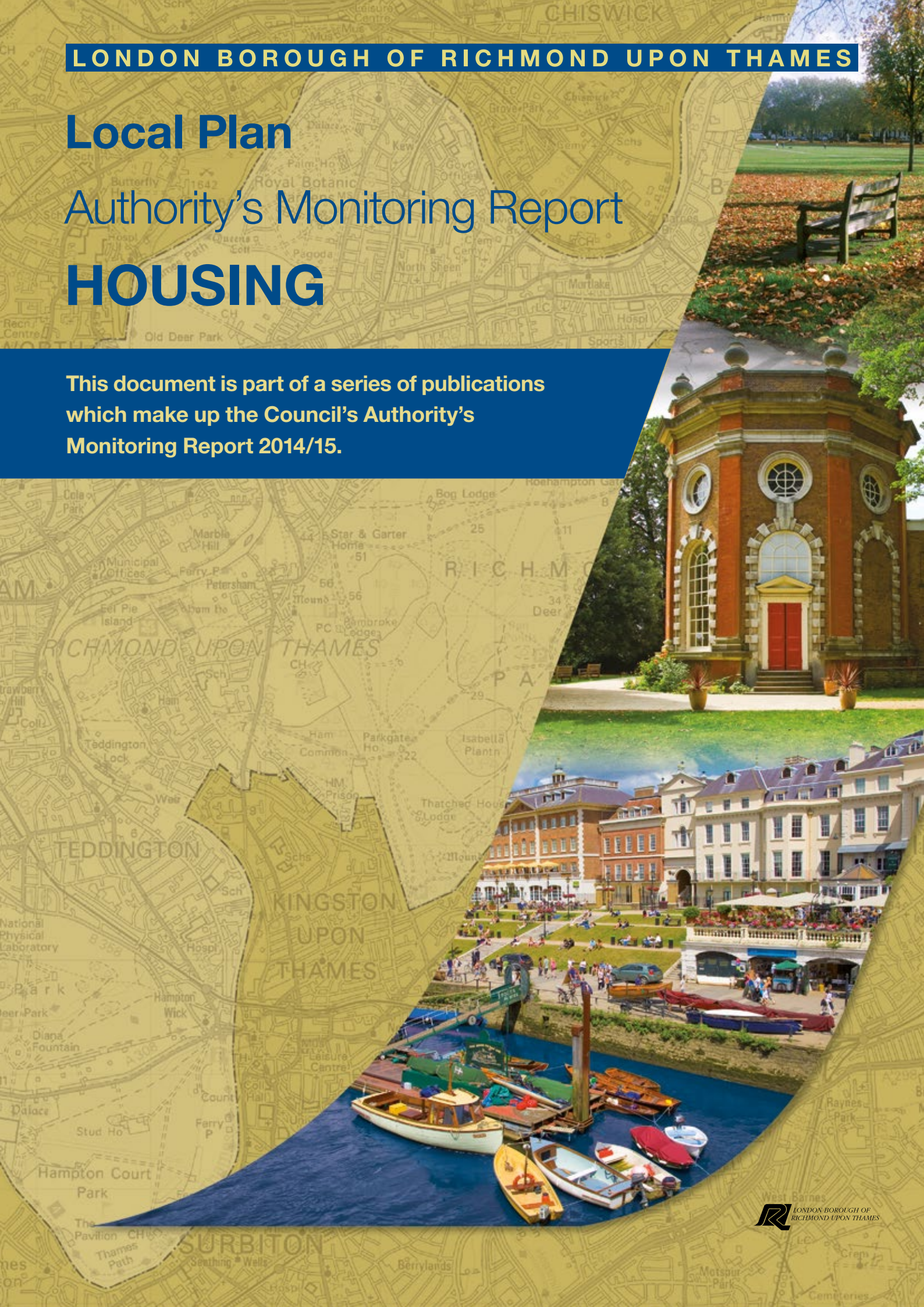


Local Plan

Authority's Monitoring Report

HOUSING

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2014/15.



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Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

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

Arabic

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

Bengali

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

Farsi

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

Gujurati

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

Punjabi



Local Plan Authority's Monitoring Report

Housing

Covering financial year 2014/15

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2014/15.

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

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

This is the second report of the series.

1. Introduction

- 1.1.1 This document is one in a series of documents which make up the Council's Authority's Monitoring Report 2014/15. It is a statutory requirement to produce an AMR (previously known as the Annual Monitoring Report). The Localism Act received Royal Assent on the 15 November 2011. In subsection 113 there is a requirement for local authorities to prepare a report which should include information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available as soon as available¹.
- 1.1.2 Changes brought in by the Act introduced greater flexibility in how AMRs can be produced. Previously, the AMR was required to be published as one large document in December each year. The requirement for a single report to be produced at a specific time has been removed by current legislation. This year a number of documents will be published in Winter 2015/Spring 2016, when available, which together will make up the AMR. This report is the second in the series.

2. Data sources

- 2.1.1 The data used in this report comes from the Council's decisions analysis monitoring system [Richdas] and from monitoring of Prior Notification applications. The former has recorded data on permitted applications since the 1980s. Data is up to 1 April 2015, but where relevant includes updates as footnotes since that time.

3. Contents

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

Housing supply – the rate of completions (304 units net) only fell marginally below the new annual target in the London Plan 2015 of 315 homes per annum, with only four large sites completed, however over the ten year target period it is expected to be exceeded. The housing land supply potentially provides for 2154 units over the next five years which is 579 units more than the target supply in the London Plan.

Affordable housing (using definitions for statutory planning monitoring) – only 2% of units were delivered as affordable, from just five small sites, a dramatic reduction from the improvement in recent years. However there were only four large sites completed all through prior approvals so opportunities were very limited to secure on-site provision. The delivery of future affordable units is identified, including delivery by Registered Providers. However the impact of national changes to planning policy continues to reduce further the opportunities where affordable housing contributions can be sought.

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

CP14: Housing

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

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

Data source: LBRuT Decisions Analysis system and annual completions survey (2014/15).

progress towards target : x **The annual net dwelling requirement was not met in 2014/15. However this was by a marginal amount against the new higher London Plan target, and over the target period it is expected that the target of 3150 will be exceeded.**

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The 2011 London Plan set the borough target of 2450 additional homes between 2011 to 2021, **the equivalent of 245 additional homes per year**. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a higher target of 3150 for 2015-2025, which is **equivalent to 315 additional homes per year**. The [London Plan AMR](#) for 2014/15 continued to monitor against the London Plan 2011 targets and provides data for all boroughs (note there may be some differences to the Council's report such as developments included and completion dates). Although it was confirmed towards the end of the 2014/15 financial year, the higher target is referred to as the Council's target in this AMR.

Table 1: Plan period and housing targets

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

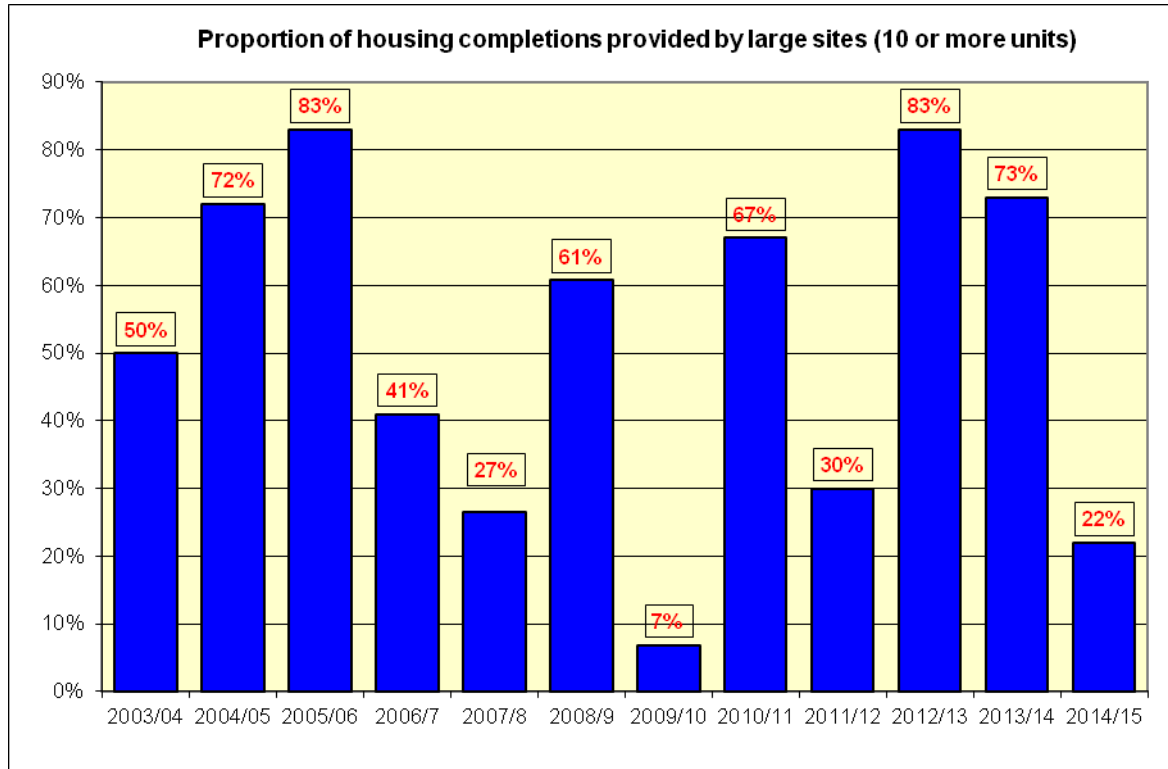
Net additional dwellings for the reporting year

A net gain of 304 units were completed in 2014/15. This was only just below the new target and the slightly lower completion rate is not in itself a concern, as there is always some fluctuation as shown in Table 2 below. There continue to be sites under construction and permissions granted, as set out in further details below, which demonstrate the pipeline.

