

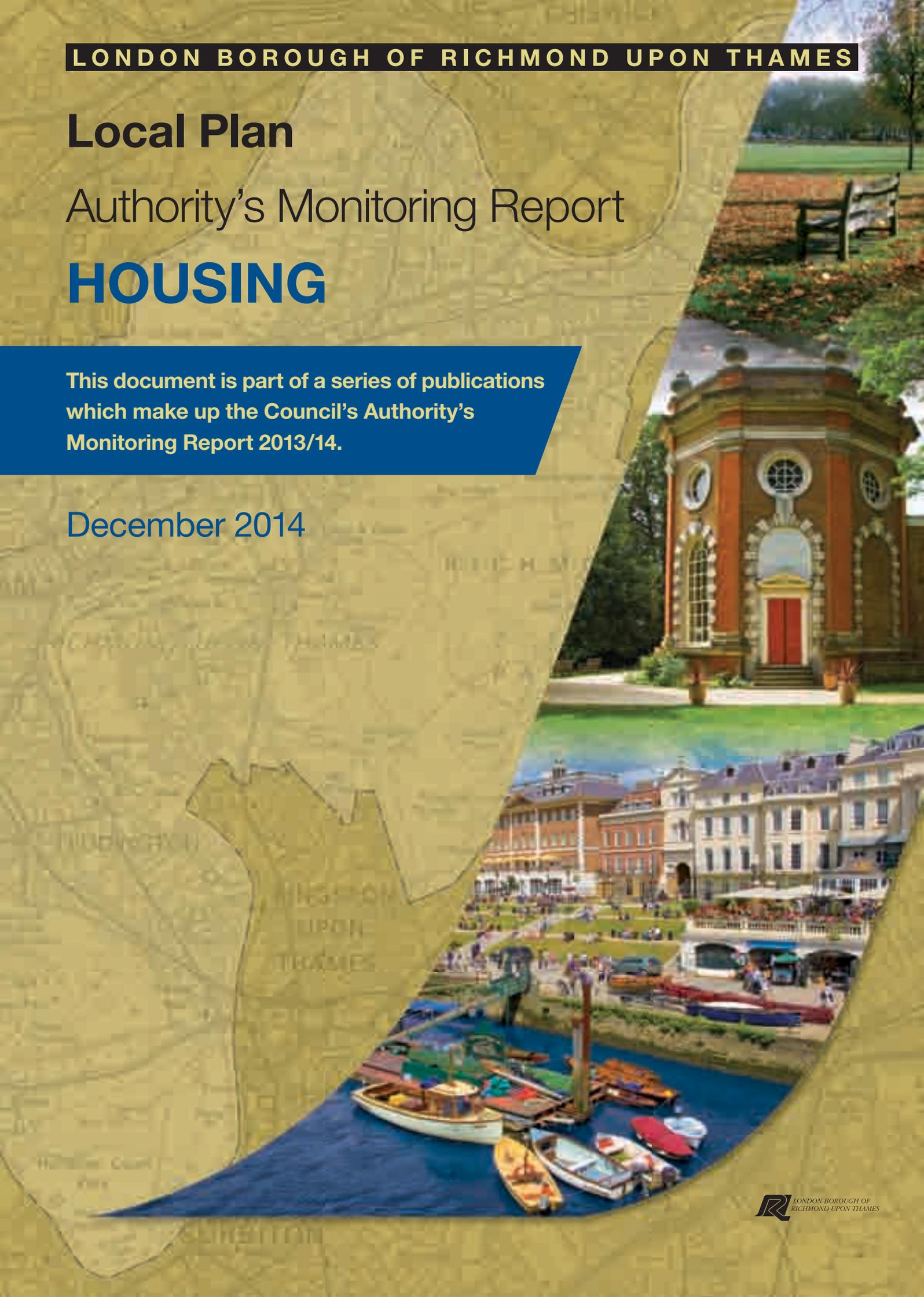
Local Plan

Authority's Monitoring Report

HOUSING

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2013/14.

December 2014



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Nese këtu veshitësi për të kuptuar këtë broturë, ju lutemi
ejani në recepcionin në adresën e shënuar më poshtë ku në
mund të organizojë përkthime nëpërmjet telefonit.

Albanian

إذا كان لديك صعوبة في فهم هذا المنشور، يرجى زيارة الاستفسار في
المركز للمعلومات في العنوان المذكور أعلاه. نخدم جميع اللغات
شعباً

Arabic

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به هیز پذیرش
در ادوین فید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به هیز پذیرش
در ادوین فید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به هیز پذیرش
در ادوین فید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Gujurati

જો આ દસ્તાવેજને સમજવામાં કોઈ સમસ્યા થાય છે તો કૃપા કરીને
પાંચમી સહાયક વિભાગમાં જઈને આ દસ્તાવેજની કોપી
માંગવાની વિનય કરવામાં આવે છે.

Punjabi

Local Plan Authority's Monitoring Report

Housing

Covering financial year 2013/14

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2013/14.

These documents will be published in a phased approach on the Council's website, and can be viewed via the following link

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

This is the fourth report of the series.

1. Introduction

- 1.1.1 This document is one in a series of documents which make up the Council's Authority's Monitoring Report 2013/14. It is a statutory requirement to produce an AMR (previously known as the Annual Monitoring Report). The Localism Act received Royal Assent on the 15 November 2011. In subsection 113 there is a requirement for local authorities to prepare a report which should include information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available as soon as available¹.
- 1.1.2 Changes brought in by the Act introduced greater flexibility in how AMRs can be produced. Previously, the AMR was required to be published as one large document in December each year. The requirement for a single report to be produced at a specific time has been removed by current legislation. This year a number of documents will be published in Winter 2014/Spring 2015, when available, which together will make up the AMR. This report is the fourth in the series.

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 2014, 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 (235 units net) fell marginally below the current annual target in the London Plan 2011 of 245 homes per annum, with only four large sites completed, however over the ten year target period it is expected to be exceeded. The housing land supply potentially provides for 1828 units over the next five years which is 603 units more than the London Plan 2011 target supply and 253 units more than the target supply emerging in the Further Alterations to the London Plan.

Affordable housing (using definitions for statutory planning monitoring) – only 14% of units were delivered as affordable, from just four sites (both large and small), a reduction from the improvement in recent years. However there were only four large sites completed so opportunities may have been limited to secure on-site provision, and viability continues to be a leading consideration that has to be taken into account. The delivery of future affordable units is identified, including delivery by Registered Providers. However the impact of national changes to planning policy is expected to reduce further the opportunities where affordable housing contributions can be sought.

¹ <http://www.legislation.gov.uk/ukpga/2011/20/section/113/enacted>

CP14: Housing

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

Targets: London Plan 2011 target of 2450 units 2011 to 2021 (table 3.1 London Plan), an average of 245 units p.a. The Core Strategy recognises the former London Plan target of 2700 dwellings. Emerging target in Further Alterations to the London Plan (draft January 2014) of 3150 units 2015 to 2025 (altered table 3.1). National and regional guidance encourages local authorities to exceed completion targets.

Data source: LBRuT Decisions Analysis system and annual completions survey (2013/14).

progress towards target : ✘ **The annual net dwelling requirement was not met in 2013/14. However this was by a marginal amount and over the target period it is expected that the target of 2450 (and emerging target of 3150) will be exceeded.**

The London Borough of Richmond upon Thames's housing target in the 2011 London Plan is for 2450 additional homes between 2011 to 2021. **This is the equivalent of 245 additional homes per year.** This was a reduction from the previous Plan (Consolidated with Alterations since 2004 (February 2008)), which set a target of 270 homes per annum.

Emerging Further Alterations to the London Plan (FALP) have proposed a higher target of 3150 for 2015-2025, which is **equivalent to 315 additional homes per year**². In this AMR it is referred to as the emerging target. See <https://www.london.gov.uk/priorities/planning/london-plan/draft-further-alterations-to-the-london-plan> for further information.

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)
TBC 2015	TBC 2025	TBC 3150 (315 per year)	Draft Further Alterations to the London Plan (January 2014), expected to be published spring 2015.

