

London Borough of Richmond upon Thames

# Appendices

to

## Authority's Monitoring Report 10

for financial year **2012/13**

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## Appendix 1: LDF Evidence Base

### LDF Evidence Base: Research Documents produced by or on behalf of the Council<sup>1</sup>

Title	Summary	Date completed	Update planned
Employment land study 2006 (URS Corporation)	<p>Consultants URS Corporation carried out an employment land review in line with Government Guidance in order to assess the Borough's employment sites and provide a robust evidence base to support the retention or release of existing employment land where appropriate.</p> <p>The findings confirm there is a very limited amount of employment land in the Borough. The study also found strong evidence for an increased demand in employment land for office and distribution uses. Such is the strength of demand and shortage of space that there is a strong case for the LDF to protect all existing employment sites unless they are inherently unsuitable for employment uses, whereupon a transfer to other employment generating uses such as health, sports, leisure, hotels and childcare facilities should be considered.</p> <p>Offices: There is additional demand for good quality offices and this is expected to grow. Where space is vacant it is more likely due to its lack of quality rather than due to a lack of demand. Premises last in B1 use (ie offices/light industry) should remain in this use class.</p> <p>Industrial &amp; warehousing: A net demand for industrial land is also predicted and the report, in line with Regional Guidance recommends a very restrictive approach to the transfer of industrial land to alternative uses. A transfer of B2 (general industrial) to B8 (storage and distribution) should be considered in the first instance, subject to traffic and neighbourhood issues.</p> <p>New development: Where appropriate the Council should encourage new developments to provide premises suitable for small firms and start-up companies. Redevelopment for employment led mixed-use development should be encouraged subject to providing at least the same amount of employment floorspace.</p> <p>River related: As they contribute to the local economy and distinct quality of the Borough there is a case for a stronger policy in the LDF to protect river related uses.</p>	June 2006	
Employment land study 2009 (URS Corporation)	<p>The study provided advice on policy direction, included an audit of existing employment land and premises, and future supply, provided an analysis of the local economy and likely growth/contraction and identified potential gaps in provision.</p> <p>The Update confirms that there is a very limited amount of employment land in the borough. There is a strong case for the Local Development Framework to protect all existing employment sites unless they are inherently unsuitable.</p>	Updated November 2009	
Richmond Employment Sites and Premises Review 2012	This document has been commissioned from consultants Roger Tym and Partners. At the time of publication a draft report had been received by the Council and publication was imminent. It is available on the Council's website.	Richmond Employment Sites and Premises Review 2012	
Retail Study (GVA Grimley)	GVA Grimley carried out a retail study in order to assess the Borough's capacity for further retail growth for	March	

<sup>1</sup> The Evidence Base is wider than the research included in this document and includes **Annual Monitoring Reports** [http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/ldf\\_udp\\_annual\\_monitoring\\_report.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/ldf_udp_annual_monitoring_report.htm) and also regular monitoring carried out by the Council as quarterly Town Centre Vacancy Surveys, Annual Town Centre Land Use Surveys & housing data collected for government returns. It also includes research carried out by the GLA and other organisations. See [http://www.richmond.gov.uk/cs\\_background\\_document.pdf](http://www.richmond.gov.uk/cs_background_document.pdf) for more details.

Title	Summary	Date completed	Update planned
	<p>convenience and comparison goods and to analyse the scope for new development in the main centres and suggest possible strategies for the LDF. Capacity projections were made using a model which predicts the amount of shopping floorspace required based on variables including the predicted level of population growth and expenditure. Several sets of projections were produced.</p> <p><u>Convenience goods (food) net figures for 2013</u> Overall capacity for the borough is estimated to be 2,535 m2 of floorspace. Much of the capacity is in the East of the Borough. For town centres capacity is estimated as: Richmond: 1351 m2, East Sheen: 502 m2, Twickenham: -891 m2, Teddington: -341 m2, Whitton: 67m2. The performance of out of centre foodstores generates capacity for a further 1,847 m2 (in 2013). However, this does not justify the development of further out-of-centre convenience goods provision and any applications would need to meet policy tests.</p> <p><u>Comparison goods (non-food) (all figures are net for 2013)</u> Overall capacity for the borough is 7,222 m2 floorspace. In terms of the east/west split – in the east of the borough there is 5662m2 capacity &amp; in the west a capacity for 1560m2. For town centres, capacity is estimated as, Richmond: 3646 m2, East Sheen: 495 m2, Twickenham: 651 m2, Teddington: 303 m2, Whitton: 272 m2. Out of centre development generates 1,854 m2. However the same caveats apply as above. A number of possible sites for retail/ mixed use allocations were also considered as part of the study. Viability assessments are to be commissioned where necessary when required.</p>	<p>2006, Updated 2009</p>	
Retail Study Update (GVA Grimley)	<p>GVA Grimley updated the 2006 Study using current population &amp; expenditure forecasts from Experian. The assessment uses lower expenditure growth rates reflecting the economic downturn. For convenience goods, GVA Grimley estimate that there will be global capacity for an additional 8,292 sqm net of convenience goods floorspace by 2011, rising to 10,266 sqm net by 2016 and 14,096 sqm net by 2026. There is significantly more capacity arising in the east of the Borough, particularly in Richmond and Teddington. There is also capacity in East Sheen and Whitton, although in Twickenham there is negative capacity until after 2021.</p> <p>For comparison goods, the 2009 updated projections forecast significantly less capacity than in the 2006 Retail Study, mainly as a result of the lower expenditure growth rates that have been adopted up to 2016, which have offset the higher population forecasts. Globally, we estimate that there would be capacity to support an additional 153 sqm net of comparison goods floorspace by 2011, rising to 2,588 sqm net by 2016, rising to 8,929 sqm net by 2021 and 16,470 sqm net by 2026. The majority of this capacity is generated in the east of the Borough in Richmond. Additional capacity is generated by the performance of the Borough's out-of-centre food store and retail warehouses. However it is important to note that this does not justify the development of further out-of-centre floorspace.</p> <p>This update incorporates higher population figures, which are offset by lower expenditure growth figures, particularly for comparison goods, which reflects recent trends in the growth of internet sales and the significant implications of the economic downturn up to 2016.</p>	<p>Update Nov 2009</p>	<p>New telephone survey recommended by consultants by Nov 2011 to take account of Westfield. Elements of study will be updated by LEA 2010.</p>
Distribution of Convenience Provision: Identifying Gaps in Provision	<p>This exercise mapped convenience provision in the borough in order to identify residential areas which are more than 400 metres from shopping facilities. Other factors were considered including the location of areas of relative deprivation in the borough, recent major housing completions and commitments, and the relationship with Public Transport Accessibility Levels.</p>	<p>April 2007</p>	<p>Medium term</p>
Analysis of Town and Local Centres 2006/7 (Incorporating health checks for main town	<p>This <a href="#">Analysis of Town and Local Centres 2006/7 study</a> (pdf, 1173KB) analysed town centres, local centres and parades in the borough taking into account their size, location and function, and whether the centre does or could</p>	<p>April 2007</p>	<p>Publication of Health Checks imminent.</p>

Title	Summary	Date completed	Update planned
centres) & Volumes 1 & 2 of Appendices	be developed to fill a gap in provision. It takes into account whether a centre serves relatively disadvantaged communities in the borough. From this a hierarchy of centres was put forward for consideration, leading to the development of adopted Core Policy TC 8 - Town & Local Centres.		
Town Centre Health Checks 2013	Health Check assessment for 5 main town centres, and Barnes local centre drawing on published data and empirical research.	2013	
Twickenham Town Centre Health Check	Health Check assessment for Twickenham town centre drawing on published data and empirical research.	February 2011	
Open land study (Allen Pyke Associates)	Allen Pyke Associates were commissioned in June 2005 to carry out a review of open land designations. They reviewed existing areas of Green Belt, Metropolitan Open Land and Other Open Land of Townscape Importance against criteria for designation to ensure that these areas remain appropriately designated. They then reviewed 100 other open areas. Assessments took account of the physical elements of the site – size, vegetation, boundaries, current uses, level of public access; the existing landscape/townscape character and the areas contribution to it, views in and out of the site, proximity to other open areas, consequences if area were to be developed, nature conservation value, other designations, value to local people. As a result of the survey the consultants put forward 35 highly recommended areas for designation as Other Open Land of Townscape Importance, and a further 65 possible areas.	January 2006	
Open Space Strategy	This Strategy analyses in detail by area the population size and socio-demographic details, the existing provision of open land including open space, riverside, cemeteries and allotments, including the size, function and quality of each space, and then identifies the opportunities in each area for improvements within specific sites, to improve access to certain sites, to promote dual use etc. Some of these actions may be taken forward as specific Local Development Framework policies and proposals. Due to be reviewed in 2011	2003	
Sport, Open Space and Recreation Needs assessment	This assessment has been carried out both to form a basis for the Local Development Framework and to feed into a review of the Borough-wide Strategy for Sport and Physical Activity. This study includes an assessment of existing provision (qualitative and quantitative) and future needs for specific activities based on consultation with sports clubs and other interested bodies. It covers indoor and outdoor sport, formal and informal recreational activities.	March 2007	
Borough's Tree Strategy	In recognition of the ecological, visual and historical importance of trees, the Strategy envisages that the characteristic high quality and level of tree cover in the London Borough of Richmond upon Thames should be maintained and enhanced for future generations; and that the special quality of local areas should be reinforced by distinctive tree planting. The aim of the Strategy is to provide detailed guidance on the implementation of relevant UDP policies. The strategy is currently under revision.	1999  [This is currently being updated by Urban Design]	
<b>Climate Change Strategy</b>	Identifies a series of actions to reduce the Council's carbon footprint.	2008	
Local Housing Assessment (Fordham Research)	Fordham Research were commissioned jointly by the Planning and Housing and Social Services Departments to carry out a Local Housing Assessment. The assessment included a questionnaire survey of over 15,000 randomly selected households. The study showed that over 11,000 households are in housing need and there are currently 5,726 households on the Council's Housing Register. The lack of affordable housing is the biggest single problem in the Borough, prices are higher than average making it hard for people to buy homes and there is also a shortage of affordable rented or shared ownership homes in the Borough. The main need is for family accommodation for social rent.	2006	
New Housing Survey	A survey of the residents of all new housing schemes was undertaken in March 2006 to test our planning policies	April 2006	

Title	Summary	Date completed	Update planned
	in relation to new housing developments. The survey included all dwellings in developments of 5 or more units built between 2002 and 2005. This was 1,313 households, 409 responded. Results of the survey are available on the Council's website <sup>2</sup> . The majority of respondents previously lived within London Borough of Richmond upon Thames, and were home owners. Of the first time buyers most moved into flats. The main reason given for moving was to have more space/ larger home. Very few dwellings were bought as second homes. This research is to be used when reviewing housing design standards, dwelling size and other policies.		
<b><u>Financial viability assessment for affordable housing threshold and employment redevelopment (Christopher Marsh &amp; Co. Ltd)</u></b>	The assessment showed that in almost all of the Borough there was scope for requiring 40% affordable housing within a development without adversely affecting viability and in many circumstances 50%. This took account of the requirements for planning obligations in accordance with the Planning Obligations Strategy. This is even the case for smaller sites where costs may be higher pro rata than on larger sites.	February 2007	Summer 2010
Local Housing Availability Assessment	This paper sets out the housing land availability position in the London Borough of Richmond upon Thames, in order to provide supporting information for the Core Strategy Submission. The paper sets out the Housing Land Availability of known large sites in the borough and gives an estimate of where and how much housing is likely to take place. The paper looks at sites in three categories: proposal sites; sites with permission; and other large sites. In addition, it looks at the phasing of development and the borough's small site allowance. The conclusion gives a broad range of housing for 5 areas of the borough. In recent times, planning permissions on all sites have averaged 444 units per year. Although the numbers are likely to reduce in future, it seems most likely that the ten-year housing allocation will be achieved, and probably exceeded.	Feb 2008	Housing Land Supply Assessments published annually in AMR.
Education provision in the borough	In 2005 the Education Department carried out a survey of schools in relation to the need for more school places in the borough. A joint assessment was carried by Education and Planning Department out at various primary and secondary schools across the borough to review where there might be physical scope for expansion.	2005, updated 2007	See below
Education provision in the borough	Government Funding secured to rebuild Teddington school (secondary provision). Officers have identified the need for additional primary school places in <u>three</u> areas of the Borough: Barnes/ East Sheen/ Richmond Central and East Twickenham Teddington and Hampton Wick	Update March 2007, reviewed autumn 2010.	
Strategic Flood Risk Assessment (Jacobs)	A Strategic Flood Risk Assessment (SFRA) of the borough has been carried out by <u>Jacobs</u> . The study has been prepared in accordance with Government guidance (PPS 25) and agreed by the Environment Agency. It identifies areas in the borough at risk from flooding from the River Thames, its tributaries and other sources, which assists in the formulation of planning policies, in identifying the development potential of proposal sites and assessing future development proposals.	June 2008  Reviewed and published in 2010	
<b><u>Flood Risk and Development Sequential Test Report (Jacobs)</u></b>	Planning Policy Statement 25 (PPS 25): Flood Risk and Development introduced the Sequential Test to the planning system, which is designed to steer development to areas at low risk from flooding. The Sequential Test should be applied to all prospective development areas and sites. The Borough's Local Housing Availability Assessment (February 2008) has identified certain sites for development. To determine the most suitable areas in terms of flood risk, the Sequential Test has been applied. The Sequential Test has been undertaken by Jacobs, who has utilised flood risk data presented in the Strategic	September 2008	

<sup>2</sup> [http://www.richmond.gov.uk/new\\_housing\\_survey\\_report.pdf](http://www.richmond.gov.uk/new_housing_survey_report.pdf)

Title	Summary	Date completed	Update planned
<b>Preliminary Flood Risk Assessment</b>	Flood Risk Assessment. Consultants Scott Wilson A stock take of risk from flooding for the London Borough of Richmond upon Thames and is a coarse assessment for identifying potential local sources of flood risk.	2011	
<b>Surface Water Management Plan</b>	Consultants Scott Wilson Identifies areas at risk from surface water flooding.	2011	
Appropriate Assessment of likely significant effect carried out under Regulation 48(1) of the Conservation (Natural Habitats &c.) Regulations 1994 (Baker Shepherd Gillespie)	The Council appointed Baker Shepherd Gillespie to carry out an assessment of the Core Strategy Preferred Options, looking at its potential implications. The study identified two <u>Special Areas of Conservation</u> (SACs) and one <u>Special Protection Area</u> (SPA): Richmond Park SAC, Wimbledon Common SAC and the South West London Waterbodies SPA.	AUGUST 2007	
<b>Evidence base for carbon emissions reduction policies (CEN)</b>	This study investigates the sustainable energy measures that can be feasibly integrated into various types of development in order to meet or exceed the requirements of the Building Regulations, Housing Corporation targets and the London Plan. This study confirms current Core Strategy requirements (Code for Sustainable Homes Level 3) are practicably achievable at the given costs and the Council could consider Code level 4 at the next stage of the LDF production.	Nov 2008	
Twickenham Campus Low Carbon Energy Options Study	This study of low carbon energy options for London Borough of Richmond upon Thames has identified solutions with the potential of reducing CO2 emissions by up to 234 tonnes per year (17%). The low carbon energy option identified in this study comprises a district heating network fuelled by biomass boiler (wood pellet or wood chip) plant to provide 50% of the Campus heating requirement. The estimated capital costs are between £100-1110K, net of potential grants and excluding the costs of any enabling works, such as building work, which can only be reliably established as part of further, more detailed study once a decision of principle has been made.	2009	
<u>Heat Mapping Study</u>	As part of the London Heat Map programme, the <u>Greater London Authority</u> has commissioned Arup to carry out and provide each of the Boroughs remaining from the Decentralised Energy Master Planning (DEMaP) programme, which was carried out from 2009 to 2010, with a report outlining the potential opportunities for DE; the London Borough of Richmond upon Thames was one such Borough.	2012	
Borough-wide Sustainable Urban Development Study (Turley Associates)	A research project has been carried out by consultants into high density development and tall buildings to identify areas of the Borough that are unsuitable, sensitive or have the potential for such type of development. The study findings conclude that large parts of the Borough are unsuitable or sensitive to large scale development due to factors including restrictive planning designations, special local character and levels of public transport accessibility. Careful consideration will therefore be required for any proposals that come forward and taller buildings will often be inappropriate, although every proposal must be assessed on its individual merits. The study applies a local density matrix and sets out design guidance for each of the Borough's settlement areas. It suggests that parts of the Borough's five town centres are the most appropriate areas for higher density development and taller buildings. Generally only Richmond and Twickenham would be suitable for tall buildings (defined as six or more storeys), located close to the town centre railway stations.	September 2008	
Richmond Biodiversity Action Plan 2005	The Richmond Biodiversity Action Plan (BAP) sets out the framework for the protection, conservation and enhancement of wildlife within Richmond upon Thames. This is a policy document which includes research. The plan aims to protect, conserve and enhance species that are rare and in decline, such as the stag beetle, the water vole and the song thrush. Implications for planning include the protection of specific habitats or species within sites which already have general protection for nature conservation and where development proposals may impact on such habitats or species.	2005	