The net gain includes 210 units (69%) completed through the prior approval process. From 30 May 2013 the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. (For further details see the Employment report in the 2013 AMR series which can be viewed at http://www.richmond.gov.uk/authority_monitoring_report) While in 2013/14 the relative recent introduction of these rights meant implementation was low in 2013/14, as expected it has delivered a significant proportion of completions in 2014/15 and is expected to be high in future years.

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

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



Net additional dwellings 2004/2005 to 2014/15

Table 2: Housing completions in the borough 2004/2005 to 2014/2015

Financial year	Units completed
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
2013/14	235
2014/15	304
Total 2004/05-2008/9 (5 yrs)	2350
Average 2004/05-2008/9	470
Total 2009/10-2013/14 (5 yrs)	1682
Average 2009/10-2013/14	336
Total over 11 years	4336

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

Notes

Figures are for net gains on site

Totals for 2004, 2006, 2008, 2010 and 2012 are unusually high because of completions on large sites (188 at Langdon Park in 2004, 536 at Kew in 2006, 192 units at Kew in 2008, 171 units at Richmond Lock in 2010, 198 units at Sandy Lane).

The distribution of housing completions for 2014/15 by ward is set out in the following table.

Table 3: Housing completions in 2014/2015 by ward

Ward	Proposed	Existing	Net gain	Large sites included
Barnes	3	4	-1	
East Sheen	24	11	13	
Fulwell, Hampton Hill	43	1	42	15 High Street Hampton Hill
Heathfield	7	1	6	
Ham, Petersham, Richmond Riverside	9	2	7	
Hampton	43	3	40	
Hampton North	2	0	2	
Hampton Wick	5	4	1	
Kew	13	27	-14	
Mortlake, Barnes Common	20	8	12	
North Richmond	33	20	13	
South Twickenham	29	6	23	17 Heath Road
South Richmond	57	14	43	34-40 The Quadrant
St Margarets, North Twickenham	54	7	47	Unit C Globe House, Chertsey Road
Teddington	24	3	21	
Twickenham Riverside	45	16	29	
West Twickenham	11	3	8	
Whitton	21	9	12	
TOTAL	443	139		
NET GAIN	304			

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

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2015

It can be seen from Table 2 above that from 1 April 2004 until 31 March 2015, an eleven year period, 4336 units were completed. The borough's housing target set out in the 2015 London Plan is an additional 3150 units between 2015 and 2025, providing for an annual average of 315 units. While this requirement has not fully been met in the 2014/15 financial year, the shortfall is only 11 units, and the Council remains on course to meet the strategic dwelling requirement by 2025.

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

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

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

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

As stated above, the permitted development rights allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. Where prior approval has been approved by the Council, the residential units that will be delivered have been included in the future supply. It is anticipated that the majority of these approvals will be implemented by landowners, as prior approval is only required for transport and highways issues, contamination and flooding, and this is evidenced

in completions during 2014/15. They are in effect no different to other conversions in terms of future delivery of housing, however for monitoring they are recorded as a separate source to understand the impact.

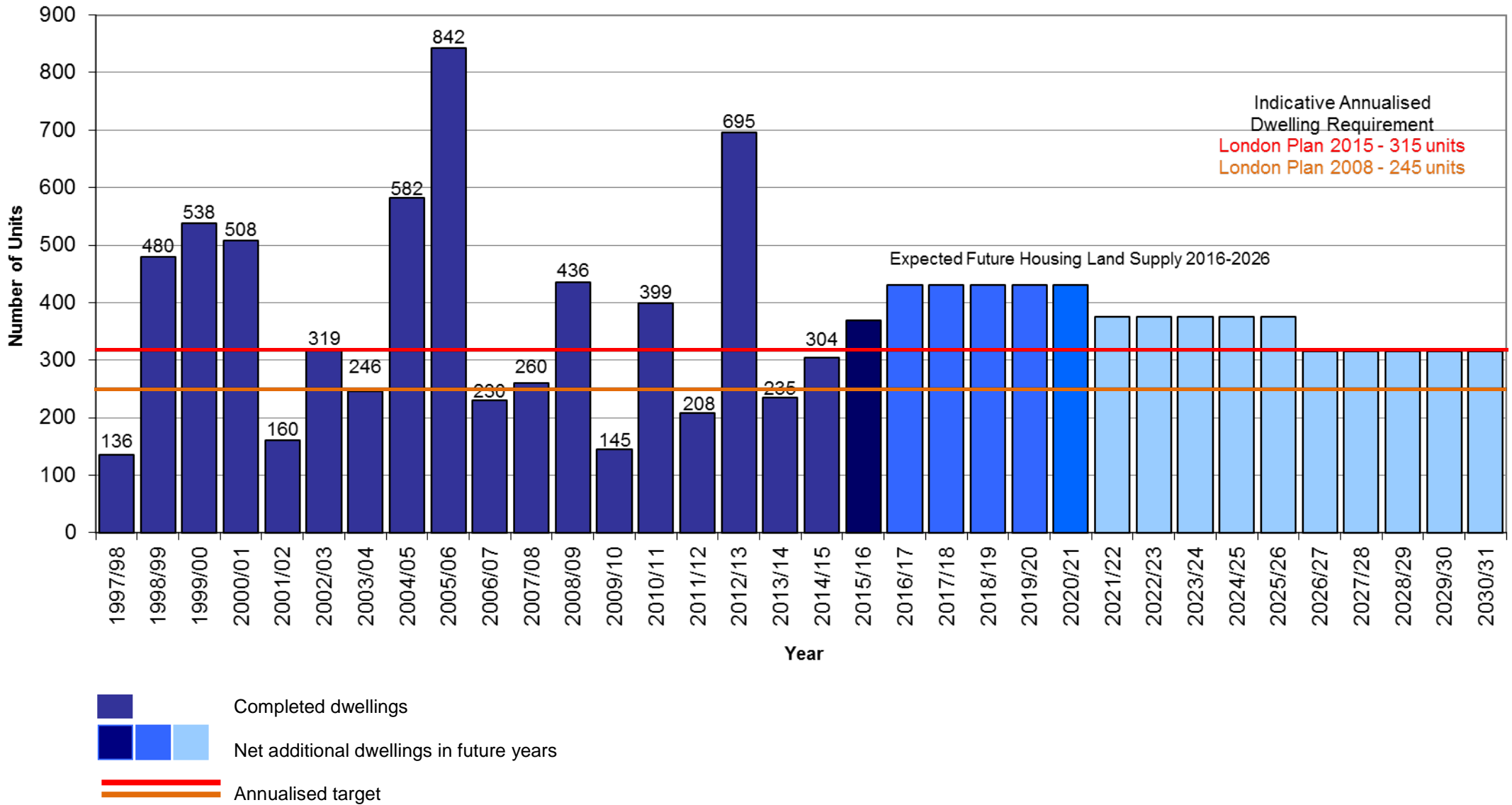
The Council has identified a potential 2154 units over the 5 year period, which is 579 units more than the higher target in the London Plan 2015. The table below details the sources of this supply. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition in the market for land.

