employment and social infrastructure uses, limited retail on the ground floor and residential uses above ground floor.
Sainsbury's, Manor Road/Lower Richmond Road	No ¹⁴	60-255	Airspace development. Number of units will depend on storeys.
Richmond Station and above track (The Quadrant, Richmond)	Yes (Ref: UDP R6; SA RI2 + LP)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description. The draft Site Allocations Plan Pre-Publication

¹² Since the time of writing, [16/3552/FUL](#) under consideration.

¹³ The Council has also since identified the [need for a new secondary school](#) on the site.

¹⁴ Since the time of writing, the site has been identified in the [Pre-Publication Local Plan](#) SA 20 Sainsbury's, Lower Richmond Road, Richmond for retail and residential uses.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			site RI2 proposed redevelopment to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential. Identified in the Local Plan Review Scoping Consultation which suggests significant need for transport interchange improvements and employment, commercial, retail, community, leisure, entertaining and housing.
Mereway Day Centre, Mereway Road, Twickenham	Yes (Ref: SA TW13 + LP)	10-20	Surplus to Council requirements. The Council is expecting disposal and draft Site Allocations Plan Pre-Publication site TW13 proposed for residential or education. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan Review Scoping Consultation which suggests social infrastructure uses and needs should be fully explored, acknowledging due to poor access and low PTAL a residential scheme may also be appropriate.
Telephone Exchange, High Street, Teddington	Yes (Ref: SA TD1 + LP)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site TD1 proposed retail/commercial on ground floor with residential above. Identified in the in the Local Plan Review Scoping Consultation which suggests appropriate land uses could include retail, employment generating uses such as offices and/or other town centre uses on ground floor; a mixture of offices and residential uses on upper floors.
Teddington Delivery Office, 19 High Street, Teddington	Yes (Ref: SA TD7 + LP)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site TD7 proposed mixed uses and possible residential. Identified in the in the Local Plan Review Scoping Consultation which suggests there is a need for commercial / retail on the ground floor, and potential for offices and housing to the rear of the site.
Station Yard, Twickenham	Yes (Ref: TAAP TW2)	15-20	Twickenham Area Action Plan adopted July 2013. Residential development, and public car parking if required and feasible.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Twickenham Riverside (Former Pool Site) and south of King Street	Yes (Ref: TAAP TW7)	5-10	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential (potential on areas D, E and F) ¹⁵ . Consultations to find a suitable proposal undertaken in 2015 and 2016 ¹⁶ .
Telephone Exchange, Garfield Road, Twickenham	Yes (Ref: TAAP TW5)	10-20	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential above and to rear.
Police Station, London Road, Twickenham	Yes (Ref: TAAP TW6)	10-20	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential to rear.
Telephone Exchange, Ashdale Road, Whitton	Yes (Ref: SA WT3 ¹⁷)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site WT3 proposed residential.
Kneller Hall, Whitton	No ¹⁸	20-30	Site is earmarked by MoD for disposal, although no confirmation yet on the disposal process, earliest potential vacation date of 2020 however depends on identifying a new location for the Royal Military School of Music and the CAMUS HQ. Redevelopment expected to include a mix of uses. The site is highly constrained by a Grade II Listed Building, MOL and POS deficient.
Total (based on maximum estimates): 1115 units			

In addition to the large sites identified the Council expects smaller sites to continue to come forward during this time. Over the last five years the average net completions on small sites has yielded 179 units (see details below).

When adding the anticipated figure from large sites to the average coming forward from small sites it gives the borough an indicative housing supply of (1115 large sites + 179x5) 2010. Given the supply from large and small sites the Council considers that the target in years 6-10 of 1575 as set out in the London Plan 2015 will be exceeded. Clearly, the sites allocated as part of the Council's emerging [Local Plan Review](#) may be refined and other large sites may come forward.

11-15 years Housing Land Supply

In accordance with the NPPF a supply of specific, developable sites or broad locations for growth should also be identified for years 11-15.

¹⁵ Since the time of writing, in November to December 2015 the Council [consulted](#) on proposals and ongoing consideration of options.

¹⁶ www.richmond.gov.uk/twickenham_rediscovered_background.htm

¹⁷ Since the time of writing, the site has been identified in the [Pre-Publication Local Plan](#) SA 13 Telephone Exchange, Whitton for employment and social infrastructure or other appropriate main centre uses, a mixed use scheme with housing could be considered.

¹⁸ Since the time of writing, the site has been identified in the Publication Local Plan SA 14 Kneller Hall, Whitton for residential, employment, social infrastructure uses, along with open space.

The Council considers that there will be some sites which will come forward later, particularly in town centres such as Richmond, Twickenham and Teddington. At present however the Council does not feel that there is sufficient certainty to identify sites. In addition to this the Council along with its partners and will consider opportunities for making efficient use of land and services through estates reviews and co-location. The provision of modern fit-for-purpose premises is dependent on generation of funding from the sale of some sites for residential use and therefore will result in land coming forward which could be considered in the future for housing.

Small Sites

Historically in the borough there has been a reliance on small site provision, mainly due to the character and nature of the borough, with few large sites coming forward.

The 2005 GLA Housing Capacity Study included 1700 from small sites based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). The London SHLAA and Housing Capacity Study 2009 identified a small site capacity for 2011-2021 of 961 for Richmond (using 2000-2007 data, post garden land adjustment) which equated to 96 per annum. The 2013 SHLAA used historic trends in completions for small sites (2004/5 – 2011/12) with an assumption of 1754 for 2015-2025. The Council's analysis of historical trends in the last five years shows that the borough achieves on average 179 net completions on small sites. In 2015/16 completions on small sites has increased significantly compared to earlier years, although this could be influenced by a different profile of sites completed through the prior approval process, it continues to evidence that assumptions on future delivery from small sites when combined with the anticipated capacity from large sites coming forward, the borough is still in a position to meet and exceed its housing target.