Title	Summary	Date completed	Update planned
Local Economic Assessment	<p>Produced by Roger Tym &amp; Partners and Renaisi. Factual report on state of borough economy. The analysis suggests five key issues specific to the local economy. In a workshop setting as part of this work, stakeholders agreed with these conclusions and that, although not exhaustive, they are the most critical to the competitiveness of the borough:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Quality, quantity and price of premises</li> <li><input type="checkbox"/> Competitiveness of local centres</li> <li><input type="checkbox"/> Growth opportunities for small businesses</li> <li><input type="checkbox"/> Recruitment and skills progression for lower paid jobs</li> <li><input type="checkbox"/> Housing affordability</li> </ul> <p>Please see link for full summary and Report. <a href="http://www.richmond.gov.uk/local_economic_assessment">http://www.richmond.gov.uk/local_economic_assessment</a></p>	Oct 2010	
Affordable Housing Financial Viability Assessment – Sub Threshold Contributions (2010)	<p>Affordable Housing Financial Viability Assessment – Sub Threshold Contributions (2010)</p> <p>Study into the viability of development proposals on small sites, to look in more detail at sub threshold sites. The report found that in normal market conditions, many small sites would be able to deliver an affordable housing commuted payment, although recognised viability is highly sensitive to many factors. It concluded that in many cases, small residential sites in the borough will, from a purely financial perspective, be capable of delivering some level of commuted payment towards the provision of off-site affordable housing. However, it recognised that standardising a formula for such payments is particularly difficult, not least because individual site circumstances, especially on small sites, often involve exceptional situations. The report recommends a case by case approach to encourage new residential development with affordable housing appropriate to the particular circumstances.</p>	2010	
Independently & Objectively assessing the need for a Cumulative Impact Policy for Richmond and Twickenham (Erskine Corporation 2005). 2009 & 2011 Reports prepared by MAKE Associates. Commissioned by Licensing to inform development of CIP.	<p>An independent assessment of anti-social behaviour &amp; nuisance in and around Richmond and Twickenham town centres.</p> <p>4,000 survey forms were sent to selected business &amp; residential addresses in the area. The Survey revealed:</p> <ul style="list-style-type: none"> <li>the most regularly encountered crime, disorder, nuisance and /or antisocial behaviour is excess noise and littering</li> <li>the notable majority of respondents experienced difficulty in sleeping in the main due to disturbance &amp; noise of individuals after closing time of licensed premises</li> <li>over half of respondents are deterred from using facilities at night in town centres due to their experiences and/or fear of anti-social and criminal behaviour</li> <li>80% thought there should be a special policy</li> <li>the majority agreed with the boundaries proposed.</li> </ul> <p>An observation exercise was undertaken. It revealed:</p> <ul style="list-style-type: none"> <li>Richmond experiences the most environmental grime issues such as vomiting and public urination, whereas Twickenham experiences more aggressive behaviour.</li> <li>In Richmond the station is the focal point for anti-social behaviour, criminal behaviour and nuisance. In Twickenham, it is the corner of Water Lane where the main roads intersect.</li> <li>Most activity occurs on Friday followed by Saturday.</li> <li>On 6<sup>th</sup> June 2005 Full Council agreed to implement a special policy on cumulative impact for zones in Richmond &amp; Twickenham. A revised Licensing Policy came into effect from 8 January 2008.</li> </ul>	May 2005	Later reports produced 2009 & 2011
Measuring Cumulative Impact in Richmond & Twickenham, 2011, Make Associates 2011 Commissioned by Licensing to	<ul style="list-style-type: none"> <li><input type="checkbox"/> Overall, 2011 demonstrates a 'generally reduced' picture of crime, disorder and nuisance associated with the night-time economies of both Richmond and Twickenham.</li> <li><input type="checkbox"/> However, the two town centres still have large amounts of low level nuisance (particularly littering and rowdiness) but very little serious crime.</li> </ul>	Aug 2011	None planned due to change to the Licensing Act 2003



Title	Summary	Date completed	Update planned
inform development of CIP.	<ul style="list-style-type: none"> <li>□ While crime and disorder continues to fall, so do visitors to the two towns, probably due to the recession (a 29% fall in Richmond and a 13% fall in Twickenham). So in reality, although overall problems have decreased, the number of incidents per head of visitor has increased slightly.</li> <li>□ Urination remains an issue, although in 2011 there has been no return to the high levels of this which was present in both Richmond and Twickenham in 2005,</li> <li>□ In summary, the two town centres are safe places to visit and live, though nuisance behaviour, although decreased, remains a problem.</li> </ul>		
<b>Infrastructure Delivery Plan (2012) and Infrastructure Delivery Schedule (2013)</b>	<p>The Infrastructure Delivery Plan (IDP) analyses and assesses the existing infrastructure provision, the current shortfall and identifies the existing and future needs and demands for the borough to support new development and a growing population. It has been produced in consultation with the infrastructure and service providers operating in the borough.</p> <p>The information contained within the IDP has been used to prepare and finalise the Infrastructure Delivery Schedule (IDS). This is a separate document from the IDP and is categorised by type, detailing what infrastructure will be required, by when, how much it is anticipated to cost, sources of funding, location where applicable and delivery partners.</p> <p>The infrastructure evidence base documents (IDP and IDS) have been used to support the preparation of the Borough's Community Infrastructure Levy, which requires the Council to consider what additional infrastructure is needed in the area to support the development and growth needs set out in the Local Plan.</p> <p>The findings presented in the IDP and IDS are a 'snap-shot' of information that was available at the time of their production.</p>		
Borough Community Infrastructure Levy Viability Testing Study (2013)	<p>Produced by Peter Brett Associates (consultants) for the Council</p> <p>Viability assessments based on development appraisals of hypothetical schemes, using the residual valuation method. The 'overage' that is available for CIL is identified, although the recommended CIL charges are set well below this point to arrive at a sensible charge. The testing takes account of a broad range of assumptions, informed by planning policy requirements, to model typical schemes.</p> <p>The Viability Study indicates the rates of CIL that could be charged without prejudicing the overall viability of new development, finding rates for residential, hotels, offices, retail are viable, and recommending a standard charge for other uses. Variation is suggested by location with a higher and lower residential band, and to distinguish between office and retail rates in some locations. Zero rates for public service, education and community facilities, light industrial and office and retail rates in some locations.</p>		
<b>Forthcoming research</b>			
Richmond Employment Sites and Premises Review 2012	This document has been commissioned from consultants Roger Tym and Partners. At the time of publication a draft report had been received by the Council and publication was imminent. It will be available on the Council's website in due course.		

## Appendix 2: Unreported and Deleted indicators

**Table A2.1 – Unreported Indicators**

Indicator	Reason unreported
<b>Indicator 20 (water consumption) has been revised to remove the non-residential element</b>	Monitoring system not in place currently. Resources are channelled towards reporting on monitoring water consumption in housing.
Indicator 8: Number of contaminated land sites remediated or investigated with no further requirement for remediation	Data not available.

### Appendix 3: Implementation of Proposal sites : Progress at 1 April 2013

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented	not implemented	not implemented	Development underway	Development underway. Implemented by Autumn	
B3	Hammersmith Bridge-Putney: cycle route	cycle route	not saved	not saved	not saved	not saved	not saved	
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	not implemented	not implemented	not implemented	not implemented	not implemented	
B5	Barn Elms Sports Ground	rationalisation of sports use, indoor sports hall, upgrading sports pitches, enhancement of landscape	not implemented	not implemented	not implemented	not implemented	Substantially implemented - some further works to be carried out at a future date	New proposal BA 1: Rationalisation of sports use, enhancement of landscape, including provision of public indoor sports hall.
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented	not implemented	not implemented	not implemented	not implemented	
B7	Barnes Bridge Station	interchange improvements	implemented	implemented	implemented	implemented	implemented	
S4	Budweiser Stag Brewery	conversion and part redevelopment	No further work done	No further work done	No further work done	No further work done	No further work done	new proposal EM1: Redevelopment for mixed uses to include residential including affordable units, open space, primary school, community and health, business, sports and leisure uses; river-related uses; retention of playing fields; possible bus stopping/turning facility
S5	Post Office Sorting Office/Signal House/ Public House	reducing width of High Street, bringing forward of building line	not implemented	not implemented	not implemented	not implemented	not implemented	
S6	Mortlake Station	interchange improvements	implemented	implemented	implemented	implemented	implemented	EM3: station and interchange improvements
S7	North Sheen Station	interchange improvements	not implemented	not implemented	implemented	implemented	implemented	
P2	Reservoir Land	agriculture	not saved	not saved	not saved	not saved	not saved	

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
P3	Grey Court School, Ham Street	Alteration, extension and improvement of school premises, increased public use of school facilities including sports hall	not implemented	not implemented	implemented June 2011	implemented	implemented	
P4	King George's Pavillion	Housing/Employment/Community Use	not implemented	not implemented	not implemented	not implemented	not implemented	
H1	Land & buildings at Hampton Water Treatment Works	conversion of redundant Thames Water buildings for business, residential & other compatible uses, plus re-use of filter beds & surrounding land.	not implemented	not implemented	not implemented	not implemented	not implemented	HA 2 Hampton Water Treatment Works. Proposal for operational water works development.
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented	Implemented	Implemented	implemented	implemented	
H3	Hydes Fields, Upper Sunbury Road	short stay camping and caravanning	not implemented	not implemented	not implemented	not implemented	not implemented	
H4	Fulwell Park adjoining Twickenham Golf Course	intensification of sports use, indoor & outdoor facilities, children's playground	not saved	not saved	not saved	not saved	not saved	
H5	Hampton Station	interchange improvements	not implemented	not implemented	implemented	implemented	implemented	
H6	North end of Oak Avenue, Hampton	recreation use	not implemented	not implemented	not implemented	not implemented	not implemented	
H7	Open space, north end of Oak Avenue	bridle path	not implemented	not implemented	not implemented	not implemented	not implemented	
H9	Beveree, Beaver Close	children's playground	not implemented	not implemented	not implemented	not implemented	not implemented	HA 3: larger scale development proposed
H11	Hampton Junior School, Percy Rd	alterations and extension to school building, and use of school playground out of school hours	not implemented	not implemented	not implemented [18sqm extension under 09/0599]	not implemented	not implemented	
H12	Page's Green, Hampton Nursery Lands	children's playground	not saved	not saved	not saved	not saved	not saved	
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	not saved	not saved	not saved	not saved	not saved	
H14	Hatherop Recreation Ground	public open space improvement	implemented	implemented	implemented	implemented	implemented	

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
H15	Platts Eyot, Lower Sunbury Road	mixed use B1, B2, leisure & residential subject to character of island.	not implemented	not implemented	not implemented	not implemented	not implemented	HA 5: Business or industrial (B1 or B2), leisure, limited residential, restoration of listed buildings, possible emergency vehicle access.
H16	Church Street/High Street	paving & street lighting, create pedestrian priority area	not implemented	not implemented	implemented	implemented	implemented	
H17	Church Street	reduction in carriageway width	not implemented	not implemented	not implemented	not implemented	not implemented	
H18	Station Road/ Ormond Ave/ Tudor Rd/ Oldfield Road	junction improvement	not implemented	not implemented	not implemented	not implemented	not implemented	
H19	High St/ Thames St	junction improvement	not implemented	not implemented	not implemented	not implemented	not implemented	
H20	Thames Street/ Church St	traffic signals	not implemented	not implemented	not implemented	not implemented	not implemented	
H21	Hampton Court Road/ Chestnut Avenue	junction realignment & improvement		not implemented	not implemented	not implemented	not implemented	
H22	Fulwell Bus Garage/ BR Station	interchange improvements	not implemented	not implemented	not implemented	not implemented	not implemented	
H23	Hampton Water Works	operational water works development	implemented	implemented	implemented	implemented	implemented	
H24	Former Council Depot Oldfield Rd	housing	under construction	under construction	[completed May 2011]	implemented	implemented	
K1	Kew Sewage Treatment Works	housing, community use, open space, primary school, business, recreation, nature conservation, pedestrian and cycle route link	not saved	not saved	not saved	not saved	not saved	
K2	Kew Riverside	housing/ nature conservation	completed end April 2008 (not saved)	not saved	not saved	not saved	not saved	
K4	Kew Gardens Station	interchange improvements	completed	completed	completed	completed	completed	
R1	George Street	improved conditions for pedestrians, feasibility of pedestrianisation	partially completed	partially completed	partially completed	implemented	implemented	
R2	The Quadrant	service road extension	not implemented	not implemented	not implemented	not implemented	not implemented	

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
R3	United Reformed Church, Little Green	conversion of existing church building to, office/ residential use, community building, footpath link to Little Green	not saved	not saved	not saved	not saved	not saved	
R4	Friars Lane car park	housing	not implemented	not implemented	not implemented	not implemented	not implemented	RI 6 : Residential
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	not saved	not saved	not saved	not saved	not saved	
R6	Richmond Station & air track rights	transport inter-change, railtrack concourse, comprehensive retail/ business use/ community/ entertainment / residential / parking	not implemented	not implemented	not implemented	not implemented	not implemented	Proposal R12: Redevelopment of station and concourse to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential including affordable units
R7	Land at rear of 10 Kings Road	housing	Under construction	Under construction	completed June 2010	implemented	implemented	
R8	Pools on the Park	intensification of sports use	implemented	implemented	implemented	implemented	implemented	New proposal RI 1: Intensification of sports use
R10	Christs School	primary school	not saved	not saved	not saved	not saved	not saved	
R11	Terrace Yard, Petersham Rd	housing	not implemented	not implemented	Under construction	Under construction (completed June 2012)	Completed June 2012	
D1	Normansfield	institution use/ hotel/ training centre, leisure, open space, nature conservation, housing	partially completed	partially completed	partially completed	partially completed	partially completed	
D2	Hampton Wick Station	station redevelopment, business use	not implemented	not implemented	not implemented	implemented	implemented	
D3	Teddington Library	library extension	not implemented	implemented	implemented	implemented	implemented	
D4	Teddington station	station car park & environmental improvements	not implemented	not implemented	not implemented	implemented	implemented	
D5	Queens Road Clinic	rebuild clinic	Under construction	Under construction	implemented	implemented	implemented	
D6	The Causeway, Teddington	pedestrian enhancement	not implemented	not implemented	not implemented	not implemented	not implemented	
D7	Former playing field, School House Lane	children's playground	implemented	implemented	implemented	implemented	implemented	

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
D9	Collis Primary School	extension & improvement of school. In long term possible rebuilding of primary school	implemented	implemented	implemented	implemented	implemented	
D10	St John the Baptist C of E School, Lower Teddington Road	possible extension of school, use of playground out of hours	not implemented	not implemented	not implemented	not implemented	not implemented	
D12	Teddington School	rebuild school etc	under construction	under construction	completed July 2010	implemented	implemented	
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	implemented	implemented	implemented	implemented	implemented	
T1	Twickenham Riverside	enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences	not implemented	not implemented	not implemented	not implemented	not implemented	
T2	Stable Block, Orleans House	art gallery extension, local studies museum	implemented	implemented	implemented	implemented	implemented	
T3	Post Office Sorting Office, London Road	public service/ mixed use	not implemented	not implemented	not implemented	not implemented	not implemented	
T4	Oak Lane Cemetery	public open space	implemented	implemented	implemented	implemented	implemented	
T5	Garfield Road	pedestrian priority area, shared use, landscaping	not implemented	not implemented	not implemented	not implemented	not implemented. Planned	
T6	Church Street	limited pedestrianisation	implemented	implemented	implemented	implemented	implemented	
T7	Waldegrave School	alteration, extension & improvement of school premises etc.	not implemented	not implemented	Under construction	Under construction (completed June 2012)	Implemented. Completed sep 2012	
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented	not implemented	not implemented	not implemented	not implemented	
T14	Craneford Way Depot	depot facilities/ residential	not implemented	not implemented	not implemented	not implemented	not implemented	TW 9: Council Depot facilities and continued waste management. Use of part of the site for, sports hall/leisure or other ancillary education facilities or limited residential, including affordable units or small business units
T15	Holly Road	improvements to rear servicing	not implemented	not implemented	not implemented	not implemented	not implemented	
T16	Fountain Public	hotel	implemented	implemented	implemented	implemented	implemented	