Table 4: Sources of 5-year housing land supply

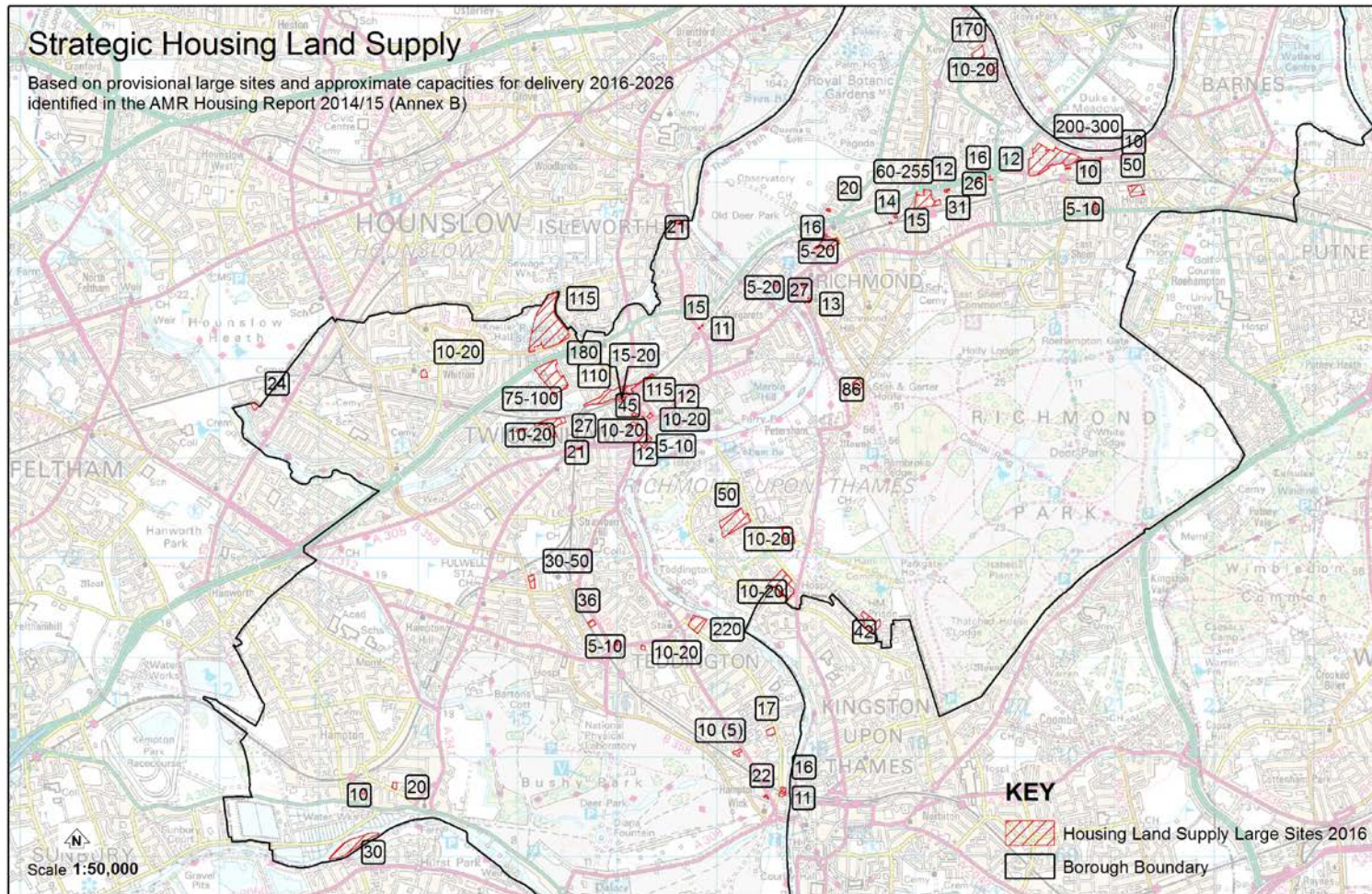
Site Type	Gross	Net	Total used for 5-year supply
New Build under construction	440	419	419
New Build Sites with planning permission	485	449	449
Conversion sites under construction	195	158	158
Conversion sites with planning permission	146	-19	-19
Conversion sites with prior notification approval under construction	112	112	112
Conversion sites with prior notification approval	460	460	460
Proposal/ other known Sites	575		575
Total 5 year supply			2154 units

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

Figure 2: Housing Trajectory as at 1st April 2015



Map 1: Strategic Housing Land Supply – Provisional Large Sites and Approximate Capacities for delivery 2016-2026



LONDON BOROUGH OF RICHMOND UPON THAMES
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www.richmond.gov.uk

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Net additional gypsy and traveller pitches per annum

Targets: Not applicable for 2014/15

Data source: LBRuT Decisions Analysis

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

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

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

The Council started further work to understand local needs, including working with RHP and other local authorities. This will continue to be alongside considering other innovative solutions to address needs such as providing floating support to those in bricks and mortar to address issues of isolation, managing a home and maintaining a tenancy rather than pitch provision. This is especially important for London boroughs constrained by limited land supply.

The Council's preparation of the Site Allocations Plan started in 2012/13 with a call for sites consultation, and initial consultation on the pre-publication draft in Autumn 2013 and further pre-publication consultations on additional sites in 2014. Initial indications suggest that additional pitches are not needed in the short term, as needs will be met through the existing site, although full research including the outcomes from questionnaires of the families living on the Bishops Grove site undertaken in 2013 and 2015, and those that could be identified who are currently living in bricks and mortar, is due to be published in 2016 alongside the Local Plan Review³.

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

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

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2014/15 financial year.

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

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

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

³ Since the time of writing, a revised Local Plan programme was agreed in July 2015 to progress site allocations as part of a Local Plan Review with anticipated adoption in Spring 2018.

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

In terms of completions, **at least** 13 units (net gain) were **completed** on seven sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 4.28% of completions. Mostly these are from applications submitted after April 2009, although in the total completions there could be some from applications determined prior to April 2009 and therefore it is possible that a larger number of sites and units would have fallen within this definition.

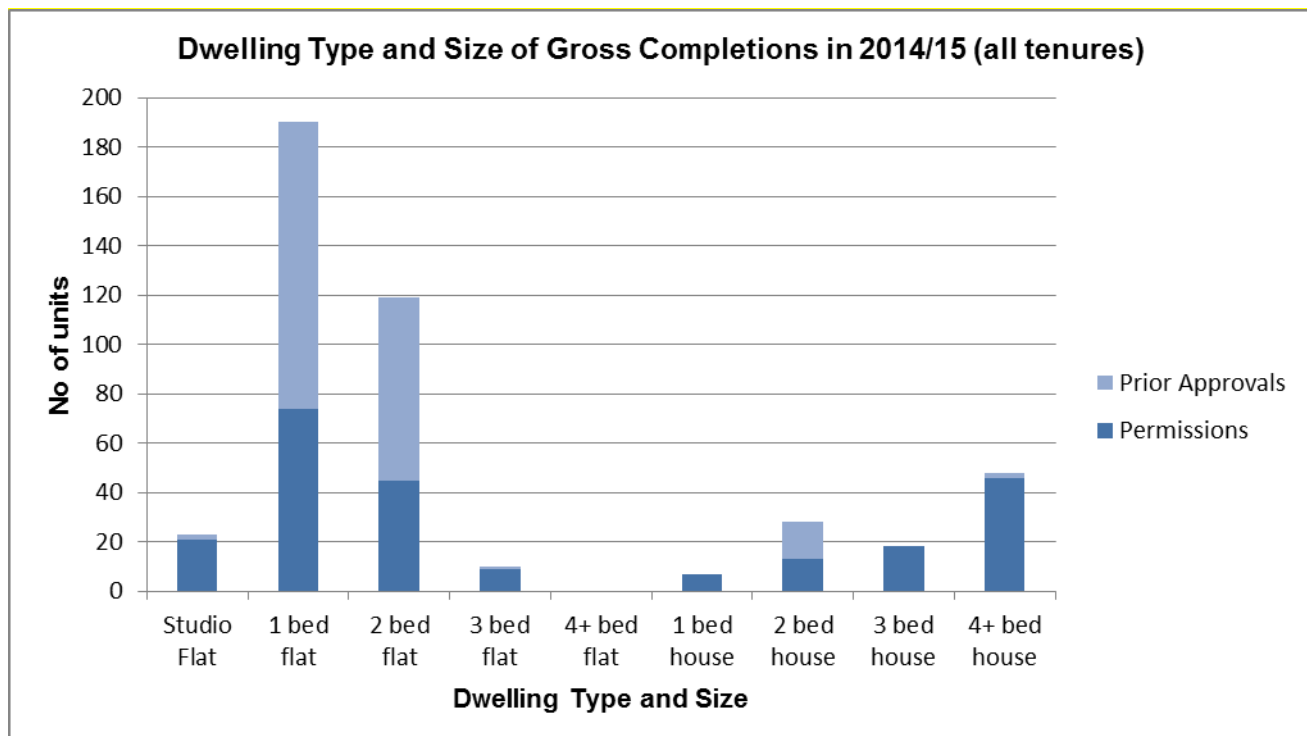
Completions by dwelling size

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2014/15 financial year.

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

This indicator looks at the dwelling type and size of all completions. The figure below shows all housing completions (gross) in 2014/15 by the type (flats or houses) and size of dwelling.

Figure 3: Dwelling Type and Size of Completions



In 2014/15 50% of all completions were small units (studio/ 1 bed flats/houses). This exceeds the 25% small unit target that was set out in Core Strategy policy. This was a significant increase from 36% in 2013/14, which is largely led by the nature of the units completed through the prior approval process as these are dominated by conversions to small flats. Consequently there was a reduction in the proportion of family housing from 30% to 17% of all completions which were 3 and 4 bed units, the size of family units encouraged by Development Management Plan policy.

CP15: Affordable Housing

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

Data source: LBRuT Decisions Analysis system and annual completions survey (2014/15).

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

Table 5: Affordable Housing Completions by financial year 2005/06 – 2014/15

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
Total 2005/06 - 2009/10	1913	254	116	370	19.3%
2010/11	399	89**	37	126	32%
2011/12	208	0	75	75	36%
2012/13	695	224	3	227	33%
2013/14	235	29	4	33	14%
2014/15	304	5	1	6	2%
Total 2010/11-2014/15	1841	347	120	467	25.4%

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

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

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

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

Analysis of affordable housing completions

Affordable housing units: Affordable housing was completed on **five sites** during 2014/15 delivering 16 units (gross). One of these was a small former employment site – 2 Croft Way, Ham ([13/0246/FUL](#)) developed for affordable housing by a Registered Provider. The other four sites in Registered Provider ownership when permission was granted, at Land Adjacent 1 Princes Road ([09/0358/EXT](#)), 18 Thames Street ([12/3185/FUL](#)), and Land At Bell Lane And Water Lane ([08/4839/FUL](#)), and a remodelling scheme at 120-120A Kew Road ([13/1026/FUL](#)) which resulted in a net loss of units. There were four large sites completed in 2014/15 - 17 Heath Road ([13/1926/P3JPA](#)), 15 High Street, Hampton Hill ([13/3552/P3JPA](#)), 34-40 The Quadrant ([13/3680/P3JPA](#)) and Unit C, Globe House, Chertsey Road ([13/3799/P3JPA](#)), however these were all prior approvals which cannot be required to contribute to affordable housing.