Net residential completions on small/large sites

Time period	Res comps on small sites	Res comps on large sites	Total
2011/12	146	62	208
2012/13	143	552	695
2013/14	63	172	235
2014/15	238	66	304
2015/16	304	187	491
Total	894	1039	1933
Annual average	179	208	387

Source: LBRuT Decisions Analysis system. **Notes:** All figures are net of losses on site. A large site is one of 10 or more units gross.

In previous years permissions have also continuously come forward on small sites, and this combined with the completions on small sites gives a clear picture of the level of development the borough has had over the last few years on small sites. This was lower in 2012/13, increased again in 2013/14, reduced slightly in 2014/15, and has risen again in 2015/16. Even with some fluctuations there remains a sufficient pipeline. This excludes any estimate for small site prior approvals which will also contribute to supply from additional sites.

Permissions for residential unit on sites of 1-9 units net.

Time period	No. of sites	No. of units
2011/12	141	156
2012/13	104	70
2013/14	144	143
2014/15	123	88
2015/16	111	129
Total	623	586

Source: LBRuT Decisions Analysis system. **Notes:** Includes sites where a net loss of units occurred. There may be some duplication where more than one application is permitted for the same site in different years

Affordable Units

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing, which was first included in the 2012/13 AMR whereas in earlier years the future supply of affordable units had not been detailed. It will still take time to continue to enhance process and monitoring frameworks to capture this information more effectively, however the assessment used in previous years has been updated to include a forecast for 2017-27 based on the same criteria as for all housing sites.

Sources of future affordable housing supply:

Site Type	1-5 yrs (2017-2022)	6-10 yrs (2022-2027)
New build sites/conversion/prior approvals under construction	114	0
New build sites/conversion/prior approvals with permission	81	0
Other small sites	0	100*
Proposal/other known Sites	185	557
Total	380	657

This reflects policy requirements for contributions to affordable housing, plus discussions with Registered Providers and the GLA (acting as the Homes & Communities Agency in London). The known proposal sites and other large sites where affordable units are expected are detailed in the commentary alongside Annexes A and B. An estimated figure (*) for small windfall sites is included in years 6-10, given the possibility of former employment sites under 10 units coming forward for a change of use, and that Registered Providers continue to work up proposals to deliver on small sites through their own delivery programmes. Richmond Housing Partnership have already completed a number of small sites on their own landholdings and there are further extant permissions and other potential sites due to complete in 2016/17 or later. There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example.

However, there remains considerable uncertainty, including further changes to future GLA funding of affordable housing and reliance on the policy requirements being achieved on the large sites identified in the future housing land supply, to maintain future delivery of affordable units. The viability of schemes continues to affect the provision of affordable housing. The Development Management Plan Policy DMHO6 moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. The additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites can help ensure schemes remain viable. However, national changes in Government policy are also impacting significantly on how contributions can be secured from market development through the planning process. Policy requirements for affordable housing can no longer be applied to permitted development rights for the change of use of existing offices to residential, as prior approval is only required for other issues. However, it could bring forward new schemes if landowners are interested and Registered Providers are able to get involved to secure delivery. There are also expected further changes to affordable housing and funding expected through the implementation of the Housing and Planning Act. This context emphasises the need to ensure that wherever viable the policy requirements for affordable housing contributions through the planning application process are maximised, particularly to secure on-site delivery.