Proposal site (UDP Review)		Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*
	House							
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented	not implemented	not implemented	Planning permission granted. Judicial review outstanding	
T18	Marble Hill Park	landscaping improvements	implemented	implemented	implemented	implemented	implemented	
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented	implemented	implemented	implemented	
T20	Whitton Road/ Rugby Road	roundabout improvement	implemented	implemented	implemented	implemented	implemented	
T21	St Margarets Road/ Richmond Road/ Rosslyn Road	junction improvement	implemented	implemented	implemented	implemented	implemented	
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	implemented	implemented	implemented	implemented	implemented	
T23	Station Yard	car free housing/ business use	not implemented	not implemented	not implemented	not implemented	not implemented	
T24	Brunel University College, Twickenham	redevelopment for mixed use scheme.	not fully implemented	not fully implemented	completed Nov 2010	implemented	implemented	
T25	St Margarets Station	interchange improvements	not implemented	not implemented	not implemented	not implemented	not implemented	
T26	Strawberry Hill Station	interchange improvements	not implemented	not implemented	not implemented	not implemented	not implemented	
T28	Harlequins	continued use of sports ground with associated facilities, enabling devt & new road	implemented	implemented	implemented	implemented	implemented	New proposal: TW 8: Continued use as a sports ground with associated facilities including new north stand, indoor leisure, hotel or business uses
T29	RuT College	redevelopment of college etc	not implemented	not implemented	not implemented	not implemented	not implemented	new proposal TW 10: Redevelopment to provide a new college, offices, secondary school and special school, residential including affordable and open space
W1	Twickenham Rugby Ground	increased sports and recreational use	not saved	not saved	not saved	not saved	not saved	new proposal TW 14 Continued use as a rugby sports ground, if any areas are surplus, associated leisure and mixed uses, including residential and



Proposal site (UDP Review)	Description	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12	Progress in 2012/13	Proposed as site in Site Allocation DPD (Pre-Publication Version)*	
							affordable units	
W2	Chase Bridge Primary Schools, Kneller Rd	possible extension of school, use of playground out of hours	not implemented	not implemented	Under construction	Under constructon (Nearing Completion as of Sep 2012)	implemented 01 Nov 12	
W3	Nelson Primary School, Nelson Road	redevelopment of school, affordable housing, use of playground out of hours	not implemented	not implemented	not implemented	not implemented	Started	
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented	not implemented	not implemented	not implemented	not implemented	
W7	Hanworth Road	railway bridge reconstruction with footways	not implemented	not implemented	not implemented	not implemented	not implemented	
W8	Powder Mill Lane	heavy goods vehicles restriction	not implemented	not implemented	not implemented	?	not implemented	
W10	High Street	environmental improvements	not implemented	not implemented	not implemented	Started	Underway	
W11	A316 near Hospital Bridge Road	footbridge extensions	not implemented	not implemented	not implemented	not implemented	not implemented	
W12	Hanworth Road/ Powder Mill Lane	junction improvement	implemented	implemented	implemented	implemented	implemented	
W13	Mill Farm Site	housing	not saved	not saved	not saved	not saved	not saved	
W13	Mill Farm Site	industrial	not saved	not saved	not saved	not saved	not saved	
W14	Whitton Station	interchange improvements	not implemented	not implemented	not implemented	not implemented	not implemented, but planned	WT4: Interchange improvements
W15	Heathfield School & Heathfield Rec ground (part)	rebuild existing schools & add secondary school	not implemented	not implemented	not implemented [10/3667 for minor extension only]	not implemented (12/2792)	not implemented (12/2792). ** Under Construction April 2013	

Source: LBRuT Planning Policy, LBRuT Transport

## Appendix 4: Permitted developments, subject to the SCC SPD, which incorporate water conservation measures

Application number	Decision date	Address	Proposal description (summary)	Measures
11/4038	08/02/2012	152 Sheen Road Richmond	Change of use from non-self contained and self contained flats to single family dwelling	water efficient taps; water efficient A or B rated appliances; rainwater harvesting
11/3374	25/04/2012	7 Broomfield Road Kew	Conversion of the existing building from three x two bedroom flats into a single-family dwelling.	water efficient taps; water efficient A or B rated appliances; water meter
12/0632	11/05/2012	30 Bonser Road Twickenham	Conversion of existing 2 flats into a single family dwelling house incorporating a single storey side and rear extension.	water efficient taps; water efficient A or B rated appliances; water meter
12/0468	06/06/2012	Orleans Infant School Hartington Road Twickenham TW1 3EN	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. Four new classrooms on the north-eastern boundary, a hall, a new nursery building, provision of a games area and the reconfiguration/refurbishment of the existing school building.	water efficient taps; water efficient A or B rated appliances; water meter
12/1225	14/06/2012	86 Manor Road Richmond TW9 1YB	Installation of internal mezzanine for retail sales, and external alterations.	water efficient taps; water efficient A or B rated appliances; water meter
12/0638	26/06/2012	6 Trafalgar Road Twickenham TW2 5EJ	Erection of two storey semi-detached dwelling house.	water efficient taps; water efficient A or B rated appliances; water meter
12/0291	09/07/2012	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.	water efficient taps; water efficient A or B rated appliances; water meter
12/1122	10/07/2012	Richmond Park Academy Park Avenue East Sheen London SW14 8RG	Full planning application to demolish 891sqm of existing floorspace and construct a two-storey extension providing teaching accommodation to the West of the Park Building, an extension forming a new assembly hall to the East of the Park Building, a two-storey extension forming a new dining facility and teaching accommodation to the Hertford Building together with enhanced access arrangements for visitors and students, strategic landscaping works include the creation of a two distinct courtyards and the provision of 50 car parking spaces and 120 cycle parking spaces.	water efficient taps; water efficient A or B rated appliances; water meter
12/1316	10/07/2012	440 Upper Richmond Road West East Sheen	Change of use from four self-contained flats to a single dwellinghouse, with internal alterations and replacement windows.	water efficient taps; water efficient A or B rated appliances; water meter
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling on land adjacent to no. 48 Mead Road.	water efficient taps; water efficient A or B rated appliances; water meter
12/1282	18/07/2012	14 Bracken Gardens Barnes London	Conversion of existing terraced dwellinghouse, currently formed into two separate flats, back into single family house.	water efficient taps; water efficient A or B rated appliances; water meter
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.	water efficient taps; water efficient A or B rated appliances; water meter
11/2882	10/09/2012	35 Staines Road Twickenham TW2 5BG	Two-storey infill to the rear of the property and the partial change of use of the front ground floor from vacant offices (Use Class B1) to a single dwelling (Use Class C3).	water efficient taps; water efficient A or B rated appliances; water meter
12/0679	24/09/2012	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).	water efficient taps; water efficient A or B rated appliances
12/2147	01/10/2012	181 Sheen Road Richmond TW9 1XF	Change of use of vacant ground floor to provide 1 two bed flat	water efficient taps; water efficient A or B rated appliances; water meter
11/4076	01/10/2012	45 Sheen Lane East Sheen SW14 8AB	Garden infill to the rear to create a new one bedroom residential unit	water efficient taps; water efficient A or B rated appliances; water meter
12/1904	17/10/2012	30A Red Lion Street	Existing purpose built single dwelling flat (laid out over first and second floor above an existing retail	water efficient taps; water efficient A or B

Application number	Decision date	Address	Proposal description (summary)	Measures
		Richmond TW9 1RW	unit at ground floor - with access from front of property st street level). Conversion into self contained flats with separate entrance doors.	rated appliances; water meter
12/2416	17/10/2012	1 Glebe Way Hanworth Feltham TW13 6HH	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.	water efficient taps; water efficient A or B rated appliances
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained flats (one x 1bed & one x 2Bed duplex) into a single family dwelling, including internal alterations (restoration and repair).	water efficient taps; water efficient A or B rated appliances
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).	water efficient taps; water efficient A or B rated appliances; water meter
12/2341	06/11/2012	Hampton Wick Infants School Normansfield Avenue Hampton Wick Teddington TW11 9RP	Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of carpark. Increase number of children from 180 to 270 plus existing 26 nursery places.	water efficient taps; water efficient A or B rated appliances; water meter
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor	water efficient taps; water efficient A or B rated appliances; greywater systems; water meter
12/1564	03/12/2012	9 Mortlake Terrace Mortlake Road Kew TW9 3DT	Change of use from office use to Class C3 Dwelling House at first and second floor level and replacement of all windows to ground, first and second floor level.	water efficient taps; water efficient A or B rated appliances
12/2327	07/12/2012	Queen Dowager 49 North Lane Teddington TW11 0HU	Demolition of vacant public house and erection of four no. three-bedroom houses	water efficient taps; water efficient A or B rated appliances
12/2792	18/01/2013	Heathfield Primary School Cobbett Road Twickenham TW2 6EN	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.	water efficient taps; water efficient A or B rated appliances; water meter
12/3241	09/01/2013	33 - 35 York Street Twickenham TW1 3JZ	Change of use of upper floor A4 accommodation into three residential apartments	water efficient taps; water efficient A or B rated appliances
12/3565	09/01/2013	139 Haliburton Road Twickenham TW1 1PE	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.	water efficient taps; water meter
12/2433	08/02/2013	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	water efficient taps; water efficient A or B rated appliances; rainwater harvesting; greywater systems; water meter
12/4047	18/02/2013	160 Percy Road Twickenham TW2 6JQ	Change of use from a doctors surgery (Use Class D1) to a dwelling house (Use Class C3) and alterations to the fenestration of ground floor rear extension.	water efficient taps; water efficient A or B rated appliances;
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	water efficient taps; water efficient A or B rated appliances; rainwater harvesting; water meter
12/2911	08/03/2013	2nd floor Sheen Lane House 254 Upper Richmond Road East Sheen SW14 8AG	Non Material Amendment to application 12/2911/FUL for change of use of the second floor from vacant office to three residential flats, including alterations to the building [namely, amendment to condition DV43B (Parking Permits Restriction) to omit the word 'commercial' and amendment to condition U58401 (BREEM Rating) to replace the phrase 'Breeam Domestic Refurbishment' with 'Ecohomes'].	water efficient taps; water efficient A or B rated appliances; water meter

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

## Appendix 5: Car parking losses and gains by Use Class – (completions in 2011/12 financial year)

\*applies to residential developments of one unit or more and where total non-residential floorspace exceeds 100m<sup>2</sup>. Mixed use schemes appear more than once.

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed					house proposed			
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
<b>retail</b>																	
09/1294/FUL	14/03/2013	14-Sep-09	1 - 5 Lower George Street Richmond	0	0	A1	2215	5775									
09/2147/FUL	25/10/2012	12-Apr-10	76 - 84 Kew Road Richmond TW9 2PQ	0	0	A1	509	509									
10/0415/FUL	01/10/2012	16-Jul-10	121 Heath Road Twickenham TW1 4BE	18	18	A1	434	434									
10/3258/PS19 2	14/05/2012	14-Feb-11	3 Bessant Drive Richmond TW9 4AD	0	0	A1	1674	1813									
11/0593/COU	31/08/2012	18-May-11	117 Station Road Hampton TW12 2AL	0	0	A1	64	152									
11/0635/FUL	01/07/2012	22-Dec-11	10-12 Barnes High Street, Barnes, London, SW13 9LW	0	0	A1	379	681									
11/3258/FUL	31/07/2012	23-Nov-11	Rear Of 74 Church Road, Barnes, London, SW13 0DQ.	0	0	A1	331	393									
12/3899/FUL	31/03/2013	13-Feb-13	24 - 26 Hill Rise Richmond	2	0	A1	84	122									
<b>A2 use - financial</b>																	
11/0635/FUL	01/07/2012	22-Dec-11	10-12 Barnes High Street, Barnes, London, SW13 9LW	0	0	A2	302	681									
<b>A3 use- cafes and restaurants</b>																	
03/1059/FUL	02/04/2012	14-Aug-03	20 Richmond Hill Richmond	0	0	A3	90	150									
10/1565/FUL	31/07/2012	27-Oct-10	Wildfowl And Wetlands Trust Centre Queen Elizabeth	0	0	A3	362	362									

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed					house proposed				
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
			Walk Barnes London SW13 9SA															
10/3258/PS19 2	14/05/2012	14-Feb-11	3 Bessant Drive Richmond TW9 4AD	0	0	A3	139	1813										
11/1436/FUL	01/12/2012	15-Sep-11	Park House Station Road Teddington TW11 9AD	9	0	A3	358	358										
11/3258/FUL	31/07/2012	23-Nov-11	Rear Of 74 Church Road, Barnes, London, SW13 0DQ.	0	0	A3	62	393										
12/3899/FUL	31/03/2013	13-Feb-13	24 - 26 Hill Rise Richmond	2	0	A3	38	122										
<b>A4 - drinking establishments</b>																		
07/3470/FUL	01/07/2012	11-Feb-08	209 Waldegrave Road, Teddington, Middlesex, TW11 8LX	20	20	A4	142	142										
12/3696/COU	04/02/2013	04-Feb-13	8 Hill Rise Richmond TW10 6UA	0	0	A4	120	120										
<b>A5 - take aways</b>																		
11/0593/COU	31/08/2012	18-May-11	117 Station Road, Hampton, TW12 2AL	0	0	A5	88	152										
<b>B1 - office, R &amp; D, light industrial suitable in a residential area</b>																		
07/1455/FUL	01/10/2012	29-Sep-08	14a King St, Coach House, The Old Workshop And CP, Retreat Road, Richmond, Surrey.	7	7	B1	157	443										
07/3856/FUL	30/06/2012	21-Dec-07	Former Seeboard Site, Sandy Lane, Teddington, Middlesex, TW11 0DS.	240	240	B1	238	531										
08/1062/FUL	12/11/2012	27-Oct-08	115 White Hart Lane, Barnes,	0	0	B1	127	127										

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed					house proposed				
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
			London, SW13 0JL															
09/1294/FUL	14/03/2013	14-Sep-09	1 - 5 Lower George Street, Richmond	0	0	B1	3560	5775										
10/1655/FUL	25/05/2012	12-Oct-10	136 - 138 Lower Mortlake Road, Richmond	37	37	B1	224	387										
10/3287/FUL	14/12/2012	02-Mar-11	Premier House 52 London Road Twickenham TW1 3RP	0	0	B1	4730	4730										
11/0246/COU	30/06/2012	27-Jul-11	Sovereign Gate, 18 - 20 Kew Road, Richmond	0	0	B1	1290	2650										
11/3765/FUL	01/02/2013	16-Jan-12	11 Sheen Lane, Mortlake, London, SW14 8HY	0	0	B1	243	243										
<b>B8- storage &amp; warehousing</b>																		
03/1059/FUL	02/04/2012	14-Aug-03	20 Richmond Hill Richmond	0	0	B8	60	150										
10/0795/FUL	01/10/2012	18-Mar-11	73 - 81 Heath Road, Twickenham, TW1 4AW	3	-1	B8	482	482										
10/1655/FUL	25/05/2012	12-Oct-10	136 - 138 Lower Mortlake Road, Richmond	37	37	B8	163	387										
<b>C1 – hotel</b>																		
10/1655/FUL	25/05/2012	12-Oct-10	136 - 138 Lower Mortlake Road Richmond	37	37	C1	1	387										
<b>C2 – Residential schols &amp; colleges/ hospital and convalescence homes etc</b>																		
07/3856/FUL	30/06/2012	21-Dec-07	Former Seeboard Site, Sandy Lane, Teddington, Middlesex, TW11 0DS.	240	240	C2	1	531										
<b>C3 – residential</b>																		
03/1059/FUL	02/04/2012	14-Aug-03	20 Richmond Hill Richmond	0	0	C3	6	150	6	0	0	0	0	0	0	0	0	0

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed				house proposed				
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
06/2018/FUL	31/10/2012	11-Aug-08	Norcutt House, Norcutt Road, Twickenham.	24	-16	C3	22	900	2	5	7	1	0	0	0	7	0
07/1455/FUL	01/10/2012	29-Sep-08	14a King St, Coach House, The Old Workshop And CP, Retreat Road, Richmond, Surrey.	7	7	C3	13	443	0	10	0	2	0	0	0	0	1
07/3470/FUL	01/07/2012	11-Feb-08	209 Waldegrave Road, Teddington, Middlesex, TW11 8LX	20	20	C3	22	142	0	6	16	0	0	0	0	0	0
07/3856/FUL	30/06/2012	21-Dec-07	Former Seeboard Site, Sandy Lane, Teddington, Middlesex, TW11 0DS.	240	240	C3	198	531	0	55	131	12	0	0	0	0	0
07/3906/FUL	01/06/2012	29-Aug-08	Terrace Yard, Petersham Road, Richmond, Surrey	15	15	C3	9	485	0	3	0	3	0	0	0	0	3
08/1413/EXT	01/05/2012	18-Jan-11	64 Church Road, Barnes, London, SW13 0DQ	0	0	C3	3	116	1	1	1	0	0	0	0	0	0
09/2147/FUL	25/10/2012	12-Apr-10	76 - 84 Kew Road Richmond TW9 2PQ	0	0	C3	9	509	0	7	2	0	0	0	0	0	0
10/0415/FUL	01/10/2012	16-Jul-10	121 Heath Road, Twickenham, TW1 4BE	18	18	C3	22	434	0	9	13	0	0	0	0	0	0
11/0593/COU	31/08/2012	18-May-11	117 Station Road, Hampton, TW12 2AL	0	0	C3	1	152	1	0	0	0	0	0	0	0	0
11/1436/FUL	01/12/2012	15-Sep-11	Park House, Station Road, Teddington, TW11 9AD	9	0	C3	9	358	0	3	6	0	0	0	0	0	0