The net gain of 6 affordable units in 2014/15, equating to only **2%** of the net gain in units, is a dramatic reduction on the higher percentages achieved in recent years. However, one of the completion sites was a remodelling scheme bringing a net loss of existing affordable units, and as there were only four large sites completed through prior approvals other opportunities were very limited to secure on-site provision and therefore the completions were only achieved from small sites equating to a small total.

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

Off-site contributions towards affordable housing are reported separately in the [AMR Report Monitoring of Planning Obligations & Community Infrastructure Levy](#) (2016), setting out number of obligations received last year. In

2014/15 there were nineteen heads of terms covering affordable housing with total monies received of £1,176,195.28. This included contributions from a number of small sites under Policy DMHO6, with other financial contributions from a few former employment sites and two additional contributions from large sites, with one from a review mechanism on a large site. The additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached. In addition, in November 2014 the Government updated national Planning Policy Guidance setting out that contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development and therefore Council was not able to require contributions from developments of 10-units or less and which had a maximum combined gross floorspace of no more than 1000sqm, or where the Vacant Building Credit applied. This impacted on the level of contributions that could be sought during 2014/15.

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged. The Council's website detailing housing monitoring (different to planning monitoring, as explained above) www.richmond.gov.uk/completed_housing_developments.htm details the schemes that completed in 2014/15 supported by Housing Capital Programme funding (and delivering 31 affordable homes), including schemes recorded as planning completions at Land Adjacent 1 Princes Road and 120-120A Kew Road. In 2014/15 Housing Capital Programme funding of £1,135,000 was also approved to support further schemes at 159 Heath Road, 105 Queens Road, Queens House and Craig Road (supported housing), which will complete in future years.

Tenure split: Core Strategy Policy CP15 requires a split between rented and intermediate tenures of 80%/20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2014/15 show from all five sites all units were rented, not reflecting policy requirements. However, rented units meet identified priority local needs.

Future affordable housing supply

For future years, Development Management Plan Policy DMHO6 has moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. There were a number of units under construction in 2014/15, along with a number of anticipated completions during 2015/16, including 10 units at 101 And 103 And 105 Waldegrave Road; 12 units at Former 293 Lower Richmond Road; and 31 units at Express Dairies. There also continues to be a further number of affordable units with permission expected to be completed within the next five years, including 11 units at Twickenham Sorting Office; 22 units at Brentham House And Bermuda House, High Street; 24 units at Land North of Mill Farm Business Park; and 12 units at Teddington Studios. Registered Providers will deliver small sites through their own landholdings, and Richmond Housing Partnership have already secured planning permission for over 40 units from a number of small sites.

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The Council has included a forecast for 2015-25 which identifies potential sources of future affordable housing units, amounting to a potential **352** over the 5 year period. Further details are set out in Appendix 1. There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure for example through acquisition by RSLs of properties on the open market.

However, there remains considerable uncertainty about the delivery of affordable housing, arising from further changes to GLA funding of affordable housing after 2020, and secondly the availability of large sites to achieve the policy requirements of Core Strategy Policy CP15. National changes in Government policy are also continuing to impact significantly on how contributions can be secured from market development through the planning process. Policy requirements for affordable housing can no longer be applied where delivery is carried out through permitted development rights for the change of use of existing offices to residential, as prior approval is only required for other issues. The impacts of these changes are likely to be seen to continue in future monitoring.

Appendix 1: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2016/26

The main purpose of this paper is to explain in detail the anticipated housing land supply position in LB Richmond upon Thames for the first 5 years of the period 2016-2026, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2013/14 AMR for the period 2016-2026. It is written as at 1 April 2015, but where relevant includes updates since the time of writing as footnotes. The phasing of sites has been considered in light of ongoing discussions the Council undertakes with developers and landowners on some sites.

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

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

The Inspector's Report into the FALP overall found the Plan strategy will not deliver sufficient homes to meet objectively assessed need and recommended immediate review. Subsequent to the time of writing, the GLA are starting preparation for the full review, with the publication of 'Towards a new London Plan' anticipated for Autumn 2016.

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

The [Twickenham Area Action Plan](#) was adopted in July 2013 and contains proposals for sites within the Twickenham area. The preparation of the [Site Allocations Plan](#) has informed the consideration of future supply, as following a call for sites in January 2013, work progressed with the [Pre-Publication draft Plan](#) published for consultation in October-November 2013, followed by two further rounds of consultation on [new additional sites](#) in June-July 2014 and [new educational sites](#) in August-October 2014. Subsequent to the time of writing, a revised Local Plan programme was agreed in July 2015 to progress the allocation of sites as part of the [Local Plan Review](#) with anticipated adoption in Spring 2018.

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

This paper takes account of requirements set out in the NPPF to identify future housing land supply, including an additional buffer to ensure choice and competition in the market for land, and for market and affordable housing. The current position on planning for Gypsy and Traveller sites is set out in the main AMR 2014/15 report on Housing.

Housing Targets

The 2011 London Plan set the London Borough of Richmond upon Thames's housing target of 2450 additional homes between 2011 to 2021. Policy 3.3 states that borough's should seek to achieve and exceed the figures in table 3.1. This is the equivalent of 245 additional homes per year. This was a reduction from the previous Plan, which set a target of 270 homes per annum, as reflected in Core Policy CP14 which stated that the Borough would exceed the target. This was informed by the detailed large sites assessment, while the capacity estimate for small sites was reduced in light of the draft replacement London Plan's presumption against development on back gardens and based on an extended seven year period of completions to better reflect the ups and downs of the housing market.

As highlighted above, the FALP proposed a higher target for the borough of 3150 for 2015-2025, which is equivalent to 315 additional homes per year. The 2013 London SHLAA was a robust assessment of the availability and suitability of land to meet housing need in accordance with paragraph 159 of the NPPF and the NPPG, undertaken in conjunction with boroughs, and supported by an independent viability assessment. Following the national imperative to address identified need, it has been more rigorous than its predecessors in testing potential housing capacity. As in the past, the dependency on small sites is shown as these account for over 50% of the borough's total capacity. The FALP target was confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) which sets the higher target of 315 homes per annum for 2015-2025.

5 Year Housing Land Supply (2016-2021)

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

Available – the site is available now

Suitable – the site offers a suitable location for development now

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

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

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

As stated above, from 30 May 2013 the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. Where prior approval has been granted by the Council, the residential units that will be delivered have been included in the future supply. It is anticipated that the majority of these approvals will be implemented by landowners, as prior approval is only required for transport and highways issues, contamination and flooding, and this is evidenced in completions during 2014/15. Where both a permission and prior approval are approved on the same site, it is generally expected the prior approval is more likely to be implemented than any extant permission, as they are likely to have less conditions and obligations than a full permission. They are in effect no different to other conversions in terms of future delivery of housing, however for monitoring they are recorded as a separate source to understand the impact, for example where affordable housing policy requirements cannot be applied.

The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Annex A. The deliverability rate of the sites is expected to be high, this is based on the knowledge the Council has in relation to the rate of completed planning permissions, which in the past has been as high as 98%. Many of the larger sites the borough has had ongoing discussions with during the course of planning applications or pre-application discussions. Other sites without planning permission (as at 1 April 2015) which are expected to come forward and be delivered within the next 5 years include:

- **HMP Latchmere House, Ham** – sold by HMP to Berkeley Homes. Site extends into neighbouring borough (Kingston). A joint [site brief](#) (adopted March 2013) set out vision for a residential led mixed use development. Following pre-application discussions applications [14/0450/FUL](#), [14/0451/FUL](#)¹ under consideration. Potential to deliver 42 units.
- **Platts Eyott** – previous planning application for 70 units, although not currently being actively progressed by owner. The [draft Site Allocations Plan Pre-Publication](#) site HA5² only proposes for a limited amount of residential. Potential 30 units.
- **The Avenue Centre, 1 Normansfield Avenue** – the Council agreed in principle in 2013 disposal to redevelop for a new care home with supported housing units and residential. [Disposal](#) to a Registered Provider of the site confirmed in July 2014. Application expected in 2015/16³. Potential to deliver 17 units.
- **Former Inland Revenue Sorting Office, Ruskin Avenue, Kew** – the [draft Site Allocations Plan Pre-Publication](#) site KW1 proposes mixed uses to include residential, including affordable units, employment, community or health uses. Revised planning application [14/1488/FUL](#) under consideration⁴. Potential to deliver 170 units.
- **Barnes Hospital** – declining health uses, therefore a NHS Working Group was set up to explore the future of the site and the services provided, which [reported](#) opportunity for development of accommodation for Older People and working age Adults with mental health needs, as well as housing related development. The [draft Site Allocations Plan Pre-Publication](#) site BA2⁵ proposes, subject to the site being declared as surplus, for mixed use development to include residential and social infrastructure, priorities identified for extra care housing, community mental health facilities and education. In September to December 2014 the Mental Health Trust undertook [public consultation](#) on the future location of inpatient mental health services in south west London, and continues to explore options to use part of the site for older people's clinical services. The Council's priority for any redevelopment will be a new primary school as identified in the School Place Planning Strategy (agreed in January 2015). Potential to deliver 50 units.
- **Friars Lane Car Park** - [site brief](#) published and a planning application is expected to be submitted in 2015/16. The Council is expecting [disposal](#) under the 2013/16 programme and [draft Site Allocations Plan Pre-Publication](#) site RI6⁶ proposes for residential. Council launched a design competition seeking architects in November 2014⁷. Potential to deliver 5-20 units.
- **Richmond College** – [site brief](#) developed by the planning department in conjunction with the Land Owner was adopted in December 2008. Possible limited enabling development. The [draft Site Allocations Plan Pre-Publication](#) site TW10⁸ proposes redevelopment to provide a new college, offices, secondary school and special school, residential and open space. The overall aims and ambitions of the programme

¹ [14/0451/FUL](#) permitted on appeal in July 2015.

