

London Borough of Richmond upon Thames

Appendices

to

Authorities Monitoring Report 9

for financial year **2011/12**

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Appendix 1: LDF Evidence Base

LDF Evidence Base: Research Documents produced by or on behalf of the Council¹

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 & 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	
Retail Study (GVA Grimley)	<p>GVA Grimley carried out a retail study in order to assess the Borough's capacity for further retail growth for 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</p>	March 2006, Updated 2009	

¹ 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 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 for more details.

Title	Summary	Date completed	Update planned
	<p>the Borough. For town centres capacity is estimated as: Richmond: 1351 m2, East Sheen: 502 m2, Twickenham: -891 m2, Teddington: -341 m2, Whitton: 67m2.</p> <p>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></p> <p>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 & 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.</p> <p>Out of centre development generates 1,854 m2. However the same caveats apply as above.</p> <p>A number of possible sites for retail/ mixed use allocations were also considered as part of the study. Viability assessments are to be commissioned were necessary when required.</p>		
Retail Study Update (GVA Grimley)	<p>GVA Grimley updated the 2006 Study using current population & expenditure forecasts from Experian. The assessment uses lower expenditure growth rates reflecting the economic downturn.</p> <p>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>	Update Nov 2009	New telephone survey recommended by consultants by Nov 2011 to take account of Westfield. Elements of study will be updated by LEA 2010.
Distribution of Convenience Provision: Identifying Gaps in Provision	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.	April 2007	Medium term
Analysis of Town and Local Centres 2006/7 (Incorporating health checks for main town centres) & Volumes 1 & 2 of Appendices	This Analysis of Town and Local Centres 2006/7 study (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 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.	April 2007	Publication of Health Checks imminent.
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	January 2006	

Title	Summary	Date completed	Update planned
	<p>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.</p>		
Open Space Strategy	<p>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</p>	2003	
Sport, Open Space and Recreation Needs assessment	<p>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.</p>	March 2007	
Borough's Tree Strategy	<p>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.</p>	1999 [This is currently being updated by Urban Design]	
Climate Change Strategy	<p>Identifies a series of actions to reduce the Council's carbon footprint.</p>	2008	
Local Housing Assessment (Fordham Research)	<p>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.</p>	2006	
New Housing Survey	<p>A survey of the residents of all new housing schemes was undertaken in March 2006 to test our planning policies 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 website². 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.</p>	April 2006	Update planned for 2010.
Financial viability assessment	<p>The assessment showed that in almost all of the Borough there was scope for requiring 40% affordable housing</p>	February	Summer 2010

² http://www.richmond.gov.uk/new_housing_survey_report.pdf

Title	Summary	Date completed	Update planned
for affordable housing threshold and employment redevelopment (Christopher Marsh & Co. Ltd)	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.	2007	
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 Jacobs . 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	
Flood Risk and Development Sequential Test Report (Jacobs)	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 Flood Risk Assessment.	September 2008	
Preliminary 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	
Surface Water Management Plan	Consultants Scott Wilson Identifies areas at risk from surface water flooding.	2011	
Appropriate Assessment of likely significant effect carried out under	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 Special Areas of Conservation (SACs) and one Special Protection Area (SPA): Richmond Park SAC, Wimbledon Common SAC and the South West London	AUGUST 2007	

Title	Summary	Date completed	Update planned
<i>Regulation 48(1) of the Conservation (Natural Habitats &c.) Regulations 1994</i> (Baker Shepherd Gillespie)	Waterbodies SPA.		
Evidence base for carbon emissions reduction policies (CEN)	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	
Heat Mapping Study	As part of the London Heat Map programme, the Greater London Authority 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	
Local Economic Assessment	Produced by Roger Tym & 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: <input type="checkbox"/> Quality, quantity and price of premises <input type="checkbox"/> Competitiveness of local centres <input type="checkbox"/> Growth opportunities for small businesses <input type="checkbox"/> Recruitment and skills progression for lower paid jobs	Oct 2010	

Title	Summary	Date completed	Update planned
	<input type="checkbox"/> Housing affordability Please see link for full summary and Report. http://www.richmond.gov.uk/local_economic_assessment		
Affordable Housing Financial Viability Assessment – Sub Threshold Contributions (2010)	Affordable Housing Financial Viability Assessment – Sub Threshold Contributions (2010) 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.	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.	An independent assessment of anti-social behaviour & nuisance in and around Richmond and Twickenham town centres. 4,000 survey forms were sent to selected business & residential addresses in the area. The Survey revealed: the most regularly encountered crime, disorder, nuisance and /or antisocial behaviour is excess noise and littering the notable majority of respondents experienced difficulty in sleeping in the main due to disturbance & noise of individuals after closing time of licensed premises 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 80% thought there should be a special policy the majority agreed with the boundaries proposed. An observation exercise was undertaken. It revealed: Richmond experiences the most environmental grime issues such as vomiting and public urination, whereas Twickenham experiences more aggressive behaviour. 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. Most activity occurs on Friday followed by Saturday. On 6 th June 2005 Full Council agreed to implement a special policy on cumulative impact for zones in Richmond & Twickenham. A revised Licensing Policy came into effect from 8 January 2008.	May 2005	Later reports produced 2009 & 2011
Measuring Cumulative Impact in Richmond & Twickenham, 2011, Make Associates 2011 Commissioned by Licensing to inform development of CIP.	<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. <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. <input type="checkbox"/> 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. <input type="checkbox"/> 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, <input type="checkbox"/> In summary, the two town centres are safe places to visit and live, though nuisance behaviour, although decreased, remains a problem.	Aug 2011	None planned due to change to the Licensing Act 2003

Title	Summary	Date completed	Update planned
Infrastructure Delivery Plan	<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 will be used to understand future funding requirements and to finalise the Infrastructure Delivery Schedule - this will be a separate document from the IDP, which will include costs, phasing, delivery partners, funding sources etc for certain infrastructure types and projects, including their location, where a demand or need for future provision has been identified. It is anticipated to publish this schedule in the summer 2012.</p> <p>In addition, the IDP will provide the basis for setting a well-balanced and reasonable charge for the Community Infrastructure Levy (CIL). CIL is a mechanism for collecting contributions towards infrastructure from developers. It has to be based, alongside viability, on need, which is established through the IDP and the subsequent Infrastructure Delivery Schedule.</p> <p>The IDP provides a snap-shot in time and best available information has been used at the time of its production. In the context of changing circumstances, the needs, demands and requirements for infrastructure can change significantly within a short period of time. Therefore, the IDP is a 'living' document and it is the intention to regularly review and update it in light of continuous dialogue with service and infrastructure providers in the borough and to take account of significant changes that may alter the infrastructure assessment.</p>		
Borough Community Infrastructure Levy Viability Testing Study (2012)	<p>Produced by Roger Tym 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 and community facilities, light industrial and office and retail rates in some locations.</p>		
Forthcoming research			
Forthcoming Town Centre Health Checks	<p>The Council is due to publish Town Centre Health Checks based on PPS 6 indicators. They will assess the health of town centre via a range of indicators using soft and hard data sources.</p>		
Richmond Employment Sites and Premises Review 2012	<p>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.</p>		

Appendix 2: Unreported and Deleted indicators

Table A2.1 – Unreported Indicators

Indicator	Reason unreported
Level of parking occupancy in town and local centres car parks	Up-to-date data not available at time of publication. Occupancy surveys are expensive and are not undertaken regularly.
Number of new developments subject to the Sustainable Construction Checklist, incorporating green roofs, by type of green roofs	The Sustainable Construction Checklist SPD (available at http://www.richmond.gov.uk/sustainable_construction.htm) has been updated and adopted in August 2011.
Indicator 10: Number of new developments (subject to Sustainable Construction Checklist) that incorporate measures to reduce noise.	The Sustainable Construction Checklist SPD has been updated and was adopted in August 2011. A new monitoring system for recording this data was developed subsequently. The new monitoring system was finalised in early 2012 and the monitoring of this data began in March 2012. As such, this indicator will be fully reported on in the next AMR for 2012/13.
Indicator 11: Number of new developments (subject to Sustainable Construction Checklist) that have taken measures to reduce light pollution.	
Indicator 27: Loss of ecological features, habitats including loss of garden space as a result of new development (subject to Sustainable Construction Checklist) in sqm	
Indicator 28: Number of developments subject to the Sustainable Construction Checklist which improve on-site biodiversity by incorporating new features and/or habitats, by type of features	
Level of parking in town and local centres and parking controls	Data not available at time of publication. Occupancy surveys of this sort are expensive.
Capacity of new waste management facilities by waste planning authority by type	This indicator is deleted in the light of available Wastedataflow and Defra statistics included elsewhere in the report.
The level of satisfaction with the design and layout of new housing schemes	Awaiting New Homes Survey.
Loss or inappropriate development of existing river-dependent and river-related uses that contribute to the special character of the River Thames	Currently monitoring systems can not identify river-dependent of river-related uses specifically. Better monitoring will be possible when monitoring systems are revised.

Appendix 3: Implementation of Proposal sites

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented	not implemented	not implemented	not implemented	Development underway
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	feasibility study commissioned	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	not implemented
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented	not implemented	not implemented	not implemented	not implemented
B7	Barnes Bridge Station	interchange improvements	not saved. phase I underway	implemented	implemented	implemented	implemented
S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented	No further work done	No further work done	No further work done	No further work done
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	part completed	implemented	implemented	implemented	implemented
S7	North Sheen Station	interchange improvements	not implemented	not implemented	not implemented	implemented	implemented
P2	Reservoir Land	agriculture	not saved	not saved	not saved	not saved	not saved
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	not implemented	implemented June 2011	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
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented	Implemented	Implemented	Implemented	implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
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	not 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
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	not implemented [18sqm extension under 09/0599]	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	partially implemented	implemented	implemented	implemented	implemented
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
H16	Church Street/High Street	paving & street lighting, create pedestrian priority area	not implemented	not implemented	not 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

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
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	partially completed	implemented	implemented	implemented	implemented
H24	Former Council Depot Oldfield Rd	housing	plg perm granted but not implemented	under construction	under construction	[completed May 2011]	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	completed end April 2008 (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	partially completed	implemented
R2	The Quadrant	service road extension	not implemented	not implemented	not implemented	not implemented	not implemented
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
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
R7	Land at rear of 10 Kings Road	housing	not implemented	Under construction	Under construction	completed June 2010	implemented
R8	Pools on the Park	intensification of sports use	not implemented	implemented	implemented	implemented	implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
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	not implemented	Under construction	Under construction (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	not implemented	implemented
D3	Teddington Library	library extension	not implemented	not implemented	implemented	implemented	implemented
D4	Teddington station	station car park & environmental improvements	not implemented	not implemented	not implemented	not implemented	implemented
D5	Queens Road Clinic	rebuild clinic	not implemented	Under construction	Under construction	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	not implemented	implemented	implemented	implemented	implemented
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	not implemented	under construction	under construction	completed July 2010	implemented
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not 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	