**D1 - Non-residential institutions**

07/1252/FUL	31/05/2012	14-Mar-08	St James Roman Catholic Church, Popes Grove, Twickenham, Middlesex, TW1 4JZ	0	0	D1	770	770									
07/3856/FUL	30/06/2012	21-Dec-07	Former Seeboard Site, Sandy Lane, Teddington,	240	240	D1	293	531									

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed				house proposed					
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
			Middlesex, TW11 0DS.															
07/4107/FUL	14/04/2012	14-Apr-10	St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex, TW1 4SX.	0	0	D1	1950	1950										
08/1413/EXT	01/05/2012	18-Jan-11	64 Church Road, Barnes, London, SW13 0DQ	0	0	D1	116	116										
08/3079/EXT	01/09/2012	15-Nov-11	Twickenham United Reform Church, First Cross Road, Twickenham, TW2 5QA	0	0	D1	571	571										
09/3349/FUL	11/05/2012	04-May-10	Heathfield Library And Land Adj To And Incl Car Park To The Front Of Community Centre, Percy Road, Twickenham	37	17	D1	1800	1800										
10/0080/FUL	31/08/2012	12-Apr-10	St Marys & St Peters C Of E Primary School, Somerset Road, Teddington, TW11 8RX	18	3	D1	3402	3402										
10/1776/FUL	14/08/2012	06-May-11	The German School, Petersham Road, Richmond	18	-16	D1	1925	1925										
10/1914/FUL	01/11/2012	07-Feb-11	Chase Bridge School, Kneller Road, Twickenham, TW2 7DE	31	4	D1	3368	3368										
10/2145/FUL	01/09/2012	17-Dec-10	Waldegrave School, Fifth Cross Road, Twickenham, TW2 5LH	61	-21	D1	9543	9543										
10/3748/FUL	14/05/2012	03-May-11	Twickenham Preparatory	0	0	D1	206	206										



Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed					house proposed				
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
			School, 43 High Street, Hampton, TW12 2SA															
11/0246/COU	30/06/2012	27-Jul-11	Sovereign Gate, 18 - 20 Kew Road, Richmond	0	0	D1	1290	2650										
11/0446/PS19 2	31/08/2012	08-Mar-11	St Johns And Amyand House, Strafford Road, Twickenham, TW1 3AD	0	0	D1	1969	1969										
11/0798/FUL	19/09/2012	25-Jul-11	Lowther County Primary School, Stillingfleet Road, Barnes, London, SW13 9AE	0	0	D1	728	728										
11/1456/FUL	30/06/2012	29-Sep-11	St James Catholic Primary School, 260 Stanley Road, Twickenham, TW2 5NP	23	0	D1	275	275										
11/2478/FUL	01/07/2012	21-Sep-11	284 - 286 Upper Richmond Road West, East Sheen, London, SW14 7JE	0	0	D1	721	721										
11/3910/COU	01/09/2012	20-Feb-12	Unit B, Kingsway Business Park, Oldfield Road, Hampton, TW12 2HD	15	0	D1	460	460										
12/0060/FUL	11/03/2013	06-Mar-12	88 Kew Road, Richmond, TW9 2PQ.	0	0	D1	111	111										
12/0954/FUL	31/07/2012	21-Jun-12	Marshgate Primary School, Queens Road, Richmond, TW10 6HY	0	0	D1	201	201										
12/1971/FUL	01/02/2013	25-Sep-12	63 Holly Road, Twickenham, TW1 4HF.	0	-2	D1	220	220										
12/2038/FUL	14/12/2012	17-Oct-12	16-18 London Road Twickenham TW1 3RR	0	0	D1	182	364										
12/3564/FUL	31/08/2012	08-Feb-13	127 Colne Road Twickenham	0	0	D1	240	240										

Application reference	Completion date	decision date	ADDRESS	PARKING PROPOSED (total for site)	PARKING LOSS/GAIN	USE CLASS	USE AREA	Total area proposed	flat proposed				house proposed					
									STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
			TW2 6RA															
<b>D2 - Assembly &amp; leisure</b>																		
07/1455/FUL	01/10/2012	29-Sep-08	14a King St, Coach House, The Old Workshop And CP, Retreat Road, Richmond, Surrey.	7	7	D2	143	443										
10/1729/FUL	01/03/2013	16-Nov-10	Barn Elms Sports Centre, Queen Elizabeth Walk, Barnes, London, SW13 9SA	147	62	D2	780	780										
12/0089/COU	01/05/2012	06-Mar-12	First Floor, 20 Church Street, Twickenham.	0	0	D2	184	184										
12/1149/COU	01/11/2012	13-Jun-12	206 Stanley Road, Teddington, TW11 8UE	0	0	D2	195	195										
12/2038/FUL	14/12/2012	17-Oct-12	16-18 London Road, Twickenham, TW1 3RR	0	0	D2	182	364										
12/2518/COU	14/12/2012	09-Nov-12	Regal House, 70 London Road, Twickenham	0	0	D2	500	500										
<b>Miscellaneous</b>																		
07/3906/FUL	01/06/2012	29-Aug-08	Terrace Yard, Petersham Road, Richmond, Surrey	15	15	SG	485	485										
11/0246/COU	30/06/2012	27-Jul-11	Sovereign Gate, 18 - 20 Kew Road, Richmond	0	0	SG	70	2650										

Notes:

Source: LBRuT decisions analysis system

## Appendix 6: Key shops & services in local centres

centre	Chemist*1					Newsagents					Hairdresser				
	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013
Barnes	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
East Twickenham	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Ham Common	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Hampton Hill	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Hampton Village	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Kew Gardens Station	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
St Margarets	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Castelnau	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Friars Stile Road	*	*	D	D	D	*	*	*	*	*					
Hampton Wick						*	*	*	*	*	*	*	*	*	*
Heathside	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Kingston Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Sheen Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Stanley Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
White Hart Lane						*	*	*	*	*	*	*	*	*	*
Ashburnham Road	*	*	D	D	D	*	*	*	*	*					
Fulwell						*					*	*	*	*	*
Ham Street/ Back Lane	*	*	D	D	D	*	*				*	*	*		*
Hampton Nursery Lands	*	*	D	D	D	*					*	*	*	*	*
Hospital Bridge Road	*	*	D	D	D	*	*	*	*	*					
Kew Green						*	*	*	*	*					
Kew Road						*	*	*			*	*	*	*	*
Lower Mortlake Road	*	*	D	D	D	*	*	*	*	*	*	*			*
Nelson Road						*	*	*	*	*	*	*			
Sandycombe Road											*	*	*	*	*
Strawberry Hill	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Twickenham Green	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Waldegrave Road											*	*	*	*	*
Whitton Road						*	*	*	*	*					
No. of Centres with Services	20	20	20	20	20	27	26	24	23	23	24	24	22	21	23

centre	Pub/ restaurant					Post Office					Bank				
	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
East Twickenham	*	*	*	*	*	*	*						ATM	ATM	ATM
Ham Common	*	*	*	*	*						*	*	*	*	*
Hampton Hill	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Kew Gardens Station	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
St Margarets	*	*	*	*	*	*	*	*	*	*	ATM	ATM	ATM	ATM	ATM
Castelnau	*	*	*	*	*	*	*	*	*	*			1	1	1
Friars Stile Road	*	*	*												
Hampton Wick	*	*	*	*	*	*	*	*	*	*					
Heathside	*	*	*	*	*	*	*	*	*	*					
Kingston Road	*	*	*	*	*										
Sheen Road	*	*	*	*	*	*	*	*	*	*					
Stanley Road	*	*	*	*	*										
White Hart Lane	*	*	*	*	*										
Ashburnham Road											Not recorded	ATM	ATM	ATM	ATM
Fulwell	*	*	*	*	*	*	*	*							
Ham Street/ Back Lane			*												
Hampton Nursery Lands	*	*	*	*	*						ATM	ATM	ATM	ATM	ATM
Hospital Bridge Road				2	2	*	*	*	*	*					
Kew Green	*	*	*	*	*										
Kew Road	*	*	*	*	*		*	*	*	*					No ATM
Lower Mortlake Road		*			*3										
Nelson Road															
Sandycombe Road	*	*	*	*	*										
Strawberry Hill	*	*	*	*	*	*	*	*	*	*					
Twickenham Green	*	*	*	*	*	*	*								
Waldegrave Road	*	*	*	*	*								ATM in shop?		
Whitton Road	*	*	*	*	*										
No. of Centres with Services	24	24	25	24	25	14	15	13	12	12	5	5	5	5	5

centre	Off Licence					Bakers/patisserie					Butchers					Green Grocer				
	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
East Twickenham	*	*	*	*	*				*	*						*	*			
Ham Common	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hampton Hill	*	*	*	*	*	*	*	*	*	*				*	*		*	*	*	*
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
Kew Gardens Station	*	*	*	*	*						*	*	*	*	*					
St Margarets	*	*	*	*	*				*	*	*	*	*	*	*	*	*	*	*	*
Castelnuau	*	*	*	*	*	*	*	*	*	*										
Friars Stile Road	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*		
Hampton Wick						*														
Heathside	*	*	*	*	*	*	*				*	*	*	*	*					
Kingston Road	*	*				*	*	*	*	*										
Sheen Road	*	*																		
Stanley Road	*	*	*	*	*	*	*	*												
White Hart Lane	*	*	*			*	*	*	*	*										
Ashburnham Road	*	*	*	*	*	*	*	*	*	*										
Fulwell																				
Ham Street/ Back Lane								*	*	*										
Hampton Nursery Lands																				
Hospital Bridge Road	*	*	*	*	*						*	*	*	*	*					
Kew Green																				
Kew Road	*	*	*	*	*	*	*													
Lower Mortlake Road	*	*	*	*	*						*	*	*	*	*					
Nelson Road	*	*																		
Sandycombe Road																				
Strawberry Hill	*	*	*	*	*															
Twickenham Green	*	*	*	*	*						*	*								
Waldegrave Road	*	*	*	*	*						*	*	*	*	*					
Whitton Road	*	*	*	*	*															
No. of Centres with Services	23	23	20	19	19	13	12	11	12	12	11	11	9	11	11	5	6	5	4	4

centre	Small General Store					Modest Supermarket (c.250m2 gfa+)					Total of 11 Key Services				
	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013	2005	2007	2010	2012	2013
Barnes	*	*	*	*	*	*	*	*	*	*	11	11	11	10 (11)	11
East Twickenham	*	*	*	*	*						8	8	6	7	7
Ham Common	*	*	*	*	*						10	10	10	10	10
Hampton Hill	*	*	*	*	*			*	*	*	9	10	10	11	11
Hampton Village	*	*	*	*	*				*	*	10	10	10	10	10
Kew Gardens Station	*	*	*	*	*	*	*	*	*	*	8	9	9	9	9
St Margarets	*	*	*	*	*	*	*	*	*	*	9	9	9	10	10
Castelnau						*	*	*	*1	*1	8	8	8	8	8
Friars Stile Road	*	*	*	*	*						8	8	7	7	7
Hampton Wick	*	*	*	*	*						6	5	5	5	5
Heathside	*	*	*	*	*						9	9	8	8	8
Kingston Road	*	*	*	*	*						7	7	6	6	6
Sheen Road	*	*	*	*	*						7	7	6	6	6
Stanley Road	*	*	*	*	*						7	7	6	5	6
White Hart Lane	*	*	*	*	*						6	6	6	5	5
Ashburnham Road						*	*	*	*	*	5	5	5	5	5
Fulwell	*	*	*	*	*						5	4	4	3	3
Ham Street/ Back Lane	*	*	*	*	*						4	4	5	3	4
Hampton Nursery Lands	*	*	*	*	*	J Sainsbury	J Sainsbury	J Sainsbury	J Sainsbury	J Sainsbury	6	5	5	5	5
Hospital Bridge Road	*	*	*	*	*						6	6	6	6	6
Kew Green	*	*	*	*	*						3	3	3	3	3
Kew Road	*	*	*	*	*					Tesco Express	6	7	6	5	5
Lower Mortlake Road	*	*	*	*	*						6	7	5	5	7
Nelson Road	*	*	*	*	*						4	4	2	2	2
Sandycombe Road	*	*	*	*	*						3	3	3	3	3
Strawberry Hill	*	*	*	*	*						7	7	7	7	7
Twickenham Green	*	*	*	*	*					Sainsbury Local	8	8	6	6	6
Waldegrave Road	*	*	*	*	*						5	5	5	5	5
Whitton Road	*	*									4	4	3	3	3
No. of Centres with Services	27	27	25	25	26	6	6	7	7	9					

Source: LBRuT, Town Centre Land Use Surveys

Notes:

1-Castelnau is served by a Tesco Express petrol filling station shop with ATM, outside of the mixed use area.

2 – The Fountain PH opp frontage

3 – Lower Mortlake Road – The Crown PH included

## Appendix 7: Total amount of floorspace for town centre uses

### A1 completions for financial year 2012-13

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within or well-related to designated frontages
			new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	
10/1655/FUL	136 - 138 Lower Mortlake Road Richmond	Redevelopment of site comprising erection of a 4 storey 92 bedroom hotel and ancillary facilities (C1 use class), 224m2 of office space (B1 use class), new reception area and reconfiguration of existing service yard for adjacent self storage unit (B8 use				-200	-192.5	-45.0	yes, not in designated frontage
11/2872/COU	127 Church Road Barnes London SW13 9HR	Change of use from A1 to mixed A1/A3.				-34	-32.7	-26.2	KSF
11/3258/FUL	Rear Of 74 Church Road Barnes London SW13 0DQ	Operate a cafe as part of retail business at the above address (Class A1 to Class A3)				-62	-59.7	0.0	related to KSF
09/2528/FUL	304 Upper Richmond Road West East Sheen London SW14 7JG	Conversion of building to form four self-contained flats and alterations to existing shop unit.				-22	-22	-4	SSF
10/2113/FUL	198 Upper Richmond Road West East Sheen London SW14 8AN	Extension at ground and first floor rear and conversion of roof space to form 2 x 2 bedroom maisonettes.				-6	-5.8	0.0	SSF
12/2904/FUL	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor.	74	71.2	57.0	74	71.2	57.0	SSF
03/1059/FUL	20 Richmond Hill Richmond	Alterations And Extensions At First, Second And Third Floor Levels To Create 4 X 1 Bed And 2 X Studio Units On Upper Levels. New				-74	-71.2	-60.0	SSF

## A1 completions for financial year 2012-13

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within or well-related to designated frontages
			new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	
		Basements And Ground Floor Extension To Shop Units (class A3) And Roof Alterations.							
09/2147/FUL	76 - 84 Kew Road Richmond TW9 2PQ	Variation during the course of construction to planning permission 08/3234/FUL to enable the ground floor commercial units (Nos. 1 & 2) to be used for A1 (Retail) uses.				-636	-612.2	0.0	SSF
12/0060/FUL	88 Kew Road Richmond TW9 2PQ	Change of Use of the existing retail (A1) ground floor to a Dental Practice (Use Class D1: Non-Residential Institutions) and new shop front.				-111	-106.8	-85.5	SSF
12/0722/FUL	23 Heath Road Twickenham TW1 4AW	Continued Use Of The Premises as D1 Use Class				-38	-36.6	-29.3	SSF
09/2269/COU	117 Nelson Road Twickenham TW2 7AZ	Change of ground floor premises from A1 (retail) to D1 (Dental Practice)				-42	-40.4	-32.3	SSF
12/1325/COU	Ground Floor 46 Sheen Lane East Sheen London SW14 8LP	Ground floor change of use from office (Class B1) to general retail or financial and professional services (Class A1/A2) and insertion of new doorway to rear elevation.	91	87.6	70.1	91	87.6	55.0	rel to SSF
12/3537/ES191	57A High Street Hampton Hill TW12 1NH	Establish use as a residential dwelling				-28	-27.0	-21.6	rel to SSF
10/0415/FUL	121 Heath Road Twickenham TW1 4BE	Redevelopment of the site to provide 22 no. flats and an A1 retail unit at ground floor, car parking with internal access road thereto, cycle, refuse and recycling facilities, landscaping and associated works.	434	417.7	334.2				opp SSF, in TCB
12/2876/FUL	364 Upper Richmond Road WestEast	Change of use from A1 to A3 to serve sandwiches and coffee, internal alterations,				-81	-78.0	-73.0	opp SSF