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

³ [15/5216/FUL](#) submitted in December 2015.

⁴ Granted permission in May 2015 and therefore not intended to be taken forward as part of the [Local Plan Review](#).

⁵ This site will now be taken forward as part of the [Local Plan Review](#).

⁶ This site will now be taken forward as part of the [Local Plan Review](#).

⁷ Richmond Council awarded the contract to Quinlan and Francis Terry in August 2015.

⁸ This site will now be taken forward as part of the [Local Plan Review](#).



agreed by [Cabinet](#) in November 2013. Initial community [engagement](#) led into pre-app discussions and Outline application expected⁹. Potential to deliver [180 units](#).

- **159 Heath Road, Twickenham** – proposal for redevelopment for mixed used. Application under consideration [13/4019/FUL](#)¹⁰. Potential to deliver [21 units](#).
- **Queens House, 2 Holly Road, Twickenham** – proposal for conversion, extension and infill to deliver a wholly affordable scheme. Application under consideration [14/4842/FUL](#)¹¹. Potential to deliver [45 units](#).

Combined the Council considers these sites could deliver approximately a further 575 units. The Borough has identified a potential 2154 units over the 5 year period, which is 579 units more than the higher target in the London Plan 2015. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition. The table below details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	440	419	419
New Build Sites with planning permission	485	449	449
Conversion sites under construction	195	158	158
Conversion sites with planning permission	146	-19	-19
Conversion sites with prior notification approval under construction	112	112	112
Conversion sites with prior notification approval	460	460	460
Proposal/ other known Sites	575		575
Total 5 year supply			2154 units

It is already evident that the impact of the permitted development rights for the change of use of existing offices to residential in the borough has and will continue to deliver a significant amount of additional housing units. The [AMR 2013/14 report on Employment](#) set out that, since the change to legislation was introduced in May 2013 to the end of September 2014, if implemented the applications could result in a potential of 693 residential units. The headline figure up to end of April 2015 identifies a potential of 856 residential units could be delivered.¹² Some of these sites may have already been identified through the planning process so it is therefore considered relevant to assume delivery from this pipeline will continue make a significant contribution to the five year housing land supply in this and future AMRs for the short to medium term. The Council has already introduced Article 4 Directions to remove the permitted development rights in specific areas of the borough, and is considering extending to further areas¹³, however this is limited spatially and will not affect the whole borough. Monitoring the outcome of those applications, and the delivery of housing units, will continue to be reported in future AMRs.

The NPPF states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and

⁹ [15/3038/OUT](#) submitted in summer 2015, proposes residential of up to 180 units, phased for 2018 - 2019.

¹⁰ Granted permission in May 2015.

¹¹ Granted permission in September 2015.

¹² Since the time of writing, a potential 944 residential units could be delivered through prior approvals applications approved (by February 2016) or allowed on appeal (by April 2015) (excluding Bridge House, as subsequently occupied as office).

¹³ Since the time of writing, a second phase of Article 4 Directions have been made and come into effect in October 2016 www.richmond.gov.uk/article_4_directions_offices_to_residential.htm

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 (2021-2026)

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

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

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

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Telephone Exchange, East Sheen	Yes (Ref: SA EM5)	5-10	Potential for redevelopment if telephone exchange became surplus. The draft Site Allocations Plan Pre-Publication site EM5 ¹⁴ proposes mixed uses to include residential, employment or primary school.
Strathmore Centre, Strathmore Road, Teddington	Yes (Ref: SA TD2)	30-50	Partially vacant site. The Council is expecting disposal for residential and draft Site Allocations Plan Pre-Publication site TD2 ¹⁵ proposes residential, subject to relocation and alternative provision for existing social infrastructure use.
Ham Central Area, Ham	Yes (Ref: SA HP2)	50	Identified as an Uplift area . Visioning work for rejuvenation of Ham Close undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a wider area (subject to agreement of landowners). Report published October 2014 which highlighted the principles on which any future vision for the area should be based. Ongoing consideration of options ¹⁶ at time of writing no agreed timetable for implementation.
Cassel Hospital, Ham Common, Ham	Yes (Ref: SA HP3)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP3 ¹⁷ proposes conversion to residential and education and/or community uses. The School Place

¹⁴ This site will now be taken forward as part of the [Local Plan Review](#) excluding primary school.

¹⁵ This site will now be taken forward as part of the [Local Plan Review](#).

¹⁶ www.hamclose.co.uk

¹⁷ This site will now be taken forward as part of the [Local Plan Review](#) excluding education.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			Planning Strategy (agreed in January 2015) did not identify a future educational use on this site.
St Michaels Convent, 56 Ham Common, Ham	Yes (Ref: SA HP4)	10-20	The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP4 ¹⁸ proposes conversion of Listed buildings to residential (including affordable units) and education and/or community uses. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site.
Hampton Traffic Unit, 60-68, Station Road, Hampton	Yes (Ref: SA HA9)	20	Potential for redevelopment if became surplus. Site marketed in 2014. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA9 ¹⁹ proposes residential.
Hampton Delivery Office, Rosehill, Hampton	Yes (Ref: SA HA10)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA10 ²⁰ proposes residential.
Kew Biothane Plant, Mellis Avenue, Kew	Yes (Ref: SA KW3)	10-20	Potential for redevelopment if became surplus (linked with Stag Brewery). Part MOL. The draft Site Allocations Plan Pre-Publication site KW3 ²¹ proposes residential and open space.
Budweiser Stag Brewery, Mortlake	Yes (Ref: UDP S4; SA EM1)	200-300	Closure of brewery still expected 2015 ²² . 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 ²³ . The draft Site Allocations Plan Pre-Publication site EM1 ²⁴ proposes mix of uses.
Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Yes (Ref: SA EM7)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site EM7 ²⁵ proposes mixed use with employment and residential.

¹⁸ This site will now be taken forward as part of the [Local Plan Review](#) excluding education.

¹⁹ This site will now be taken forward as part of the [Local Plan Review](#).

²⁰ This site will now be taken forward as part of the [Local Plan Review](#).

²¹ This site will now be taken forward as part of the [Local Plan Review](#).

²² Subsequent to time of writing, the closure of the brewery was confirmed and the site marketed in summer 2015. The acquisition was announced in December 2015 with the planning and consultation process for the redevelopment expected to start in early 2016.

²³ The Council has also since identified the [need for a new secondary school](#) on the site.

²⁴ This site will now be taken forward as part of the [Local Plan Review](#).

²⁵ This site will now be taken forward as part of the [Local Plan Review](#).

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.
Richmond Station and above track (The Quadrant, Richmond)	Yes (Ref: UDP R6; SA R12)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description. The draft Site Allocations Plan Pre-Publication site R12 ²⁶ proposes redevelopment to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential.
Greggs Bakery, Gould Road, Twickenham	No	75-100	Bakery plan to relocate, residential would be part of a mixed use scheme. The draft Site Allocations Plan Pre-Publication site TW11 ²⁷ proposes wider cluster for mixed uses, retaining levels of employment, possible primary school on part of site and possible residential.
Mereway Day Centre, Mereway Road, Twickenham	Yes (Ref: SA TW13)	10-20	Surplus to Council requirements. The Council is expecting disposal and draft Site Allocations Plan Pre-Publication site TW13 ²⁸ proposes for residential or education. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site.
Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	Yes (Ref: SA TW14)	115	Continued use as a rugby sports ground, if any areas are surplus, potential for associated leisure and mixed uses, including residential and affordable units. 09/3273/FUL for residential development on the North car park has not been implemented. Any new use would need to be compatible with the stadium use and the sewerage treatment works to the north.
Telephone Exchange, High Street, Teddington	Yes (Ref: SA TD1)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site TD1 ²⁹ proposes retail/commercial on ground floor with residential above.
Teddington Delivery Office, 19 High	Yes (Ref: SA TD7)	5-10	Potential for redevelopment if became surplus. The draft Site

²⁶ This site will now be taken forward as part of the [Local Plan Review](#).

²⁷ This site will now be taken forward as part of the [Local Plan Review](#) protecting the site as important industrial estates, business parks, creative industries and other key employment facilities, excluding primary school.

²⁸ This site will now be taken forward as part of the [Local Plan Review](#) excluding education.

²⁹ This site will now be taken forward as part of the [Local Plan Review](#).