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
T6	Church Street	limited pedestrianisation	implemented	implemented	implemented	implemented	implemented
T7	Waldegrave School	alteration, extension & improvement of school premises etc.	not implemented	not implemented	not implemented	Under construction	Under construction (completed June 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
T15	Holly Road	improvements to rear servicing	not implemented	not implemented	not implemented	not implemented	not implemented
T16	Fountain Public House	hotel	implemented	implemented	implemented	implemented	implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented	not implemented	not implemented	not implemented. Planning permission granted
T18	Marble Hill Park	landscaping improvements	partially implemented	implemented	implemented	implemented	implemented
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented	implemented	implemented	implemented
T20	Whitton Road/ Rugby Road	roundabout improvement	ATS introduced Oct 2008	implemented	implemented	implemented	implemented
T21	St Margarets Road/ Richmond Road/ Rossllyn 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	not fully implemented	completed Nov 2010	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	partially implemented	implemented	implemented	implemented	implemented
T29	RuT College	redevelopment of college etc	not implemented	not implemented	not implemented	not implemented	not implemented
W1	Twickenham Rugby Ground	increased sports and recreational use	not saved	not saved	not saved	not saved	not saved

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11	Progress in 2011/12
W2	Chase Bridge Primary Schools, Kneller Rd	possible extension of school, use of playground out of hours	not implemented	not implemented	not implemented	Under construction	Under construction (Nearing Completion as of Sep 2012)
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	not implemented
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	CS to check
W10	High Street	environmental improvements	not implemented	not implemented	not implemented	not implemented	Started
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 implemented	not saved	not saved	not saved	not saved
W14	Whitton Station	interchange improvements	not implemented	not implemented	not implemented	not implemented	not implemented
W15	Heathfield School & Heathfield Rec ground (part)	rebuild existing schools & add secondary school	not implemented	not implemented	not implemented	not implemented [10/3667 for minor extension only]	Under construction (Completion estimated for April 2013)

Source: LBRuT Planning Policy, LBRuT Transport

Appendix 4: Car parking losses and gains by Use Class – (completions in 2011/12 financial year)

*applies to residential developments of one unit or more and non-residential units of 100m² or more. 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
retail																	
11/1925/FUL	31/08/2011	26-Jul-11	58 White Hart Lane, Barnes, London SW13 0PZ	0	0	A1	135	135	0	0	0	0	0	0	0	0	0
11/1083/COU	31/08/2011	01-Jul-11	92 High Street, Whitton, TW2 7LN	0	0	A1	79	139	0	0	0	0	0	0	0	0	0
08/3194/FUL	31/05/2011	10-Dec-08	137 Station Road Hampton, Middlesex TW12 2AL	0	-3	A1	47	140	0	2	2	0	0	0	0	0	0
08/1066/COU	01/08/2011	28-Jul-08	39-41 Sheen Lane East Sheen, London SW14 8AB	0	-2	A1	367	367	0	0	0	0	0	0	0	0	0
10/3424/FUL	16/11/2011	27-Apr-11	38 - 48 High Street Whitton	71	-10	A1	741	741	0	0	0	0	0	0	0	0	0
11/1178/FUL	11/01/2012	28-Sep-11	Field House, 72 Oldfield Road, Hampton, TW12 2HQ	38	-3	A1	1137	1510	0	0	0	0	0	0	0	0	0
08/0008/FUL	01/05/2011	24-Jun-08	284 To 292 Upper Richmond Road West, East Sheen, London	121	-35	A1	190	4409	0	0	0	0	0	0	0	0	0
A2 Use - financial																	
08/3194/FUL	31/05/2011	10-Dec-08	137 Station Road Hampton Middlesex TW12 2AL	0	-3	A2	47	140	0	2	2	0	0	0	0	0	0
10/3046/COU	14/04/2011	20-Dec-10	141 - 143 Uxbridge Road Hampton TW12 1BQ	0	0	A2	184	184	0	0	0	0	0	0	0	0	0
11/2367/FUL	12/09/2011	12-Sep-11	GROUND FLOOR 13 King Street Richmond Surrey TW9 1ND	0	0	A2	228	228	0	0	0	0	0	0	0	0	0
10/3204/COU	27/05/2011	23-Dec-10	31 Sheen Road Richmond TW9 1AD	0	0	A2	234	234	0	0	0	0	0	0	0	0	0
A3 use- cafes and restaurants																	

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
11/1083/COU	31/08/2011	01-Jul-11	92 High Street Whitton, TW2 7LN	0	0	A3	60	139	0	0	0	0	0	0	0	0	0
10/0101/FUL	31/07/2011	15-Mar-10	Pavilion, Palewell Common Drive East Sheen, London	0	0	A3	36	168	0	0	0	0	0	0	0	1	0
11/0812/FUL	05/01/2012	05-Jan-12	40 Sheen Lane East Sheen, London SW14 8LW	0	0	A3	239	549	0	0	0	0	0	0	0	0	0
A4 - drinking establishments																	
11/0182/FUL	01/03/2012	11-May-11	Three Kings, 42 Heath Road Twickenham TW1 4BZ	0	0	A4	198	198	0	0	0	0	0	0	0	0	0
10/3056/COU	29/07/2011	29-Jul-11	Lower Ground Floors 125 To 131 And Ground Floor 125 St Margarets Road Twickenham	0	0	A4	450	450	0	0	0	0	0	0	0	0	0
11/0812/FUL	05/01/2012	05-Jan-12	40 Sheen Lane, East Sheen, London SW14 8LW	0	0	A4	296	549	0	0	0	0	0	0	0	0	0
A5 - take aways																	
09/2157/COU	01/08/2011	06-Oct-09	115 London Road Twickenham TW1 1EE	0	0	A5	105	105	0	0	0	0	0	0	0	0	0
B1 - office, R & D, light industrial suitable in a residential area																	
07/3491/COU	30/06/2011	17-Mar-08	3 Lock Road Ham Surrey TW10 7LQ	0	0	B1	107	107	0	0	0	0	0	0	0	1	0
07/3854/FUL	30/06/2011	23-Jan-09	Land Rear Of 2 Windmill Road Hampton Hill Middlesex	8	8	B1	120	120	0	3	3	0	0	0	1	0	0
08/3194/FUL	31/05/2011	10-Dec-08	137 Station Road Hampton, Middlesex TW12 2AL	0	-3	B1	46	140	0	2	2	0	0	0	0	0	0
10/1001/COU	01/05/2011	02-Jun-10	4 Red Lion Street Richmond, TW9 1RW	0	0	B1	53	157	0	0	0	0	0	0	0	0	0
11/3952/ES191	13/01/2012	13-Jan-12	1 Becketts Place Hampton Wick Kingston Upon Thames KT1 4EQ	0	0	B1	157	157	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
07/3481/FUL	31/07/2011	21-Sep-09	76-80 Heath Road Twickenham Middlesex, TW1 4BW	1	-15	B1	216	216	0	6	0	0	0	0	0	0	0
07/1157/FUL	30/04/2011	16-Jul-07	1A Station Road Hampton Wick Middlesex, KT1 4HG	4	-2	B1	471	471	0	8	1	0	0	0	0	0	0
07/3594/FUL	31/07/2011	15-Feb-10	56 - 58 Glenthams Road, Barnes, London, SW13 9JJ	1	1	B1	699	699	0	1	1	0	0	0	0	0	1
09/2872/FUL	30/11/2011	09-Apr-10	Royal Botanic Gardens, Kew Green Kew, TW9 3AB	3	0	B1	807	807	0	0	0	0	0	0	0	0	0
09/2104/FUL	30/03/2012	28-Apr-10	293 Lower Richmond Road, Richmond TW9 4LU	35	35	B1	1018	1018	0	15	30	7	0	0	0	0	0
11/1178/FUL	11/01/2012	28-Sep-11	Field House 72 Oldfield Road Hampton, TW12 2HQ	38	-3	B1	373	1510	0	0	0	0	0	0	0	0	0
B8- storage & warehousing																	
08/3297/FUL	01/03/2012	01-Mar-12	131 Warren Road Twickenham Middlesex, TW2 7DJ	0	0	B8	20	135	0	1	0	0	0	0	0	0	0
C3 – residential																	
07/3491/COU	30/06/2011	17-Mar-08	3 Lock Road Ham, Surrey, TW10 7LQ	0	0	C3	1	107	0	0	0	0	0	0	0	1	0
07/3854/FUL	30/06/2011	23-Jan-09	Land Rear Of 2 Windmill Road Hampton Hill Middlesex	8	8	C3	7	120	0	3	3	0	0	0	1	0	0
08/3297/FUL	01/03/2012	01-Mar-12	131 Warren Road Twickenham Middlesex TW2 7DJ	0	0	C3	1	135	0	1	0	0	0	0	0	0	0
08/3194/FUL	31/05/2011	10-Dec-08	137 Station Road Hampton, Middlesex TW12 2AL	0	-3	C3	4	140	0	2	2	0	0	0	0	0	0
08/3194/FUL	31/05/2011	10-Dec-08	137 Station Road Hampton, Middlesex TW12 2AL	0	-3	C3	4	140	0	2	2	0	0	0	0	0	0
10/0101/FUL	31/07/2011	15-Mar-10	Pavilion Palewell Common Drive, East Sheen London	0	0	C3	1	168	0	0	0	0	0	0	0	1	0
07/3481/FUL	31/07/2011	21-Sep-09	76-80 Heath Road Twickenham Middlesex	1	-15	C3	6	216	0	6	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
			TW1 4BW														
07/1157/FUL	30/04/2011	16-Jul-07	1A Station Road Hampton Wick, Middlesex, KT1 4HG	4	-2	C3	9	471	0	8	1	0	0	0	0	0	0
07/3594/FUL	31/07/2011	15-Feb-10	56 - 58 Glenthams Road, Barnes London, SW13 9JJ	1	1	C3	3	699	0	1	1	0	0	0	0	0	1
09/2104/FUL	30/03/2012	28-Apr-10	293 Lower Richmond Road, Richmond TW9 4LU	35	35	C3	52	1018	0	15	30	7	0	0	0	0	0
D1 - Non-residential institutions																	
11/2028/FUL	01/12/2011	24-Aug-11	232 Upper Richmond Road West, East Sheen, London SW14 8AG	0	0	D1	112	112	0	0	0	0	0	0	0	0	0
08/3297/FUL	01/03/2012	01-Mar-12	131 Warren Road Twickenham, Middlesex, TW2 7DJ	0	0	D1	115	135	0	1	0	0	0	0	0	0	0
11/1485/FUL	01/03/2012	14-Dec-11	451 - 453 Upper Richmond Road West, East Sheen London, SW14 7PR	8	0	D1	139	139	0	0	0	0	0	0	0	0	0
10/1001/COU	01/05/2011	02-Jun-10	4 Red Lion Street Richmond, TW9 1RW	0	0	D1	52	157	0	0	0	0	0	0	0	0	0
10/1513/FUL	30/09/2011	29-Sep-10	Buckingham Primary School Buckingham Road Hampton, TW12 3LT	0	0	D1	163	163	0	0	0	0	0	0	0	0	0
10/2442/COU	30/09/2011	08-Oct-10	57 Crown Road Twickenham, TW1 3EJ	0	0	D1	165	165	0	0	0	0	0	0	0	0	0
10/1731/FUL	01/08/2011	01-Feb-11	17 Heath Road Twickenham TW1 4AW	0	0	D1	202	202	0	0	0	0	0	0	0	0	0
10/3144/FUL	31/05/2011	23-Dec-10	63A High Street Hampton Wick KT1 4DG	0	0	D1	203	203	0	0	0	0	0	0	0	0	0
10/3016/FUL	31/05/2011	10-Jan-11	Palewell Cottage Palewell Common Drive, East Sheen London, SW14 8RE	2	0	D1	258	258	0	0	0	0	0	0	0	0	0
10/1992/FUL	01/07/2011	26-Jan-11	Diamond House 179 Lower Richmond Road Richmond	16	0	D1	280	280	0	0	0	0	0	0	0	0	0
11/2567/COU	01/02/2012	15-Nov-11	1 Holly Road Twickenham TW1 4EA	0	0	D1	294	294	0	0	0	0	0	0	0	0	0
10/0472/NMA	01/10/2011	18-May-11	Windham Road Clinic 20 Windham Road Richmond, TW9 2HP	0	0	D1	351	351	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
09/2564/COU	01/07/2011	26-Jan-11	Diamond House 179 Lower Richmond Road, Richmond TW9 4LN	16	0	D1	360	360	0	0	0	0	0	0	0	0	0
07/3672/COU	01/09/2011	25-Feb-08	42 Grosvenor Road Richmond, Surrey TW10 6PB	0	0	D1	390	390	0	0	0	0	0	0	0	0	0
10/3346/COU	01/08/2011	08-Mar-11	Bank House Storage High Street, Hampton Wick	6	0	D1	436	436	0	0	0	0	0	0	0	0	0
10/0077/FUL	30/04/2011	15-Mar-10	1 Glebe Road, Barnes, London SW13 0DR	0	0	D1	533	533	0	0	0	0	0	0	0	0	0
10/2464/FUL	01/09/2011	07-Feb-11	St Mary Magdalen Primary School Worple Street Mortlake, London SW14 8HE	0	0	D1	1339	1339	0	0	0	0	0	0	0	0	0
11/1350/FUL	01/09/2011	17-Jun-11	Hampton Wick Infants School Normansfield Avenue, Hampton Wick, TW11 9RP	13	0	D1	1355	1355	0	0	0	0	0	0	0	0	0
10/3314/FUL	14/01/2012	18-Apr-11	Sheen Mount Primary School West Temple Sheen East Sheen, London SW14 7RT	8	0	D1	2190	2190	0	0	0	0	0	0	0	0	0
10/3165/FUL	01/09/2011	21-Feb-11	Darell Junior & Infant School, Darell Road Richmond, TW9 4LQ	0	0	D1	2825	2825	0	0	0	0	0	0	0	0	0
10/3620/FUL	01/09/2011	15-Apr-11	The Vineyard School Friars Stile Road Richmond, TW10 6NE	0	0	D1	3012	3012	0	0	0	0	0	0	0	0	0
10/3667/NMA	30/11/2011	20-Sep-11	Heathfield Junior School, Cobbett Road, Twickenham	30	0	D1	4261	4261	0	0	0	0	0	0	0	0	0
10/2200/FUL	31/08/2011	12-Oct-10	Christs School Queens Road Richmond TW10 6HW	21	0	D1	6103	6103	0	0	0	0	0	0	0	0	0
10/2226/FUL	31/08/2011	17-Dec-10	Orleans Park School Richmond Road Twickenham, TW1 3BB	52	0	D1	7354	7354	0	0	0	0	0	0	0	0	0
10/2312/FUL	30/06/2011	29-Dec-10	Grey Court School Ham Street, Ham TW10 7HN	0	0	D1	9575	9575	0	0	0	0	0	0	0	0	0
D2 - Assembly & leisure																	