Net additional dwellings for the reporting year

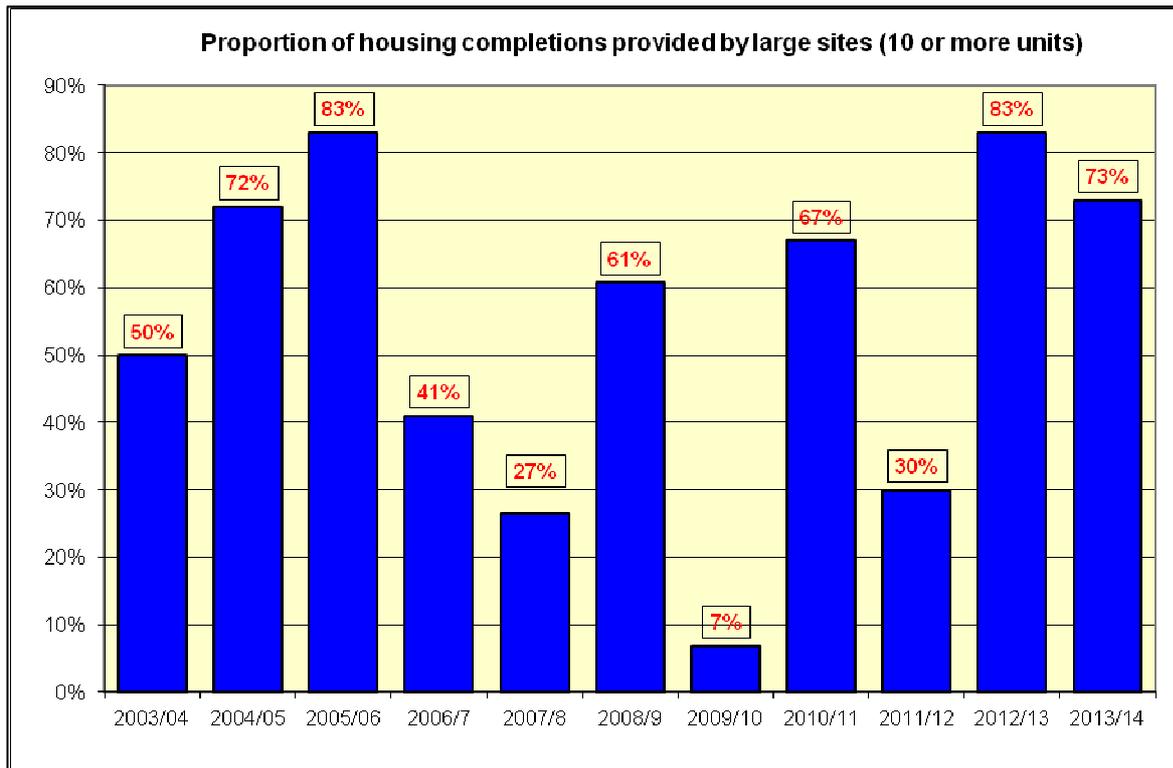
A net gain of 235 units were completed in 2013/14. This was just below the current target but the slightly lower completion rate is not in itself a concern, as there is always some fluctuation as shown in Table 2 below, and follows an exceptionally high net gain in 2012/13. There continue to be sites under construction and permissions granted, as set out in further details below, which demonstrate the pipeline.

The net gain includes 9 units (4%) 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. (For further details see the Employment report which is the second in the series of documents making up this year's AMR, and can be viewed at http://www.richmond.gov.uk/authority_monitoring_report) Given the relatively recent introduction of these rights during 2013/14, implementation is low in 2013/14 but is expected to be far higher in future years.

There were four large sites completed in 2013/14 (these are defined as being of 10 or more units gross). Large sites therefore provided 73% of the units completed in 2013/14 (comparable figures were 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).

² Since the time of writing the Examination in Public has been completed and the Inspector's report published in November 2014, in which the Inspector considered that the FALP's strategy with regard to housing supply and distribution can be supported in the short term. Further to this, the Mayor has submitted to the Secretary of State his intention to publish the FALP. It is therefore expected that when the FALP is published in spring 2015, this will become the borough's housing target.

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



Net additional dwellings 2003/2004 to 2013/14

Table 2: Housing completions in the borough 2003/2004 to 2013/2014

Financial year	Units completed
2003/4	246
2004/5	582
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
Total 2003/04-2007/8 (5 yrs)	2160
Average 2003/04-2007/8	432
Total 2008/9-2012/13 (5 yrs)	1883
Average 2008/9-2012/13	377
Total over 11 years	4278

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

Notes

Figures are for net gains on site

Totals for 2004, 2006, 2008, 2010 and 2012 are unusually high because of completions on large sites (188 at Langdon Park in 2004, 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 2013/14 by ward is set out in the following table.

Table 3: Housing completions in 2013/2014 by ward

Ward	Proposed	Existing	Net gain	Large sites included
Barnes	5	12	-7	
East Sheen	6	2	4	
Fulwell, Hampton Hill	66	0	66	Somerset House and Elmtree Road
Heathfield	12	2	10	
Ham, Petersham, Richmond Riverside	7	3	4	
Hampton	6	3	3	
Hampton North	2	2	0	
Hampton Wick	116	20	96	Normansfield
Kew	14	18	-4	
Mortlake, Barnes Common	22	1	21	Former Goods Yard Land at Queens Ride
North Richmond	4	11	-7	
South Twickenham	8	1	7	
South Richmond	33	26	7	Car Park Wakefield Road
St Margarets, North Twickenham	17	10	7	
Teddington	15	2	13	
Twickenham Riverside	10	3	7	
West Twickenham	5	1	4	
Whitton	5	1	4	
TOTAL	353	118		
NET GAIN	235			

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

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2014

It can be seen from Table 2 above that from 1 April 2003 until 31 March 2014, an eleven year period, 4278 units were completed. The borough's current housing target set out in the 2011 London Plan is an additional 2450 units between 2011 and 2021, providing for an annual average of 245 units. While this requirement has not fully been met in the 2013/14 financial year, the Council remains on course to meet the strategic dwelling requirement by 2021.

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. 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 as the potential impact is expected to be heightened in the short to medium term³).

The Council has identified a potential 1849 units over the 5 year period, which is 624 units more than the London Plan 2011 target supply and 274 units more than the target supply emerging in the draft Further Alterations to the London Plan. 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.

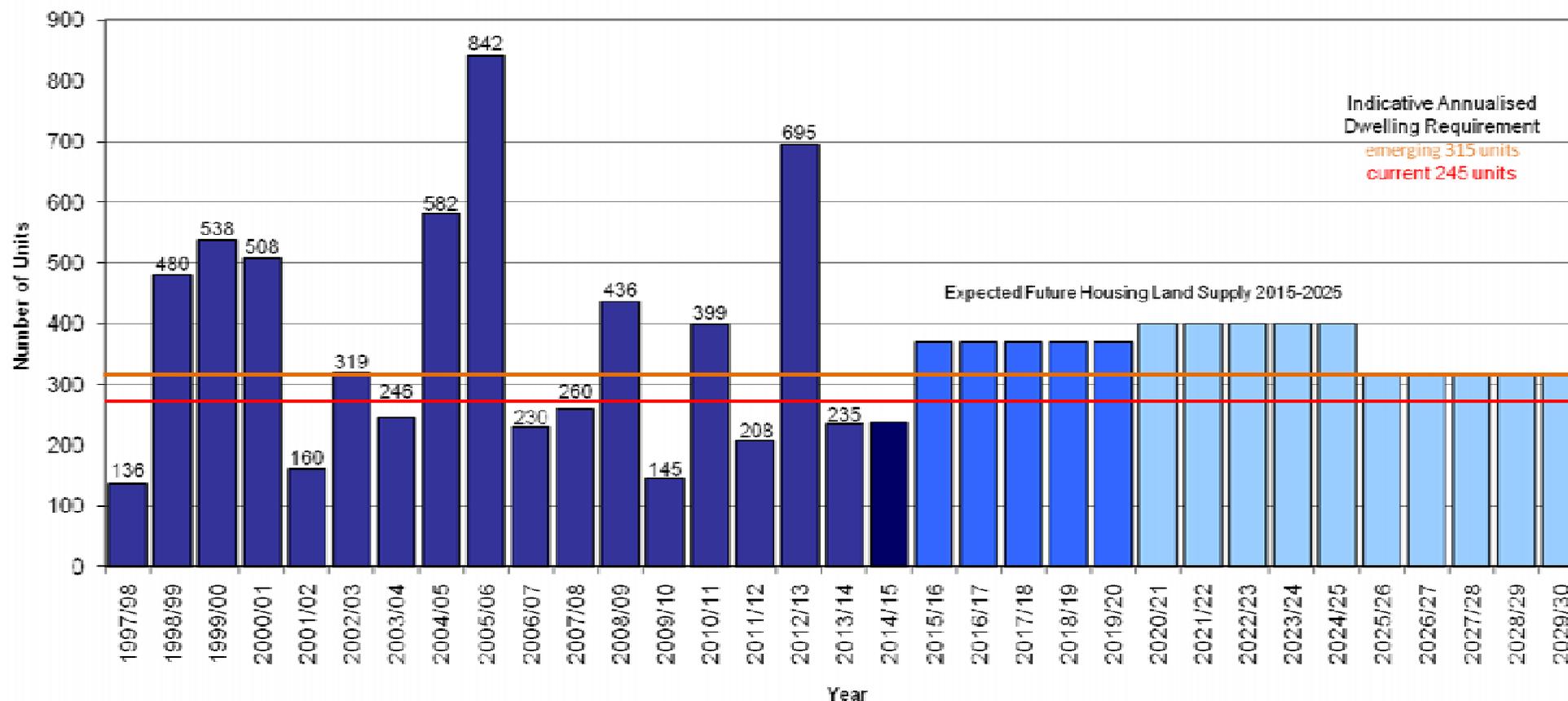
Table 4: Sources of 5-year housing land supply

Site Type	Gross	Net	Total used for 5-year supply
New Build under construction	145	111	111
New Build Sites with planning permission	452	429	429
Conversion sites under construction	134	56	56
Conversion sites with planning permission	245	20	20
Conversion sites with prior notification approval under construction	21	21	21
Conversion sites with prior notification approval	365	365	365
Proposal/ other known Sites	847		847
Total 5 year supply			1849 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.

³ The current rights will end in 2016, although since the time of writing the Government has consulted on making these rights permanent. <https://www.gov.uk/government/consultations/technical-consultation-on-planning>

Figure 2: Housing Trajectory as at 1st April 2014



Legend

- Completed dwellings
- Net additional dwellings in future years
- Annualised target (current and emerging)

Net additional gypsy and traveller pitches per annum

Targets: Not applicable for 2013/14

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).

The 2011 London Plan states that 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. This policy has not been altered in the draft Further Alterations to the London Plan (FALP).

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 target⁴.

The Council started further work to understand local needs, including working with RHP and other local authorities. This will continue to be alongside considering other innovative solutions 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.