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Street, Teddington			Allocations Plan Pre-Publication new additional sites consultation site TD7 ³⁰ proposes mixed uses and possible residential.
Station Yard, Twickenham	Yes (Ref: TAAP TW2)	15-20	Twickenham Area Action Plan adopted July 2013. Residential development, and public car parking if required and feasible.
Twickenham Riverside (Former Pool Site) and south of King Street	Yes (Ref: TAAP TW7)	5-10	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential (potential on areas D, E and F) ³¹ .
Telephone Exchange, Garfield Road, Twickenham	Yes (Ref: TAAP TW5)	10-20	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential above and to rear.
Police Station, London Road, Twickenham	Yes (Ref: TAAP TW6)	10-20	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential to rear.
Telephone Exchange, Ashdale Road, Whitton	Yes (Ref: SA WT3)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site WT3 ³² proposes residential.
Total (based on maximum estimates): 1140 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 147 units (see details below).

When adding the anticipated figure from large sites to the average coming forward from small sites it gives the borough an indicative housing supply of (1140 large sites + 147x5) 1875. Given the supply from large and small sites the Council considers that the target in years 6-10 of 1575 as set out in the London Plan 2015 will be exceeded. Clearly, the sites allocated as part of the Council's emerging site allocations (taking forward alongside the [Local Plan Review](#) and due for adoption in 2018) may be refined and other large sites may come forward.

11-15 years Housing Land Supply

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

The Council considers that there will be some sites which will come forward later, particularly in town centres such as Richmond, Twickenham and Teddington. At present however the Council does not feel that there is sufficient certainty to identify sites. In addition to this the Council along with its partners and 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.

³⁰ This site will now be taken forward as part of the [Local Plan Review](#).

³¹ Since the time of writing, in November to December 2015 the Council [consulted](#) on proposals and ongoing consideration of options.

³² This site will now be taken forward as part of the [Local Plan Review](#).

Small Sites

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

The 2005 GLA Housing Capacity Study included 1700 from small sites based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). The London SHLAA and Housing Capacity Study 2009 identified a small site capacity for 2011-2021 of 961 for Richmond (using 2000-2007 data, post garden land adjustment) which equated to 96 per annum. The 2013 SHLAA used historic trends in completions for small sites (2004/5 – 2011/12) with an assumption of 1754 for 2015-2025. The Council's analysis of historical trends shows that the borough achieves on average 147 net completions on small sites. In 2014/15 completions on small sites has increased significantly compared to previous years, although this could be influenced by a different profile of sites completed through the prior approval process, it continues to evidence that assumptions on future delivery from small sites when combined with the anticipated capacity from large sites coming forward, the borough is still in a position to meet and exceed its housing target.

Net residential completions on small/large sites

Time period	Res comps on small sites	Res comps on large sites	Total
2010/11	146	253	399
2011/12	146	62	208
2012/13	143	552	695
2013/14	63	172	235
2014/15	238	66	304
Total	736	1105	1841
Annual average	147	221	368

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

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

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

Time period	No. of sites	No. of units
2010/11	136	198
2011/12	141	156
2012/13	104	70
2013/14	144	143
2014/15	123	88
Total	648	655

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

Affordable Units

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing, which was first included in the 2012/13 AMR whereas in earlier years the future supply of affordable units had not been detailed. It will still take time to continue to enhance process and monitoring frameworks to capture this information more effectively, however the assessment used in previous years has been updated to include a forecast for 2016-26 based on the same criteria as for all housing sites.

Sources of future affordable housing supply:

Site Type	1-5 yrs (2016-2021)	6-10 yrs (2021-2026)
New build sites/conversion/prior approvals under construction	65	0
New build sites/conversion/prior approvals with permission	117	0
Other small sites	0	100*
Proposal/other known Sites	170	545
Total	352	645

This reflects policy requirements for contributions to affordable housing, plus discussions with Registered Providers and the Homes & Communities Agency (part of the GLA in London). The known proposal sites and other large sites where affordable units are expected are detailed in the commentary alongside Annexes A and B. An estimated figure (*) for small windfall sites is included in years 6-10, given the possibility of former employment sites under 10 units coming forward for a change of use, and that Registered Providers are working up proposals to deliver on small sites through their own delivery programmes. Richmond Housing Partnership have already secured planning permission for over 40 units from a number of small sites on their own landholdings (of which 28 are due to complete in 2015/16 and 12 expected in 2016/17 or later, with potential further phases). There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example.

However, there remains considerable uncertainty, including further changes to GLA funding of affordable housing after 2020 and reliance on the policy requirements of Core Strategy Policy CP15 being achieved on the large sites identified in the future housing land supply, to maintain future delivery of affordable units. The viability of schemes continues to affect the provision of affordable housing. The Development Management Plan Policy DMHO6 moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. The additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites can help ensure schemes remain viable. However, national changes in Government policy are also impacting significantly on how contributions can be secured from market development through the planning process – both for on site provision and financial contributions towards off site provision. Policy requirements for affordable housing can no longer be applied to permitted development rights for the change of use of existing offices to residential, as prior approval is only required for other issues. However, it could bring forward new schemes if landowners are interested and Registered Providers are able to get involved to secure delivery. On 28 November 2014, a Ministerial Statement and update to National Planning Practice Guidance set out that contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development so the Council could no longer require contributions from developments of 10-units or less and which have a maximum combined gross floorspace of no more than 1000sqm. However, since the time of writing in August 2015, the Government removed paragraphs 012-023 of the NPPG on planning obligations following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin) published on 31 July 2015. This curtailed contributions to the Affordable Housing Fund during that time. There are also expected further changes to affordable housing and funding expected through the Housing and Planning Bill with more clarification expected during 2015/16. This context emphasises the need to ensure that wherever viable the policy requirements for affordable housing contributions through the planning application process are maximised, particularly to secure on-site delivery.

Annex A: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	8 Barnes Avenue	14/2732/FUL	1	0	Construction already started
East Sheen	45 Sheen Lane	11/4076/FUL	1	1	Construction already started
Fulwell, Hampton Hill	35-37 Blandford Road	13/2890/FUL	2	0	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	05/2058/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	Construction already started
Ham, Petersham, Richmond Riverside	18 Petersham Road	08/3097/NMA	7	7	Construction already started
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	Construction already started
Hampton	5 Chestnut Avenue	13/4790/FUL	2	1	Construction already started
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	12/3173/FUL	2	2	Construction already started
Hampton	Garages at Chandler Close	13/0384/FUL	3	3	Construction already started. 3 affordable units.
Hampton North	Vacant Plot between Pippins and Hawthorns, Old Farm Road	12/2504/FUL	1	1	Construction already started
Hampton North	Garages at Arundel Close	13/0383/FUL	9	9	Construction already started. 9 affordable units.
Hampton North	221 Hanworth Road	14/4804/FUL	1	1	Construction already started
Hampton Wick	The Maples, Upper Teddington Road	12/3132/FUL	10	5	Construction already started
Hampton Wick	6 Thameside	10/2276/FUL	1	0	Construction already started
Hampton Wick	18 And 20 Broom Water West	10/3153/FUL	2	0	Construction already started
Hampton Wick	147 Fairfax Road	11/0149/FUL	1	0	Construction already started
Hampton Wick	7-9 St Marks Road	12/3149/FUL	2	0	Construction already started
Hampton Wick	218 – 220 Kingston Road	12/3239/FUL	8	8	Construction already started
Heathfield	20 Conway Road	12/3413/FUL	2	1	Construction already started
Heathfield	Garages at Stirling Road	13/0392/FUL	6	6	Construction already started. 6 affordable units.
Heathfield	Garages to Rear of 725 to 737 Hanworth Road	13/0393/FUL	5	5	Construction already started. 5 affordable units.
Kew	269 & 271 Sandycombe Road, Kew	05/2459/HOT	2	1	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Kew	119-123 Sandycombe Road, Kew	06/3124/FUL	8	8	Construction already started
Kew	1 Royal Parade	14/2004/VRC	2	2	Construction already started
Kew	Ruth House, Burlington Avenue (Land Adjacent to 36 Mortlake Road)	14/2081/FUL	2	1	Construction already started
South Richmond	Land Rear Of 569 Upper Richmond Road West	09/2357/FUL	1	1	Construction already started
South Richmond	Richmond Police Station, 8 Red Lion Street	13/4739/FUL	27	27	Construction already started. 8 affordable units.
South Twickenham	15A Colne Road	08/1069/EXT	8	8	Construction already started
South Twickenham	78 The Green (second floor)	12/1637/FUL	1	1	Construction already started
St Margaret's & North Twickenham	2A Cole Park Road	11/0549/FUL	1	1	Construction already started
St Margaret's & North Twickenham	Twickenham Railway Station	11/1443/FUL	115	115	Construction already started
St Margaret's & North Twickenham	Twickenham Sorting Office	12/3650/FUL	110	110	No known development constraint to delivery of housing over the next five years. 11 affordable units.
St Margaret's & North Twickenham	Garage Site At Egerton Road	13/0391/FUL	1	1	Construction already started. 1 affordable unit.
St Margaret's & North Twickenham	Waterside Business Centre, Railshead Road	13/3388/FUL , 13/3390/FUL	21	21	Construction already started under 13/3388/FUL .
Teddington	72 Stanley Road	10/0312/FUL	1	1	Construction already started
Teddington	101 And 103 And 105 Waldegrave Road	13/0368/FUL	36	36	Construction already started. 10 affordable units.
Teddington	Garages At Little Queens Road	13/0394/FUL	3	3	Construction already started. 3 affordable units.
Twickenham Riverside	40A Cambridge Park	11/0990/FUL	1	0	Construction already started
Twickenham Riverside	37 Grosvenor Road	11/3248/FUL	7	7	Construction already started
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	08/0225/FUL	9	9	Construction already started
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	08/0774/FUL	1	1	Construction already started
West Twickenham	9-23 Third Cross Road	08/2651/FUL	8	8	Construction already started
Whitton	Marzena Court, Whitton Dene	13/0086/FUL	3	3	Construction already started
			440	419	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	58 Barnes High Street	12/3768/FUL	7	7	No known development constraint to delivery of housing over the next five years
Barnes	283 Lonsdale Road	12/3966/FUL	2	1	No known development constraint to delivery of housing over the next five years
Barnes	26 Suffolk Road	13/4097/FUL	1	0	No known development constraint to delivery of housing over the next five years
Barnes	48 Glenthams Road	13/4182/FUL	2	2	No known development constraint to delivery of housing over the next five years
Barnes	73B Castelnau	14/1962/FUL	1	0	No known development constraint to delivery of housing over the next five years
Barnes	The Coach House Rear of 189 Castelnau	14/3588/FUL	1	0	No known development constraint to delivery of housing over the next five years
Barnes	60 Lowther Road	14/5240/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	320A Upper Richmond Road West	13/0148/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	77-79 High Street	13/2019/FUL	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	13 St James Road	14/4874/FUL	1	0	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	40 Wellington Road	14/2736/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land at rear of 293 Petersham Road	12/0996/VRC	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	2 Rutland Drive	12/0185/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land At 48 Mead Road	12/1497/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Garage Site, Meadlands Drive	13/0386/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.
Ham, Petersham, Richmond Riverside	Garages, Sheridan Road	13/0387/FUL	1	1	No known development constraint to delivery of housing over the next five years. 1 affordable unit.
Ham, Petersham, Richmond Riverside	2 X Garage Sites, Cowper Road	13/0389/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.
Ham, Petersham, Richmond Riverside	Garage Site at Beard Road	13/0390/FUL	2	2	No known development constraint to delivery of housing over the next five years. 2 affordable units.