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
10/1001/COU	01/05/2011	02-Jun-10	4 Red Lion Street Richmond, TW9 1RW	0	0	D2	52	157	0	0	0	0	0	0	0	0	0
10/0101/FUL	31/07/2011	15-Mar-10	Pavilion, Palewell Common Drive, East Sheen London	0	0	D2	127	168	0	0	0	0	0	0	0	1	0
10/1654/COU	01/09/2011	15-Nov-10	32 Heath Road Twickenham, TW1 4BZ	1	0	D2	219	219	0	0	0	0	0	0	0	0	0
Miscellaneous																	
09/2495/FUL	02/07/2011	05-Jul-10	2 Heathlands Close Twickenham, TW1 4BP	1	0	SG	912	912	0	0	0	0	0	0	0	0	0

Notes:

Source: LBRuT decisions analysis system

Yellow shading indicates applications decided after DM DPD adopted for development control purposes

Appendix 5: Key shops & services in local centres

Chemist*1

Newsagents

Hairdresser

centre	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012
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	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Heathside	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Kingston Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Sheen Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Stanley Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
White Hart Lane	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Ashburnham Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Fulwell	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Ham Street/ Back Lane	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Hampton Nursery Lands	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Hospital Bridge Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Kew Green	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Kew Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Lower Mortlake Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Nelson Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Sandycombe Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Strawberry Hill	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Twickenham Green	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Waldegrave Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
Whitton Road	*	*	D	D	D	*	*	*	*	*	*	*	*	*	*
No. of Centres with Services	20	20	20	20	20	27	26	24	23	23	24	24	22	22	21

centre	Pub/ restaurant					Post Office					Bank					
	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	
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													ATM	ATM	ATM	ATM
Fulwell	*	*	*	*	*											
Ham Street/ Back Lane			*	*												
Hampton Nursery Lands	*	*	*	*									ATM	ATM	ATM	ATM
Hospital Bridge Road					3	*	*	*	*	*						
Kew Green	*	*	*	*	*											
Kew Road	*	*	*	*	*		*	*	*	*						
Lower Mortlake Road		*														
Nelson Road																
Sandycombe Road	*	*	*	*	*											
Strawberry Hill	*	*	*	*	*	*	*	*	*	*						
Twickenham Green	*	*	*	*	*	*	*	*	*	*						
Waldegrave Road	*	*	*	*	*									ATM in shop?		
Whitton Road	*	*	*	*	*											
No. of Centres with Services	24	24	25	25	24	14	15	13	12	12	5	5	5	5	5	

centre	Off Licence					Bakers/patisserie					Butchers					Green Grocer				
	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
East Twickenham	*	*	*	*	*				*	*						*	*			
Ham Common	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hampton Hill	*	*	*	*	*	*	*	*	*	*				*	*		*	*	*	*
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
Kew Gardens Station	*	*	*	*	*						*	*	*	*	*					
St Margarets	*	*	*	*	*				*	*	*	*	*	*	*	*	*	*	*	*
Castelnau 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	21	19	13	12	11	13	12	11	11	9	11	11	6	6	6	5	5

centre	Small General Store					Modest Supermarket (c.250m ² gfa+)					Total of 11 Key Services				
	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012	2005	2007	2010	2011	2012
Barnes	*	*	*	*	*	*	*	*	*	*2	11	11	11	11	10
East Twickenham	*	*	*	*	*						8	8	6	7	7
Ham Common	*	*	*	*	*						10	10	10	10	10
Hampton Hill	*	*	*	*	*			*	*	*	9	10	10	11	11
Hampton Village	*	*	*	*	*				*3	*	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	7	6
Sheen Road	*	*	*	*	*						7	7	6	7	6
Stanley Road	*	*	*	*	*						7	7	6	6	5
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	5	3
Hampton Nursery Lands	*	*	*	*	*	J	J	J	J	J	6	5	5	5	5
Hospital Bridge Road	*	*	*	*	*	Sainsbury	Sainsbury	Sainsbury	Sainsbury	Sainsbury	6	6	6	6	6
Kew Green	*	*	*	*	*						3	3	3	3	3
Kew Road	*	*	*	*	*						6	7	6	5	5
Lower Mortlake Road	*	*	*	*	*						6	7	5	5	5
Nelson Road	*	*	*	*	*						4	4	2	2	2
Sandycombe Road	*	*	*	*	*						3	3	3	3	3
Strawberry Hill	*	*	*	*	*						7	7	7	7	7
Twickenham Green	*	*	*	*	*						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	25	6	6	7	7	8					

Notes:

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

2- Sainsburys Local open in Autumn after Land Use Survey undertaken.

3 -The Fountain PH, 152 Sixth Cross Rd – directly opposite key frontage.

Correction: No separate greengrocer in Kew since 2002.

Appendix 6: Total amount of floorspace for town centre uses

A1 completions for financial year 2010-11

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			
			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	within or well-related to designated frontages
10/3046/COU	141 - 143 Uxbridge Road, Hampton	Change of use from A1 (retail showroom with associated offices to the rear) to A2 (financial and professional services with associated offices to the rear)				-184	-177.1	-141.7	no
09/2157/COU	115 London Road, Twickenham	Change Of Use From A Food Shop To A Fish And Chip Shop Take-Away With Installation Of Extract Ducting To The Rear Of The Property.				-105	-101.1	-79.0	no
11/0529/HOT	68 Church Road, Teddington	Change of use of the ground floor level of the building from a vacant retail unit (Use Class A1: Shops) to a self-contained residential flat (Use Class: C3: Dwelling Houses) with minor alterations to the front and rear elevation to reflect residential use					-67	-37	no
09/2762	31 Park Road, Teddington	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
08/3194/FUL*	137 Station Road, Hampton, Middlesex,	Alterations and extension to existing building to comprise ground floor commercial (flexible use B1 / A1 / A2) and conversion of first floor to residential units and additional floor above for two residential units.	140	134.8	107.8	140	134.8	107.8	no, in mua
09/2451/COU	91 Crown Road, Twickenham.	Change of use to provide both retail (A1) and a veterinary surgery (D1).				-7	-6.7375	-5	no, in mua
10/1988/FUL	77 Church Road, Barnes	Existing ground floor retail reduced in depth, existing office to first floor converted to self contained flat accessed from external rear staircase.				-39	-37.5	-3	yes
08/0008/FUL	284 To 292 Upper Richmond Road West, East Sheen (Waitrose & additional unit)	Demolition of part of existing food retail store (Safeway), and formation of smaller retail unit facing Upper Richmond Road West ...	260	250.3	200.2	260	250.3	87.0	yes
08/1066/COU	39-41 Sheen Lane (Tesco Express)	Change of use of part of ground floor premises from B1 (office) to A1 (shop) and alterations to rear of the building.	367	353.2	282.6	367	353.2	282.6	yes
10/3229/FUL	335 Upper Richmond Road West	Alterations and extension to existing residential unit at first and second floor levels to provide 2 no. self contained refurbished flats extension, proposed single storey rear extension to enlarge commercial unit.	29	27.9	27.9	29	27.9	27.9	yes