Annex A: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	The Coach House Rear of 189 Castelnau	14/3588/FUL	1	0	Construction already started
Barnes	60 Lowther Road	14/5240/FUL	1	0	Construction already started
Fulwell, Hampton Hill	Laurel Dene 117 Hampton Road	15/2698/FUL	7	7	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	Construction already started
Ham, Petersham, Richmond Riverside	18 Petersham Road	08/3097/NMA	7	7	Construction already started
Ham, Petersham, Richmond Riverside	Garages Adjacent 1-6 Cave Road	13/2175/FUL	6	6	Construction already started. 6 affordable units.
Ham, Petersham, Richmond Riverside	Ham Glebe, Church Road	14/1896/FUL	1	0	Construction already started
Ham, Petersham, Richmond Riverside	Ancaster House	14/3662/FUL	7	-1	Construction already started
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	Construction already started
Hampton	5 Chestnut Avenue	13/4790/FUL	2	1	Construction already started
Hampton	87 - 89 Station Road	14/0103/FUL	1	1	Construction already started
Hampton	67 High Street	14/2735/FUL	1	1	Construction already started
Hampton	Land Rear Of 70 – 76 Station Road	15/0588/FUL	1	1	Construction already started
Hampton North	Vacant Plot between Pippins and Hawthorns, Old Farm Road	12/2504/FUL	1	1	Construction already started
Hampton North	San Toy, Old Farm Road	14/3756/FUL	1	0	Construction already started
Hampton North	15A Browning Close	14/3947/FUL	1	1	Construction already started
Hampton North	221 Hanworth Road	14/4804/FUL	1	1	Construction already started
Hampton North	2 Longford Close	15/0182/FUL	1	1	Construction already started
Hampton Wick	The Maples, Upper Teddington Road	12/3132/FUL	10	5	Construction already started
Hampton Wick	6 Thameside	10/2276/FUL	1	0	Construction already started
Heathfield	Land North of Mill Farm Business Park. Millfield Road	14/2578/FUL	24	24	Construction already started. 24 affordable units.
Kew	119-123 Sandycombe Road, Kew	06/3124/FUL	8	8	Construction already started
Kew	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	14/1488/FUL	170	170	Construction already started. 27 affordable units.
Kew	1 Royal Parade	14/2004/VRC	2	2	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Kew	2-4 Princes Road	14/2704/FUL	2	0	Construction already started
Mortlake, Barnes Common	Number 29 and Garages Adjacent to 27 Barnes High Street	10/2112/NMA	5	5	Construction already started
North Richmond	3 – 5 Dee Road	10/3421/FUL	3	3	Construction already started
North Richmond	1-5 Dee Road	13/1090/FUL	2	2	
South Richmond	Richmond Police Station, 8 Red Lion Street	13/4739/FUL	27	27	Construction already started. 8 affordable units. Completion expected 2016/17.
South Twickenham	15A Colne Road	08/1069/EXT	8	8	Construction already started
South Twickenham	78 The Green (second floor)	12/1637/FUL	1	1	Construction already started
South Twickenham	159 Heath Road	13/4019/FUL	21	19	Construction already started . 6 affordable units.
St Margaret's & North Twickenham	84 Whitton Road	10/1864/FUL	9	9	Construction already started
St Margaret's & North Twickenham	2A Cole Park Road	11/0549/FUL	1	1	Construction already started
St Margaret's & North Twickenham	Twickenham Railway Station	11/1443/FUL	115	115	Construction already started. Completion expected 2020.
St Margaret's & North Twickenham	Twickenham Sorting Office	12/3650/FUL	110	110	Construction already started. 11 affordable units.
St Margaret's & North Twickenham	Waterside Business Centre, Railshead Road	13/3388/FUL	21	21	Construction already started. Completion expected 2016/17.
Teddington	72 Stanley Road	10/0312/FUL	1	1	Construction already started
Teddington	5 Elleray Road	11/3989/FUL	2	1	Construction already started
Teddington	101 And 103 And 105 Waldegrave Road	13/0368/NMA	36	36	Construction already started. 10 affordable units. Completion expected 2016/17.
Teddington	50 Waldegrave Park	14/5342/FUL	2	1	Construction already started
Twickenham Riverside	40A Cambridge Park	11/0990/FUL	1	0	Construction already started
Twickenham Riverside	37 Grosvenor Road	11/3248/FUL	7	7	Construction already started
Twickenham Riverside	351 Richmond Road	13/1864/FUL	8	8	Construction already started
Twickenham Riverside	9 Bell Lane	14/2252/FUL	1	1	Construction already started
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	08/0225/FUL	9	9	Construction already started
West Twickenham	9-23 Third Cross Road	08/2651/FUL	8	8	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Whitton	Bridgeway House, 113A High Street	10/1840/EXT	2	2	Construction already started
Whitton	Marzena Court, Whitton Dene	13/0086/FUL	3	3	Construction already started
			665	637	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	283 Lonsdale Road	12/3966/FUL	2	1	No known development constraint to delivery of housing over the next five years
Barnes	48 Glenthams Road	13/4182/FUL	2	2	No known development constraint to delivery of housing over the next five years
Barnes	36 Lonsdale Road	14/0676/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	73B Castelnau	14/1962/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	320A Upper Richmond Road West	13/0148/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	14 St Leonards Road	14/1683/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	56 Coval Road	14/2123/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	318B Upper Richmond Road West	14/4450/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	21A St Leonards Road	15/1696/FUL	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	57 Sheen Lane	15/4266/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	2 Firs Avenue	15/4469/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	186 - 188 Stanley Road	14/1600/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	13 St James Road	14/4874/FUL	1	0	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	40 Wellington Road	14/2736/FUL	1	0	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land Rear Of 73 - 79 High Street	15/1395/FUL	4	4	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	57 Ham Street	14/0297/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	HMP Latchmere House	14/0451/FUL	42	42	No known development constraint to delivery of housing over the next five years. 13 affordable units (7 units for nominations to LBRuT).
Ham, Petersham, Richmond Riverside	6 Ham Farm Road	14/5127/FUL	1	0	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Ham, Petersham, Richmond Riverside	1 Ham Farm Road	15/0429/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	28 New Road Ham	15/4226/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	31 Cardinals Walk	13/3508/FUL , 15/4714/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	6 Manor Gardens	14/4336/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	2 Manor Gardens	14/4632/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Land Rear Of 70 - 76 Station Road	15/1968/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	11/0468/PS192	11	11	No known development constraint to delivery of housing over the next five years
Hampton Wick	210 Kingston Road	13/0906/FUL	7	6	No known development constraint to delivery of housing over the next five years
Hampton Wick	Land Adjacent To 29A High Street	14/5300/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	97A - 97B High Street	15/0547/FUL	4	4	No known development constraint to delivery of housing over the next five years
Heathfield	Woodlawn Garage, 644 Hanworth Road	10/0245/FUL	7	7	No known development constraint to delivery of housing over the next five years
Heathfield	65 Heathside	14/4801/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	31A Whitton Way	12/3325/FUL	1	0	No known development constraint to delivery of housing over the next five years
Heathfield	401 Chertsey Road	14/1663/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	8 Heathside	15/1486/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	1-13 Kew Green	11/2917/FUL	5	3	No known development constraint to delivery of housing over the next five years.
Mortlake, Barnes Common	29 Charles Street	14/2490/FUL	5	5	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Land Adjacent To 113 Archway Street	14/4047/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	97A White Hart Lane	14/4721/FUL	8	8	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Mortlake, Barnes Common	Barnes Police Station, 92-102 Station Road	15/0057/FUL	7	7	No known development constraint to delivery of housing over the next five years
North Richmond	Land On Corner Of Castlegate And Lower Mortlake Road	14/4848/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	2 - 6 Bardolph Road (roof extension)	15/1725/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	91 Mount Ararat Road	13/1085/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	The Gateways, Park Lane	13/4237/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Kings Road Garage, Kings Road	14/3983/FUL	4	4	No known development constraint to delivery of housing over the next five years
South Richmond	24 Denbigh Gardens	14/5167/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	33 Denbigh Gardens	15/4229/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Twickenham	60 Gould Road	13/2794/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Twickenham	Lockcorp House, 75 Norcutt Road	14/0157/FUL	9	9	No known development constraint to delivery of housing over the next five years. 9 affordable units.
South Twickenham	47 Strawberry Vale	14/0322/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Twickenham	27 Popes Grove	15/2342/FUL	1	0	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	188 Amyand Park Road	14/1496/FUL	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	46A Cole Park Road	14/4418/FUL	1	0	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	4 Palmerston Road	14/5088/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	16 Park Road	13/3555/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	Teddington Studios, Broom Road	14/0914/FUL	220	220	No known development constraint to delivery of housing over the next five years. 12 affordable units.
Teddington	93 - 95 High Street	14/4865/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	1 Latimer Road	15/0160/FUL	3	2	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	Sion Court, Sion Road	13/1352/FUL	3	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 King Street	13/2270/FUL	4	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	The Bungalow Annexe, Willoughby Road	13/2484/FUL	2	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14 Greville Close	13/2511/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent To 118 Holly Road	14/4438/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Queens House, 2 Holly Road	14/4842/FUL	45	45	No known development constraint to delivery of housing over the next five years. 45 affordable units.
Twickenham Riverside	37 Cambridge Park	14/4978/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Car Park Adjacent To Number 23 Holly Road	15/2407/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	77 - 79 Richmond Road	15/2452/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	211 Staines Road	14/1865/FUL	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	318 Staines Road	14/1848/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	48 Fourth Cross Road	15/0834/FUL	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	20 Sixth Cross Road	15/3522/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Whitton	Land Rear Of 12 To 36 Vincam Close	12/3283/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	276 Nelson Road	14/3053/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	23 Rodney Road	15/0591/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Whitton	298 Nelson Road	15/3245/FUL	1	1	No known development constraint to delivery of housing over the next five years
			466	437	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	49 Castelnau	13/4733/FUL , 15/2042/FUL	1	-10	Construction already started
Barnes	11 Madrid Road	14/4455/FUL	1	-1	Construction already started
Barnes	13 Rectory Road	15/4257/FUL	1	-1	Construction already started
Fulwell, Hampton Hill	107 Hampton Road (first floor)	10/3494/FUL	1	1	Construction already started
Fulwell, Hampton Hill	4 Lavender Mews	13/1259/FUL	2	2	Construction already started
Fulwell, Hampton Hill	120 High Street	13/4293/FUL	8	6	Construction already started
Ham, Petersham, Richmond Riverside	3-5 Richmond Hill	13/3987/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	Royal Star & Garter Home, Richmond Hill	13/4409/FUL	86	86	Construction already started
Hampton	Rear of 70-74 Station Road	04/3088/COU , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	04/3704/FUL , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	07/1624/FUL	2	2	Construction already started
Hampton Wick	212 Kingston Road	12/2483/FUL	1	1	Construction already started
Hampton Wick	45A High Street	13/2390/FUL	4	2	Construction already started
Hampton Wick	6 And 8 And 10 High Street	14/0790/FUL	6	6	Construction already started
Hampton Wick	Normansfield, Kingston Road	14/1014/FUL	2	2	Construction already started
Hampton Wick	212A Kingston Road	14/1477/FUL	2	1	Construction already started
Hampton Wick	56 – 58 High Street	14/1503/FUL	1	1	Construction already started
Heathfield	160 Percy Road	12/4047/FUL	1	1	Construction already started
Kew	269 & 271 Sandycombe Road	05/2459/HOT , 16/0758/ES191	2	2	Construction already started
Kew	305 Sandycombe Road	14/2543/FUL	4	2	Construction already started
Mortlake, Barnes Common	6 The Broadway	11/0692/FUL	1	1	Construction already started
Mortlake, Barnes Common	10 The Broadway	15/0426/FUL	1	1	Construction already started
North Richmond	14 Kew Foot Road	13/0090/FUL	1	1	Construction already started
South Richmond	30A Red Lion Street	12/1904/FUL	2	1	Construction already started
South Richmond	32-34 Friars Stile Road	13/1046/FUL	1	-2	Construction already started
South Richmond	1 Spring Terrace, Paradise Road	14/1162/FUL	1	1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	32 - 34 Paradise Road	14/3840/FUL	2	2	Construction already started
South Richmond	2 Church Court	14/4365/FUL	1	1	Construction already started
South Richmond	27 Friars Stile Road	15/2318/FUL	1	1	Construction already started
South Richmond	10 Cambrian Road	15/3804/FUL	1	-2	Construction already started
South Twickenham	78 The Green (first floor)	09/0044/COU	1	1	Construction already started
South Twickenham	74 Colne Road	13/3460/FUL	2	2	Construction already started
South Twickenham	144 Heath Road	14/2600/FUL	1	1	Construction already started
South Twickenham	50 Tower Road	14/4467/FUL	3	2	Construction already started
St Margaret's & North Twickenham	21 St Georges Road	10/1026/FUL	1	-2	Construction already started
Twickenham Riverside	34-36 King Street	12/3318/FUL	2	2	Construction already started
Twickenham Riverside	26 St Stephens Gardens	15/1485/FUL	1	-2	Construction already started
West Twickenham	35 Staines Road	11/2882/FUL	1	0	Construction already started
West Twickenham	323 - 325 Staines Road	14/1094/FUL	3	2	Construction already started
			155	117	