The Council's preparation of the Site Allocations Plan started in 2012/13 with a call for sites consultation, and initial consultation on the pre-publication draft in Autumn 2013. Initial indications suggest that additional pitches are not needed in the short term, as needs will be met through the existing site, although full research including the outcomes from questionnaires of the families living on the Bishops Grove site, and those that could be identified who are currently living in bricks and mortar, is due to be taken forward alongside the Site Allocations Plan⁵.

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 2013/14 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 may have started informing the determination of planning applications since October 2010.

In 2013/14, approximately 3.04% of all new units (gross) **permitted** were development on garden sites. This was slightly higher than in 2012/13 when it was approximately 2.7%, and lower than in 2011/12 when it was approximately 4%. This could be as a result of the emerging policy position set out above, although it may vary over years according to the type of sites permitted, however the emerging trend appears to be at relatively low levels.

In terms of completions, **at least** 11 units (net gain) were **completed** on five sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 4.68% of completions. However, a

⁴ In September 2014 the Government consulted on [Planning and travellers: proposed changes to planning policy and guidance](#). The outcome of the consultation, which may alter the definition of travellers and alter planning guidance on how current and future traveller accommodation needs should be assessed by local authorities, will need to be kept under review.

⁵ Since the time of writing, there have been further pre-publication consultations in 2014. The consultation on the publication version of the Plan is expected in Spring/Summer 2015.

number of completions continue to have been from applications determined prior to April 2009 and therefore it is likely that a larger number of sites and units would have fallen within this definition.

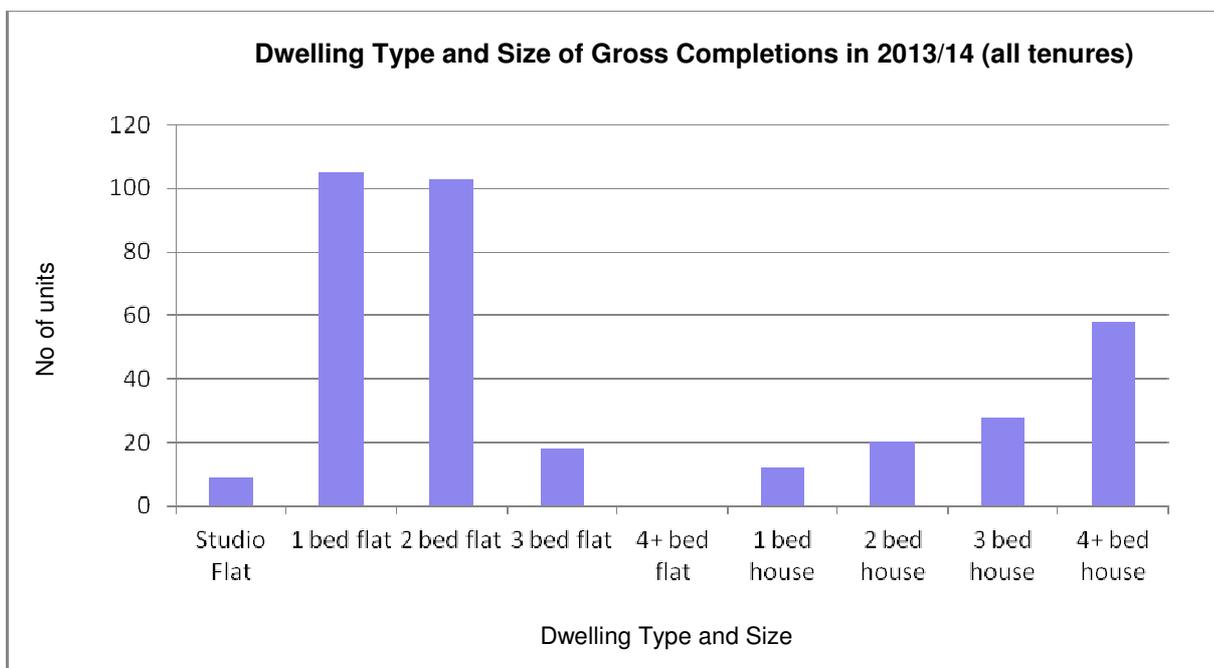
Completions by dwelling size

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2013/14 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 2013/14 by the type (flats or houses) and size of dwelling.

Figure 3: Dwelling Type and Size of Completions



In 2013/14 36% 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. Almost 30% of all completions were 3 and 4 bed units, which are 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 (2013/14).

progress towards target : **x** target not met

Table 5: Affordable Housing Completions by financial year 2004/05 – 2013/14

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
Total 2004/05 - 2008/09	2350	359	151	510	21.7%
2009/10	145	0	0	0	0%
2010/11	399	89**	37	126	32%
2011/12	208	0	75	75	36%
2012/13	695	224	3	227	33%
2013/14	235	29	4	33	14%
Total 2009/10-2013/14	1682	342	119	461	27%

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 **four sites** during 2013/14 delivering 42 units (gross). One of these was a large former employment site - Somerset House and 14 Elmtree Road ([12/1199/VRC](#)) where at appeal the Inspector considered the delivery of affordable housing was maximised having regard to financial evidence as to its viability. There was affordable housing completed on another two sites in RSL ownership when permission was granted, at Land at rear of 291 Waldegrave Road ([09/0441/EXT](#)) for one unit and a remodelling scheme at 17 Kew Gardens Road ([11/0393/FUL](#)) which resulted in a net loss of units. Although there was also an application for the development at Hanworth Road ([09/0017/FUL](#), [11/1183/FUL](#)) to be private housing, it was built out as affordable. There were three other large sites completed in 2013/14 which did not include on-site provision of affordable housing – Normansfield ([07/1871/FUL](#)): permitted the restoration and putting back into beneficial use a listed building registered at being at risk, safeguarding nature conservation interests of the site, and due to viability evidence a financial contribution towards off-site affordable housing was secured in a Legal Agreement; Former Goods Yard Land At Queens Ride ([08/4383/FUL](#)): viability evidence was provided to demonstrate the proposal was the minimum viable enabling development to decontaminate the site and allow the rest of the site to be restored and landscaped back to the Common given the site's environmental constraints and a review of future market conditions secured in a Legal Agreement; and Car Park, Wakefield Road ([09/2420/FUL](#)): viability information was provided and a review of future market conditions secured in a Legal Agreement.

The net gain of 33 affordable units in 2013/14, equating to only **14%** of the net gain in units, is a significant reduction on the higher percentages achieved in recent years. However there were only four large sites completed, a reduction from eleven in the previous year, so opportunities may have been limited to secure on-site provision, and viability continues to be a leading consideration that has to be taken into account.

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.

Off-site contributions: Any off-site contributions towards affordable housing will be reported separately in another publication of the AMR series setting out number of obligations received last year. Following the adoption of the Development Management Plan, 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. In the monies received during 2013/14 for affordable housing there were contributions from a few small sites under Policy DMHO6, with other financial contributions from former employment sites and two exceptional cases on large sites. 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 is permission granted) and the timing of payments, and payments may be staged. Five schemes that either completed or were in progress in 2013/14 (*and delivering 44 affordable homes*), including schemes at Elmtree Road/Somerset Road, 570 Hanworth Road and a supported housing scheme at Kew Road were supported with Housing Capital Programme funding. In 2013/14 Housing Capital Programme funding was also approved to support a further four schemes (*delivering around 90 affordable homes*) which will complete in future years.

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 2013/4 show from all four sites a tenure split of **76% / 24%** which is slightly below policy requirements. The only scheme providing shared ownership units was at Somerset House and 14 Elmtree Road ([12/1199/VRC](#)) where as set out above at appeal the Inspector considered the delivery of affordable housing was maximised having regard to financial evidence as to its viability.

Future affordable housing supply

For future years, Development Management Plan Policy DMHO6 has moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. There were few units under construction in 2013/14, however there are a number of anticipated completions during 2014/15 to fit with the end of the 2011-15 Mayoral funding which requires completion by March 2015. There also continues to be some affordable units with permission expected to be completed within the next five years, including: 11 units at Twickenham Sorting Office; 10 units at 101 And 103 And 105 Waldegrave Road; 12 units at Former 293 Lower Richmond Road; 31 units at Express Dairies; and 22 units at Brentham House And Bermuda House, High Street. Registered Providers will deliver small sites through their own landholdings, and Richmond Housing Partnership have already secured planning permission for over 40 units from a number of small sites.

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 2015-25 which identifies potential sources of future affordable housing units, amounting to a potential **345** 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 e.g. through acquisition by RSLs of properties on the open market, for example,

However, there remains uncertainty about the delivery of affordable housing, arising firstly from uncertainty over Government funding of affordable housing after 2020, and secondly the availability of large sites to achieve the policy requirements of Core Strategy Policy CP15. National changes in Government policy are also impacting significantly on how contributions can be secured from market development through the planning process⁶. 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 in future monitoring.

⁶ Since the time of writing, on 28 November 2014 a Ministerial Statement and update to National Planning Practice Guidance set out that contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development so the Council will no longer be able to require contributions from developments of 10-units or less and which have a maximum combined gross floorspace of no more than 1000sqm.

Appendix 1: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2015/25

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 2015-2025, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2012/13 AMR for the period 2015-2025. It is written as at 1 April 2014, 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 London Plan (Consolidated with Alterations since 2004 (February 2008) set a target of 270 homes per annum. This was reduced in the London Plan 2011 to 245 homes per annum.

The Mayor embarked on Further Alterations to the London Plan (FALP) to reflect Mayoral priorities set out in his 2020 Vision: The Greatest City on Earth – Ambitions for London, particularly the need to plan for the housing and economic capacity, needed for London's sustainable development against the background of the growth trends revealed by the 2011 Census, to take the Plan forward to 2036. The 2013 London Strategic Housing Land Availability Assessment (SHLAA) identifies London's housing capacity, alongside the 2013 Strategic Housing Market Assessment which estimate 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.