A1 completions for financial year 2010-11

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	
11/2009/FUL	335 Upper Richmond Road West	Alterations and extension to existing residential unit at first and second floor levels to provide 2no. self contained refurbished flats extension, proposed single storey rear extension to enlarge commercial unit.				-55	-52.9	-55.0	yes
11/1698/FUL	119 Stanley Road, Teddington	Change of use from retail (A1) to a mixed use providing both retail (A1) and a Beauty and Massage salon use (Sui Generis)				-48	-46.2	-37.0	yes
11/1178/FUL	Field House, 72 Oldfield Road, Hampton.	Change of use of ground floor of building from Class B1a (offices) to Class A1 (retail) for use as a retail foodstore and change of use of first floor from Class B1a (offices) to a mix of ancillary Class A1 retail use and Class B1a use.	1137	1094.4	637	1137	1094.4	637	yes
10/2402/FUL	303 Sandycombe Road, Richmond	Single storey rear extension to shop with alterations to first floor flat and formation of rear terrace.	18	17.3	0	18	17.3	0	yes
10/3432/COU	7 White Hart Lane, Barnes	Change of use of rear part of ground floor unit from Class A3/A1 to Class B1 offices.		0.0		-15	-14.4	-11.6	yes
11/1925/FUL	58 White Hart Lane, Barnes.	Proposed single storey rear extension for retail use.	34	32.7	34	34	32.7	34	yes
09/2137/FUL	38 Friars Stile Road, Richmond.	Change of use from retail (A1) to a mixed use providing both retail (A1) and a veterinary surgery (D1) together with demolition of existing outbuilding and erection of a new single storey rear extension		0.0		-28	-27.0	-7	yes
11/0626	20 Red Lion Street	Ground floor single storey rear extension to retail unit. (ancillary only)	22	21.2	0	22	21.2	0	yes
11/0105/FUL	5 London Road	Change of use from A1 to A1/D1 (massage) use.				-17	-16.4	0	yes
10/3424	38 - 48 High Street (Lidl)	Conversion of the ground floor of the existing building from 6 no. retail units to 1 no. retail unit incorporating a single storey rear extension, the installation of a new shopfront,	385	370.6	296.5	385	370.6	296.5	yes
11/1083	92 High Street, Whitton	Change of use from A1 to mixed A1/A3 use.				-60	-57.8	-11	yes
11/0160	16 King Street, Richmond	Change of Use of ground floor to A1 retail (from D1).	68	65.5	36	68	65.5	36	yes
11/1911/FUL	164 Heath Road, Twickenham	Proposed Change Of Use Of The Property From A1 Use to A2 Use.				-57	-54.9	-43.9	yes
10/3204	31 Sheen Road, Richmond	Change of use from Class A1 retail to class A2 (estate agent).				-234	-225.2	-143	yes

A1 completions for financial year 2010-11

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	
10/1662/FUL	8, The Square, Richmond	Change of use from A1 to A3 cafe / restaurant.				-92	-88.55	-70.8	yes
11/1211/COU	113 Nelson Road, Twickenham	Change of use of vacant shop premises (A1 Retail) to Beauty Salon (Sui Generic).				-42	-40.425	-32.3	yes
10/2543/FUL	151 White Hart Lane, Barnes	Change of use to convert ground floor shop into one bed residential Flat (Class C3).				-48	-46.2	-37.0	yes
10/3056/COU	Lower Ground Floors 125 To 131 And Ground Floor 125, St Margarets Road	Use of premises as a wine bar (A4 Use Class).				-450	-433.125	0	yes
09/2329/FUL	175 Church Road, Barnes	Front and side extension to an existing 4 story mixed use to allow for the provision of an additional four self contained flats.				-32	-30.8	0	yes
09/3119/COU	485 Upper Richmond Road West	Change of use of ground floor rear shop to residential.				-19	-18.3	0.0	yes
TOTAL			2460	2368	1622	839	741	795	

* flexible permission - premises not yet occupied. Total development amounts to 140m2 which appears in all 3 tables (A1, A2 and B1), although overall figure is adjusted.

A2 completions for financial year 2009-2010			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area/TCB³?
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 (gross external)*3	net additional floorspace (gross internal)*3	
10/3046/COU	141 - 143 Uxbridge Road, Hampton	Change of use from A1 (retail showroom with associated offices to the rear) to A2 (financial and professional services with associated offices to the rear)	184	177.1	184	177.1	no
10/1029/FUL	11A High Street, Hampton Wick, KT1 4DA	Rear extension to existing shop (use class A1)**should say A2 to form reduced shop area and four residential flats (use class C3)			-30	-28.9	yes
11/0252/COU	11 High Street, Hampton Wick KT1 4DA	Change of use from A2 (estate agent) to use as a Mini Cab booking office (Temporary consent for a period of one year).	25	24.1	25	24.1	yes
07/2090/FUL	Quadrant House, The Quadrant, Richmond Surrey, TW9 1DJ	Alterations to ground floor facade, shopfront and associated works. Enlargement to office entrance and reduction in retail unit.		0.0	-14	-13.5	yes
11/2009/FUL	335 Upper Richmond Road West	Alterations and extension to existing residential unit at first and second floor levels to provide 2no. self contained refurbished flats extension, proposed single storey rear extension to enlarge commercial unit.	55	52.9	55	52.9	yes
11/2367/FUL	GROUND FLOOR, 13 King Street, Richmond, Surrey TW9 1ND	Change of use from Class B1 (offices) to Class A2 (financial and professional services) (retrospective)	228	219.5	228	219.5	yes
08/3194/FUL	137 Station Road, Hampton Middlesex, TW12 2AL	Alterations and extension to existing building to comprise ground floor commercial (flexible use B1 / A1 / A2) and conversion of first floor to residential units and additional floor above for two residential units.	47	45.2	47	45.2	yes
11/0715/COU	1 The Pavement, Bushy Park Road, Teddington, TW11 9JE	Change of use of shop premises from Lauderette to A2 (financial and professional services)	49	47.2	49	47.2	yes
11/1911/FUL	164 Heath Road, Twickenham	Proposed Change Of Use Of The Property From A1 Use to A2 Use.	57	54.9	57	54.9	yes
10/3204	31 Sheen Road, Richmond	Change of use from Class A1 retail to class A2 (estate agent).	234	225.2	234	225.2	yes
Total			879	846	835	804	

D2 completions for financial year 2009-2010

New completed

Net additional

application ref	address	proposal	floorspace 1*		floorspace 2* (taking account of losses)		within mixed use area/TCB 5'?
			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)	
10/1654/COU	32 Heath Road Twickenham TW1 4BZ	Change of use of 1st floor offices from B1 use to D2 (assembly and leisure) use as a martial arts, fitness and self defence facility.	219	210.8	219	210.8	yes
10/1001/COU	4 Red Lion Street Richmond TW9 1RW	Change of use of first floor from B1 and D2 use to joint B1 (office), D2 (leisure and assembly) and D1 (medical and health services - maximum of 4 consulting rooms).	52	50.1	52	50.1	yes
07/3672/COU	42 Grosvenor Road Richmond Surrey TW10 6PB	Change of use from play centre to nursery school (maximum number of children - 30; hours of opening: Monday to Friday from 08:00am -6.30-pm).			-390	-375.4	no-adjacent boundary
10/0101/FUL	Pavilion Palewell Common Drive East Sheen London	Refurbishment and modernisation of the existing pavilion building comprising public toilets, changing room, club room and groundmains house plus an extension to form a cafe and change of use of the existing vacant groundmains house, ground floor club room			-100	-96.3	no
Total			271	260.8	-219.0	-210.8	

B1a completions for financial year 2011-12			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)
07/3594	56-58 Glenthams Road, Barnes	Replacement of 820 sqm of B8 with 699sqm of B1a and 3x C3 units.	699	672.8	699	672.8
09/3135	126 Ashleigh Road, Mortlake	93 sqm of B1a replaced with 92 sqm of B1a and 1 flat	92	88.6	-1	-1.0
11/2330	Woodbine Cottage, Mortlake	Ancillary residential extended and converted to 67 sqm of B1a.	67	64.5	67	64.5
09/2104	293 Lower Richmond Road, Richmond	Vacant 0.46 ha site that was formerly occupied by a petrol filling station, garage and car repair workshop 2,015 sqm of B2 and 90sqm of Sui generis. Demolished between 2004 and 2005.	340	327.3	340	327.3
11/1732	117A Sheen Lane, East Sheen	Change of use from residential to office	90	86.6	90	86.6
07/3854	Land rear of 2 Windmill Road, Hampton Hill	Loss of 350 sqm of B8. Development of new mixed use scheme with 120 sqm of B1a and with 7 units of C3	120	115.5	120	115.5
07/3491	3, Lock Road, Ham	Loss of 263 sqm of B1a to 107 sqm office and residential	107	103.0	-156	-150.2
08/3194	137 Station Road, Hampton	192 sqm of B1a converted to 47 sqm of A1, 47 sqm of A2 and 46 sqm of B1a, and 4 units of C3	140	134.8	-52	-50.1
11/1178	Field House, Oldfield Road, Hampton	Change of use of 1,510 sqm B1a to mixed 1,137 of A1 retail and 373 sqm of B1a floorspace	373	359.0	-1137	-1094.4
07/1157	1A Station Road, Hampton Wick	403 sqm of B8 including ancillary office replaced with 471 sqm B1a office space and 9 residential units	471	453.3	471	453.3
11/3952	1 Becketts Place, Hampton Wick	157 sqm of sui generis non retail showroom	157	151.1	157	151.1
06/3187	Tollhouse Studio, Kew	120 sqm of B1 business buildings replaced with new build 48 sqm and 1x2 bed house.	48	46.2	-72	-69.3
10/3432	7 White Hart Lane, Barnes	Change of use of 45 sqm A1 and 45 sqm of A3 to 60 sqm of B1a and 30 sqm of A1.	60	57.8	60	57.8
09/2748	Grosvenor House, Twickenham	Change of use from office B1a 457 sqm to nursery D1 457sqm.	0	0.0	-457	-439.9
10/1001	4 Red Lion Street, Richmond	Change of use of 157 B1a to 53 sqm B1a, 52 sqm of D1, and 52 sqm D2.	52	50.1	-104	-100.1
11/2661	6 Park Road, Teddington	Change of use of 36 sqm on first floor from sui generis to B1a office.	36	34.7	36	34.7
07/3481	76-80 Heath Road, Twickenham	B1a office of 216 sqm and 6 flats above erected on site of car park	216	207.9	216	207.9

B1a completions for financial year 2011-12			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)
07/2090/FUL	Quadrant House, The Quadrant, Richmond Surrey, TW9 1DJ	Alterations to ground floor facade, shopfront and associated works. Enlargement to office entrance and reduction in retail unit.	14	13.5	14	13.5
11/2367/FUL	GROUND FLOOR, 13 King Street, Richmond Surrey, TW9 1ND	Change of use from Class B1 (offices) to Class A2 (financial and professional services) (retrospective)			-228	-219.5
10/1654/COU	32 Heath Road Twickenham TW1 4BZ	Change of use of 1st floor offices from B1 use to D2 (assembly and leisure) use as a martial arts, fitness and self defence facility.	0	0.0	-219	-210.8
		Total	3082	2966.4	-156	-150.2

Source: LBRuT Planning Policy

Notes – check & revise

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 (**identified in bold**)

5* - Mixed use area used as proxy for town centre boundaries until designation of town centre boundaries and primary shopping areas in forthcoming DPD

Appendix 7: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2013/23

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 2013-2023, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2011/12 AMR for the period 2013-2023. Difficult market conditions have continued to impact upon housing delivery, generally resulting in a decline in construction starts and an increase in stalled schemes which have reduced completions although in some years this has had a minimum overall impact. The phasing of sites has been reconsidered in light of the current economic climate and also ongoing work the Council has undertaken with developers and landowners on some sites. Therefore some schemes have been phased later to taken account of the current economic climate.