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	9 Nassau Road	13/4315/FUL	2	1	No known development constraint to delivery of housing over the next five years
Barnes	29 Howsman Road	14/2859/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	80 Lonsdale Road	14/3047/FUL	3	2	No known development constraint to delivery of housing over the next five years
Barnes	55 Madrid Road	14/5066/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	59 Lonsdale Road	15/1904/FUL	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	14 Sheen Gate Gardens	14/2118/FUL	1	-2	No known development constraint to delivery of housing over the next five years
East Sheen	341 Upper Richmond Road West	15/3654/PS192	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	105 Church Road	12/3452/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	41 High Street	14/1336/FUL	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	60 High Street	14/4724/FUL	3	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	5A And 5B Upper Lodge Mews	15/3183/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Doughty House and Doughty Cottage, 142-142A Richmond Hill	13/1327/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	96 Petersham Road	14/4618/FUL	2	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	White Ash Lodge, Richmond Park	14/4971/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	1 Upper Ham Road	15/2602/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	25-27 Thames Street	12/1020/FUL	6	4	No known development constraint to delivery of housing over the next five years
Hampton	76D Station Road	13/2509/COU	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Rear of 70-74 Station Road	14/1619/FUL	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton	82 New Court, Station Road	15/2175/FUL	3	3	No known development constraint to delivery of housing over the next five years
Hampton Wick	252 Kingston Road	11/3885/FUL	4	-14	No known development constraint to delivery of housing over the next five years
Hampton Wick	239 Kingston Road	13/2163/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Ground Floor Flat, 60 Kingston Road	14/0144/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton Wick	19 – 21 Lower Teddington Road	14/3642/FUL	2	-2	No known development constraint to delivery of housing over the next five years
Heathfield	310 Nelson Road	14/2257/FUL	4	3	No known development constraint to delivery of housing over the next five years
Kew	5 Royal Parade	12/3116/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Railway Cottage, White Hart Lane	13/3801/FUL	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	5 The Crescent	15/1784/FUL	1	-1	No known development constraint to delivery of housing over the next five years
North Richmond	14 Old Deer Park Gardens	13/4414/FUL	1	-1	No known development constraint to delivery of housing over the next five years
North Richmond	39 Kew Foot Road	14/2610/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	36 St Marys Grove	15/0889/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	Lion House, Red Lion Street (first floor)	11/3456/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	19 The Hermitage	13/0969/FUL	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	3 Kings Road	13/1725/FUL	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	26 Onslow Avenue	13/2563/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	68 Mount Ararat Road	13/2666/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	17 The Green	13/4340/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	17 Cambrian Road	13/4609/FUL	1	-1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	62 Kings Road	14/0549/FUL	1	-6	No known development constraint to delivery of housing over the next five years
South Richmond	1 Church Terrace	14/1217/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	18A Hill Street (first and second floors)	14/2447/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	6 Cambrian Road	14/2687/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	Richmond Film Services, Park Lane	14/3780/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	80 Paradise Road	14/4313/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	1 Paved Court	14/4394/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	46 Halford Road	14/5284/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	10A Red Lion Street	15/0736/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	Ground Floor 18 Water Lane	15/1135/PS192	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	8 Cambrian Road	15/1342/FUL	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	20A Red Lion Street	15/3062/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	144 Heath Road	09/2538/EXT	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	144 Heath Road	15/5333/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	34 Crown Road	14/1871/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	2 Broad Street	14/3011/FUL	6	5	No known development constraint to delivery of housing over the next five years
Teddington	129 Waldegrave Road	15/1214/FUL	4	2	No known development constraint to delivery of housing over the next five years
Teddington	76 Broad Street	15/3010/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	82 Amyand Park Road	14/3416/FUL	1	-2	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	12 - 13 Church Street	15/1614/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	1 London Road	15/2904/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14 King Street	15/2975/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	24 Haggard Road	15/4306/FUL	1	-1	No known development constraint to delivery of housing over the next five years
			113	18	