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Ham, Petersham, Richmond Riverside	Land Adjacent to No. 48 Mead Road	13/1934/FUL	4	4	No known development constraint to delivery of housing over the next five years. 4 affordable units.
Ham, Petersham, Richmond Riverside	Garages Adjacent 1-6 Cave Road	13/2175/FUL	6	6	No known development constraint to delivery of housing over the next five years. 6 affordable units.
Ham, Petersham, Richmond Riverside	57 Ham Street	14/0297/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Ham Glebe, Church Road	14/1896/FUL	1	0	No known development constraint to delivery of housing over the next five years
Hampton	Whistle Stop, Hampton Court Road	11/3417/FUL	5	5	No known development constraint to delivery of housing over the next five years
Hampton	Land Rear Of 70 – 76 Station Road	12/0052/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Warfield Court, Station Road	12/0918/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton	25-27 Thames Street	12/1020/FUL	6	4	No known development constraint to delivery of housing over the next five years
Hampton	2 Gloucester Road	13/1100/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	31 Cardinals Walk	13/3508/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	87 - 89 Station Road	14/0103/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	67 High Street	14/2735/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	6 Manor Gardens	14/4336/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton North	156 Broad Lane	11/1545/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	47 Nightingale Road	12/1202/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	18 Acacia Road	13/4014/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton North	15A Browning Close	14/3947/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	11/0468/PS192	11	11	No known development constraint to delivery of housing over the next five years
Hampton Wick	157C Fairfax Road	12/0284/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	210 Kingston Road	13/0906/FUL	7	6	No known development constraint to delivery of housing over the next five years
Hampton Wick	20 Holmesdale Road	13/4745/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Woodlawn Garage, 644 Hanworth Road	10/0245/FUL	7	7	No known development constraint to delivery of housing over the next five years
Heathfield	Land Rear of 42-48 Harvey Road	10/1865/FUL	9	9	No known development constraint to delivery of housing over the next five years. 9 affordable units.
Heathfield	65 Heathside	14/4801/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	31A Whitton Way	12/3325/FUL	1	0	No known development constraint to delivery of housing over the next five years
Heathfield	401 Chertsey Road	14/1663/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Land North of Mill Farm Business Park. Millfield Road	14/2578/FUL	24	24	No known development constraint to delivery of housing over the next five years. 24 affordable units.
Kew	1-13 Kew Green	11/2917/FUL	5	3	No known development constraint to delivery of housing over the next five years.
Kew	Ruth House, Burlington Avenue	12/3893/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	2-4 Princes Road	14/2704/FUL	2	0	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Number 29 and Garages Adjacent to 27 Barnes High Street	10/2112/NMA	5	5	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	29 Charles Street	14/2490/FUL	5	5	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Barnes Police Station, 92-102 Station Road	15/0057/FUL	7	7	No known development constraint to delivery of housing over the next five years
North Richmond	196 Kew Road	11/3279/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	3 – 5 Dee Road	10/3421/FUL	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	2 – 6 Bardolph Road	11/2393/FUL	8	8	No known development constraint to delivery of housing over the next five years
North Richmond	1-5 Dee Road	13/1090/FUL	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	5 Kew Foot Road	13/2076/FUL	1	0	No known development constraint to delivery of housing over

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
					the next five years
North Richmond	Express Dairies, Orchard Road	13/4648/FUL	31	31	No known development constraint to delivery of housing over the next five years. 31 affordable units. Started on site May 2015. Potential for completion in 2015/16.
North Richmond	Forsyth House, 211 - 217 Lower Richmond Road	14/2730/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	91 Mount Ararat Road	13/1085/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	The Gateways, Park Lane	13/4237/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	17A Tower Road	10/2991/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	47 Strawberry Vale	14/0322/FUL	1	0	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	84 Whitton Road	10/1864/FUL	9	9	No known development constraint to delivery of housing over the next five years
Teddington	5 Elleray Road	11/3989/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	172 High Street	12/1404/FUL	3	3	No known development constraint to delivery of housing over the next five years
Teddington	16 Park Road	13/3555/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	Teddington Studios, Broom Road	14/0914/FUL	220	220	No known development constraint to delivery of housing over the next five years. 12 affordable units.
Teddington	10-12 The Causeway	14/1258/FUL	1	1	No known development constraint to delivery of housing over the next five years
Teddington	50 Waldegrave Park	14/5342/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	14/2252/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	77-79 Richmond Road	11/3863/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Orleans Road	12/4010/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Sion Court, Sion Road	13/1352/FUL	3	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	351 Richmond Road	13/1864/FUL	8	8	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	9 King Street	13/2270/FUL	4	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	The Bungalow Annexe, Willoughby Road	13/2484/FUL	2	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14 Greville Close	13/2511/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent To 118 Holly Road	14/4438/FUL	2	2	No known development constraint to delivery of housing over the next five years
West Twickenham	34 Fulwell Park Avenue	11/3853/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	2 Belmont Road	12/3878/FUL	4	3	No known development constraint to delivery of housing over the next five years
West Twickenham	211 Staines Road	14/1865/FUL	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	318 Staines Road	14/1848/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Bridgeway House, 113A High Street	10/1840/EXT	2	2	No known development constraint to delivery of housing over the next five years
Whitton	Land Rear Of 12 To 36 Vincam Close	12/3283/FUL	1	1	No known development constraint to delivery of housing over the next five years
			485	449	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	18-20 Church Road	12/3121/FUL	1	-1	Construction already started
East Sheen	499 Upper Richmond Road West	13/4387/FUL	2	1	Construction already started
Fulwell, Hampton Hill	107 Hampton Road (first floor)	10/3494/FUL	1	1	Construction already started
Fulwell, Hampton Hill	4 Lavender Mews	13/1259/FUL	2	2	Construction already started
Ham, Petersham, Richmond Riverside	3-5 Richmond Hill	13/3987/FUL	1	1	Construction already started
Ham, Petersham, Richmond Riverside	Royal Star & Garter Home, Richmond Hill	13/4409/FUL	86	86	Construction already started
Hampton	Rear of 70-74 Station Road	04/3088/COU , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	04/3704/FUL , 07/1624/FUL	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	07/1624/FUL	2	2	Construction already started
Hampton North	34 Oak Avenue	11/2853/FUL , 12/1272/FUL	5	4	Construction already started
Hampton Wick	Burgoine House, Burgoine Quay, 8 Lower Teddington Road (first floor, also known as Anchor House)	12/0427/FUL	2	2	Construction already started
Hampton Wick	212 Kingston Road	12/2483/FUL	1	1	Construction already started
Hampton Wick	45A High Street	13/2390/FUL	4	2	Construction already started
Heathfield	160 Percy Road	12/4047/FUL	1	1	Construction already started
Heathfield	548 Hanworth Road	12/3332/FUL	1	1	Construction already started
Kew	1-2 South Avenue	12/3447/FUL	5	5	Construction already started
Mortlake, Barnes Common	6 The Broadway	11/0692/FUL	1	1	Construction already started
Mortlake, Barnes Common	35 Barnes High Street	11/1820/FUL	2	1	Construction already started
Mortlake, Barnes Common	11 Cedars Road	14/3133/FUL	1	-3	Construction already started
North Richmond	Former 293 Lower Richmond Road	13/4458/FUL	12	12	Construction already started. 12 affordable units. Potential for completion in 2015/16.
South Richmond	5 Cambrian Road	11/1962/FUL	1	-1	Construction already started
South Richmond	1 Pembroke Villas	11/2250/FUL	1	-3	Construction already started
South Richmond	16A and 16B Chisholm Road	12/1809/FUL	1	-1	Construction already started
South Richmond	32-34 Friars Stile Road	13/1046/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	2 Spring Terrace, Paradise Road	14/1079/FUL	1	1	Construction already started
South Richmond	1 Spring Terrace, Paradise Road	14/1162/FUL	1	1	Construction already started
South Twickenham	78 The Green (first floor)	09/0044/COU	1	1	Construction already started
South Twickenham	37 Hamilton Road	10/1691/FUL	27	27	Construction already started. 8 affordable units. Potential for completion in 2015/16.
St Margaret's & North Twickenham	21 St Georges Road	10/1026/FUL	1	-2	Construction already started
St Margaret's & North Twickenham	18 Crown Road	12/2903/FUL	1	1	Construction already started
St Margaret's & North Twickenham	3A And 3B Napoleon Road	14/4661/FUL	1	-1	Construction already started
Twickenham Riverside	10-12 King Street	12/1114/FUL	2	2	Construction already started
Twickenham Riverside	34-36 King Street	12/3318/FUL	2	2	Construction already started
Twickenham Riverside	Newland House, Oak Lane	13/1923/FUL	7	7	Construction already started
West Twickenham	30 Belmont Road	09/2000/COU	8	-1	Construction already started
West Twickenham	Air Sea House, Third Cross Road	11/3556/FUL	5	5	Construction already started
Whitton	2 Bridgeway House, High Street	13/3489/FUL	2	1	Construction already started
			195	158	