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 has 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. This work will form the basis for further assessments of housing demand and supply to form the basis for early alterations to the 2011 London Plan. This approach will also enable the Mayor to respond to likely short-term volatility in demographic trends and the housing market and other sources of uncertainty early in the period covered by this Plan.

The Council's work on the emerging Twickenham Area Action Plan has been included, as allocations for sites were published, and the Plan to undergo Public Examination in 2013.

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 borough's should seek to achieve and exceed figures in table 3.1. The London Borough of Richmond upon Thames's housing target in the 2011 London Plan is for 2450 additional homes between 2011 to 2021. This is the equivalent of 245 additional homes per year. This was a reduction from the previous Plan, which set a target of 270 homes per annum, as reflected in Core Policy CP14 which stated that the Borough would exceed the target. 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.

5 Year Housing Land Supply (2013-2018)

Using the London Plan 2011, the target over the first five years (01 April 2013 – 31 March 2018) 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+ 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:

- **Platts Eyott** – currently subject to a planning application for 70 units, although not currently being actively progressed by owner.
- **Friars Lane Car Park** - site brief published and a planning application is expected to be submitted in 2012/13. 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. Potential to deliver 50 units.
- **Royal Star and Garter** - Need for Star and Garter to relocate. Work has started on their new site in Surbiton and they are expected to relocate from Richmond in 2013. Site brief finalised August 2008. Potential to deliver 60 units.
- **The Avenue Centre, 1 Normansfield Avenue** – the Council has agreed in principle to redevelop for a new care home with supported housing units and private residential. Potential to deliver 17 units.
- **Twickenham Sorting Office, 109 London Road** – UDP Proposal Site T3. [Twickenham Station and Surroundings SPD](#) adopted October 2010. Pre-publication [Twickenham Area Action Plan](#) Proposal Site TW3 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 expected to be submitted in 2012/13. Potential to deliver 30-110 units.
- **HMP Latchmere House, Ham** - expected to be sold by HMP next year. Site extends into neighbouring borough (Kingston). A future joint site brief will consider mix of uses. Potential to deliver 30 units.
- **Mill Farm Road, Hanworth** - previous proposal site for industrial/affordable housing, potential to deliver affordable housing 15-25 units. (subsequent to time of writing Cabinet decision in November approved sale of land to a social housing provider)
- **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. Potential to deliver 50-100 units.

Combined the Council considers these sites could deliver approximately a further 482 units. The Borough has identified a potential 1873 units over the 5 year period, which is 648 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	840	763	763
New Build Sites with planning permission	492	455	455
Conversion sites under construction	111	64	64
Conversion sites with planning permission	202	109	109
Proposal/ other known Sites	482		482
Total 5 year supply			1873 units

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 (2018-2023)

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
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.
Greggs Bakery, Gould Road, Twickenham	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme.
Hampton Water Treatment works, Lower Sunbury Road	Yes (Ref: H1)	25-55	Only part of the site likely to be redeveloped as remainder is operational water treatment works. Whole site in Green Belt. Flood zone – see Jacobs Babbie sequential test study.
Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	No	50	Revised planning application refused, but future proposal may come forward.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Nelson Primary School, Whitton	Yes (Ref: W3)	28	Only part of the site to be developed for housing. This long-term allocation is under review and may not be taken forward in the Site Allocations DPD.
Council Depot, Langhorn Drive, Twickenham	Yes (Ref: T14)	25-55	Potential for partial redevelopment. Crane Valley Guidelines apply.
Richmond Station (The Quadrant, Richmond)	Yes (Ref: R6)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description.
Budweiser Stag Brewery, Mortlake	Yes (Ref: S4)	200-300	Closure of brewery now expected 2015. Site brief adopted 2011 (SPD and Appendix) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub.
Station Yard, Twickenham	Emerging	15-20	Pre-publication Twickenham Area Action Plan Proposal Site TW4 originally for parking. Subsequent to time of writing consultation on parking/residential use.
Twickenham Riverside (Former Pool Site) and south of King Street	Emerging	5-10	Pre-publication Twickenham Area Action Plan Proposal Site TW9 mix of uses could include an element of residential.
Telephone Exchange, Garfield Road, Twickenham	Emerging	10-20	Pre-publication Twickenham Area Action Plan Proposal Site TW7 mix of uses could include an element of residential.
Police Station, London Road, Twickenham	Emerging	10-20	Pre-publication Twickenham Area Action Plan Proposal Site TW8 mix of uses could include an element of residential.
Total (based on maximum estimates): 1063 units			

In addition to the large sites identified the council expects smaller sites to continue to come forward during this time. Over the last five years the average net completions on small sites has yielded 158 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 (1063 large sites + 158x5) 1853. Given the supply from large and small sites the Council considers that the target of 1225 in years 6-10 will be exceeded. Clearly, other sites that may be allocated as part of the Council's Site Allocations DPD (due to commence in 2012/13) may start coming forward during this time.

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, and these will form part of the Site Allocations DPD and the Twickenham Town Centre Area Action Plan. 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 158 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
2007/08	191	69*	260
2008/09	171	265	436
2009/10	136	9	145
2010/11	146	253	399
2011/12	146	62	208
Total	790	658	1448
Annual average	158	132	290

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. * this includes two sites on which net losses totaled 32 units

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.

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

Time period	No. of sites	No. of units
2007/08	190	354
2008/09	162	283
2009/10	135	231
2010/11	136	198
2011/12	141	156
Total	764	1222

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 2013-23 based on the same criteria as for all housing sites.

Sources of future affordable housing supply:

Site Type	1-5 yrs (2013-2018)	6-10 yrs (2018-2023)
New build under construction	233	0
New build sites with planning permission	77	0
Other small sites	0	100*
Proposal/other known Sites (2013-2018)	188	525
Total	498	625

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), in particular their intentions for the 2011-15 Programme of funding. 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.

There continues to be a significant number of affordable units that are currently under construction, indicating a healthier supply in the pipeline. However, beyond the short term, there is greater uncertainty and reliance on the Core Strategy Policy CP15 target being achieved on the large sites identified in the future housing land supply.

For future years, the viability of schemes including affordable housing may continue to be affected by the present adverse economic situation. 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.

The borough is not unique as affordable housing starts have been low across the country, and to some extent is expected at the start of a new funding programme. However, it emphasises the need to ensure that wherever viable the policy requirements for affordable housing contributions 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
East Sheen	17 Stanley Road	08/1467/FUL	2	2	Construction already started
Fulwell, Hampton Hill	106-108 and 1-8 Gordon Court	08/2704/FUL	28	16	Construction already started, completion due in 2011/12
Fulwell, Hampton Hill	130 Stanley Road	08/4835/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	05/2058/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	4 Richmond Hill	07/0164/EXT	1	1	Construction already started
Ham, Petersham, Richmond Riverside	Terrace Yard, Petersham Road	07/3906/FUL	9	9	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	Construction already started
Ham, Petersham, Richmond Riverside	12 Sandy Lane	11/2372/FUL	1	0	Construction already started
Hampton	61 Ormond Avenue	08/0838/FUL	1	1	Construction already started
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	Construction already started
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	08/2618/FUL	2	2	Construction already started
Hampton	6 Carlisle Road	11/2073/FUL	2	1	Construction already started
Hampton	91 Station Road	11/3009/FUL	1	1	Construction already started
Hampton North	12 Acacia Road	09/0649/FUL	1	1	Construction already started
Hampton Wick	25 High Street, Hampton Wick	10/1413/VRC	9	2	Construction already started
Hampton Wick	The Coach House	05/2050/FUL , 11/0804/FUL	1	0	Construction already started
Hampton Wick	1-5 And Outbuildings The Maples	06/3371/FUL	10	5	Construction already started
Hampton Wick	Former Seaboard Site, Sandy Lane, Teddington	07/3856/FUL	198	198	Construction already started, completion due Summer 2012. 79 affordable units.
Hampton Wick	Normansfield	07/1871/FUL	89	89	Construction already started
Hampton Wick	128 Munster Road	08/0293/FUL	1	1	Construction already started
Hampton Wick	135 Fairfax Road	11/2077/FUL	1	1	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	6 Thameside	10/2276/FUL	1	0	Construction already started
Hampton Wick	2 Seymour Road	11/3431/FUL	9	3	Construction already started
Heathfield	570 Hanworth Road	09/0017/FUL 11/1183/FUL	8	7	Construction already started. 8 affordable units.
Heathfield	Land to the rear of 23 to 29 Heathside, Whitton	07/0196/FUL	7	7	Construction already started
Heathfield	768 Hanworth Road	07/3649/FUL	4	3	Construction already started
Kew	269 & 271 Sandycombe Road, Kew	05/2459/HOT	2	1	Construction already started
Kew	Land and Garages on the East Side, Cambridge Road	10/2817/FUL	1	1	Construction already started
Kew	Queens School House, Cumberland Road	10/2907/FUL	2	1	Construction already started
Mortlake, Barnes Common	Land At Williams Lane Bowling Green	09/1490/FUL	76	76	Construction already started, completion due Summer 2012. 31 affordable units.
Mortlake, Barnes Common	Former Goods Yard at Queens Ride	08/4383/FUL	14	14	Construction already started
Mortlake, Barnes Common	Land Rear of 2 – 14 Stanton Road	09/1346/FUL	1	1	Construction already started
Mortlake, Barnes Common	3 Queens Ride	10/3212/FUL	2	1	Construction already started
Mortlake, Barnes Common	42-44 Charles Street, Barnes	10/1484/FUL	5	5	Construction already started
North Richmond	International Mail Express, Orchard Road	07/3733/FUL , 11/1244/FUL , 11/1245/FUL	89	89	Construction already started. 28 Affordable units.
North Richmond	The Shakespeare, Lower Richmond Road	10/0076/FUL	8	8	Construction already started
South Richmond	36 Friars Stile Road	03/3111/FUL	1	0	Construction already started
South Richmond	56 Friars Stile Road	05/2826/FUL	1	1	Construction already started
South Richmond	Asgill Lodge, Old Palace Lane	08/1997/FUL	1	1	Construction already started
South Richmond	14a King Street Coach House The Old Workshop and CP	07/1455/FUL	13	13	Construction already started
South Richmond	Land at 122 Queens Road	09/1993/VRC	3	3	Construction already started. 3 affordable units.
South Richmond	15 Montague Road	11/2622/FUL	1	0	Construction already started
South Twickenham	Norcutt House, Norcutt Road	06/2018/FUL	22	22	Construction already started. 11 affordable units.