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	28 Barnes Avenue	13/3913/P3JPA	1	1	Construction already started.
Barnes	52 - 54 Glenthams Road	15/1932/P3JPA	1	1	Construction already started.
Barnes	5 King Edward Mews	15/3515/GPD15	1	1	Construction already started.
East Sheen	51A Sheen Lane	14/0387/P3JPA	1	1	Construction already started.
East Sheen	363 - 365 Upper Richmond Road West	15/1781/P3JPA	2	2	Construction already started.
Fulwell, Hampton Hill	107 Hampton Road (lower ground and ground floors)	14/2113/P3JPA	1	1	Construction already started.
Fulwell, Hampton Hill	Unit 6, 53 High Street	14/2924/P3JPA	3	3	Construction already started.
Hampton	22 Linden Road	14/5364/P3JPA	1	1	Construction already started.
Hampton North	9 Hanworth Road	14/0599/P3JPA	1	1	Construction already started.
Hampton North	141 Uxbridge Road	14/4195/P3JPA	8	8	Construction already started.
Hampton Wick	Brentham House And Bermuda House, High Street	13/3693/P3JPA	22	22	Construction already started. Completion of 22 affordable units expected in 2016/17 (link to 13/4409/FUL).
Hampton Wick	2 St Johns Road	13/4317/P3JPA	1	1	Construction already started.
Kew	46 High Park Road	14/2853/P3JPA	2	2	Construction already started.
Mortlake, Barnes Common	First Floor, 17B Sheen Lane	13/4130/P3JPA	2	2	Construction already started.
Mortlake, Barnes Common	7A White Hart Lane	14/1334/P3JPA	1	1	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 9, 10 and 14 on second floor)	14/0174/P3JPA	2	2	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 3, 4 and 8 on the first floor)	14/0363/P3JPA	2	2	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 11, 12 and 13 on second floor)	14/0453/P3JPA	3	3	Construction already started.
North Richmond	Clarence Court, 5 Dee Road	14/4251/P3JPA	5	5	Construction already started.
South Richmond	52 Worple Way	14/4300/P3JPA	1	1	Construction already started.
South Twickenham	35A Hampton Road	14/2811/P3JPA	2	2	Construction already started.
South Twickenham	The Lodge, 69 The Green	15/0659/P3JPA	5	5	Construction already started.