## A1 completions for financial year 2012-13

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within or well-related to designated frontages
			new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	
	SheenLondonSW14 7JU	outdoor seating area on pavement and new fascia/shop front.							
12/2449/FUL	32 - 38 The Green Twickenham TW2 5AB	Continued use of existing ancillary storage space on part of first floor linked to existing ground floor retail.				-87	-83.7	0.0	<b>MUA, not adj SSF</b>
09/3241/COU	233 Sandycombe Road Richmond TW9 2EW	Change of use of ground floor from retail to dental practice, installation of new shopfront.				-83	-79.9	-63.0	<b>MUA</b>
12/2881/COU	234 Sandycombe Road Richmond TW9 2EQ	Use of basement as beauty salon, in conjunction with the ground floor Class A1 hairdressing salon.	40	38.5	40.0	40	38.5	40.0	<b>MUA</b>
11/3599/FUL	70 Milton Road Hampton TW12 2LJ	Use of premises(Ground floor) for A3 use, provision of external ducting.				-60	-57.8	<b>-46.2</b>	<b>KSF</b>
11/0635/FUL	10-12 Barnes High Street Barnes London SW13 9LW	Erection of ground floor extension to existing retail unit and first floor addition to existing office accommodation. (ground floor extension previously approved under planning application 04/3673/EXT).	129		135.0				<b>KSF</b>
09/1294/FUL	1 - 5 Lower George Street Richmond	Redevelopment of the existing building and the erection of a 4 storey building plus basement providing retail (Class A1) at basement and ground floors and offices (class B1) at first, second and third floors. Vehicular access from Eton Street. Associated				-515	-495.7	606.0	<b>KSF</b>
12/3899/FUL	24 - 26 Hill Rise Richmond	Change of use of part of the rear ground and first floor premises of 26 Hill Rise from retail (use class A1) to a restaurant (use class A3), to merge with 24 Hill Rise, with associated internal alterations.				-38	-36.6	<b>-29.3</b>	<b>KSF</b>
12/0138/COU	Maisonette 57 High Street Teddington TW11 8HA	Change of use of upper floors from C3 residential to A1 (beauty salon)	80	77.0	<b>61.6</b>				<b>KSF</b>

## A1 completions for financial year 2012-13

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within or well-related to designated frontages
			new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	
12/0425/COU	130 High Street Hampton Hill TW12 1NS	Change of use to part of the ground floor from Hairdressers (A1) to residential (C3)				-32	-30.8	-24.6	adj SSF
12/1368/FUL	47B Crown Road Twickenham TW1 3EJ	Proposed change of use from a car showroom (Sui Generis) to a retail unit (A1).	54	52.0	40.0				adj SFF
11/0593/COU	117 Station Road Hampton TW12 2AL	Change of use of office accommodation associated with shop to bedsit accommodation				-19	-18.3	0.0	no
10/3258/PS192	3 Bessant Drive Richmond TW9 4AD	Use of part of the floorspace within Class A1 retail unit to provide ancillary Class A3 cafe facility.				-139	-133.8	-139.0	no
08/1062/FUL	115 White Hart Lane Barnes London SW13 0JL	Removal of glazed shop front, opening up and reinstating windows, addition of basement lightwell and cellars, in connection with use of the basement and ground floor as Class B1 offices.				-127	-122.2	-45.0	no
09/2762/FUL	31 Park Road Teddington TW11 0AB	Change of use of part of existing ground and first floor from A1 (pharmacy) to Self contained 3 bed flat C3 (residential) with external amenity space.				-89	-85.7	0.0	no
11/0563/FUL	63 Richmond Road Twickenham TW1 3AW	Conversion of retail shop to residential studio flat. There would be very little change to the current layout: A sink unit would be replaced by a shower. Kitchen units would be installed. Cellar access moved 1.4 metres.				-58	-55.8	-44.7	no
TOTAL			902	744	738	-2376	-2298	-11	

\* flexible permission - premises not yet occupied. Development may appear in more than 1 table, although overall figure is adjusted.

<b>A2 completions for financial year 2012-13</b>			<b>New completed floorspace 1*</b>		<b>Net additional floorspace 2* (taking account of losses)</b>		<b>within mixed use area/TCB<sup>3</sup>?</b>
<b>application ref</b>	<b>Address</b>	<b>proposal</b>	<b>gross external completed floorspace (m2) (not taking account of losses)</b>	<b>gross internal floorspace m2 1* (not taking account of losses)</b>	<b>net additional floorspace (gross external)*3</b>	<b>net additional floorspace (gross internal)*3</b>	
12/1559/FUL	44 London Road Twickenham TW1 3RR	Change of use of first and second floors from A2 use class to a residential unit (flat).			-68	-65.5	yes
11/0635/FUL	10-12 Barnes High Street Barnes London SW13 9LW	Erection of ground floor extension to existing retail unit and first floor addition to existing office accommodation. (ground floor extension previously approved under planning application 04/3673/EXT).	79	76.0			yes
12/2904/FUL	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor.	74	71.2	74	71.2	yes
12/1325/COU	Ground Floor 46 Sheen Lane East Sheen London SW14 8LP	Ground floor change of use from office (Class B1) to general retail or financial and professional services (Class A1/A2) and insertion of new doorway to rear elevation.	91	87.6	91.0	87.6	yes
12/2431/COU	74 Church Road, Teddington	Change of use B1 to A2	29	27.9	29.0	27.9	no
<b>Total</b>			<b>273</b>	<b>235</b>	<b>126</b>	<b>93</b>	

**D2 completions for financial year 2012-13**

D2 completions for financial year 2012-13			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)	
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)
application ref	address	proposal				
09/1490/FUL	Land At Williams Lane Bowling Green Williams Lane Mortlake London	Residential development of 76 units comprising 22 x one-bedroom apartments, 34 x two-bedroom apartments, 3 x three-bedroom apartments, 15 x three-bedroom dwelling houses and 2 x four-bedroom dwelling houses with associated access, landscaping, local area			-10,000	-9625.0
10/1729/FUL	Barn Elms Sports Centre Queen Elizabeth Walk Barnes London SW13 9SA	Redevelopment of Barn Elms Playing Fields, including the demolition of the main pavilion and groundsman's mess, new build pavilion, new car parking, refurbishment of tennis courts, pitch improvements, and widening of the existing vehicular site entrance.	230	221.4		
11/3636/FUL	Ham & Petersham Cricket Club Upper Ham Road Ham TW10 5LA	Demolition of the existing Clubhouse and its replacement by a new Clubhouse	5	4.8		
11/2489/FUL	104 Westfields Avenue, Barnes, London, SW13 0AZ.	Alterations, including the erection of a roof extension, in connection with the conversion of the building to provide a single dwelling house.			-140	-134.8
12/1149/COU	206 Stanley Road	Change of use to gymnasium, fitness use	195	187.7		
07/1455/FUL	14a King St Coach House The Old Workshop And CP, Retreat Road, Richmond	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme (B) comprising; A 92 SQM B1 office unit; A 65 SQM B1 office unit; A 286 SQM B1 office/D2 unit; 10x1 bed flats; 2x3 bed flats; 1x4 bed house; 7 car parking spaces (6 residential & 1 D2/B1); 21 cycle spaces (including 17 covered and secure spaces- 15 residential and 2 residential/B1 and 4 uncovered cycle parking spaces for D2/B1); altered vehicle access; landscaping; and refuse/recycling storage	143	137.6		
12/0089/COU	First Floor, 20 Church Street, Twickenham	Change of use from B1 to D2 for the first floor only. Restricted to the sole purpose of a pilates studio.	184	177.1		
12/2038/FUL	16-18 London Road, Twickenham	Change of use of upper floors from D1 use comprising a Physiotherapy and Sports Injury Clinic to a wider D1 use comprising a Physiotherapy and Sports Injury Clinic	182	175.2		
12/2518/COU	Regal House, 70 London Road, Twickenham	Change of use from Class B1 offices to Class D2 leisure to provide a 24 hour gym at the first floor (North) of Regal House.	500	481.3		
<b>Total</b>			<b>1439</b>	<b>1385.0</b>	<b>-10140.0</b>	<b>-9759.8</b>

B1a completions for financial year 2012-13			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)	
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)
10/1750	Park House, Station Road, Teddington	Change of use of Park House from offices (B1) to hotel (C1). Demolition of existing studio building and replacement with four storey building offices and restaurant use (B1/A3)			-3146	-3028.0
11/0246/COU	Sovereign Gate 18 - 20 Kew Road Richmond	Change of use to a mixed use B1 / D1 (Training Centre) and part sui generis (allowing for public access).			-1220	-1174.3
10/0415/FUL	121 Heath Road Twickenham TW1 4BE	Redevelopment of the site to provide 22 no. flats and an A1 retail unit at ground floor, car parking with internal access road thereto, cycle, refuse and recycling facilities, landscaping and associated works.			-993	-955.8
11/2478	284-286 Upper Richmond Road West	Reconfiguration of roof extension granted under reference 10/1651/COU for a change of use of first, second and third floors from office (B1) to education (D1) and/or office (B1) and alterations to third floor to create amenity space at roof level.			-721	-694.0
09/2893	21 and 22 The Green, Richmond	Change of use from Class B1 (office) to Class C3 (residential) and reversion to residential use in two listed buildings			-536	-515.9
12/2518	Regal House, 70 London Road, Twickenham	Change of use from Class B1 offices to Class D2 leisure to provide a 24 hour gym at the first floor (North) of Regal House.			-500	-481.3
11/1436	Park House, Station Road, Teddington	Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)			-304	-292.6
12/1971	63 Holly Road Twickenham	Change of use from B1 Office to D1 Day child care facility.			-220	-211.8
12/0089	First floor, 20 Church Street, Twickenham	Change of use from B1 to D2 for the first floor only. Restricted to the sole purpose of a pilates studio.			-184	-177.1
12/1325	46 Sheen Lane, East Sheen	Ground floor change of use from office (Class B1) to general retail or financial and professional services (Class A1/A2) and insertion of new doorway to rear elevation.			-91	-87.6
11/1809/FUL	Millenium House 7 High Street Hampton TW12 2SA	Alterations to form self contained offices at ground floor level with 3 self contained residential properties on upper floors.			-80	-77.0
10/1411	61 Holly Road Twickenham	Change of use from office (B1 use) to 2 no. studio flats (C3 - residential use).			-76	-73.2
11/2445	Bushy Park Mews, Hampton Hill	Use of the ground floor as a physiotherapy clinic from B1 office use			-74	-71.2
12/0598	26 Kew Road Richmond	Conversion of first floor B1 office to two self contained flats.			-74	-71.2

B1a completions for financial year 2012-13			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)	
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)
09/2147	76-84 Kew Road Richmond	Variation during the course of construction to planning permission 08/3234/FUL to enable the ground floor commercial units (Nos. 1 & 2) to be used for A1 (Retail) uses.			-66	-63.5
12/0286	First and second floors, 29 The Green Richmond	Conversion and change of use of first and second floors from vacant offices to a one bedroom flat incorporating associated internal alterations.			-46	-44.3
12/2881	234 Sandycombe Road, Richmond	Use of basement as beauty salon, in conjunction with the ground floor Class A1 hairdressing salon.			-40	-38.5
12/2904/FUL	298 Upper Richmond Road WestEast SheenLondonSW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor.	19	18.3	19	18.3
11/0009/FUL	Rear of 314 Upper Richmond Road West, East Sheen	Erection of Class B1 office building	74	71.2	74	71.2
11/3765/FUL	11 Sheen Lane, Mortlake, London	Change of use from Class A4 (Public House) to Class B1 (Design Workshop/Studio).	243	233.9	243	233.9
07/1455/FUL	14a King St Coach House The Old Workshop And CP, Retreat Road, Richmond	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme (B) comprising; A 92 SQM B1 office unit; A 65 SQM B1 office unit; A 286 SQM B1 office/D2 unit; 10x1 bed flats; 2x3 bed flats; 1x4 bed house; 7 car parking spaces (6 residential & 1 D2/B1); 21 cycle spaces (including 17 covered and secure spaces- 15 residential and 2 residential/B1 and 4 uncovered cycle parking spaces for D2/B1); altered vehicle access; landscaping; and refuse/recycling storage	300	288.8	310	298.4
10/3287/FUL	Premier House 52 London Road Twickenham TW1 3RP	Construction of a new entrance, first floor extension to create additional (B1) office floorspace, facade alterations, replacement windows and associated landscaping.	400	385.0	400	385.0
09/1294/FUL	1 - 5 Lower George Street Richmond	Redevelopment of the existing building and the erection of a 4 storey building plus basement providing retail (Class A1) at basement and ground floors and offices (class B1) at first, second and third floors. Vehicular access from Eton Street. Associated	2145	2064.6	2145	2064.6
07/3856/FUL	Former Seeboard Site Sandy Lane Teddington Middlesex TW11 0DS	Amendments to previously approved application 05/2114/FUL to allow for 2 additional parking spaces for use the creche and relocation of play area adjacent Block I			-2348	-2260.0
11/3910	Unit B, Kingsway Business Park	Change of use of property from B1 office use to D1 educational use			-460	-442.8

B1a completions for financial year 2012-13			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)	
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)
07/0789	71 Queens Road, Twickenham	Conversion of ground floor into 2 x 1 bed flats. Minor alterations to external appearance of the building, new landscaping, new access gate and cycle parking and storage.			-172	-165.6
11/0200	St Patrick's House, Grove Road, Barnes	Change of use of ground floor from office/commercial (B1) to a two bed flat.			-144	-138.6
12/2777	1 Merthyr Terrace, Barnes	Establish use as a single family dwelling house.			-100	-96.3
11/3025	2 Ham Street, Ham	Change of use of existing office to a 1 bed residential unit.			-58	-55.8
12/0854	1A Worples Street, Mortlake	Use of whole property for residential purposes (Class C3).			-35	-33.7
12/2431/COU	74 Church Road Teddington	Change of use from B1 to A2.			-29	-27.9
12/2059/FUL	Rear of 63-65 Raleigh Road	Retrospective application for retention of new timber framed office built in place of old used oil storage area. Used for client reception and staff welfare facilities.	18	17.3	18	17.3
10/1484/FUL	42 - 44 Charles Street Barnes London SW13 0NZ	Demolition of the existing buildings and redevelopment of the site to provide a mixed use scheme comprising 69m2 of B1 floorspace and five residential units.	69	66.4	69	66.4
08/1062/FUL	115 White Hart Lane, Barnes	Removal of glazed shop front, opening up and reinstating windows, addition of basement lightwell and cellars, in connection with use of the basement and ground floor as Class B1 offices.	127	122.2	127	122.2
10/1655/FUL	136 - 138 Lower Mortlake Road Richmond	Redevelopment of site comprising erection of a 4 storey 92 bedroom hotel and ancillary facilities (C1 use class), 224m2 of office space (B1 use class), new reception area and reconfiguration of existing service yard for adjacent self storage unit (B8 use	224	215.6	224	215.6
		<b>Total</b>	<b>3619</b>	<b>3483.3</b>	<b>-8088.0</b>	<b>-7784.7</b>

Source: LBRuT Planning Policy, Decisions Analysis System

1\* - New floorspace completions plus gains from change of use and conversions

2\* - Net additional floorspace - takes account of losses and gains

3\* Difference between gross external and gross internal floorspace defined by DCLG as 3.75%

4\* Net tradable floorspace is the amount of gross internal floorspace which is trading floorspace i.e. sales space which customers have access to. Where retail sales area of either the existing or proposed development, or both is not known a proxy is calculated using a 80/20 ratio.

5\* - Town centre boundaries are defined in the 5 larger centres in the borough. Elsewhere Mixed Use Areas are used.



## Appendix 8: Housing Land Supply

### London Borough of Richmond upon Thames Housing Land Supply 2014/24

The main purpose of this paper is to explain the anticipated housing land supply position in LB Richmond upon Thames for the first 5 years of the period 2014-2024, 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 2014-2024. Wider market conditions may have continued to impact upon housing delivery, possibly resulting in reduced completions, in most years this has had a minimum overall impact on the borough. The phasing of sites has been considered in light of ongoing work the Council undertakes with developers and landowners on some sites.

The situation with the availability of housing sites in the borough was reviewed through the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 which was published in November 2009. It was an important evidence document for determining levels of housing provision in the review of the London Plan, and the Plan adopted in July 2011 set a new lower target for the borough.

The Mayor had already announced his intention to work with boroughs and other stakeholders to develop and implement a new approach that supports his strategic responsibilities and priorities for managing and coordinating sustainable housing growth in London, recognising the importance of housing supply to his economic, social and environmental priorities and taking account of London's status as a single housing market, while also taking a more bottom-up, participative and consensual approach.

The context of the 2011 census and the most recent GLA projections suggest London's population is growing faster than was the forecast at the time of the development of the 2011 London Plan. This means London needs significantly more homes than the 32,210 per annum minimum provision target in the London Plan 2011. It is stated in the [Mayor's 2020 Vision](#) to base the next version of the London Plan on the capital's need for 400,000 more homes by 2025. The GLA has been undertaking in 2013 a Londonwide SHLAA and SHMA to assess housing demand and supply which will inform Further Alterations to the London Plan, on which consultation on a draft is expected in January 2014. The borough is expecting a higher housing target, although it is anticipated that there will be sufficient sites to meet the revised target, however if necessary further work will be identified to ensure the revised London Plan target can be met in future years.