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Twickenham	77 Colne Road	08/0651/FUL	4	4	Construction already started
South Twickenham	158 Heath Road	08/2614/FUL	1	1	Construction already started
South Twickenham	Garages Rear Of Walpole Court, Hampton Road	08/3259/FUL	6	6	Construction already started
South Twickenham	121 Heath Road, Twickenham	10/0415/FUL	22	22	Construction already started. 8 affordable units.
South Twickenham	Land Rear of 122 Heath Road	10/0289/FUL	1	1	Construction already started
South Twickenham	25 Tower Road	10/1492/FUL	1	0	Construction already started
South Twickenham	10 Riverview Gardens	10/1977/FUL	2	1	Construction already started
South Twickenham	Gifford House, Popes Avenue	10/3719/FUL	29	29	Construction already started
St Margaret's & North Twickenham	361 to 376A St Margaret's Road	08/0307/FUL	27	14	Construction already started. 10 affordable units.
St Margaret's & North Twickenham	Land To Rear Of 35 to 37 Orchard Road	08/3277/FUL	4	4	Construction already started
St Margaret's & North Twickenham	25 Heatham Park	10/0389/FUL	1	0	Construction already started
St Margaret's & North Twickenham	Land at rear of 180 London Road	10/2857/FUL	2	2	Construction already started
St Margaret's & North Twickenham	16A Crown Road	11/1086/FUL	9	9	Construction already started
St Margaret's & North Twickenham	4A St Georges Road	11/1752/FUL	1	1	Construction already started
Teddington	47 Cambridge Crescent	04/1889/FUL	1	1	Construction already started
Teddington	209 Waldegrave Road	07/3470/FUL	22	21	Construction already started. 9 affordable units.
Teddington	Craig House, 24A Park Road	08/0007/FUL	6	-6	Construction already started. 6 affordable units.
Teddington	66 Stanley Road	08/1293/FUL	6	5	Construction already started
Teddington	13 Church Road	09/0500/FUL	4	3	Construction already started
Teddington	Park House, Station Road	11/1436/FUL	9	9	Construction already started
Twickenham Riverside	Garage Site, 92 – 102 Sherland Road	08/4195/FUL	3	3	Construction already started. 3 affordable units.
Twickenham Riverside	Land at Bell Lane and Water Lane	08/4839/FUL	2	2	Construction already started. 2 affordable units.
Twickenham Riverside	Land Adjacent to 25 Ferry Road	10/1550/FUL	1	1	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	37B Cambridge Park	11/1847/FUL	2	1	Construction already started
Twickenham Riverside	Syds Quay and Sans Souci	10/1095/FUL	5	4	Construction already started
Twickenham Riverside	Hurley Cottage, Eel Pie Island	11/2039/FUL	1	0	Construction already started
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	08/0774/FUL	1	1	Construction already started
West Twickenham	16 Broadlands	08/1404/FUL	1	1	Construction already started
West Twickenham	Rear of Number 8-14 Staines Road	08/3172/FUL	3	3	Construction already started
West Twickenham	Land Adjacent to 244 Lincoln Avenue	09/0434/FUL	2	2	Construction already started. 2 affordable units.
West Twickenham	Air Sea House (Phase 2)	10/0612/FUL	53	53	Construction already started. 53 affordable units.
West Twickenham	2 Glebe Way	10/1762/FUL	2	2	Construction already started
			840	763	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	2 Elm Grove, Barnes	08/4251/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	38 Lonsdale Road	09/0978/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	1 Parke Road	10/3233/FUL	1	0	No known development constraint to delivery of housing over the next five years
Barnes	41 Gerard Road	11/4161/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	11/1473/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	6 Well Lane	07/3077/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	198 Upper Richmond Road West	10/2113/UL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	278 – 282 Upper Richmond Road West	09/2921/FUL	4	4	No known development constraint to delivery of housing over the next five years
East Sheen	6 Monroe Drive	10/3034/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land adjacent 1 Princes Road	09/0358/EXT	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Fulwell, Hampton Hill	139 – 141 Stanley Road	09/2207/FUL	9	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Somerset House and 14 Elmtree Road	10/1447/FUL	58	58	No known development constraint to delivery of housing over the next five years 26 affordable units.
Fulwell, Hampton Hill	Hampton Hill Library, 13 Windmill Road	11/0604/FUL	4	4	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land at rear of 293 Petersham Road	08/2038/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	162 Dukes Avenue	10/3552/FUL	2	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Quanton Cottage, Bute Avenue	11/3182/FUL	1	0	No known development constraint to delivery of housing over the next five years
Hampton	5 Chestnut Avenue	08/1125/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton North	San Toy, Old Farm Road	10/3161/FUL	1	0	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton Wick	6 7 and 8 The Maples	08/3326/FUL	8	5	No known development constraint to delivery of housing over the next five years
Hampton Wick	147 Fairfax Road	11/0149/FUL	1	0	No known development constraint to delivery of housing over the next five years
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	11/0468/PS19	11	11	No known development constraint to delivery of housing over the next five years
Hampton Wick	157C Fairfax Road	11/2210/FUL	1	0	No known development constraint to delivery of housing over the next five years
Heathfield	16 Ellerman Avenue	11/1716/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Willowdene, Millfield Road	11/3146/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	Land rear off 23-24 Courtlands Avenue, Kew	10/0660/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	249 Mortlake Road	08/1710/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	Ruth House, Burlington Avenue	08/2464/FUL	8	7	No known development constraint to delivery of housing over the next five years
Kew	1 Royal Parade	09/0110/FUL	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	10/2112/FUL	5	5	No known development constraint to delivery of housing over the next five years
North Richmond	196 Kew Road	11/3279/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	Graemesdyke Cottage, Graemesdyke Avenue	09/1240/FUL	6	5	No known development constraint to delivery of housing over the next five years
North Richmond	3 – 5 Dee Road	10/3421/FUL	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	Richmond Sea Scout Hut, Retreat Road	09/3283/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	33 Montague Road	09/0086/NMA1	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	45 The Vineyard	09/0316/EXT	6	5	No known development constraint to delivery of housing over the next five years
South Richmond	30 Montague Road	09/0561/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	1 Old Palace Place	09/1383/FUL	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	48 Kings Road	11/2538/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	36 Kings Road	08/4642/FUL	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	Car Park, Wakefield Road	09/2420/FUL	11	11	No known development constraint to delivery of housing over the next five years
South Richmond	91 Mount Ararat Road	09/3179/FUL	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	569 Upper Richmond Road West	09/2357/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	12-14 Water Lane	11/3010/FUL	3	3	No known development constraint to delivery of housing over the next five years
South Twickenham	Land at rear of 291 Waldegrave Road	09/0441/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
South Twickenham	The Croft, Walpole Gardens	10/3308/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Garage Site Between Nos 3 and 5 Clifden Road	10/0945/OUT	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	17A Tower Road	10/2991/FUL	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	09/3273/FUL	115	115	No known development constraint to delivery of housing over the next five years. 33 affordable units.
St Margaret's & North Twickenham	198 to 200 Amyand Park Road	08/3078/FUL	2	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Land adj to 1 Heron Road	09/1396/HOT	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	2A Cole Park Road	11/0549/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Railway Station	11/1443/FUL	115	115	No known development constraint to delivery of housing over the next five years
Teddington	23 Coleshill Road	08/1127/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	Elm Lodge, New Kelvin Avenue	08/0230/FUL	8	8	No known development constraint to delivery of housing over the next five years
Teddington	2 to 4 Latimer Road	09/2759/FUL	2	2	No known development constraint to delivery of housing over the next five years
Teddington	22 The Causeway	09/1983/FUL	5	5	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Teddington	72 Stanley Road	10/0312/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	60 Twickenham Road	10/2034/FUL	1	0	No known development constraint to delivery of housing over the next five years
Teddington	Land North of North Place	10/2482/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	09/2129/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37A Cambridge Park	12/2206/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	40A Cambridge Park	11/0990/FUL	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37 Grosvenor Road	11/3248/FUL	7	7	No known development constraint to delivery of housing over the next five years
West Twickenham	9-23 Third Cross Road	08/2651/FUL	8	8	No known development constraint to delivery of housing over the next five years
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	08/0225/FUL	9	9	No known development constraint to delivery of housing over the next five years
West Twickenham	6 Trafalgar Road	11/1873/FUL	1	0	No known development constraint to delivery of housing over the next five years
Whitton	Land rear of 225-231 Hospital Bridge Road	09/2521/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	47A High Street	10/0613/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Bridgeway House, 13A High Street	10/1840/FUL	2	2	No known development constraint to delivery of housing over the next five years
Whitton	53-55 High Street	11/3622/FUL	9	6	No known development constraint to delivery of housing over the next five years
			492	455	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	64 Church Road	08/1413/EXT	3	2	Construction already started
East Sheen	302 Upper Richmond Road West	07/2431/FUL	3	3	Construction already started
East Sheen	38 Sheen Lane	07/3386/FUL	2	1	Construction already started
East Sheen	304 Upper Richmond Road West	09/2528/FUL	4	3	Construction already started
East Sheen	32A Colston Road	09/0557/FUL	2	1	Construction already started
East Sheen	18-24 Penryhn Crescent, East Sheen	07/3690/EXT	1	1	Construction already started
East Sheen	11 Fife Road	10/0917/HOT	2	1	Construction already started
Fulwell, Hampton Hill	93 Hampton Road	09/3050/FUL	2	2	Construction already started
Fulwell, Hampton Hill	33 Park Road	11/0065/COU	1	-7	Construction already started
Hampton	Rear of 70-74 Station Road	04/3088/COU , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	04/3704/FUL , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	07/1624/FUL	2	2	Construction already started
Hampton	The Chalet and Fortier, Hampton Court Road	07/2585/FUL	2	-1	Construction already started
Hampton	17 Church Street	10/1906/FUL	2	2	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	06/2724/FUL	9	9	Construction already started
Hampton Wick	12 Glamorgan Road	10/1105/FUL	2	1	Construction already started
Hampton Wick	91 High Street	11/1596/FUL	2	2	Construction already started
Hampton Wick	1 and 3 Upper Teddington Road	11/1713/FUL	2	2	Construction already started
Hampton Wick	47 Vicarage Road	11/1830/FUL	1	-2	Construction already started
Heathfield	673 Hanworth Road	08/4661/FUL	3	2	Construction already started
Kew	22 Thompson Avenue	08/3332/HOT	2	1	Construction already started
Kew	17 Kew Gardens Road	11/0393/FUL	4	-4	Construction already started
Mortlake, Barnes Common	52 White Hart Lane	10/0662/HOT	2	1	Construction already started
Mortlake, Barnes Common	17B Sheen Lane	10/3663/FUL	4	4	Construction already started
North Richmond	26 Salisbury Road	07/0256/FUL	2	1	Construction already started
North Richmond	76-84 Kew Road	09/2147/FUL	9	9	Construction already started
South Richmond	10 Marchmont Road	07/2834/FUL	1	1	Construction already started
South Richmond	32 Lancaster Park	09/0758/FUL	1	-2	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	21 and 22 The Green	09/2893/FUL	2	2	Construction already started
South Twickenham	32 – 38 The Green	07/3041/FUL	7	7	Construction already started
South Twickenham	29 South Road	10/2929/FUL	4	3	Construction already started
St Margaret's & North Twickenham	147 Whitton Road	07/2824/EXT	3	2	Construction already started
St Margaret's & North Twickenham	165 Whitton Road	08/2305/FUL	3	2	Construction already started
St Margaret's & North Twickenham	Top Flat, 62 Northcote Road	10/1673/FUL	1	1	Construction already started
St Margaret's & North Twickenham	85 Whitton Road	11/2143/FUL	2	-1	Construction already started
Teddington	115A Waldegrave Road	09/3024/FUL	3	2	Construction already started
Twickenham Riverside	61 Holly Road	10/1411/FUL	2	2	Construction already started
Twickenham Riverside	71 Queens Road	07/0789/FUL	2	2	Construction already started
Twickenham Riverside	6 Haggard Road	09/3132/FUL	2	1	Construction already started
West Twickenham	68 Meadway	09/2464/FUL	2	1	Construction already started
West Twickenham	42 Glebe Way	11/2149/HOT	2	1	Construction already started
Whitton	29 Whitton Dene	07/0356/FUL	2	1	Construction already started
Whitton	41 Hounslow Road	10/3642/FUL	2	1	Construction already started
			111	64	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	Rodgers and Burton, 15 – 17 Church Road	10/1794/PS192	1	1	No known development constraint to delivery of housing over the next five years
Barnes	18-20 Church Road	11/2507/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	24 Castelnau	11/0622/FUL	1	-4	No known development constraint to delivery of housing over the next five years
East Sheen	United Reformed Church, Vernon Road	10/0074/FUL	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	34 St Leonards Road	11/2268/FUL	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	28 Sheen Lane	11/2628/FUL	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	Mortlake Court, 28 Sheen Lane	11/2630/FUL	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	8 – 10 Windmill Road	09/0184/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Flat 6, 3 Gloucester Road	09/0345/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	28 Elmtree Road	10/2193/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	66 High Street	10/2338/FUL	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	107 Hampton Road	10/3494/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	150 Stanley Road	12/0032/COU	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	18 Petersham Road	08/3097/FUL	7	7	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	88 – 102 Petersham Road	11/1332/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	2 Ham Street	11/3025/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	100 High Street	10/3140/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Natures Medicine Clinic, 76D Station Road	10/2657/COU	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton	72A Priory Road	11/0316/COU	1	0	No known development constraint to delivery of housing over the next five years
Hampton	117 Station Road	11/0593/COU	1	1	No known development constraint to delivery of housing over the next five years
Hampton	3 Holly Bush Lane	11/1317/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton	Millennium House, 7 High Street	11/1809/FUL , 11/3655/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton	22 Linden Road	11/2586/FUL	1	0	No known development constraint to delivery of housing over the next five years
Hampton North	Casa Tertia, Old Farm Road	09/3160/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton North	34 Oak Avenue	11/2853/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	190 Kingston Road	09/0654/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	451 Chertsey Road	09/1470/FUL	3	2	No known development constraint to delivery of housing over the next five years
Heathfield	151 Hospital Bridge Road	10/0161/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	2 Meadow Close	11/1559/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	300 Nelson Road	12/0076/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	21 Gainsborough Road	11/2274/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	173 Mortlake Road	11/2921/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	First and Second Floor, 37 Mortlake Road	11/3329/PS192	6	5	No known development constraint to delivery of housing over the next five years
Kew	78 Forest Road	11/3392/FUL	2	-1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	St Patricks House, 24A Grove Road	11/0200/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	8 Laurel Road	11/0690/FUL	1	-2	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Mortlake, Barnes Common	6 The Broadway	11/0692/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	35 Barnes High Street	11/1820/FUL	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	104 Westfields Avenue	11/2489/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	17 – 20 Tersha Street	09/0038/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	24 Larkfield Road	11/0362/PS192	1	-4	No known development constraint to delivery of housing over the next five years
North Richmond	172 Sheen Road	11/3714/FUL	3	2	No known development constraint to delivery of housing over the next five years
North Richmond	152 Sheen Road	11/4038/FUL	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	08/0605/EXT	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	130 Sheen Road	08/4291/FUL	4	3	No known development constraint to delivery of housing over the next five years
South Richmond	11 – 18 Church Estate Almshouses, Sheen Road	09/0144/FUL	3	-1	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	09/3162/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	Lion House, Red Lion Street (second floor)	09/2050/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	13 Montague Road	10/2720/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	73 Mount Ararat Road	11/0129/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	1 Pembroke Villas	11/2247/FUL	1	-4	No known development constraint to delivery of housing over the next five years
South Richmond	First and Second Floors, 29 The Green	12/0286/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	24 Edwin Road	09/1041/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	146 Heath Road	09/1273/FUL	4	3	No known development constraint to delivery of housing over the next five years
South Twickenham	78 The Green	09/0044/COU	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Twickenham	144 Heath Road	09/2538/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Kings Arms, 40 Albion Road	11/3749/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	37 Hamilton Road	10/1691/FUL	27	27	No known development constraint to delivery of housing over the next five years. 8 affordable units.
South Twickenham	2 to 3 Stable Mews and 114 – 116 Heath Road	11/3276/FUL	2	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	14 Whitton Road	07/3840/EXT	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	296 St Margarets Road	10/0537/FUL	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 St Georges Road	10/1026/FUL	1	-2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	357 St Margarets Road	11/1306/FUL	1	-1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	20 Crown Road	11/1620/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 Glebe Side	11/1709/FUL	3	2	No known development constraint to delivery of housing over the next five years
Teddington	8-10 High Street	05/0007/EXT	4	2	No known development constraint to delivery of housing over the next five years
Teddington	20 – 22 High Street	08/4038/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	31 Park Road	09/2762/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	7 Ferry Road	10/1845/FUL	4	3	No known development constraint to delivery of housing over the next five years
Teddington	70 Church Road	11/0465/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	40 Church Road	12/0050/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Church Street	08/4727/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	19 Richmond Road	09/2063/FUL	4	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Riverside House, Riverside	10/1070/FUL	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	18-20 King Street	10/1254/FUL	9	9	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	36 Cambridge Park	10/1636/FUL	1	-5	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	13 Cross Deep	11/1115/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	257 Richmond Road	11/3823/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	26 St Stephens Gardens	11/4033/FUL	1	-2	No known development constraint to delivery of housing over the next five years
West Twickenham	3 Melbourne Court, Meadway	10/1062/FUL	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	13 Trafalgar Road	10/3528/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Whitton	94A High Street	09/0800/FUL	2	1	No known development constraint to delivery of housing over the next five years
Whitton	106A High Street	08/1571/FUL	4	2	No known development constraint to delivery of housing over the next five years
Whitton	121 Nelson Road	11/1091/FUL	3	3	No known development constraint to delivery of housing over the next five years
			202	109	