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Twickenham	48 The Green	15/4578/GPD15	2	2	Construction already started.
St Margaret's & North Twickenham	2 - 6 Whitton Road	14/4303/P3JPA	3	3	Construction already started.
Teddington	168 High Street	13/2416/P3JPA	1	1	Construction already started.
Twickenham Riverside	40-42 King Street	13/2742/P3JPA	4	4	Construction already started.
Twickenham Riverside	16B King Street	14/1194/P3JPA	1	1	Construction already started.
Twickenham Riverside	13 - 15A London Road	14/1339/P3JPA	9	9	Construction already started.
Twickenham Riverside	33 Candler Mews	13/4437/P3JPA	3	3	Construction already started.
			91	91	

Prior Approvals					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	62 Glenthams Road	13/3299/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	60 Glenthams Road	14/1898/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Barnes	First Floor, 64 - 66 Glenthams Road	14/2359/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	80 - 82 Glenthams Road	14/2371/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Barnes	2A Ferry Road	15/3320/GPD15	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	21A St Leonards Road	15/1782/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	99 South Worple Way	13/2845/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	110 Shacklegate Lane	13/3698/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	7 Elmtree Road	14/0010/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Unit 5, 53 High Street	14/5122/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	114 Shacklegate Lane	15/0293/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	38-42 Hampton Road	15/1397/P3JPA	35	35	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Burnham House, 4 Archer Mews	15/2746/GPD15	3	3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	197 - 201 High Street	15/2102/GPD15	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	16 Elmtree Road	15/4730/GPD15	6	6	No known development constraint to delivery of housing over the next five years
Hampton	1 Mount Mews	13/2451/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	13 High Street	13/3187/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	3 Mount Mews	13/3833/P3JPA	2	2	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton	2 Mount Mews	14/0293/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	9 - 11 High Street (rear ground floor and first floor)	14/4228/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Burgoine Quay, 8 Lower Teddington Road	14/1969/P3JPA	16	16	No known development constraint to delivery of housing over the next five years
Hampton Wick	1D Becketts Place	15/3256/GPD15	3	3	No known development constraint to delivery of housing over the next five years
Hampton Wick	31 Wick Road	15/4281/GPD15	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	2 Upper Teddington Road	16/0309/GPD15	4	4	No known development constraint to delivery of housing over the next five years
Kew	2B Blake Mews	13/4443/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	4 Lindley Place	14/3498/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Kew	1C Blake Mews	14/4098/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	1A Blake Mews	14/4099/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	2A Blake Mews	14/4162/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Kew	7B Blake Mews	14/4159/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	7A Blake Mews	14/4158/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	2C Blake Mews	14/4215/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	7D Blake Mews	14/4225/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	5 Blake Mews	14/3455/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	1B Blake Mews	14/4095/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	13 - 17 White Hart Lane	13/3607/P3JPA	8	8	No known development constraint to delivery of housing over the next five years. Expected to be implemented, 14/1564/FUL for a net gain of 8 units.
Mortlake, Barnes Common	107 Mortlake High Street	15/5134/GPD15	8	8	No known development constraint to delivery of housing over the