Therefore the draft FALP proposes a significantly higher target for the borough of 3150 for 2015-2025, which is equivalent to 315 additional homes per year. The draft FALP was published in January 2014 for public consultation¹. In this AMR it is referred to as the emerging target.

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

The FALP revision has been driven partly by the realisation that the population of London has grown much faster than was anticipated in the 2011 London Plan. However, the extent to which this unexpected level of growth is structural or cyclical is unknown as is the ability of the Plan's existing strategies and philosophy to successfully accommodate the envisaged level of growth².

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](#) has informed the consideration of future supply, as following a call for sites in January 2013, work has progressed with the [Pre-](#)

¹ Since the time of writing the Examination in Public has been completed and the Inspector's report published in November 2015, in which the Inspector considered that the FALP's strategy with regard to housing supply and distribution can be supported in the short term. Further to this, the Mayor has submitted to the Secretary of State his intention to publish the FALP and it is therefore expected that when the FALP is published in spring 2015 this will become the borough's housing target.

² In light of this a full review of the Plan will commence in 2015.

[Publication draft Plan](#) published for consultation in October-November 2013³. Subsequent to the time of writing there were also two further rounds of consultation on [new additional sites](#) in June-July 2014 and [new educational sites](#) in August-October 2014. The Plan is expected to be submitted for Examination later in 2015, with anticipated adoption early 2016.

Future supply includes units being delivered through the Government's introduction of 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 2013/14 report on Housing.

Housing Targets

The London Plan 2011 Policy 3.3 sets housing targets for all London Boroughs, and states that borough's should seek to achieve and exceed figures in table 3.1. The London Borough of Richmond upon Thames's housing target in the 2011 London Plan is for 2450 additional homes between 2011 to 2021. This is 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, as reflected in Core Policy CP14 which stated that the Borough would exceed the target. 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.

As highlighted above, the FALP proposes an emerging higher target for the borough 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.

5 Year Housing Land Supply (2015-2020)

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 the saved UDP/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

³ Subsequent to the time of writing there were also two further rounds of consultation on [new additional sites](#) in June-July 2014 and [new educational sites](#) in August-October 2014. The Plan is expected to be submitted for Examination later in 2015, with anticipated adoption early 2016.

- 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 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. 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 as the potential impact is expected to be heightened in the short to medium term⁴) and may be of relevance in assessing 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 which are expected to come forward and be delivered within the next 5 years include:

- **Royal Star and Garter** - Site brief finalised August 2008. Reflected in draft Site Allocations Plan Pre-Publication site RI3. Star and Garter relocated by Autumn 2013 to their new site in Surbiton. London Square is taking forward proposals for residential redevelopment and following pre-application discussions application 13/4409/FUL received⁵. Potential to deliver 86 units.
- **HMP Latchmere House, Ham** – sold by HMP to Berkeley Homes. Site extends into neighbouring borough (Kingston). A joint site brief (adopted March 2013) sets out vision for a residential led mixed use development. Following pre-application discussions applications 14/0450/FUL, 14/0451/FUL received. Potential to deliver 50 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 proposes for a limited amount of residential. Potential 30 units.
- **The Avenue Centre, 1 Normansfield Avenue** – the Council agreed in principle in 2013 disposal to redevelop for a new care home with supported housing units and residential. The Council is expecting disposal for wholly affordable⁶. Potential to deliver 17 units.
- **Mill Farm Road, Hanworth** – previous proposal site for industrial/affordable housing. A Cabinet decision in November 2012 approved sale of land to a social housing provider. The Council disposal confirmed as offer from a Registered Provider has been accepted⁷. Potential to deliver affordable housing 24 units.
- **Former Inland Revenue Sorting Office, Ruskin Avenue, Kew** – revised planning application refused, but site marketed in 2013 and subject to pre-app discussions. The draft Site Allocations Plan Pre-Publication site KW1 proposes mixed uses to include

⁴ The current rights will end in 2016, although since the time of writing the Government has consulted on making these rights permanent.

<https://www.gov.uk/government/consultations/technical-consultation-on-planning>

⁵ Granted permission in October 2014.

⁶ Disposal to a Registered Provider of part of site confirmed in July 2014.

⁷ Application received 14/2578/FUL and granted permission in November 2014.

- residential, including affordable units, employment, community or health uses⁸. Potential to deliver 170 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 on the site, 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 BA2 proposes, 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. Potential to deliver 50-100 units.
 - **Express Dairies, Orchard Road, Richmond** - the draft Site Allocations Plan Pre-Publication site E RI 7 proposes this as part of a larger key employment site, however under 13/4648/FUL a proposal for mixed use development incorporating a doctors surgery and 100% affordable housing⁹. Potential to deliver 31 units.
 - **Friars Lane Car Park** - site brief published and a planning application is expected to be submitted in 2014/15. The Council is expecting disposal under the 2013/16 programme and draft Site Allocations Plan Pre-Publication site RI6 proposes for residential. 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 proposes 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. Initial community engagement leading into pre-app discussions underway. Potential to deliver 50 units.
 - **Richmond Police Station, Red Lion Street, Richmond** - potential for redevelopment if became surplus. Following pre-application 13/4739/FUL received¹⁰. The draft Site Allocations Plan Pre-Publication site RI3 proposes commercial on ground floor and residential above. Potential to deliver 28 units.
 - **Waterside Business Centre, Railshead Road, Twickenham** - the draft Site Allocations Plan Pre-Publication site E SM 2 proposes this as a key employment site, however under 13/3388/FUL and 13/3390/FUL proposed redevelopment including residential units¹¹. Potential to deliver 21 units.
 - **Teddington Studios, Broom Road** - Haymarket plan to relocate and proposed for residential redevelopment. Draft Site Allocations Plan Pre-Publication site TD4. Potential Following pre-application 14/0914/FUL received. Potential to deliver 220 units.

Combined the Council considers these sites could deliver approximately a further 847 units. The Borough has identified a potential 1849 units over the 5 year period, which is 624 units more than the London Plan 2011 target supply and 274 units more than the target supply emerging in the Further Alterations to the London Plan. 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	145	111	111
New Build Sites with planning permission	452	429	429
Conversion sites under construction	134	56	56
Conversion sites with planning permission	245	20	20

⁸ Application received 14/1488/FUL and resolution of Planning Committee to grant permission subject to a \$106 Legal Agreement.

⁹ Granted permission in June 2014.

¹⁰ Granted permission in October 2014.

¹¹ Granted permission in August 2014.

Site Type	Gross	Net	Total
Prior Approval sites under construction	21	21	21
Conversion sites with prior notification approval (including those under construction)	365	360	365
Proposal/ other known Sites	847		847
Total 5 year supply			1849 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 will deliver additional housing units. As set out in the [AMR 2013/14 report on Employment](#), since the change to legislation was introduced in May 2013 to the end of September 2014, if implemented the applications could result in a potential of 693 residential units. Only 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, and is considering extending to further areas, however this is limited spatially and will 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 (2020-2025)

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
172-176 Upper Richmond Road and Telephone Exchange to rear, East Sheen	Yes (Ref: SA EM5)	5-10	Potential for redevelopment if telephone exchange became surplus. The draft Site Allocations Plan Pre-Publication site EM5 proposes mixed uses to include residential, employment or primary school.
Strathmore Centre, Strathmore Road, Teddington	Yes (Ref: SA TD2)	30-50	Partially vacant site. The Council is expecting disposal for residential and draft Site Allocations Plan Pre-Publication site TD2 proposes residential, subject to relocation and alternative provision for existing

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			social infrastructure use.
Ham Central Area, Ham	Yes (Ref: SA HP2)	50	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) ¹² .
Cassel Hospital, Ham Common, Ham	Yes (Ref: SA HP3)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP3 proposes conversion to residential and education and/or community uses.
Beveree, Richmond and Hampton Football Club, Station Road, Hampton	Yes (Ref: SA HA3)	5-10	The draft Site Allocations Plan Pre-Publication site HA3 proposes redevelop with potential for enabling residential.
Scout Hall, Station Road, Hampton	Yes (Ref: SA HA4)	5-10	The draft Site Allocations Plan Pre-Publication site HA4 proposes residential, subject to reprovision of the scout hall.
Hampton Traffic Unit, 60-68, Station Road, Hampton	Yes (Ref: SA HA9)	20	Potential for redevelopment if became surplus. Site being marketed in 2014. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA9 proposes residential.
Hampton Delivery Office, Rosehill, Hampton	Yes (Ref: SA HA10)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA10 proposes residential.
Kew Biothane Plant, Mellis Avenue, Kew	Yes (Ref: SA KW3)	10-20	Potential for redevelopment if became surplus. Part MOL. Pre-app discussions in 2013. The draft Site Allocations Plan Pre-Publication site KW3 proposes residential and open space.
Budweiser Stag Brewery, Mortlake	Yes (Ref: UDP S4; SA EM1)	200-300	Closure of brewery still expected 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. The draft Site Allocations Plan Pre-Publication site EM1 proposes mix of uses reflecting brief.
Bus Station, Avondale Road, East Sheen	Yes (Ref: SA EM4)	5-10	Potential for redevelopment subject to reprovision of bus facilities elsewhere. The draft Site Allocations Plan Pre-Publication site EM4 proposes