Appendix 7a: Housing Land Supply: large sites

This Table identifies the phasing of large sites and their approximate capacities. In light of the current economic circumstances and discussions with landowners, the phasing has been reviewed and some sites may now be considered likely to complete later than anticipated.

Type	Site Name	Ward	No of units (net gain)	Phasing 2013-23		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2013-18)	6-10 yrs (2018-23)	
Large Site with PP	Gordon Court	Fulwell, Hampton Hill	28 (16)	16		PP granted (08/2704/FUL). Construction already started.
Large Site with PP	Somerset House and 14 Elmtree Road	Fulwell, Hampton Hill	58	58		PP granted (10/1447/FUL). 26 affordable units.
Large Site with PP	Former Seeboard Site, Sandy Lane, Teddington	Hampton Wick	198	198		PP granted (07/3856/FUL). Construction already started, completion due 2012. 79 affordable units.
Large Site with PP	1-5 And Outbuildings The Maples	Hampton Wick	10 (5)	5		PP granted (06/3371/FUL) Construction already started
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11	11		PP granted (11/0468/PS19)
Large Site with PP	Normansfield Hospital	Hampton Wick	89	89		PP granted (07/1871/FUL) Construction already started
Large Site with PP	Former Goods Yard Land At Queens Ride	Mortlake, Barnes Common	14	14		PP granted (08/4383/FUL) Construction already started
Large Site with PP	Land at Williams Lane Bowling Green, Mortlake	Mortlake, Barnes Common	76	76		PP granted (09/1490/FUL) Construction already started, completion due 2012. 31 affordable units.
Large Site with PP	International Mail Express, Orchard Road	North Richmond	89	89		PP granted (07/3733/FUL , 11/1244/FUL),

Type	Site Name	Ward	No of units (net gain)	Phasing 2013-23		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2013-18)	6-10 yrs (2018-23)	
						11/1245/FUL Construction already started. 28 affordable units.
Large Site with PP	Norcutt House	South Twickenham	22	22		PP granted (06/2018/FUL) Construction already started. 11 affordable units.
Large Site with PP	121 Heath Road, Twickenham	South Twickenham	22	22		PP granted (10/0415/FUL) Construction already started. 8 affordable units.
Large Site with PP	37 Hamilton Road	South Twickenham	27	27		PP granted (10/1691/FUL). 8 affordable units.
Large Site with PP	Gifford House, Popes Avenue, Twickenham	South Twickenham	29	29		PP granted (10/3719/FUL) Construction already started
Large Site with PP	14a King Street Coach House The Old Workshop and CP	South Richmond	13	13		PP granted (07/1455/FUL) Construction already started
Large Site with PP	Car Park, Wakefield Road	South Richmond	11	11		PP granted (09/2420/FUL)
Large Site with PP	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	115	115		PP granted (09/3273/FUL). 33 affordable units.
Large Site with PP	361 to 376 St Margarets Road	St Margaret's & North Twickenham	27 (14)	14		PP granted (08/0307/FUL) Construction already started. 10 affordable units.
Large Site with PP Proposal Site (Ref: T17)	Twickenham Railway Station	St Margaret's & North Twickenham	115	115		PP granted (11/1443/FUL)
Large Site with PP	209 Waldegrave Road	Teddington	22 (21)	21		PP granted (07/3470/FUL) Construction already started. 9 affordable units.

Type	Site Name	Ward	No of units (net gain)	Phasing 2013-23		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2013-18)	6-10 yrs (2018-23)	
Large Site with PP	Air Sea House (Phase 2)	West Twickenham	53	53		PP granted (10/0612/FUL) Construction already started. 53 affordable units.
Proposal Site (Ref: H15)	Platts Eyott	Hampton	70	70		Progressing (05/0270/FUL under consideration)
Proposal Site (Ref: R4)	Friars Lane Car Park	South Richmond	5-20	20		Potential for 10 affordable units.
Proposal Site (Ref T29)	Richmond College, Egerton Road	St Margaret's & North Twickenham	50	50		Potential for 25 affordable units.
Proposal Site (Ref: T3)	Twickenham Sorting Office, 109 London Road	St Margaret's & North Twickenham	30-110	110		Potential for 55 affordable units.
Other known large site	Barnes Hospital	Mortlake and Barnes Common	50-100	100		Potential for 50 affordable units.
Other known large site	Royal Star & Garter	Ham, Petersham, Richmond Riverside	25-60	60		
Other known large site	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	30	30		Potential for 15 affordable units.
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	17	17		Potential for 8 affordable units.
Other known large site	Mill Farm Road, Hanworth	Heathfield	15-25	25		Potential for 25 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.
Other known large site	Greggs Bakery, Gould Road	South Twickenham	75-200		200	Potential for 100 affordable units.
Proposal Site (Ref: H1)	Hampton Water Treatment Works	Hampton	25-55		55	Potential for 27 affordable units.
Other known large site	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	50		50	Potential for 25 affordable units.