The Council's work on the [Twickenham Area Action Plan](#) has been included, as following Examination in February 2013 it was, subsequent to the time of writing, adopted in July 2013. The preparation of the [Site Allocations Plan](#) has also informed the consideration of future supply, as following a call for sites in January 2013, work is progressing towards the Pre-Publication draft Plan, which was published for consultation in October-November 2013 subsequent to the time of writing.

Future supply may also be affected by 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 initially be time-limited for a period of 3 years. The impact from these will be identified in future completions monitoring.

This paper takes account of requirements set out in the National Planning Policy Framework (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 AMR, see indicator 60.

## Housing Targets

The London Plan 2011 Policy 3.3 sets housing targets for all London Boroughs, and states that boroughs 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. The study was based on 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. However, as highlighted above, due to the increasing population drivers Further Alterations to the London Plan are expected to set a higher housing target for the borough, more will be known and addressed in future housing land supply assessments.

## 5 Year Housing Land Supply (2014-2019)

Using the London Plan 2011, the target over the first five years (01 April 2014 – 31 March 2019) would be 1225 dwellings. 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
- All residential conversion sites with full planning permission

The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Appendix One. 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 R13. Star and Garter relocating. Residents are expected to relocate from Richmond to their new site in Surbiton in summer 2013. London Square is taking forward proposals for residential redevelopment and following pre-application discussions application 13/4409/FUL received. Potential to deliver 80 units.
- **HMP Latchmere House, Ham** – sold by HMP to Berkeley Homes. Site extends into neighbouring borough (Kingston). A joint site brief (March 2013) has been adopted which sets out vision for a residential led mixed use development. Pre-application discussions underway. Potential to deliver 40 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 has agreed in principle disposal to redevelop for a new care home with supported housing units and

- residential. The Council is expecting [disposal](#) for wholly affordable. 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 accepted. Potential to deliver affordable housing 15-25 units.
  - **Former Inland Revenue Sorting Office, Ruskin Avenue, Kew** – revised planning application refused, but future proposal may come forward. The site has been marketed in 2013 and subject to pre-app discussions, and [draft Site Allocations Plan Pre-Publication](#) site KW1 proposes mixed uses to include residential, including affordable units, employment, community or health uses. Potential to deliver 50 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.
  - **Friars Lane Car Park** - [site brief](#) published and a planning application is expected to be submitted in 2013/14. The Council is expecting [disposal](#) in 2013/14 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. Potential to deliver 50 units.
  - **Twickenham Sorting Office, 109 London Road** – [Twickenham Station and Surroundings SPD](#) adopted October 2010. Following Examination in February 2013, [Twickenham Area Action Plan](#) adopted in July 2013. Proposal Site TW1 for mixed use development including residential. Royal Mail relocated to new centre on Rugby Road in the LB Hounslow and site sold to St James. Planning application under consideration [12/3650/FUL](#) for 110 units.
  - **Teddington Studios, Broom Road** - Haymarket have announced intention to relocate and [proposals](#) for residential redevelopment. Pre-application discussions underway and [draft Site Allocations Plan Pre-Publication](#) site TD4 proposes, subject to relocation of offices (possibly at Richmond upon Thames College site), residential. Potential to delivery 220 units.
  - **101, 103-105 Waldegrave Road, Teddington** – planning application for redevelopment of the site under consideration [13/0368/FUL](#) to provide 36 units.

Combined the Council considers these sites could deliver approximately a further 778 units. The Borough has identified a potential 1873 units over the 5 year period, which is 276 units more than the target supply. 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	329	286	286
New Build Sites with planning permission	376	351	351
Conversion sites under construction	89	11	11
Conversion sites with planning permission	218	75	75
Proposal/ other known Sites	778		778

Site Type	Gross	Net	Total
<b>Total 5 year supply</b>			<b>1501 units</b>

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. Monitoring the outcome of those applications, and the delivery of housing units, will be reported in future AMRs. However, it is already evident that the impact of this in the borough will deliver additional housing units. In the period from May to November 2013, the Council has already accepted applications (prior approval granted or not needed) which, if all implemented, will deliver over 200 new residential units. Only some of these sites may have already been identified through the planning process, and the likelihood of implementation may be greater as the Government has initially only allowed this for a three year period to 2016 and it is therefore to make a significant contribution to the five year housing land supply 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 (2019-2024)

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 <a href="#">draft Site Allocations Plan Pre-Publication</a> 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 <a href="#">disposal</a> for residential and <a href="#">draft Site Allocations Plan Pre-Publication</a> site TD2 proposes residential, subject to relocation and alternative provision for existing social infrastructure use.
Ham Central Area, Ham	Yes (Ref: SA HP2)	50	Identified as an <a href="#">Uplift area</a> . Visioning work for rejuvenation of Ham Close is to be undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			wider area (subject to agreement of landowners).
Beveree, Richmond and Hampton Football Club, Station Road, Hampton	Yes (Ref: SA HA3)	5-10	The <a href="#">draft Site Allocations Plan Pre-Publication</a> site HA3 proposes redevelop with potential for enabling residential.
Scout Hall, Station Road, Hampton	Yes (Ref: SA HA4)	5-10	The <a href="#">draft Site Allocations Plan Pre-Publication</a> site HA4 proposes residential, subject to reprovion of the scout hall.
Kew Biothane Plant, Mellis Avenue, Kew	Yes (Ref: SA KW3)	10-20	Potential for redevelopment if became surplus. Part MOL. The <a href="#">draft Site Allocations Plan Pre-Publication</a> 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 ( <a href="#">SPD</a> and <a href="#">Appendix</a> ) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub. The <a href="#">draft Site Allocations Plan Pre-Publication</a> 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 reprovion of bus facilities elsewhere. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site EM4 proposes 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 RI2)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site RI2 proposes redevelopment to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential.
Richmond Police Station, Red Lion Street, Richmond	Yes (Ref: SA RI3)	10-20	Potential for redevelopment if became surplus. Pre-application discussions underway. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site RI3 proposes commercial on ground floor and residential above.
Greggs Bakery, Gould Road, Twickenham	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site TW11 proposes wider

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			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 <a href="#">disposal</a> and <a href="#">draft Site Allocations Plan Pre-Publication</a> 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 <a href="#">draft Site Allocations Plan Pre-Publication</a> 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.
Telephone Exchange, High Street, Teddington	Yes (Ref: SA TD1)	10-20	Potential for redevelopment if became surplus. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site TD1 proposes retail/commercial on ground floor with residential above.
Station Yard, Twickenham	Yes (Ref: TAAP TW2)	15-20	Following Examination in February 2013, <a href="#">Twickenham Area Action Plan</a> adopted in 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	Following Examination in February 2013, <a href="#">Twickenham Area Action Plan</a> adopted in 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	Following Examination in February 2013, <a href="#">Twickenham Area Action Plan</a> adopted in 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	Following Examination in February 2013, <a href="#">Twickenham Area Action Plan</a> adopted in 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 <a href="#">draft Site Allocations Plan Pre-Publication</a> site WT1 proposes residential, subject to re-provision of the library.
Iceland Store, 26-30 High Street, Whitton	Yes (Ref: SA WT2)	5-10	The <a href="#">draft Site Allocations Plan Pre-Publication</a> site WT2 proposes mixed uses to include residential, retail or services, new library.
Kneller Hall Telephone Exchange, Ashdale	Yes (Ref: SA WT3)	10-20	Potential for redevelopment if became surplus. The <a href="#">draft Site Allocations Plan Pre-Publication</a> site

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Road, Whitton			WT3 proposes residential.
<b>Total (based on maximum estimates): 1190 units</b>			

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 148 units, exceeding that identified in the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 as a small site capacity of 96 annualised.

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 (1190 large sites + 148x5) 1930. Given the supply from large and small sites the Council considers that the target of 1225 in years 6-10 will be exceeded. Clearly, the sites allocated as part of the Council's emerging Site Allocations DPD (due for adoption in 2015) 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 1700 from small sites for the 2005 GLA Housing Capacity Study was based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). The London Strategic Housing Land Availability Assessment (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 equates to 96 per annum. A recent analysis of historical trends shows that the borough achieves on average 148 net completions on small sites. 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
2008/09	171	265	436
2009/10	136	9	145
2010/11	146	253	399
2011/12	146	62	208
2012/13	<b>143</b>	<b>552</b>	<b>695</b>
<b>Total</b>	742	1141	1883
Annual average	148	228	376

**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 has fallen in 2012/13, there remains a sufficient pipeline.

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

Time period	No. of sites	No. of units
2008/09	162	283
2009/10	135	231
2010/11	136	198
2011/12	141	156
2012/13	104	70
<b>Total</b>	<b>678</b>	<b>938</b>

**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, whereas in previous years the future supply of affordable units had not been detailed. It will take time to enhance process and monitoring frameworks to capture this information more effectively, however the Council has included a forecast for 2014-24 based on the same criteria as for all housing sites.

### Sources of future affordable housing supply:

Site Type	1-5 yrs (2014-2019)	6-10 yrs (2019-2024)
New build under construction	40	0
New build sites/conversion with planning permission	43	0
Other small sites	0	100*
Proposal/other known Sites (2013-2018)	308	594
<b>Total</b>	<b>391</b>	<b>694</b>

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 Appendices 10 and 10a. 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 (since the time of writing) planning permission for 40 units from eleven small sites on their own landholdings.

However, there remains uncertainty, including further changes to GLA funding of affordable housing after 2014/15, and reliance on the Core Strategy Policy CP15 target being achieved on the large sites identified in the future housing land supply, to maintain future delivery of affordable units. For future years, the viability of schemes may continue to affect the provision of affordable housing. The Development Management Plan Policy DMHO6 has 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 will be available to help ensure schemes remain viable. It is also uncertain yet the impact of the introduction of the amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential. There may be sites where planning permission is not required for such change of use and the Council will lose the ability to apply affordable housing policy requirements – both for on site provision or if agreed a contribution towards off site



provision. However, it could bring forward new schemes if landowners are interested and Registered Providers are able to get involved to secure delivery. 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.

## Appendix One: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	38 Lonsdale Road	<a href="#">09/0978/FUL</a>	1	1	Construction already started
Barnes	41 Gerard Road	<a href="#">11/4161/FUL</a>	1	0	Construction already started
East Sheen	17 Stanley Road	<a href="#">08/1467/FUL</a>	2	2	Construction already started
East Sheen	6 Monroe Drive	<a href="#">10/3034/FUL</a>	2	1	Construction already started
East Sheen	45 Sheen Lane	<a href="#">11/4076/FUL</a>	1	1	Construction already started
East Sheen	4 Fife Road	<a href="#">12/0288/FUL</a>	1	0	Construction already started
Fulwell, Hampton Hill	Somerset House and 14 Elmtree Road	<a href="#">12/1199/VRC</a>	58	58	Construction already started. 29 affordable units.
Ham, Petersham, Richmond Riverside	17 Richmond Hill	<a href="#">05/2058/FUL</a>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	<a href="#">07/3348/FUL</a>	3	2	Construction already started
Ham, Petersham, Richmond Riverside	162 Dukes Avenue	<a href="#">10/3552/FUL</a>	2	1	Construction already started
Ham, Petersham, Richmond Riverside	Quinton Cottage, Bute Avenue	<a href="#">11/3182/FUL</a>	1	0	Construction already started
Hampton	64 Ormond Avenue	<a href="#">07/3512/FUL</a>	2	1	Construction already started
Hampton	5 Chestnut Avenue	<a href="#">08/1125/FUL</a>	3	2	Construction already started
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	<a href="#">08/2618/FUL</a>	2	2	Construction already started
Hampton	6 Carlisle Road	<a href="#">11/2073/FUL</a>	2	1	Construction already started
Hampton	91 Station Road	<a href="#">11/3009/FUL</a>	1	1	Construction already started
Hampton	74 Gloucester Road	<a href="#">12/0983/FUL</a>	2	1	Construction already started
Hampton North	12 Acacia Road	<a href="#">09/0649/FUL</a>	1	1	Construction already started
Hampton Wick	25 High Street, Hampton Wick	<a href="#">03/2568/FUL</a>	9	2	Construction already started
Hampton Wick	The Coach House	<a href="#">05/2050/FUL</a> , <a href="#">11/0804/FUL</a>	1	0	Construction already started
Hampton Wick	1-5 And Outbuildings The Maples	<a href="#">06/3371/NMA</a>	10	5	Construction already started
Hampton Wick	Normansfield	<a href="#">07/1871/FUL</a>	89	89	Construction already started
Hampton Wick	6 7 and 8 The Maples	<a href="#">08/3326/FUL</a>	8	5	Construction already started
Hampton Wick	128 Munster Road	<a href="#">12/2762/FUL</a>	1	1	Construction already started
Hampton Wick	6 Thameside	<a href="#">10/2276/FUL</a>	1	0	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton Wick	2 Seymour Road	<a href="#">11/3431/FUL</a>	9	3	Construction already started
Heathfield	570 Hanworth Road	<a href="#">09/0017/FUL</a> <a href="#">11/1183/FUL</a>	8	7	Construction already started. 8 affordable units.
Kew	269 & 271 Sandycombe Road, Kew	<a href="#">05/2459/HOT</a>	2	1	Construction already started
Kew	Land rear off 23-24 Courtlands Avenue, Kew	<a href="#">10/0660/FUL</a>	1	1	Construction already started
Kew	Land and Garages on the East Side, Cambridge Road	<a href="#">10/2817/FUL</a>	1	1	Construction already started
Kew	Queens School House, Cumberland Road	<a href="#">10/2907/FUL</a>	2	1	Construction already started
Mortlake, Barnes Common	Former Goods Yard at Queens Ride	<a href="#">08/4383/FUL</a>	14	14	Construction already started
Mortlake, Barnes Common	Land Rear of 2 – 14 Stanton Road	<a href="#">09/1346/FUL</a>	1	1	Construction already started
Mortlake, Barnes Common	3 Queens Ride	<a href="#">10/3212/FUL</a>	2	1	Construction already started
South Richmond	36 Friars Stile Road	<a href="#">03/3111/FUL</a>	1	0	Construction already started
South Richmond	56 Friars Stile Road	<a href="#">05/2826/FUL</a>	1	1	Construction already started
South Richmond	Asgill Lodge, Old Palace Lane	<a href="#">08/1997/FUL</a>	1	1	Construction already started
South Richmond	Car Park, Wakefield Road	<a href="#">09/2420/FUL</a>	11	11	Construction already started
South Richmond	Richmond Sea Scout Hut, Retreat Road	<a href="#">09/3283/FUL</a>	1	1	Construction already started
South Richmond	12-14 Water Lane	<a href="#">11/3010/FUL</a>	3	3	Construction already started
South Twickenham	77 Colne Road	<a href="#">08/0651/FUL</a>	4	4	Construction already started
South Twickenham	Land Rear of 122 Heath Road	<a href="#">10/0289/FUL</a>	1	1	Construction already started
South Twickenham	25 Tower Road	<a href="#">10/1492/FUL</a>	1	0	Construction already started
South Twickenham	The Croft, Walpole Gardens	<a href="#">10/3308/FUL</a>	1	1	Construction already started
St Margaret's & North Twickenham	25 Heatham Park	<a href="#">10/0389/FUL</a>	1	0	Construction already started
St Margaret's & North Twickenham	16A Crown Road	<a href="#">11/1086/FUL</a>	9	9	Construction already started
Teddington	13 Church Road	<a href="#">09/0500/FUL</a>	4	3	Construction already started
Teddington	2 to 4 Latimer Road	<a href="#">09/2759/FUL</a> , <a href="#">09/2759/NMA</a>	2	2	Construction already started
Teddington	Land North of North Place	<a href="#">10/2482/FUL</a>	2	2	Construction already started
Teddington	Queen Dowager, 49 North Lane	<a href="#">12/2327/FUL</a>	4	4	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	Land at Bell Lane and Water Lane	<a href="#">08/4839/FUL</a>	2	2	Construction already started. 2 affordable units.
Twickenham Riverside	37 Grosvenor Road	<a href="#">11/3248/FUL</a>	7	7	Construction already started
Twickenham Riverside	Syds Quay and Sans Souci	<a href="#">12/1652/VRC</a>	5	4	Construction already started
Twickenham Riverside	Shamrock, Eel Pie Island	<a href="#">12/2486/FUL</a>	1	0	Construction already started
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	<a href="#">08/0225/FUL</a>	9	9	Construction already started
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	<a href="#">08/0774/FUL</a>	1	1	Construction already started
West Twickenham	9-23 Third Cross Road	<a href="#">08/2651/FUL</a>	8	8	Construction already started
West Twickenham	Rear of Number 8-14 Staines Road	<a href="#">08/3172/FUL</a>	3	3	Construction already started
Whitton	Land rear of 225-231 Hospital Bridge Road	<a href="#">09/2521/FUL</a>	1	1	Construction already started
			<b>329</b>	<b>286</b>	