¹² [Project continues](#) and report on next steps to be published by end of 2014.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			residential.
Barnes Green Police Station, 96-102, Station Road, Barnes	Yes (Ref: SA BA4) ¹³	10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site BA4 proposes residential.
Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Yes (Ref: SA EM7)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site EM7 proposes mixed use with employment and residential.
Sainsbury's, Manor Road/Lower Richmond Road	No	60-255	Airspace development. Number of units will depend on storeys
Lower Richmond Road, Richmond	No	30	Potential for mixed use re-development.
Richmond Station and above track (The Quadrant, Richmond)	Yes (Ref: UDP R6; SA R12)	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 site R12 proposes redevelopment to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential.
Greggs Bakery, Gould Road, Twickenham	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme. The draft Site Allocations Plan Pre-Publication site TW11 proposes wider cluster for mixed uses, retaining levels of employment, possible primary school on part of site and possible residential.
Mereway Day Centre, Mereway Road, Twickenham	Yes (Ref: SA TW13)	10-20	Surplus to Council requirements. The Council is expecting disposal and draft Site Allocations Plan Pre-Publication site TW13 proposes for residential or education.
Council Depot, Langhorn Drive, Twickenham	Yes (Ref: UDP T14; SA TW9)	25-55	Potential for partial redevelopment. Crane Valley Guidelines apply. The draft Site Allocations Plan Pre-Publication site TW9 proposes use of part of the site for sports hall/leisure or other ancillary education facilities or limited residential or small business units.
Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	Yes (Ref: SA TW14)	115	Continued use as a rugby sports ground, if any areas are surplus, potential for associated leisure and mixed uses, including residential and affordable units. 09/3273/FUL for residential development on the

¹³ [14/3027/P3JPA](#) approved in August 2014 and [14/3505/FUL](#) under consideration.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			North car park has not been implemented, however the principle of residential development on this area is recognised.
Telephone Exchange, High Street, Teddington	Yes (Ref: SA TD1)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site TD1 proposes retail/commercial on ground floor with residential above.
Teddington Delivery Office, 19 High Street, Teddington	Yes (Ref: SA TD7)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site TD7 proposes mixed uses and possible residential.
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
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).
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.
Whitton Library, Nelson Road, Whitton	Yes (Ref: SA WT1)	5-10	The draft Site Allocations Plan Pre-Publication site WT1 proposes residential, subject to reprovision of the library.
Iceland Store, 26-30 High Street, Whitton	Yes (Ref: SA WT2)	5-10	The draft Site Allocations Plan Pre-Publication site WT2 proposes mixed uses to include residential, retail or services, new library.
Kneller Hall Telephone Exchange, Ashdale Road, Whitton	Yes (Ref: SA WT3)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site WT3 proposes residential.
Total (based on maximum estimates): 1365 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 127 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 (1365 large sites + 127x5) 2000. Given the supply from large and small sites the Council considers that the target in years 6-10 whether 1225 as set out in the London Plan 2011 target or 1575 as set out in the emerging Further Alterations to the London Plan will be exceeded. Clearly, the sites allocated as part of the Council's emerging

Site Allocations DPD (due for adoption in 2016) 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.

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 through the Local Strategic Partnership (LSP) and other joint working 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 shows that the borough achieves on average 127 net completions on small sites. While in 2013/14 completions on small sites is lower than in previous years, even with a slightly lower assumption 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
2009/10	136	9	145
2010/11	146	253	399
2011/12	146	62	208
2012/13	143	552	695
2013/14	63	172	235
Total	634	1048	1682
Annual average	127	210	336

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. Although this was lower in 2012/13 the level appears to have increased again in 2013/14, so there remains a sufficient pipeline.

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

Time period	No. of sites	No. of units
2009/10	135	231
2010/11	136	198
2011/12	141	156
2012/13	104	70
2013/14	144	143

Total	660	798
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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 take time to continue to enhance process and monitoring frameworks to capture this information more effectively, however the assessment from last year has been updated to include a forecast for 2015-25 based on the same criteria as for all housing sites.

Sources of future affordable housing supply:

Site Type	1-5 yrs (2015-2020)	6-10 yrs (2020-2025)
New build sites/conversion/prior approvals under construction	3	0
New build sites/conversion/prior approvals with permission	108	0
Other small sites	0	100*
Proposal/other known Sites	234	657
Total	345	757