Type	Site Name	Ward	No of units (net gain)	Phasing 2013-23		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2013-18)	6-10 yrs (2018-23)	
Proposal Site (Ref: W3)	Nelson Primary School	Whitton	28		28	Potential for 14 affordable units.
Proposal Site (Ref: T14)	Council Depot, Langhorn Drive	St Margaret's & North Twickenham	25-55		55	Potential for 27 affordable units.
Proposal Site (Ref: R6)	Richmond Station	South Richmond	5-20		20	Potential for 10 affordable units.
Proposal Site (Ref: S4)	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	200-300		300	Potential for 150 affordable units.
Other known large site	Station Yard, Twickenham	Twickenham Riverside	15-20		20	Potential for 10 affordable units.
Other known large site	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	5-10		10	
Other known large site	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
Other known large site	Police Station, London Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
	TOTALS			1480	1063	

PP = planning permission

Note: Terrace Yard, Petersham Road (Proposal Site Ref: R11) originally expected to provide 10 units, was granted planning permission for 9 units in Aug 2008 under [07/3906/FUL](#). Construction is already started.

Appendix 7b: Summary of future housing land supply by ward (net gain)

	Five Year Housing Land Supply 2013 – 2018					2018-2023	Total 2013-2023
	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	Proposal/Other known large sites	
Barnes	0	2	2	-4	0	0	0
East Sheen	2	6	10	11	0	0	29
Fulwell and Hampton Hill	17	69	-5	7	0	0	88
Ham, Petersham and Richmond Riverside	13	3	0	10	90	0	116
Hampton	6	2	5	4	70	55	142
Hampton North	1	0	0	3	0	0	4
Hampton Wick	299	16	12	1	17	0	345
Heathfield	17	2	2	5	25	0	51
Kew	3	11	-3	6	0	50	67
Mortlake and Barnes Common	97	5	5	2	100	300	509
North Richmond	97	9	10	-4	0	285	397
South Richmond	18	30	1	10	20	20	99
South Twickenham	57	11	10	36	0	200	314
St Margarets and North Twickenham	30	234	4	3	160	55	486
Teddington	33	19	2	7	0	0	61
Twickenham Riverside	11	9	5	6	0	70	101
West Twickenham	62	17	2	0	0	0	81
Whitton	0	10	2	6	0	28	46

Source LBRuT Planning Policy Section

Appendix 8: Employment land completions -

applicn ref	Address	overall loss (m ²)	Gain (m ²)	Proposed land uses ha	completed employment floorspace by type m ²	located in mixed use area	loss to other use	notes
		Gross external			Gross internal (Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)			
07/3594	56-58 Glenham Road, Barnes	820 B8	699 B1a	B1a 0.0277 C3 0.0355	B1a 699 - (699x0.0375) = 672.79	no	Replacement of 820 sqm of B8 with 699sqm of B1a and 3x C3 units.	Proposed three storey building with basement, accommodating Class B1 Offices, one 2-bedroom and one 1-bedroom flats and a single family dwelling house (C3) including parking for 1 car.
11/1732	117A Sheen Lane, East Sheen		90 B1a	B1a 0.0064		yes		Change of use from residential to office
07/3854	Land rear of 2 Windmill Road, Hampton Hill	350 B8	120 B1a	B1a 0.0283 C3 0.0436		yes	Loss of 350 sqm of B8. Development of new mixed use scheme with 120 sqm of B1a and with 7 units of C3	Demolition of existing warehouse and erection of mixed use development of 6 apartments and one detached studio house and two office units with parking facilities.
07/3491	3, Lock Road Ham	156 B1a		B1a 0.0087 C3 0.0131		yes	Loss of 263 sqm B1a to 107 sqm,	Change of use from Office to Live Work unit with roof alterations including 3 no. dormer windows.
11/0212	Ham House, Ham Street, Ham		61 B1c	B1c 0.006		no		Erection of a wooden storage building with wash down facility.
08/3194	137 Station Road, Hampton	52 B1a		A1 0.00346 A2 0.00346 B1a 0.00346 C3 0.016		yes	192 sqm of B1a converted to 47 sqm of A1, 47 sqm of A2 and 46 sqm of B1a, or 1 unit sized 140 sqm of one of these land uses, and 4 units of C3	Alterations and extension to existing building to comprise ground floor commercial (flexible use B1 / A1 / A2) and conversion of first floor to residential units and additional floor above for two residential units.
11/1178	Field House, Oldfield Road, Hampton	1137 B1a		A1 0.1708 B1a 0.057		yes	Change of use of 1,510 sqm B1a to mixed 1,137 of A1 retail and 373 sqm of B1a floorspace.	Change of use of ground floor of building from Class B1a (offices) to Class A1 (retail) for use as a retail foodstore and change of use of first floor from Class B1a (offices) to a mix of ancillary Class A1 retail use and Class B1a use. Installation of new shopfronts to Oldfield Road and Percy Road elevations. .
07/1157	1A Station Road, Hampton Wick.	403 B8	471 B1a	B1a 0.0386 C3 0.0468		yes	403 sqm of B8 including ancillary office replaced with 471 sqm B1a office space and 9 residential units.	Mixed use development comprising 471m ³ ground floor commercial use (use class B1), 8 x 1 bed and 1 x 2 bed apartments with ancillary site improvements, landscaping and onsite car parking.
11/3952	1 Becketts Place, Hampton Wick		157 B1a	B1a 0.0079		yes	157 sqm of sui generis non retail showroom	Establish use as B1(a) Offices
06/3187	Tollhouse Studio, Kew	72 B1a		B1a 0.01 C3 0.0214		yes	120 sqm of B1 business buildings replaced with new build 48 sqm and 1x2 bed house.	Replacement of three storage buildings with new studio building (for B1 use). Change of use of existing studio to residential.

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			Gross internal (Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)			
09/2872	Royal Botanical Gardens, Kew		807 B1b	B1b 0.081		no	New build 807 sqm of B1b, R&D/ laboratories/etc	The erection of a new "Plant Reception and Quarantine Centre" consisting of a single storey brick clad header house and single storey duo pitched glasshouses. .
09/3135	126 Ashleigh Road, Mortlake	1 B1a		B1a 0.0075 C3 0.0065		no	93 sqm of B1a replaced with 92 sqm of B1a and 1 flat	Demolition of existing structure. Erection of 2 storey building comprising ground floor offices and 2 bed roomed self-contained flat at first floor.
10/3432	7 White Hart Lane, Barnes		60 B1a	B1a 0.005		yes	Change of use of 45 sqm A1 and 45 sqm of A3 to 60 sqm of B1a and 30 sqm of A1.	Change of use of rear part of ground floor unit from Class A3/A1 to Class B1 offices.
11/2330	Woodbine Cottage, Mortlake		67 B1a	B1a 0.0189		no	Ancillary residential extended and converted to 67 sqm of B1a.	Change of use and extension, refurbishment, upgrade of the garage and annex studio from C3 Dwelling House to B1 Business Office.
09/2748	Grosvenor House, Twickenham	457 B1a		D1 0.034		yes	Change of use from office B1a 457 sqm to nursery D1 457sqm.	Change of use of office B1a to nursery centre D1 for up to 48 children.
09/2104	293 Lower Richmond Road, Richmond	2015 B2	340 B1a 339 B1b 339 B1c	B1a 0.0125 B1b 0.0125 B1c 0.0125 C3 0.1861		no	Vacant 0.46 ha site that was formerly occupied by a petrol filling station, garage and car repair workshop 2,015 sqm of B2 and 90sqm of Sui generis. Demolished between 2004 and 2005.	Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping.
10/1001	4 Red Lion Street, Richmond	104 B1a		D1 0.0008 D2 0.0008 B1a 0.0009		yes	Change of use of 157 B1a to 53 sqm B1a , 52 sqm of D1, and 52 sqm D2.	Change of use of first floor from B1 and D2 use to joint B1 (office), D2 (leisure and assembly) and D1 (medical and health services - maximum of 4 consulting rooms).
11/2661	6 Park Road, Teddington		36 B1a	B1a 0.0025		yes	Change of use of 36 sqm on first floor from sui generis to B1a office.	Change of use of first floor from 24 hour radio controlled booking office for private hire vehicles to office use (B1)
07/3481	76-80 Heath Road, Twickenham		216 B1a	B1a 0.021 C3 0.0326		yes	B1a office of 216 sqm and 6 flats above erected on site of car park	Erection of part single, part two storey building with additional accommodation in the roof, comprising ground floor B1 offices and 6 one bedroom flats above.
09/3173	44 - 48, Hounslow Road, Whitton	24 B2		B2 0.0231 C3 0.0396		no	85 sqm of B2 demolished and redeveloped as 61 sqm B2 and 1x 3 bed house C3	Demolition and relocation of existing garage workshops And Erection of a new 3 bedroom house.

applicn ref	Address	overall loss (m2)	Gain (m2)	Propo sed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external			Gross internal (Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)			
07/2090	Quadrant House, The Quadrant , Richmond		14 B1a	A2 0.0022 B1a 0.00059		yes	A2 of 80 sqm reduced to 66 sqm A2, and 14 sqm of ancillary B1a	Alterations to ground floor facade, shop front and associated works. Enlargement to office entrance and reduction in retail unit.
11/2367	13 King Street, Richmond	228 B1a		A2 0.0157		yes	Change of use of 228 sqm of B1a office to 228 sqm of A2	Change of use from Class B1 (offices) to Class A2 (financial and professional services) (retrospective)
10/1654	32 Heath Road, Twickenham	219 B1a		D2 0.008		yes	219 sqm of B1a converted to 219sqm gym use.	Change of use of 1st floor offices from B1 use to D2 (assembly and leisure) use as a martial arts, fitness and self defence facility.
	Total	-6,038	+3,816		B1a = 2,270 B1b = 1,146 B1c = 400 B2 = 0 B8 = 0 Gross = 3,816sqm Overall loss = 2,222sqm			

Appendix 9: Guide to the Use Classes Order

Use Classes Order	Description
A1	Shops , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors
A2	Professional and financial services , banks, building societies, estate and employment agencies, betting offices
A3	Restaurants & cafes – sale of hot food for consumption on the premises
A4	Drinking Establishments – public house, wine bar or other drinking establishment
A5	Hot food takeaways – sale of hot food for consumption of the premises
B1	B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	B8 Storage or distribution - This class includes open air storage.
C1	Hotel, boarding and guest houses where no significant element of care is provided.
C2	Residential schools and colleges. Hospital and convalescent/ nursing homes
C2A	Secure Residential Institution - 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.
C3	Dwellinghouses - this class is formed of 3 parts:
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • 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.
C4	Houses in multiple occupation - 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.
D1	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
D2	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).
Sui Generis	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.