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
					next five years
Mortlake, Barnes Common	Claridge House, 29 Barnes High Street	15/0190/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	10 - 12 Priests Bridge	15/3545/GPD15	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Barnes Delivery Office, Station Road (part of first floor)	15/3641/GPD15	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	65 - 67 Mortlake High Street (first floor)	15/4170/GPD15	6	6	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	65 - 67 Mortlake High Street (second and third floors)	15/4172/GPD15	10	10	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	47 White Hart Lane	15/5095/GPD15	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	37-39 Kew Foot Road	14/1717/P3JPA	20	20	No known development constraint to delivery of housing over the next five years
North Richmond	Vision House, 3 Dee Road	15/3496/GPD15	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	2 - 6 Bardolph Road	15/4614/GPD15	14	14	No known development constraint to delivery of housing over the next five years
North Richmond	203 - 205 Lower Richmond Road	15/1270/P3JPA	16	16	No known development constraint to delivery of housing over the next five years
South Richmond	12 - 14 Hill Rise	13/2829/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
South Richmond	1 Towers Place (ground and first floor)	13/3470/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
South Richmond	Quadrant House, The Quadrant	13/4181/P3JPA	16	16	No known development constraint to delivery of housing over the next five years
South Richmond	Indigo House, Holbrooke Place	14/1273/P3JPA	13	13	No known development constraint to delivery of housing over the next five years
South Richmond	28 Dunstable Road	14/2262/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	18A Hill Street (third floor)	14/2505/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	4-5 King Street	14/3201/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	First Floor, 3 The Quadrant	14/4236/P3JPA	1	1	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	Third Floor, 3 The Quadrant	14/4237/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Second Floor, 3 The Quadrant	14/4239/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	27A Dunstable Road	14/4353/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	6 Marlborough Road	14/4549/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	24 Red Lion Street	15/0863/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	Shanklin House, 70 Sheen Road	15/1881/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	5A Hampton Road	14/2974/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	111 Heath Road	14/4464/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
South Twickenham	Prado Path	14/2286/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
South Twickenham	31 Hampton Road	15/3184/GPD15	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Albion House, Colne Road	15/4255/GPD15	3	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	16 Crown Road	13/3043/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	5 The Mews, St Margarets Road	14/4669/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	116 St Margarets Road	15/0853/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	16 - 18 Crown Road	15/4390/GPD15	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	3 The Mews St Margarets Road	15/4969/GPD15	1	1	No known development constraint to delivery of housing over the next five years
Teddington	1A Church Road	14/1407/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Teddington	63 - 67 High Street	14/1742/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Teddington	2 High Street	14/2683/P3JPA	8	8	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Teddington	1 Bridgeman Road	15/2361/GPD15	10	10	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	First Floor, 34 York Street	13/2867/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	52 - 64 Heath Road	13/3094/P3JPA	7	7	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	2-4 Heath Road	13/3940/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	5 Holly Road	13/4813/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	The Hub, 57 Holly Road	14/1850/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Third Floor, 34A York Street	14/3003/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	32 Candler Mews	14/3277/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Second Floor, 34 York Street	14/2011/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	20A London Road	15/2207/GPD15	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	15 Richmond Road	15/3220/GPD15	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	7A York Street	15/4284/GPD15	3	3	No known development constraint to delivery of housing over the next five years
			331	331	

Annex B: Housing Land Supply: large sites

This Table identifies the phasing of large sites and their approximate capacities.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2017-27		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2017-22)	6-10 yrs (2022-27)	
Large Site with PA	38-42 Hampton Road	Fulwell, Hampton Hill	35	35		PA granted (15/1397/P3JPA)
Large Site with PP	Royal Star & Garter Home, Richmond Hill	Ham, Petersham, Richmond Riverside	86	86		PP granted (13/4409/FUL). Construction already started.
Large Site with PP	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	42	42		PP granted (14/0451/FUL). 13 affordable units (7 units for nominations to LBRuT).
Large Site with PP	The Maples, Upper Teddington Road	Hampton Wick	10 (5)	5		PP granted (12/3132/FUL) Construction already started.
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11	11		PP granted (11/0468/PS19)
Large Site with PA	Brentham House And Bermuda House, High Street	Hampton Wick	22	22		PA granted (13/3693/P3JPA). Completion of 22 affordable units expected in 2016/17 (link to 13/4409/FUL). Construction already started.
Large Site with PA	Burgoine Quay, 8 Lower Teddington Road	Hampton Wick	16	16		PA granted (14/1969/P3JPA).
Large Site with PP	Mill Farm Road, Hanworth	Heathfield	24	24		PP granted (14/2578/FUL) 24 affordable units. Construction already started..