This reflects policy requirements for contributions to affordable housing, plus discussions with Registered Providers and the Homes & Communities Agency (part of the GLA 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 are working up proposals to deliver on small sites through their own delivery programmes. Richmond Housing Partnership have already secured planning permission for over 40 units from a number of small sites on their own landholdings and are planning further phases. 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 uncertainty, including further changes to GLA funding of affordable housing after 2020 and reliance on the policy requirements of Core Strategy Policy CP15 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 – both for on site provision and financial contributions towards off site provision. 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. On 28 November 2014 (since the time of writing), a Ministerial Statement and update to National Planning Practice Guidance set out that contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development so the Council will no longer be able to require contributions from developments of 10-units or less and which have a maximum combined gross floorspace of no more than 1000sqm. 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
East Sheen	6 Monroe Drive	10/3034/FUL	2	1	Construction already started
East Sheen	45 Sheen Lane	11/4076/FUL	1	1	Construction already started
East Sheen	4 Fife Road	12/0288/FUL	1	0	Construction already started
Fulwell, Hampton Hill	Land adjacent 1 Princes Road	09/0358/EXT	1	1	Construction already started. 1 affordable unit.
Fulwell, Hampton Hill	64 Anlaby Road	12/2817/FUL	1	1	Construction already started
Fulwell, Hampton Hill	35-37 Blandford Road	13/2890/FUL	2	0	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	05/2058/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	Construction already started
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	Construction already started
Hampton	5 Chestnut Avenue	08/1125/FUL	3	2	Construction already started
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	08/2618/FUL	2	2	Construction already started
Hampton	74 Gloucester Road	12/0983/FUL	2	1	Construction already started
Hampton	77-79 Ormond Avenue	13/0682/FUL	5	4	Construction already started
Hampton North	San Toy, Old Farm Road	10/3161/FUL	1	0	Construction already started
Hampton North	Vacant Plot between Pippins and Hawthorns, Old Farm Road	12/2504/FUL	1	1	Construction already started
Hampton Wick	The Maples, Upper Teddington Road	12/3132/FUL	10	5	Construction already started
Hampton Wick	6 7 and 8 The Maples	08/3326/FUL	8	5	Construction already started
Hampton Wick	6 Thameside	10/2276/FUL	1	0	Construction already started
Hampton Wick	18 And 20 Broom Water West	10/3153/FUL	2	0	Construction already started
Hampton Wick	147 Fairfax Road	11/0149/FUL	1	0	Construction already started
Hampton Wick	7-9 St Marks Road	12/3149/FUL	2	0	Construction already started
Hampton Wick	218 – 220 Kingston Road	12/3239/FUL	8	8	Construction already started
Hampton Wick	44 Bushy Park Road	13/1855/FUL	1	0	Construction already started
Heathfield	20 Conway Road	12/3413/FUL	2	1	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Kew	269 & 271 Sandycombe Road, Kew	05/2459/HOT	2	1	Construction already started
Kew	Land rear off 23-24 Courtlands Avenue, Kew	10/0660/FUL	1	1	Construction already started
Mortlake, Barnes Common	3 Queens Ride	10/3212/FUL	2	1	Construction already started
Mortlake, Barnes Common	Garages Adjacent Railway Cottage, White Hart Lane	13/0316/FUL	7	7	Construction already started
South Richmond	Asgill Lodge, Old Palace Lane	08/1997/FUL	1	1	Construction already started
South Richmond	Midmoor House, Kew Road And Merevale House, Parkshot (roof extension)	13/4289/FUL	2	2	Construction already started
South Twickenham	15A Colne Road	08/1069/EXT	8	8	Construction already started
South Twickenham	Garage Site Between Nos 3 and 5 Clifden Road	10/0945/OUT	8	8	Construction already started
South Twickenham	The Croft, Walpole Gardens	10/3308/FUL	1	1	Construction already started
Teddington	13 Church Road	09/0500/FUL	4	3	Construction already started
Teddington	72 Stanley Road	10/0312/FUL	1	1	Construction already started
Teddington	Land Adjoining 20 Field Lane	12/3288/FUL	2	2	Construction already started
Twickenham Riverside	Land at Bell Lane and Water Lane	08/4839/FUL	2	2	Construction already started. 2 affordable units.
Twickenham Riverside	37 Grosvenor Road	11/3248/FUL	7	7	Construction already started
Twickenham Riverside	Syds Quay and Sans Souci	12/1652/VRC	5	4	Construction already started
Twickenham Riverside	Shamrock, Eel Pie Island	12/2486/FUL	1	0	Construction already started
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	08/0225/FUL	9	9	Construction already started
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	08/0774/FUL	1	1	Construction already started
West Twickenham	9-23 Third Cross Road	08/2651/FUL	8	8	Construction already started
Whitton	Land rear of 225-231 Hospital Bridge Road	09/2521/FUL	1	1	Construction already started
Whitton	53-55 High Street	11/3622/FUL	9	6	Construction already started
			145	111	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	58 Barnes High Street	12/3768/FUL	7	7	No known development constraint to delivery of housing over the next five years
Barnes	283 Lonsdale Road	12/3966/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	11/1473/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	278 – 282 Upper Richmond Road West	09/2921/FUL	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land at 139-141 Stanley Road	13/0998/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	18 Petersham Road	08/3097/NMA	7	7	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land at rear of 293 Petersham Road	12/0996/VRC	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	2 Rutland Drive	12/0185/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land At 48 Mead Road	12/1497/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Garage Site, Meadlands Drive	13/0386/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.
Ham, Petersham, Richmond Riverside	Garages, Sheridan Road	13/0387/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Ham, Petersham, Richmond Riverside	2 X Garage Sites, Cowper Road	13/0389/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.
Ham, Petersham, Richmond Riverside	Garage Site at Beard Road	13/0390/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.
Ham, Petersham, Richmond Riverside	Land Adjacent to No. 48 Mead Road	13/1934/FUL	4	4	No known development constraint to delivery of housing over the next five years. 4 affordable units.
Ham, Petersham, Richmond Riverside	Garages Adjacent 1-6 Cave Road	13/2175/FUL	6	6	No known development constraint to delivery of housing over the next five years. 6 affordable units.
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
Hampton	Whistle Stop, Hampton Court Road	11/3417/FUL	5	5	No known development constraint to delivery of housing over the next five years
Hampton	Land Rear Of 70 – 76 Station Road	12/0052/FUL	1	1	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
Hampton	Warfield Court, Station Road	12/0918/FUL	2	2	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	Garages at Chandler Close	13/0384/FUL	3	3	No known development constraint to delivery of housing over the next five years. 3 affordable units.
Hampton	2 Gloucester Road	13/1100/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton North	156 Broad Lane	11/1545/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	47 Nightingale Road	12/1202/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	Garages at Arundel Close	13/0383/FUL	9	9	No known development constraint to delivery of housing over the next five years. 9 affordable units.
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	157C Fairfax Road	12/2084/FUL	1	0	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
Heathfield	65 Heathside	11/1719/OUT	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Willowdene, Millfield Road	11/3146/FUL	2	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	Garages at Stirling Road	13/0392/FUL	6	6	No known development constraint to delivery of housing over the next five years. 6 affordable units.
Heathfield	Garages to Rear of 725 to 737 Hanworth Road	13/0393/FUL	5	5	No known development constraint to delivery of housing over the next five years. 5 affordable units.
Kew	1 Royal Parade	09/0110/FUL	2	2	No known development constraint to delivery of housing over the next five years
Kew	Ruth House, Burlington Avenue	12/3893/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	Ruth House, Burlington Avenue (Land Adjacent to 36 Mortlake Road)	12/3894/FUL	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Number 29 and Garages Adjacent to 27 Barnes High Street	10/2112/NMA	5	5	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
North Richmond	196 Kew Road	11/3279/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	Graemesdyke Cottage, Graemesdyke Avenue	09/1240/FUL	6	5	No known development constraint to delivery of housing over the next five years
North Richmond	3 – 5 Dee Road	10/3421/FUL	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	2 – 6 Bardolph Road	11/2393/FUL	8	8	No known development constraint to delivery of housing over the next five years
North Richmond	Land Rear of 2 Church Road	13/0465/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	1-5 Dee Road	13/1090/FUL	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	5 Kew Foot Road	13/2076/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	Land Rear Of 569 Upper Richmond Road West	09/2357/FUL	1	1	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 Twickenham	17A Tower Road	10/2991/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	78 The Green (second floor)	12/1637/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Vehicle Repair Unit and Number 70 Tower Road	12/3446/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	2A Cole Park Road	11/0549/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Railway Station	11/1443/FUL	115	115	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Sorting Office	12/3650/FUL	110	110	No known development constraint to delivery of housing over the next five years. 11 affordable units.
St Margaret's & North Twickenham	Garage Site At Egerton Road	13/0391/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Teddington	23 Coleshill Road	08/1127/EXT	2	1	No known development constraint to delivery of housing over the next five years
Teddington	5 Elleray Road	11/3989/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	Stanley Lodge, 66 Stanley Road	12/0006/FUL	1	1	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
Teddington	172 High Street	12/1404/FUL	3	3	No known development constraint to delivery of housing over the next five years
Teddington	101 And 103 And 105 Waldegrave Road	13/0368/FUL	36	36	No known development constraint to delivery of housing over the next five years. 10 affordable units.
Teddington	Garages At Little Queens Road	13/0394/FUL	3	3	No known development constraint to delivery of housing over the next five years. 3 affordable units.
Twickenham Riverside	9 Bell Lane	09/2129/EXT	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37A Cambridge Park	10/2206/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	40A Cambridge Park	11/0990/FUL	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	77-79 Richmond Road	11/3863/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Orleans Road	12/4010/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	351 Richmond Road	13/1864/FUL	8	8	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	14 Greville Close	13/2511/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	34 Fulwell Park Avenue	11/3853/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	2 Belmont Road	12/3878/FUL	4	3	No known development constraint to delivery of housing over the next five years
Whitton	Bridgeway House, 113A High Street	10/1840/EXT	2	2	No known development constraint to delivery of housing over the next five years
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	Marzena Court, Whitton Dene	13/0086/FUL	3	3	No known development constraint to delivery of housing over the next five years
			452	429	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	Rodgers and Burton, 15 – 17 Church Road	10/1794/PS192	1	1	Construction already started
East Sheen	302 Upper Richmond Road West	07/2431/FUL	3	3	Construction already started
East Sheen	38 Sheen Lane	07/3386/FUL	2	1	Construction already started
East Sheen	11 Fife Road	10/0917/HOT	2	1	Construction already started
East Sheen	Sheen Lane House, 254 Upper Richmond Road West (second floor)	12/2911/FUL	3	3	Construction already started
East Sheen	329 Upper Richmond Road West	13/2952/FUL	2	1	Construction already started
Fulwell, Hampton Hill	66 High Street	10/2338/FUL	2	2	Construction already started
Fulwell, Hampton Hill	107 Hampton Road	10/3494/FUL	1	1	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	17 Church Street	10/1906/FUL	2	2	Construction already started
Hampton	100 High Street	10/3140/FUL	1	1	Construction already started
Hampton North	34 Oak Avenue	11/2853/FUL , 12/1272/FUL	5	4	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	06/2724/FUL	9	9	Construction already started
Hampton Wick	91 High Street	11/1596/FUL	2	2	Construction already started
Hampton Wick	Burgoine House, Burgoine, Quay 8 Lower Teddington Road	12/0427/FUL	2	2	Construction already started
Hampton Wick	212 Kingston Road	12/2483/FUL	1	1	Construction already started
Hampton Wick	46 High Street	13/1098/FUL	2	1	Construction already started
Heathfield	160 Percy Road	12/4047/FUL	1	1	Construction already started
Heathfield	548 Hanworth Road	12/3332/FUL	1	1	Construction already started
Kew	78 Forest Road	11/3392/FUL	2	-1	Construction already started
Kew	9 Mortlake Terrace	12/1564/FUL	1	1	Construction already started
Kew	1 Kew Gardens Road	12/2094/FUL	1	1	Construction already started
Kew	Cumberland House, 274 Kew Road	12/2433/FUL	1	-17	Construction already started
Mortlake, Barnes Common	Bracken View, Mill Hill	12/2624/FUL	1	-3	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
North Richmond	120-120A Kew Road	13/1026/FUL	7	-3	Construction already started. Remodelling of affordable housing.
South Richmond	10 Marchmont Road	07/2834/FUL	1	1	Construction already started
South Richmond	32 Lancaster Park	09/0758/FUL	1	-2	Construction already started
South Richmond	1 Pembroke Villas	11/2247/FUL , 11/2250/FUL	1	-3	Construction already started
South Richmond	5 – 7 Hill Rise	12/1390/FUL	2	1	Construction already started
South Richmond	80 Sheen Park	12/2738/FUL	1	-1	Construction already started
South Richmond	4A Church Court	12/3660/FUL	1	1	Construction already started
South Richmond	5 Paradise Road	13/0768/FUL	1	1	Construction already started
South Richmond	32-34 Friars Stile Road	13/1046/FUL	1	-2	Construction already started
South Twickenham	Kings Arms, 40 Albion Road	11/3749/FUL	2	1	Construction already started
St Margaret's & North Twickenham	21 St Georges Road	10/1026/FUL	1	-2	Construction already started
St Margaret's & North Twickenham	20 Crown Road	11/1620/FUL	1	1	Construction already started
St Margaret's & North Twickenham	Phelps House 125 - 135 St Margarets Road	12/3458/FUL	8	6	Construction already started
St Margaret's & North Twickenham	18 Crown Road	12/2903/FUL	1	1	Construction already started
Teddington	30 Church Road	12/0827/FUL	1	1	Construction already started
Teddington	24 The Causeway	13/4103/PS192	2	2	Construction already started
Teddington	Elm Lodge, New Kelvin Avenue	13/4503/VRC	8	8	Construction already started
Twickenham Riverside	18-20 King Street	10/1254/FUL	9	9	Construction already started
Twickenham Riverside	257 Richmond Road	11/3823/FUL	1	-2	Construction already started
Twickenham Riverside	10-12 King Street	12/1114/FUL	2	2	Construction already started
Twickenham Riverside	57 King Street Parade, King Street	13/1903/FUL	3	2	Construction already started
West Twickenham	30 Belmont Road	09/2000/COU	8	-1	Construction already started
West Twickenham	68 Meadway	09/2464/FUL	2	1	Construction already started
West Twickenham	42 Glebe Way	11/2149/HOT	2	1	Construction already started
West Twickenham	Air Sea House, Third Cross Road	11/3556/FUL	5	5	Construction already started
West Twickenham	Unit 1, 48 Staines Road	12/3665/FUL	2	2	Construction already started
Whitton	29 Whitton Dene	07/0356/FUL	2	1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Whitton	106A High Street	08/1571/FUL	4	2	Construction already started
Whitton	67 Crane Way	13/2373/FUL	2	1	Construction already started
			134	56	