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	1 Parke Road	<a href="#">10/3233/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	<a href="#">11/1473/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	278 – 282 Upper Richmond Road West	<a href="#">09/2921/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land adjacent 1 Princes Road	<a href="#">09/0358/EXT</a>	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Fulwell, Hampton Hill	64 Anlaby Road	<a href="#">12/2817/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land at rear of 293 Petersham Road	<a href="#">12/0996/VRC</a>	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	2 Rutland Drive	<a href="#">12/0185/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land At 48 Mead Road	<a href="#">12/1497/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Whistle Stop, Hampton Court Road	<a href="#">11/3417/FUL</a>	5	5	No known development constraint to delivery of housing over the next five years
Hampton	Land Rear Of 70 – 76 Station Road	<a href="#">12/0052/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Warfield Court, Station Road	<a href="#">12/0918/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Hampton North	San Toy, Old Farm Road	<a href="#">10/3161/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Hampton North	156 Broad Lane	<a href="#">11/1545/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	47 Nightingale Road	<a href="#">12/1202/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	18 And 20 Broom Water West	<a href="#">10/3153/FUL</a>	2	0	No known development constraint to delivery of housing over the next five years
Hampton Wick	147 Fairfax Road	<a href="#">11/0149/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	<a href="#">11/0468/PS19</a>	11	11	No known development constraint to delivery of housing over the next five years
Hampton Wick	157C Fairfax Road	<a href="#">11/2210/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton Wick	218 – 220 Kingston Road	<a href="#">12/3239/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
Heathfield	16 Ellerman Avenue	<a href="#">11/1716/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	65 Heathside	<a href="#">11/1719/OUT</a>	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Willowdene, Millfield Road	<a href="#">11/3146/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	1 Royal Parade	<a href="#">09/0110/FUL</a>	2	2	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	<a href="#">10/2112/NMA</a>	5	5	No known development constraint to delivery of housing over the next five years
North Richmond	196 Kew Road	<a href="#">11/3279/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	Graemesdyke Cottage, Graemesdyke Avenue	<a href="#">09/1240/FUL</a>	6	5	No known development constraint to delivery of housing over the next five years
North Richmond	3 – 5 Dee Road	<a href="#">10/3421/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	2 – 6 Bardolph Road	<a href="#">11/2393/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	45 The Vineyard	<a href="#">09/0318/EXT</a>	6	5	No known development constraint to delivery of housing over the next five years
South Richmond	48 Kings Road	<a href="#">11/2538/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	36 Kings Road	<a href="#">08/4642/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	91 Mount Ararat Road	<a href="#">09/3179/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	Land Rear Of 569 Upper Richmond Road West	<a href="#">09/2357/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	15A Colne Road	<a href="#">08/1069/EXT</a>	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	Land at rear of 291 Waldegrave Road	<a href="#">09/0441/EXT</a>	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
South Twickenham	Garage Site Between Nos 3 and 5 Clifden Road	<a href="#">10/0945/OUT</a>	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	17A Tower Road	<a href="#">10/2991/FUL</a>	2	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
South Twickenham	Adjacent To 3 Crane Road	<a href="#">12/1247/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	<a href="#">09/3273/FUL</a>	115	115	No known development constraint to delivery of housing over the next five years. 33 affordable units.
St Margaret's & North Twickenham	2A Cole Park Road	<a href="#">11/0549/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Railway Station	<a href="#">11/1443/FUL</a>	115	115	No known development constraint to delivery of housing over the next five years
Teddington	23 Coleshill Road	<a href="#">08/1127/EXT</a>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	22 The Causeway	<a href="#">09/1983/FUL</a>	5	5	No known development constraint to delivery of housing over the next five years
Teddington	72 Stanley Road	<a href="#">10/0312/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	60 Twickenham Road	<a href="#">10/2034/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Teddington	5 Elleray Road	<a href="#">11/3989/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	Stanley Lodge, 66 Stanley Road	<a href="#">12/0006/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	2-4 Walpole Crescent	<a href="#">12/2888/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	41 Elmfield Avenue	<a href="#">12/3167/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	<a href="#">09/2129/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37A Cambridge Park	<a href="#">12/2206/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	40A Cambridge Park	<a href="#">11/0990/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	77-79 Richmond Road	<a href="#">11/3863/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Orleans Road	<a href="#">12/4010/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	6 Trafalgar Road	<a href="#">11/1873/FUL</a> , <a href="#">12/0638/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	34 Fulwell Park Avenue	<a href="#">11/3853/FUL</a>	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	Gros s	Net Gain	Notes on Availability Commentary and Affordable Housing
Whitton	47A High Street	<a href="#">10/0613/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Bridgeway House, 13A High Street	<a href="#">10/1840/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Whitton	53-55 High Street	<a href="#">11/3622/FUL</a>	9	6	No known development constraint to delivery of housing over the next five years
			<b>376</b>	<b>351</b>	



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	<a href="#">10/1794/PS192</a>	1	1	Construction already started
Barnes	24 Castelnau	<a href="#">12/1151/FUL</a>	1	-4	Construction already started
East Sheen	302 Upper Richmond Road West	<a href="#">07/2431/FUL</a>	3	3	Construction already started
East Sheen	38 Sheen Lane	<a href="#">07/3386/FUL</a>	2	1	Construction already started
East Sheen	11 Fife Road	<a href="#">10/0917/HOT</a>	2	1	Construction already started
East Sheen	34 St Leonards Road	<a href="#">11/2268/FUL</a>	1	-1	Construction already started
Fulwell, Hampton Hill	93 Hampton Road	<a href="#">09/3050/FUL</a>	2	2	Construction already started
Fulwell, Hampton Hill	28 Elmtree Road	<a href="#">10/2193/FUL</a>	1	1	Construction already started
Fulwell, Hampton Hill	66 High Street	<a href="#">10/2338/FUL</a>	2	2	Construction already started
Fulwell, Hampton Hill	107 Hampton Road	<a href="#">10/3494/FUL</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">04/3088/COU</a> , <a href="#">07/1624/FUL</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">04/3704/FUL</a> , <a href="#">07/1624/FUL</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">07/1624/FUL</a>	2	2	Construction already started
Hampton	17 Church Street	<a href="#">10/1906/FUL</a>	2	2	Construction already started
Hampton	100 High Street	<a href="#">10/3140/FUL</a>	1	1	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	<a href="#">06/2724/FUL</a>	9	9	Construction already started
Hampton Wick	91 High Street	<a href="#">11/1596/FUL</a>	2	2	Construction already started
Hampton Wick	1 and 3 Upper Teddington Road	<a href="#">11/1713/FUL</a>	2	2	Construction already started
Hampton Wick	47 Vicarage Road	<a href="#">11/1830/FUL</a>	1	-2	Construction already started
Heathfield	2 Meadow Close	<a href="#">11/1559/FUL</a>	2	1	Construction already started
Heathfield	160 Percy Road	<a href="#">12/4047/FUL</a>	1	1	Construction already started
Kew	17 Kew Gardens Road	<a href="#">11/0393/FUL</a>	4	-4	Construction already started
Kew	1 Kew Gardens Road	<a href="#">12/2094/FUL</a>	1	1	Construction already started
Kew	37 Mortlake Road	<a href="#">12/2396/FUL</a>	2	-6	Construction already started
Kew	Cumberland House, 274 Kew Road	<a href="#">12/2433/FUL</a>	1	-17	Construction already started
Mortlake, Barnes Common	17B Sheen Lane	<a href="#">10/3663/FUL</a>	4	4	Construction already started
South Richmond	10 Marchmont Road	<a href="#">07/2834/FUL</a>	1	1	Construction already started
South Richmond	Albion House and No.27 Kings Road	<a href="#">08/1177/PS192</a>	1	-1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	32 Lancaster Park	<a href="#">09/0758/FUL</a>	1	-2	Construction already started
South Richmond	13 Montague Road	<a href="#">10/2720/FUL</a>	1	-1	Construction already started
South Richmond	73 Mount Ararat Road	<a href="#">11/0129/FUL</a>	1	0	Construction already started
South Richmond	5 – 7 Hill Rise	<a href="#">12/1390/FUL</a>	2	1	Construction already started
South Richmond	181 Sheen Road	<a href="#">12/2147/FUL</a>	1	1	Construction already started
South Richmond	30 Grosvenor Road	<a href="#">12/2719/FUL</a>	1	-1	Construction already started
South Richmond	39 Houblon Road	<a href="#">12/2759/FUL</a>	1	-1	Construction already started
South Richmond	20 Cambrian Road	<a href="#">12/2804/FUL</a>	1	-1	Construction already started
South Twickenham	Kings Arms, 40 Albion Road	<a href="#">11/3749/FUL</a>	2	1	Construction already started
St Margaret's & North Twickenham	147 Whitton Road	<a href="#">07/2824/EXT</a>	3	2	Construction already started
St Margaret's & North Twickenham	165 Whitton Road	<a href="#">08/2305/FUL</a>	3	2	Construction already started
St Margaret's & North Twickenham	85 Whitton Road	<a href="#">11/2143/FUL</a>	2	-1	Construction already started
Teddington	30 Church Road	<a href="#">12/0827/FUL</a>	1	1	Construction already started
Twickenham Riverside	257 Richmond Road	<a href="#">11/3823/FUL</a>	1	-2	Construction already started
Twickenham Riverside	16 Morley Road	<a href="#">12/0279/FUL</a>	1	-1	Construction already started
West Twickenham	68 Meadway	<a href="#">09/2464/FUL</a>	2	1	Construction already started
West Twickenham	42 Glebe Way	<a href="#">11/2149/HOT</a>	2	1	Construction already started
Whitton	29 Whitton Dene	<a href="#">07/0356/FUL</a>	2	1	Construction already started
Whitton	106A High Street	<a href="#">08/1571/FUL</a>	4	2	Construction already started
Whitton	121 Nelson Road	<a href="#">11/1091/FUL</a>	3	3	Construction already started
			<b>89</b>	<b>11</b>	

## Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	18-20 Church Road	<a href="#">12/3121/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	14 Bracken Gardens	<a href="#">12/1282/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	United Reformed Church, Vernon Road	<a href="#">10/0074/FUL</a>	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	28 Sheen Lane	<a href="#">11/2628/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	Mortlake Court, 28 Sheen Lane	<a href="#">11/2630/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
East Sheen	Sheen Lane House, 254 Upper Richmond Road West	<a href="#">12/2911/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	70 East Sheen Avenue	<a href="#">12/4059/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	105 Hampton Road	<a href="#">11/3917/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	150 Stanley Road	<a href="#">12/0032/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	54 St James Avenue	<a href="#">12/2309/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Hampton	Natures Medicine Clinic, 76D Station Road	<a href="#">10/2657/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	72A Priory Road	<a href="#">11/0316/COU</a>	1	0	No known development constraint to delivery of housing over the next five years
Hampton	3 Holly Bush Lane	<a href="#">11/1317/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Hampton	22 Linden Road	<a href="#">11/2586/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Hampton North	34 Oak Avenue	<a href="#">11/2853/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Anchor House, Lower Teddington Road	<a href="#">12/0427/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	212 Kingston Road	<a href="#">12/2483/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	36 Kingston Road	<a href="#">12/2552/FUL</a>	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
Heathfield	451 Chertsey Road	<a href="#">09/1470/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Heathfield	14 Nelson Gardens	<a href="#">09/3198/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Heathfield	151 Hospital Bridge Road	<a href="#">10/0161/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	21 Gainsborough Road	<a href="#">11/2274/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	173 Mortlake Road	<a href="#">11/2921/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	7 Broomfield Road	<a href="#">11/3374/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
Kew	78 Forest Road	<a href="#">11/3392/FUL</a>	2	-1	No known development constraint to delivery of housing over the next five years
Kew	9 Mortlake Terrace	<a href="#">12/1564/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	8 Laurel Road	<a href="#">11/0690/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	6 The Broadway	<a href="#">11/0692/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	35 Barnes High Street	<a href="#">11/1820/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	22 White Hart Lane	<a href="#">13/0263/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
North Richmond	24 Larkfield Road	<a href="#">11/0362/PS192</a>	1	-4	No known development constraint to delivery of housing over the next five years
North Richmond	152 Sheen Road	<a href="#">11/4038/FUL</a>	1	-3	No known development constraint to delivery of housing over the next five years
North Richmond	Calvert Court, 26 Manor Park.	<a href="#">11/3083/FUL</a>	39	-14	No known development constraint to delivery of housing over the next five years. Remodelling of affordable housing.
North Richmond	440 Upper Richmond Road West	<a href="#">12/1316/FUL</a>	1	-3	No known development constraint to delivery of housing over the next five years
North Richmond	21 St Johns Road	<a href="#">12/3988/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	<a href="#">08/0605/EXT</a>	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	<a href="#">09/3162/FUL</a>	2	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	Lion House, Red Lion Street (second floor)	<a href="#">09/2050/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	5 Cambrian Road	<a href="#">11/1962/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	1 Pembroke Villas	<a href="#">11/2247/FUL</a> , <a href="#">11/2250/FUL</a>	1	-4	No known development constraint to delivery of housing over the next five years
South Richmond	4 – 6 George Street	<a href="#">11/3448/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	Lion House, Red Lion Street (first floor)	<a href="#">11/3456/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	16A and 16B Chisholm Road	<a href="#">12/1809/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	30A Red Lion Street	<a href="#">12/1904/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	93 Church Road	<a href="#">12/1988/FUL</a>	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	4 Old Palace Lane	<a href="#">12/2687/FUL</a>	1	-7	No known development constraint to delivery of housing over the next five years
South Richmond	80 Sheen Park	<a href="#">12/2738/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	25 Ellerker Gardens	<a href="#">12/3638/ES191</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Twickenham	78 The Green	<a href="#">09/0044/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	144 Heath Road	<a href="#">09/2538/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	37 Hamilton Road	<a href="#">10/1691/FUL</a>	27	27	No known development constraint to delivery of housing over the next five years. 8 affordable units.
South Twickenham	2 to 3 Stable Mews and 114 – 116 Heath Road	<a href="#">11/3276/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	14 Whitton Road	<a href="#">07/3840/EXT</a>	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	296 St Margarets Road	<a href="#">10/0537/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 St Georges Road	<a href="#">10/1026/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	20 Crown Road	<a href="#">11/1620/FUL</a>	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
St Margaret's & North Twickenham	21 Glebe Side	<a href="#">12/3551/VRC</a>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	139 Haliburton Road	<a href="#">12/3565/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Teddington	Elm Lodge, New Kelvin Avenue	<a href="#">08/0230/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
Teddington	30 Broad Street	<a href="#">09/0382/FUL</a>	7	6	No known development constraint to delivery of housing over the next five years
Teddington	7 Ferry Road	<a href="#">10/1845/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
Teddington	70 Church Road	<a href="#">11/0465/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Riverside House, Riverside	<a href="#">10/1070/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	18-20 King Street	<a href="#">10/1254/FUL</a>	9	9	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	26 St Stephens Gardens	<a href="#">11/4033/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	10-12 King Street	<a href="#">12/1114/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	33-35 York Street	<a href="#">12/3241/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	34-36 King Street	<a href="#">12/3318/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	18 Haggard Road	<a href="#">12/3508/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
West Twickenham	3 Melbourne Court, Meadway	<a href="#">10/1062/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	35 Staines Road	<a href="#">11/2882/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Whitton	7 Cedar Avenue	<a href="#">12/0673/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Whitton	85-87 High Street	<a href="#">12/2591/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
			<b>218</b>	<b>75</b>	

## Appendix 8a: Housing Land Supply: large sites

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

Type (PP = Planning Permission)	Site Name	Ward	No of units (net gain)	Phasing 2014-24		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2014-19)	6-10 yrs (2019-24)	
Large Site with PP	Somerset House and 14 Elmtree Road	Fulwell, Hampton Hill	58	58		PP granted ( <a href="#">12/1199/VRC</a> ). Construction already started. 29 affordable
Large Site with PP	1-5 And Outbuildings The Maples	Hampton Wick	10 (5)	5		PP granted ( <a href="#">06/3371/NMA</a> ) Construction already started
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11	11		PP granted ( <a href="#">11/0468/PS19</a> )
Large Site with PP	Normansfield Hospital	Hampton Wick	89	89		PP granted ( <a href="#">07/1871/FUL</a> ) Construction already started
Large Site with PP	Former Goods Yard Land At Queens Ride	Mortlake, Barnes Common	14	14		PP granted ( <a href="#">08/4383/FUL</a> ) Construction already started
Large Site with PP	37 Hamilton Road	South Twickenham	27	27		PP granted ( <a href="#">10/1691/FUL</a> ). 8 affordable units.
Large Site with PP	Car Park, Wakefield Road	South Richmond	11	11		PP granted ( <a href="#">09/2420/FUL</a> ) Construction already started
Large Site with PP; Proposal Site (Ref: SA TW14)	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	115	115		PP granted ( <a href="#">09/3273/FUL</a> ). 33 affordable units.
Large Site with PP	Twickenham Railway Station	St Margaret's & North Twickenham	115	115		PP granted ( <a href="#">11/1443/FUL</a> )
Proposal Site (Ref: SA RI5)	Royal Star & Garter	Ham, Petersham, Richmond Riverside	80	80		
Other known large site	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	40	40		Potential for 20 affordable units.
Proposal Site (Ref: UDP	Platts Eyott	Hampton	30	30		Progressing ( <a href="#">05/0270/FUL</a> )

Type (PP = Planning Permission)	Site Name	Ward	No of units (net gain)	Phasing 2014-24		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2014-19)	6-10 yrs (2019-24)	
H15; SA HA5)						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	15-25	25		Potential for 25 affordable units.
Proposal Site (Ref: SA KW1)	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	50	50		Potential for 25 affordable units.
Proposal Site (Ref: SA BA2)	Barnes Hospital	Mortlake and Barnes Common	50-100	100		Potential for 50 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 TW10)	Richmond College, Egerton Road	St Margaret's & North Twickenham	50	50		Potential for 25 affordable units.
Proposal Site (Ref: TAAP TW1)	Twickenham Sorting Office, 109 London Road	St Margaret's & North Twickenham	110	110		Progressing ( <a href="#">12/3650/FUL</a> under consideration). Potential for 16 affordable units.
Proposal Site (Ref: SA TD4)	Teddington Studios, Broom Road	Teddington	220	220		Potential for 110 affordable units.
Other known large site	101, 103 – 105 Waldegrave Road	Teddington	36	36		Progressing ( <a href="#">13/0368/FUL</a> under consideration). 10 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 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 KW3)	Kew Biothane Plant, Mellis Avenue	Kew	10-20		20	Potential for 10 affordable units.