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2017-27		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2017-22)	6-10 yrs (2022-27)	
Large Site with PP	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	170	170		PP granted (14/1488/FUL). 27 affordable units.
Large Site with PA	65 - 67 Mortlake High Street (second and third floors)	Mortlake, Barnes Common	10	10		PA granted (15/4172/GPD15).
Large Site with PA	37-39 Kew Foot Road	North Richmond	20	20		PA granted (14/1717/P3JPA).
Large Site with PA	2 - 6 Bardolph Road	North Richmond	14	14		PA granted (15/4614/GPD15).
Large Site with PA	203 - 205 Lower Richmond Road	North Richmond	16	16		PA granted (15/1270/P3JPA).
Large Site with PA	Quadrant House, The Quadrant	South Richmond	16	16		PA granted (13/4181/P3JPA).
Large Site with PP; Proposal Site (Ref: SA R13)	Richmond Police Station, 8 Red Lion Street	South Richmond	27	27		PP granted (13/4739/FUL). 8 affordable units. Completion expected 2016/17.
Large Site with PA	Indigo House, Holbrooke Place	South Richmond	13	13		PA granted (14/1273/P3JPA).
Large Site with PP	159 Heath Road	South Twickenham	21	21		PP granted (13/4019/FUL). 6 affordable units.
Large Site with PP	Twickenham Railway Station	St Margaret's & North Twickenham	115	115		PP granted (11/1443/FUL). Construction already started. Completion expected 2020.
Large Site with PP; Proposal Site (Ref: TAAP TW1)	Twickenham Sorting Office	St Margaret's & North Twickenham	110	110		PP granted (12/3650/FUL). Construction already started. 11 affordable units.
Large Site with PP	Waterside Business Centre, Railshead Road	St Margaret's & North Twickenham	21	21		PP granted (13/3388/FUL). Construction already started. Completion expected 2016/17.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2017-27		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2017-22)	6-10 yrs (2022-27)	
Large Site with PP	101 And 103 And 105 Waldegrave Road	Teddington	36	36		PP granted (13/0368/NMA). 10 affordable units. Construction already started. Completion expected 2016/17.
Large Site with PP	Teddington Studios, Broom Road	Teddington	220	220		PP granted (14/0914/FUL). 12 affordable units.
Large Site with PA	1 Bridgeman Road	Teddington	10	10		PA granted (15/2361/GPD15).
Large Site with PP	Queens House, 2 Holly Road	Twickenham Riverside	45	45		PP granted (14/4842/FUL). 45 affordable units.
Proposal Site (Ref: SA HA9 + LP)	Hampton Traffic Unit, 60-68, Station Road, Hampton	Hampton	20	20		Potential for 10 affordable units.
Proposal Site (Ref: UDP H15; SA HA5 + LP)	Platts Eyott	Hampton	10-15	15		Progressing (05/0270/FUL under consideration)
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	15	15		Progressing (15/5216/FUL under consideration). 15 affordable units.
Proposal Site (Ref: SA BA2 + LP)	Barnes Hospital	Mortlake and Barnes Common	50	50		Potential for 25 affordable units.
Proposal Site (Ref: UDP R4; SA RI6 + LP)	Friars Lane Car Park	South Richmond	5-20	20		Potential for 10 affordable units.
Proposal Site (Ref: SA TW10)	Richmond College, Egerton Road	St Margaret's & North Twickenham	180	180		Progressing (15/3038/OUT under consideration). Potential for 27 affordable units.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2017-27		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2017-22)	6-10 yrs (2022-27)	
Other known large site	2 High Street	Teddington	15	15		Additional to 8 units already identified under 14/2683/P3JPA. Overall scheme potential for 23 affordable units.
Proposal Site (Ref: SA HP2 + LP)	Ham Central Area	Ham, Petersham, Richmond Riverside	50-100	50	50	Potential for 50 affordable units.
Proposal Site (Ref: UDP S4; SA EM1 + LP)	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	500-600	100	500	Potential for 300 affordable units.
Proposal Site (Ref: SA EM5 + LP)	Telephone Exchange	East Sheen	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA TD2 + LP)	Strathmore Centre, Strathmore Road	Fulwell & Hampton Hill	20-30		30	Potential for 15 affordable units.
Proposal Site (Ref: SA HP3 + LP)	Cassel Hospital, Ham Common, Ham	Ham, Petersham, Richmond Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HP4 + LP)	St Michaels Convent, 56 Ham Common, Ham	Ham, Petersham, Richmond Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HA10 + LP)	Hampton Delivery Office, Rosehill, Hampton	Hampton	10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA KW3 + LP)	Kew Biothane Plant, Mellis Avenue	Kew	10-20		20	Potential for 10 affordable units.
Proposal Site (Reg: SA EM7 + LP)	Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Mortlake, Barnes Common	10		10	Potential for 5 affordable units.
Other known large site	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	60-255		255	Potential for 127 affordable units.
Proposal Site (Ref: UDP R6; SA RI2 + LP)	Richmond Station and above track, The Quadrant	South Richmond	5-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TW13 + LP)	Mereway Day Centre, Mereway Road	South Twickenham	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TD1 + LP)	Telephone Exchange, High Street, Teddington	Teddington	10-20		20	Potential for 10 affordable units.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2017-27		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2017-22)	6-10 yrs (2022-27)	
Proposal Site (Ref: SA TD7 + LP)	Teddington Delivery Office, 19 High Street, Teddington	Teddington	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: TAAP TW2)	Station Yard, Twickenham	Twickenham Riverside	15-20		20	Potential for 10 affordable units.
Proposal Site (Ref: TAAP TW7)	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: TAAP TW5)	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: TAAP TW6)	Police Station, London Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA WT3)	Telephone Exchange, Ashdale Road	Whitton	10-20		20	Potential for 10 affordable units.
Other known large site	Kneller Hall, Whitton	Whitton	20-30		30	Potential for 15 affordable units.
TOTALS				1290	1115	

Annex C: Summary of future housing land supply by ward (net gain)

	Five Year Housing Land Supply 2017 – 2022							2022-2027 Proposal/Other known large sites	Total 2017- 2027
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites Under Construction	Prior Approval Sites with approval	Proposal/Other known large sites		
Barnes	0	4	-12	0	3	8	0	0	3
East Sheen	0	9	0	0	3	11	0	10	33
Fulwell and Hampton Hill	7	5	9	4	4	51	0	30	110
Ham, Petersham and Richmond Riverside	14	44	87	0	0	0	50	90	285
Hampton	5	4	4	9	1	8	35	10	76
Hampton North	4	0	0	0	9	0	0	0	13
Hampton Wick	5	22	13	-18	23	24	15	0	84
Heathfield	24	10	1	3	0	0	0	0	38
Kew	180	3	4	1	2	14	0	20	224
Mortlake and Barnes Common	5	21	2	0	3	37	150	510	728
North Richmond	5	9	1	-1	12	52	0	255	333
South Richmond	27	5	2	7	1	55	20	20	137
South Twickenham	28	11	6	2	9	16	0	20	92
St Margarets and North Twickenham	256	2	-2	1	3	8	180	0	448
Teddington	39	224	0	8	1	22	15	30	339
Twickenham Riverside	16	57	0	2	17	25	0	70	187
West Twickenham	17	3	2	0	0	0	0	0	22
Whitton	5	4	0	0	0	0	0	50	59

Source LBRuT Planning Policy Section



London Borough of Richmond upon Thames

Environment and Community Services Directorate

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