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	18-20 Church Road	12/3121/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	14 Bracken Gardens	12/1282/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	101 Castelnau	10/3195/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	29 Castelnau	12/1615/FUL	1	-10	No known development constraint to delivery of housing over the next five years
Barnes	49 Castelnau	13/4733/FUL	1	-10	No known development constraint to delivery of housing over the next five years
East Sheen	United Reformed Church, Vernon Road	10/0074/FUL	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	28 Sheen Lane	11/2628/FUL	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	Mortlake Court, 28 Sheen Lane	11/2630/FUL	4	4	No known development constraint to delivery of housing over the next five years
East Sheen	70 East Sheen Avenue	12/4059/FUL	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	447 Upper Richmond Road West	13/0342/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	5 Howgate Road	13/2492/FUL	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	499 Upper Richmond Road West	13/4387/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	55 East Sheen Avenue	14/0859/FUL	1	-3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	150 Stanley Road	12/0032/COU	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	54 St James Avenue	12/2309/FUL	2	1	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	58 High Street	13/2213/FUL	3	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	19 Dryden Court, Parkleys	12/2438/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
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	33 Richmond Hill	13/2268/FUL	1	-3	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	128 Richmond Hill	13/3039/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton	72A Priory Road	11/0316/COU	1	0	No known development constraint to delivery of housing over the next five years
Hampton	22 Linden Road	11/2586/FUL	1	0	No known development constraint to delivery of housing over the next five years
Hampton	Trident House, 30-32 Thames Street	12/1305/FUL	3	3	No known development constraint to delivery of housing over the next five years
Hampton	137 Station Road	12/2824/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	18 Thames Street	12/3185/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Hampton	122 High Street	13/1167/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton	Bushy Lodge, Hampton Court Road	13/1614/FUL	2	1	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 Wick	252 Kingston Road	11/3885/FUL	4	-14	No known development constraint to delivery of housing over the next five years
Hampton Wick	72 Kingston Road	13/1558/FUL	1	-1	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
Heathfield	14 Nelson Gardens	09/3198/FUL	2	2	No known development constraint to delivery of housing over the next five years
Kew	21 Gainsborough Road	11/2274/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	173 Mortlake Road	11/2921/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	7 Broomfield Road	11/3374/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
					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
Kew	108 North Road	13/2172/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	2 Kew Gardens Road	13/2992/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Kew	305 Sandycombe Road	13/3588/FUL	3	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	8 Laurel Road	11/0690/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	6 The Broadway	11/0692/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	35 Barnes High Street	11/1820/FUL	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	The Limes, 123 Mortlake High Street	12/0973/FUL	6	6	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	48 White Hart Lane	12/3742/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	22 White Hart Lane	13/0263/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
North Richmond	24 Larkfield Road	11/0362/PS192	1	-4	No known development constraint to delivery of housing over the next five years
North Richmond	Calvert Court, 26 Manor Park.	11/3083/FUL	39	-14	No known development constraint to delivery of housing over the next five years. Remodelling of affordable housing.
North Richmond	21 St Johns Road	12/3988/FUL	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	14 Kew Foot Road	13/0090/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	41A Sheendale Road	13/2777/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	30 Larkfield Road	13/4415/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
North Richmond	Former 293 Lower Richmond Road	13/4458/FUL	12	12	No known development constraint to delivery of housing over the next five years. 12 affordable units. Potential for completion in 2014/15.
North Richmond	36 Pagoda Avenue	13/4622/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	156 Kew Road	13/4668/FUL	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	08/0605/EXT	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	09/3162/EXT	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	5 Cambrian Road	11/1962/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	4 – 6 George Street	11/3448/FUL	3	3	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	16A and 16B Chisholm Road	12/1809/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	30A Red Lion Street	12/1904/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	93 Church Road	12/1988/FUL	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	4 Old Palace Lane	12/2687/FUL	1	-7	No known development constraint to delivery of housing over the next five years
South Richmond	25 Ellerker Gardens	12/3638/ES191	1	-1	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 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	37 Onslow Road	14/0253/FUL	1	-5	No known development constraint to delivery of housing over the next five years
South Twickenham	78 The Green (first floor)	09/0044/COU	1	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	37 Hamilton Road	10/1691/FUL	27	27	No known development constraint to delivery of housing over the next five years. 8 affordable units. Potential for completion in 2014/15.
South Twickenham	2 to 3 Stable Mews and 114 – 116 Heath Road	11/3276/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Twickenham	120 Heath Road	13/0494/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	14 Whitton Road	07/3840/EXT	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 Glebe Side	12/3551/VRC	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	139 Haliburton Road	12/3565/FUL	1	-1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	153 St Margarets Road	13/0257/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Teddington	30 Broad Street	09/0382/FUL	7	6	No known development constraint to delivery of housing over the next five years
Teddington	68 Stanley Road	13/0053/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Teddington	Systems House, 68 Waldegrave Road	13/3012/PS192	1	1	No known development constraint to delivery of housing over the next five years
Teddington	129 Waldegrave Road	13/4467/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	26 St Stephens Gardens	11/4033/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	34-36 King Street	12/3318/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	18 Haggard Road	12/3508/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	20 Haggard Road	13/0110/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
Twickenham Riverside	Newland House, Oak Lane	13/1923/FUL	7	7	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	2 York Street	13/3071/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	336B Richmond Road	13/3253/FUL	4	2	No known development constraint to delivery of housing over the next five years
West Twickenham	35 Staines Road	11/2882/FUL	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	18 Third Cross Road	12/3810/FUL	2	1	No known development constraint to delivery of housing over the next five years
Whitton	7 Cedar Avenue	12/0673/FUL	1	0	No known development constraint to delivery of housing over the next five years
Whitton	85-87 High Street	12/2591/FUL	2	1	No known development constraint to delivery of housing over the next five years
			245	20	

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
North Richmond	1 - 4 Elsinore Way	13/1933/P3JPA	9	9	Construction already started. Potential for completion in 2014/15.
North Richmond	183 - 185 Lower Richmond Road	13/2267/P3JPA	12	12	Construction already started. Potential for completion in 2014/15.
			21	21	

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	28 Barnes Avenue	13/3913/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	50 Glenthams Road	14/0080/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	First Floor, Sheen Lane House, 254 Upper Richmond Road	13/2083/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	300 Upper Richmond Road West	13/2180/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	21A St Leonards Road	13/2477/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	First Floor, 334 Upper Richmond Road West	13/2635/P3JPA	1	1	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	113 - 119 High Street	13/3121/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	8 Windlesham Mews	13/3420/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	7 Windlesham Mews	13/3421/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	15 High Street	13/3552/P3JPA	17	17	No known development constraint to delivery of housing over the next five years. Completion expected 2014/15.
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	Units 1 And 2 The Mews, 53 High Street	13/3984/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Shrewsbury House 16 Hampton Road	13/4190/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	Albion House, 113 Station Road	13/2487/P3JPA 12/3313/FUL	5	5	No known development constraint to delivery of housing over the next five years. Expected to be implemented, rather than 12/3313/FUL for 8 affordable units.
Hampton	13 High Street	13/3187/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	9 - 11 High Street	13/3280/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
Hampton	Castle Business Village, 36 Station Road	13/3507/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Hampton	5 Mount Mews	13/3604/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
Hampton	95 Station Road	13/3899/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	8 Mount Mews	13/4225/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	9 Mount Mews	13/4337/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Hampton	2 Mount Mews	14/0293/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	33 High Street	13/2476/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Brentham House And Bermuda House, High Street	13/3693/P3JPA	22	22	No known development constraint to delivery of housing over the next five years. Expected completion of 22 affordable units (link to 13/4409/FUL).
Hampton Wick	2 St Johns Road	13/4317/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	6 Blake Mews	13/3017/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	2A Blake Mews	13/4441/P3JPA	1	1	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	373A Sandycombe Road	13/4513/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	7	7	No known development constraint to delivery of housing over the next five years
North Richmond	76 Lower Mortlake Road	13/2655/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
North Richmond	Forsyth House, 211 - 217 Lower Richmond Road	13/4771/P3JPA	26	26	No known development constraint to delivery of housing over the next five years
North Richmond	1 Victoria Villas (ground and first floors)	13/3505/P3JPA	15	15	No known development constraint to delivery of housing over the next five years
North Richmond	1 Victoria Villas (second floor)	14/0130/P3JPA	7	7	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
					next five years. Expected to be implemented, rather than 12/3884/FUL which was for 7 units at second floor.
North Richmond	Block C, 1 - 26 Orchard Road (units 9, 10 and 14 on second floor)	14/0174/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	Block C, 1 - 26 Orchard Road (units 3, 4 & 8 on the first floor)	14/0363/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	Block C, 1 - 26 Orchard Road (units 11, 12 and 13 on second floor)	14/0453/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	Petrocon House, 1 Princes Street Richmond	13/2489/P3JPA	6	6	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	45 The Vineyard	13/2928/P3JPA	5	5	No known development constraint to delivery of housing over the next five years. Expected to be implemented, rather than 09/0318/EXT which was also for a net gain of 5 units.
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	34 - 40 The Quadrant	13/3680/P3JPA	18	18	No known development constraint to delivery of housing over the next five years. Potential for completion in 2014/15.
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	14 King Street	13/4774/P3JPA	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	Merevale House, Parkshot	14/0427/P3JPA	9	9	No known development constraint to delivery of housing over the next five years
South Twickenham	69 The Green	13/4439/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Phelps House, 133 - 135 St Margarets Road	13/2474/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Unit B Globe House, 1 Chertsey Road	13/2937/P3JPA	8	8	No known development constraint to delivery of housing over the next five years. Expected completion in 2014/15.
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	Unit C Globe House, 1 Chertsey Road	13/3799/P3JPA	17	17	No known development constraint to delivery of housing over the next five years. Potential for completion in 2014/15.
Teddington	First And Second Floors, 10 - 12 The Causeway	13/3122/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Teddington	1 Latimer Road	13/3498/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
					next five years
Teddington	Victoria House, Queens Road	13/3599/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Teddington	7 Trinder Mews	13/3716/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Teddington	127 High Street	14/0156/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	40-42 King Street	13/2742/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	21 And 23 York Street And 31 Garfield Road	13/2783/P3JPA	6	6	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	Holly House, 36 - 40 Heath Road	13/2927/P3JPA	8	8	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	32 York Street	13/3147/P3JPA	3	3	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	90 Queens Road	13/4208/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Sovereign House, 28 - 30 London Road	13/4310/P3JPA	12	12	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	33 Candler Mews	13/4437/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Unit 1 Lion Boathouse, Eel Pie Island	13/4636/P3JPA	1	1	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	St Georges House, 3 St Georges Place	14/0097/P3JPA	9	9	No known development constraint to delivery of housing over the next five years
West Twickenham	Unit 2, Former 48 Staines Road	13/4663/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
			365	365	