Type (PP = Planning Permission)	Site Name	Ward	No of units (net gain)	Phasing 2014-24		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2014-19)	6-10 yrs (2019-24)	
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.
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 RI3)	Richmond Police Station, Red Lion Street	South Richmond	10-20		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 TD1)	Telephone Exchange, High Street, Teddington	Teddington	10-20		20	Potential for 10 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 WT1)	Whitton Library, Nelson Road	Whitton	5-10		10	Potential for 5 affordable 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.
	<b>TOTALS</b>			<b>1063</b>	<b>1190</b>	

## Appendix 8b: Summary of future housing land supply by ward (net gain)

	Five Year Housing Land Supply 2014 – 2019				Proposal/Other known large sites	2019-2024	Total 2014- 2024
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission		Proposal/Other known large sites	
Barnes	1	0	-3	-2	0	0	-4
East Sheen	4	4	4	14	0	10	36
Fulwell and Hampton Hill	58	2	6	4	0	50	120
Ham, Petersham and Richmond Riverside	4	3	0	0	120	50	177
Hampton	8	8	7	0	30	20	73
Hampton North	1	2	0	2	0	0	5
Hampton Wick	105	19	11	1	17	0	153
Heathfield	7	3	2	5	25	0	42
Kew	4	2	-26	0	50	20	50
Mortlake and Barnes Common	16	5	4	-1	100	310	434
North Richmond	0	17	0	-22	0	285	280
South Richmond	17	11	-4	6	20	40	90
South Twickenham	6	19	1	31	0	220	277
St Margarets and North Twickenham	9	231	3	3	160	55	461
Teddington	11	11	1	18	256	20	317
Twickenham Riverside	13	4	-3	14	0	70	98
West Twickenham	21	1	2	1	0	0	25
Whitton	1	9	6	1	0	40	57

Source LBRuT Planning Policy Section

## Appendix 9: Employment land completions -

applicn ref	Address	overall loss( m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external						
(Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)								
11/0009	Rear of 314, Upper Richmond Road West, East Sheen		74 B1a	B1a 0.0073	B1a 74 - (74 x 0.0375) = 71.23	yes	Erection of 74 sqm of B1a.	Erection of Class B1 office building
11/2478	284-286 Upper Richmond Road West	721 B1a		D1 0.035			721 sqm of B1a changed to 721 sqm of D1	Reconfiguration of roof extension granted under reference 10/1651/COU for a change of use of first, second and third floors from office (B1) to education (D1) and/or office (B1) and alterations to third floor to create amenity space at roof level.
12/1325	46 Sheen Lane, East Sheen	91 B1a		A1/A2 0.004			91sqm of B1a converted into A1/A2 use	Ground floor change of use from office (Class B1) to general retail or financial and professional services (Class A1/A2) and insertion of new doorway to rear elevation.
12/2904	298 Upper Richmond Road West, East Sheen		19 B1a	C3 0.013 A1 0.003 A2 0.003 A3 0.003 B1a 0.003			A1 Shop of 12sqm and 1xC3, altered to provide 18sqm flexible use A1, A2, A3, or B1a	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor.
11/2445	Bushy Park Mews, Hampton Hill	74 B1a		D1 0.0033		yes	74 B 1a changed into 74 sqm of D1	Use of the ground floor as a physiotherapy clinic from B1 office use
11/3025	2 Ham Street, Ham	58 B1a		C3 0.0113			Loss of 58sqm of B1a	Change of use of existing office to a 1 bed residential unit.
11/1809	Millennium House, High Street, Hampton	80 B1a		B1a 0.0037 C3 0.0089		yes	175 sqm of B1a and 1xC3 unit converted to 95 sqm of B1a and 3x C3.	Alterations to form self contained offices at ground floor level with 3 self contained residential properties on upper floors.
08/1062	115 White Hart Lane Barnes		127 B1a	B1a 0.0085 C3 0.0095		No?	122sqm of A1 converted into 127 sqm of B1a	Removal of glazed shop front, opening up and reinstating windows, addition of basement lightwell and cellars, in connection with use of the basement and ground floor as Class B1 offices.
10/1484	42 - 44 Charles Street Barnes	182 B8	69 B1a	B1a 0.0058 C3 0.0234			Loss of 182 sqm of B8 redeveloped for 5 x C3 units and 69 sqm of B1a	Demolition of the existing buildings and redevelopment of the site to provide a mixed use scheme comprising 69m2 of B1 floorspace and five residential units.
11/0200	St Patrick's House, Grove Road, Barnes	144 B1a		C3 0.008		no	144 sqm B1a converted to 1 dwelling C3	Change of use of ground floor from office/commercial (B1) to a two bed flat.
12/0854	1A Worples Street, Mortlake	35 B1a		C3 0.021			Loss of 35 sqm of B1a	Use of whole property for residential purposes (Class C3).
07/3856	Former Seeboard Site Sandy Lane	3890 B8 2348 B1a		C3 1.7625 C2 0.2411		no	2586 sqm of B1a and 3890 sqm of B8 redeveloped for 198 x C3 flats, 1 x residential institution C2, 293sqm of D1 creche/nursery,	Demolition of existing buildings and erection of office unit, creche, nursing home and 198 flats (40% of which are to

applicn ref	Address	overall loss(m <sup>2</sup> )	Gain (m <sup>2</sup> )	Proposed land uses ha	completed employment floorspace by type m <sup>2</sup>	located in mixed use area	loss to other use	notes
		Gross external						
	Teddington			D1 0.0057 B1a 0.0053			and 238sqm of B1a	be affordable housing).
11/3765	11 Sheen Lane, Mortlake		243 B1a	B1a 0.0159		yes	243 sqm of A4 pub changed to 243 sqm B1a office	Change of use from Class A4 (Public House) to Class B1 (Design Workshop/Studio).
11/0246	Sovereign Gate, Kew Road, Richmond	1220 B1a		D1 0.043 B1a 0.0358 Sui Generis 0.007		yes	2,510 sqm of B1a and 3 xC3 units, changed to a mixed B1 1290 and D1 training 1290sqm and 70 sqm of sui generis public counter area.	Change of use to a mixed use B1 / D1 (Training Centre) and part sui generis (allowing for public access).
12/2059	Raleigh Road, Richmond		18 B1a	B1a 0.0018		no	Site is a car repair garage. New ancillary office, staff and reception building 18 sqm built on land previously used oil storage	Retrospective application for retention of new timber framed office built in place of old used oil storage area. Used for client reception and staff welfare facilities.
10/1655	136-138 Lower Mortlake Road , Richmond	300 B1b 600 B1c 85 B8	224 B1a	B1a 0.02624 B8 0.021 C1 0.21516		no	A1= 200 sqm , B1b= 300 sqm , B1c= 600 sqm and 248 of B8 redeveloped to form one 92 bed (C1) hotel and 224 sqm of B1a offices and 163 sqm of B8.	Redevelopment of site comprising erection of a 4 storey 92 bedroom hotel and ancillary facilities (C1 use class), 224m <sup>2</sup> of office space (B1 use class), new reception area and reconfiguration of existing service yard for adjacent self storage unit (B8 use class), together with 37 car parking spaces and associated works.
10/1750 11/1436	Park House, Station Road, Teddington	3146 B1a  304 B1a		C1 0.0977  C3 0.03 A3 0.0587			B1a Office building of 3146 sqm changed into 113 bed C1 hotel.  Loss of 304 sqm B1a and replacement with 358 sqm A3 and 9 x C3 units.	Change of use of Park House from offices (B1) to hotel (C1). Demolition of existing studio building and replacement with four storey building offices and restaurant use (B1/A3)  Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)
07/0789	71 Queens Road, Twickenham	172 B1a		C3 0.0317			172 sqm of B1a converted to 2 units of C3	Conversion of ground floor into 2 x 1 bed flats. Minor alterations to external appearance of the building, new landscaping, new access gate and cycle parking and storage.
09/1294	1-5 Lower George, Richmond		2145 B1a	B1a 0.06184 A1 0.09276		yes	2730 sqm of A1 and 1415 sqm of B1a redeveloped into 2215 sqm of A1, and 3560 sqm of B1a	Redevelopment of the existing building and the erection of a 4 storey building plus basement providing retail (Class A1) at basement and ground floors and offices (class B1) at first, second and third floors. Car parking and loading bays.
09/2147	76-84 Kew Road Richmond	66 B1a		C3 0.0281 A1 0.0193			1145 sqm of A1 and 66 sqm of B1a redeveloped for 509 sqm of A1 and 9 residential units	Variation during the course of construction to planning permission 08/3234/FUL to enable the ground floor commercial units (Nos. 1 & 2) to be used for A1 (Retail) uses.

applicn ref	Address	overall loss( m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external						
09/2893	21 and 22 The Green, Richmond	536 B1a		C3 0.017			Loss of 536 sqm of B1a to 2 residential units.	Change of use from Class B1 (office) to Class C3 (residential) and reversion to residential use in two listed buildings
10/0415	121 Heath Road Twickenham	993 B1a		A1 0.0424 C3 0.1273			993 of B1a converted into 434sqm of A1 and 22x C3 flats.	Redevelopment of the site to provide 22 no. flats and an A1 retail unit at ground floor, car parking with internal access road thereto, cycle, refuse and recycling facilities, landscaping and associated works.
10/0795	73-81 Heath Road, Twickenham		343 B8	B8 0.0915			139 sqm of B8 replaced with 482 sqm of new B8 storage	Demolition Of The Existing Storage Outbuildings And Construction Of A New Storage Facility And Ancillary Offices.
11/0551	8 Nelson Road, Twickenham	84 B8	84 B2	B2 0.0521			84sqm of B8 changed to 84sqm of B2	Change of use from builders yard to car repairs
11/3910	Unit B, Kingsway Business Park	460 B1a		D1 0.09			460 sqm of B1a changed into 460 sqm of D1	Change of use of property from B1 office use to D1 educational use
12/0089	First floor, 20 Church Street, Twickenham	184 B1a		D2 0.006			184 sqm of B1a changed into 184 sqm of D2	Change of use from B1 to D2 for the first floor only. Restricted to the sole purpose of a pilates studio.
12/0286	First and second floors, 29 The Green Richmond	46 B1a		C3 0.003			46 sqm of B1a converted into 1x C3 flat.	Conversion and change of use of first and second floors from vacant offices to a one bedroom flat incorporating associated internal alterations.
12/0598	26 Kew Road Richmond	74 B1a		C3 0.0225			74 sqm of b1a converted into 2x C3 flats	Conversion of first floor B1 office to two self contained flats.
10/1411	61 Holly Road Twickenham	76 B1a		C3 0.0046			76 sqm of B1a converted to 2 units of C3	Change of use from office (B1 use) to 2 no. studio flats (C3 - residential use).
12/1971	63 Holly Road Twickenham	220 B1a		D1 0.0076			220 B1a changed into 220 sqm of D1	Change of use from B1 Office to D1 Day child care facility.
10/3287	Premier House, London Road , Twickenham		400 B1a	B1a 0.3638		yes	Modernisation and extension to 4330 sqm of offices B1a of to form 4730 sqm B1a	Construction of a new entrance, first floor extension to create additional (B1) office floorspace, façade alterations, and works.
12/2431	74 Church Road Teddington	29 B1a		A2 0.0029			29 sqm of B1a changed to 29sqm of A2	Change of use from B1 to A2.
12/2511	Lion Boathouse (ground Floor) Eel Pie Island, Twickenham	65 B2		C3 0.0225			Loss of 65 sqm of B2 river related industry	Establish Residential Use of ground floor of Lion boathouse (Unit 3)
12/2518	Regal House, 70 London Road, Twickenham	500 B1a		D2 0.0500			Change of 500sqm of B1a to D2 gym use.	Change of use from Class B1 offices to Class D2 leisure to provide a 24 hour gym at the first floor (North) of Regal House.
12/2777	1 Merthyr Terrace, Barnes	100 B1a		C3 0.0197			Change of Use of 100 sqm work space in Live/Work to residential only	Establish use as a single family dwelling house.

applicn ref	Address	overall loss (m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external						
12/3564	127 Colne Road, Twickenham	240 B2		D1 0.0520			Change of use of 240sqm of B2 to 240sqm of D1	Proposed change of use from derelict workshop unit to pre-school nursery unit to accommodate ten children aged from 3 months to 2 years. Proposed use sought for a temporary period of 1 year only.
12/2881	234 Sandycombe Road, Richmond	40 B1a		A1 0.01			40 sqm of B1a and 26 sqm of A1 converted into 66 sqm of A1	Use of basement as beauty salon, in conjunction with the ground floor Class A1 hairdressing salon.
07/1455	14a King Street, & Retreat Road, Richmond	712 B2	300 B1a	C3 0.0927 B1a 0.0351 D2 0.015			712 B2 redeveloped into mixed 92 + 65 + 143 B1a, 143 sqm of D2 and 13 x C3 flats	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme (B) comprising; A 92 SQM B1 office unit; A 65 SQM B1 office unit; A 286 SQM B1 office/D2 unit; 10x1 bed flats; 2x3 bed flats; 1x4 bed house; car parking spaces; and refuse/recycling storage
<b>Total</b>		<b>-17,875</b>	<b>+ 4,046</b>		<b>B1a = 3,619</b> <b>B1b = 0</b> <b>B1c = 0</b> <b>B2 = 84</b> <b>B8 = 343</b> <b>Gross = 4,046sqm</b> <b>Overall loss = 13,829 sqm</b>			

## Appendix 10: Guide to the Use Classes Order

Use Classes Order	Description
<b>A1</b>	<b>Shops</b> , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors
<b>A2</b>	<b>Professional and financial services</b> , banks, building societies, estate and employment agencies, betting offices
<b>A3</b>	<b>Restaurants &amp; cafes</b> – sale of hot food for consumption on the premises
<b>A4</b>	<b>Drinking Establishments</b> – public house, wine bar or other drinking establishment
<b>A5</b>	<b>Hot food takeaways</b> – sale of hot food for consumption of the premises
<b>B1</b>	B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
<b>B2</b>	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
<b>B8</b>	<b>B8 Storage or distribution</b> - This class includes open air storage.
<b>C1</b>	Hotel, boarding and guest houses where no significant element of care is provided.
<b>C2</b>	Residential schools and colleges. Hospital and convalescent/ nursing homes
<b>C2A</b>	<b>Secure Residential Institution</b> - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3</b>	<b>Dwellinghouses</b> - this class is formed of 3 parts:
	<ul style="list-style-type: none"> <li>• C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</li> </ul>
	<ul style="list-style-type: none"> <li>• C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</li> </ul>
	<ul style="list-style-type: none"> <li>• C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</li> </ul>
<b>C4</b>	<b>Houses in multiple occupation</b> - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1</b>	Non-residential institutions e.g. places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition hall Non residential education and training centres
<b>D2</b>	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos. Theatres, nightclubs

The classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.