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 2015-25		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2015-20)	6-10 yrs (2020-25)	
Large Site with PA	15 High Street	Fulwell, Hampton Hill	17	17		PA granted (13/3552/P3JPA) Completion expected 2014/15.
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). Expected completion of 22 affordable units (link to 13/4409/FUL).
Large Site with PP	Former 293 Lower Richmond Road	North Richmond				PP granted (13/4458/FUL). 12 affordable units. Potential for completion in 2014/15.
Large Site with PA	Forsyth House, 211 - 217 Lower Richmond Road	North Richmond	26	26		PA granted (13/4771/P3JPA).
Large Site with PA	1 Victoria Villas (ground and first floors)	North Richmond	15	15		PA granted (13/3505/P3JPA).
Large Site with PA	34 - 40 The Quadrant	South Richmond	18	18		PA granted (13/3680/P3JPA). Potential for completion in 2014/15.
Large Site with PA	Quadrant House, The Quadrant	South Richmond	16	16		PA granted (13/4181/P3JPA).

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2015-25		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2015-20)	6-10 yrs (2020-25)	
Large Site with PP	37 Hamilton Road	South Twickenham	27	27		PP granted (10/1691/FUL). 8 affordable units. Potential for completion in 2014/15.
Large Site with PP	Twickenham Railway Station	St Margaret's & North Twickenham	115	115		PP granted (11/1443/FUL)
Large Site with PP; Proposal Site (Ref: TAAP TW1)	Twickenham Sorting Office	St Margaret's & North Twickenham	110	110		PP granted (12/3650/FUL). 11 affordable units.
Large Site with PA	Unit C Globe House, 1 Chertsey Road	St Margaret's & North Twickenham	17	17		PA granted (13/3799/P3JPA). Potential for completion in 2014/15.
Large Site with PP	101 And 103 And 105 Waldegrave Road	Teddington	36	36		PP granted (13/0368/FUL). 10 affordable units.
Large Site with PA	Sovereign House, 28 - 30 London Road	Twickenham Riverside	12	12		PA granted (13/4310/P3JPA).
Proposal Site (Ref: SA R15)	Royal Star & Garter	Ham, Petersham, Richmond Riverside	86	86		Progressing (13/4409/FUL under consideration)
Other known large site	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	50	50		Progressing (14/0450/FUL , 14/0451/FUL under consideration). Potential for 30 affordable units.
Proposal Site (Ref: UDP H15; SA HA5)	Platts Eyott	Hampton	30	30		Progressing (05/0270/FUL under consideration)
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	17	17		Potential for 17 affordable units.
Other known large site	Mill Farm Road, Hanworth	Heathfield	24	24		Potential for 24 affordable units.
Proposal Site (Ref: SA KW1)	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	170	170		Potential for 27 affordable units.
Proposal Site (Ref: SA BA2)	Barnes Hospital	Mortlake and Barnes Common	50-100	100		Potential for 50 affordable units.
Other known large site	Express Dairies, Orchard Road	North Richmond	31	31		Progressing (13/4648/FUL under consideration).

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2015-25		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2015-20)	6-10 yrs (2020-25)	
						Potential for 31 affordable units.
Proposal Site (Ref: UDP R4; SA RI6)	Friars Lane Car Park	South Richmond	5-20	20		Potential for 10 affordable units.
Proposal Site (Ref: SA RI3)	Richmond Police Station, Red Lion Street	South Richmond	28	28		Progressing (13/4739/FUL under consideration). Potential for 8 affordable units.
Proposal Site (Ref: SA TW10)	Richmond College, Egerton Road	St Margaret's & North Twickenham	50	50		Potential for 25 affordable units.
Other known large site	Waterside Business Centre, Railshead Road	St Margaret's & North Twickenham	21	21		Progressing (13/3388/FUL and 13/3390/FUL) under consideration.
Proposal Site (Ref: SA TD4)	Teddington Studios, Broom Road	Teddington	220	220		Progressing (14/0914/FUL under consideration). Potential for 12 affordable units.
Proposal Site (Ref: SA EM5)	172-176 Upper Richmond Road and Telephone Exchange to rear	East Sheen	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA TD2)	Strathmore Centre, Strathmore Road	Fulwell & Hampton Hill	30-50		50	Potential for 25 affordable units.
Proposal Site (Ref: SA HP2)	Ham Central Area	Ham, Petersham, Richmond Riverside	50		50	Potential for 25 affordable units.
Proposal Site (Ref: SA HP3)	Cassel Hospital, Ham Common, Ham	Ham, Petersham, Richmond Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HA3)	Beveree, Richmond and Hampton Football Club, Station Road	Hampton	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA HA4)	Scout Hall, Station Road	Hampton	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA HA9)	Hampton Traffic Unit, 60-68, Station Road, Hampton	Hampton	20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HA10)	Hampton Delivery Office, Rosehill, Hampton	Hampton	10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA KW3)	Kew Biothane Plant, Mellis Avenue	Kew	10-20		20	Potential for 10 affordable units.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2015-25		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2015-20)	6-10 yrs (2020-25)	
Proposal Site (Ref: UDP S4; SA EM1)	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	200-300		300	Potential for 150 affordable units.
Proposal Site (Ref: SA EM4)	Bus Station, Avondale Road	Mortlake, Barnes Common	5-10		10	Potential for 5 affordable units.
Proposal Site (Reg: SA BA4)	Barnes Green Police Station, 96-102, Station Road, Barnes	Mortlake, Barnes Common	10		10	Potential for 5 affordable units.
Proposal Site (Reg: SA EM7)	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.
Other known large site	Lower Richmond Road, Richmond	North Richmond	30		30	Potential for 15 affordable units.
Proposal Site (Ref: UDP R6; SA RI2)	Richmond Station and above track, The Quadrant	South Richmond	5-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TW11)	Greggs Bakery, Gould Road	South Twickenham	75-200		200	Potential for 100 affordable units.
Proposal Site (Ref: SA TW13)	Mereway Day Centre, Mereway Road	South Twickenham	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: UDP T14; SA TW9)	Council Depot, Langhorn Drive	St Margaret's & North Twickenham	25-55		55	Potential for 27 affordable units.
Proposal Site (Ref: SA TW14)	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	115		115	PP expired (09/3273/FUL). Potential for 33 affordable units.
Proposal Site (Ref: SA TD1)	Telephone Exchange, High Street, Teddington	Teddington	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TD7)	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)	Whitton Library, Nelson Road	Whitton	5-10		10	Potential for 5 affordable

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2015-25		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2015-20)	6-10 yrs (2020-25)	
WT1)						units.
Proposal Site (Ref: SA WT2)	Iceland Store, 26-30 High Street	Whitton	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA WT3)	Kneller Hall Telephone Exchange, Ashdale Road	Whitton	10-20		20	Potential for 10 affordable units.
TOTALS				1294	1365	

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

	Five Year Housing Land Supply 2015 – 2020							2020-2025 Proposal/Other known large sites	Total 2015- 2025
	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	8	1	-23	0	3	0	0	-11
East Sheen	2	4	9	9	0	17	0	10	51
Fulwell and Hampton Hill	2	2	3	5	0	34	0	50	96
Ham, Petersham and Richmond Riverside	3	27	0	-4	0	0	136	70	232
Hampton	10	16	7	9	0	24	30	50	146
Hampton North	1	11	4	0	0	0	0	0	16
Hampton Wick	18	17	15	-17	0	23	17	0	73
Heathfield	1	13	2	2	0	0	24	0	42
Kew	2	4	-16	2	0	4	170	20	186
Mortlake and Barnes Common	8	5	-3	7	0	7	100	330	454
North Richmond	0	20	-3	-8	21	59	31	285	405
South Richmond	3	1	-4	-10	0	74	48	20	132
South Twickenham	17	3	1	32	0	5	0	220	278
St Margarets and North Twickenham	0	227	6	0	0	33	71	170	507
Teddington	6	45	11	5	0	17	220	30	334
Twickenham Riverside	13	16	11	9	0	63	0	70	182
West Twickenham	18	4	8	1	0	2	0	0	33
Whitton	7	6	4	1	0	0	0	40	58

Source LBRuT Planning Policy Section

London Borough of Richmond upon Thames

Environment Directorate

Policy & Design Section

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