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	14 Bracken Gardens	12/1282/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	29 Castelnau	14/2711/FUL	1	-10	No known development constraint to delivery of housing over the next five years
Barnes	9 Nassau Road	13/4315/FUL	2	1	No known development constraint to delivery of housing over the next five years
Barnes	49 Castelnau	13/4733/FUL	1	-10	No known development constraint to delivery of housing over the next five years
Barnes	29 Howsman Road	14/2859/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	11 Madrid Road	14/4455/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	55 Madrid Road	14/5066/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	21A Lillian Road	14/5250/HOT	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	447 Upper Richmond Road West	13/0342/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	5 Howgate Road	13/2492/FUL	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	55 East Sheen Avenue	14/0859/FUL	1	-3	No known development constraint to delivery of housing over the next five years
East Sheen	14 Sheen Gate Gardens	14/2118/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	54 St James Avenue	12/2309/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	105 Church Road	12/3452/FUL	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	120 High Street	13/4293/FUL	8	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	2C Seymour Road	14/0185/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	41 High Street	14/1336/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Doughty House and Doughty Cottage, 142-142A Richmond Hill	13/1327/FUL	1	-1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Ham, Petersham, Richmond Riverside	33 Richmond Hill	13/2268/FUL	1	-3	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	96 Petersham Road	14/4618/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	122 High Street	13/1167/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton	Bushy Lodge, Hampton Court Road	13/1614/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	76D Station Road	13/2509/COU	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Rear of 70-74 Station Road	14/1619/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	252 Kingston Road	11/3885/FUL	4	-14	No known development constraint to delivery of housing over the next five years
Hampton Wick	239 Kingston Road	13/2163/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Ground Floor Flat, 60 Kingston Road	14/0144/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton Wick	258 Kingston Road	14/0438/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Normansfield, Kingston Road	14/1014/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	212A Kingston Road	14/1477/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	56 – 58 High Street	14/1503/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	19 – 21 Lower Teddington Road	14/3642/FUL	2	-2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Fairlight Mews, 15 St Johns Road	14/5302/COU	1	0	No known development constraint to delivery of housing over the next five years
Heathfield	310 Nelson Road	14/2257/FUL	4	3	No known development constraint to delivery of housing over the next five years
Kew	7 Broomfield Road	11/3374/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Kew	5 Royal Parade	12/3116/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	2 Kew Gardens Road	13/2992/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
Kew	305 Sandycombe Road	13/3588/FUL	3	1	No known development constraint to delivery of housing over the next five years
Kew	10 Priory Road	14/1891/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Kew	305 Sandycombe Road	14/2543/FUL	4	2	No known development constraint to delivery of housing over the next five years
Kew	30 Cumberland Road	14/4335/FUL	1	-2	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Railway Cottage, White Hart Lane	13/3801/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	21 St Johns Road	12/3988/FUL	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	14 Kew Foot Road	13/0090/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	14 Old Deer Park Gardens	13/4414/FUL	1	-1	No known development constraint to delivery of housing over the next five years
North Richmond	36 Pagoda Avenue	13/4622/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	39 Kew Foot Road	14/2610/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	09/3162/EXT	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	Lion House, Red Lion Street (first floor)	11/3456/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	30A Red Lion Street	12/1904/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	93 Church Road	12/1988/FUL	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	4 Old Palace Lane	12/2687/FUL	1	-7	No known development constraint to delivery of housing over the next five years
South Richmond	19 The Hermitage	13/0969/FUL	1	-3	No known development constraint to delivery of housing over the next five years
South Richmond	3 Kings Road	13/1725/FUL	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	26 Onslow Avenue	13/2563/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	68 Mount Ararat Road	13/2666/FUL	1	-1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	17 The Green	13/4340/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	17 Cambrian Road	13/4609/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	62 Kings Road	14/0549/FUL	1	-6	No known development constraint to delivery of housing over the next five years
South Richmond	Flats 2 And 3, 60 Kings Road	14/1190/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	1 Church Terrace	14/1217/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	18A Hill Street (first and second floors)	14/2447/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	6 Cambrian Road	14/2687/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	2 Church Court	14/4365/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	1 Paved Court	14/4394/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	46 Halford Road	14/5284/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	109 Queens Road	14/4922/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	144 Heath Road	09/2538/EXT	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	120 Heath Road	13/0494/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	74 Colne Road	13/3460/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Twickenham	14 Grange Avenue	14/1664/FUL	1	-1	No known development constraint to delivery of housing over the next five years
South Twickenham	50 Tower Road	14/4467/FUL	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 Glebe Side	12/3551/VRC	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	139 Haliburton Road	12/3565/FUL	1	-1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	34 Crown Road	14/1871/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
St Margaret's & North Twickenham	153 St Margarets Road	14/3825/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	10 And 10A Heathcote Road	14/4567/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Teddington	30 Broad Street	09/0382/FUL	7	6	No known development constraint to delivery of housing over the next five years
Teddington	129 Waldegrave Road	13/4467/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	22 Haggard Road	13/0110/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	2 York Street	13/3071/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Former St Johns Hospital, Amyand Park Road and Newland House, Oak Lane	13/3903/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	82 Amyand Park Road	14/3416/FUL	1	-2	No known development constraint to delivery of housing over the next five years
West Twickenham	35 Staines Road	11/2882/FUL	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	323 - 325 Staines Road	14/1094/FUL	3	2	No known development constraint to delivery of housing over the next five years
West Twickenham	76 Devon Avenue	14/3678/FUL	2	1	No known development constraint to delivery of housing over the next five years
Whitton	117A High Street	14/1771/FUL	2	1	No known development constraint to delivery of housing over the next five years
			146	-19	

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Hampton	1 High Street	15/0202/P3JPA	4	4	Construction already started.
Hampton North	9 Hanworth Road	14/0599/P3JPA	1	1	Construction already started.
Hampton Wick	33 High Street	15/0098/P3JPA	1	1	Construction already started.
Kew	3A Blake Mews	14/2285/P3JPA	1	1	Construction already started.
Kew	373A Sandycombe Road	14/4103/P3JPA	1	1	Construction already started.
Mortlake, Barnes Common	First Floor, 17B Sheen Lane	13/4130/P3JPA	2	2	Construction already started.
Mortlake, Barnes Common	68 First Avenue	14/1125/P3JPA	1	1	Construction already started.
North Richmond	183 - 185 Lower Richmond Road	13/2267/P3JPA	12	12	Construction already started. Potential for completion in 2015/16.
North Richmond	Block C, 1 - 26 Orchard Road (units 9, 10 and 14 on second floor)	14/0174/P3JPA	2	2	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 3, 4 and 8 on the first floor)	14/0363/P3JPA	2	2	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 11, 12 and 13 on second floor)	14/0453/P3JPA	3	3	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 15, 16 and 20 on third floor)	14/2325/P3JPA	2	2	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 17, 18 and 19 on third floor)	14/2326/P3JPA	3	3	Construction already started.
North Richmond	Block C, 1 - 26 Orchard Road (units 5, 6 and 7 on first floor)	14/2327/P3JPA	3	3	Construction already started.
North Richmond	International Mail Express, Orchard Road (Units 21, 22 and 26 on the fourth floor)	14/3917/P3JPA	3	3	Construction already started.
South Richmond	19 Duke Street	14/2904/P3JPA	3	3	Construction already started.
St Margaret's & North Twickenham	1 - 3 Old Lodge Place	14/4177/P3JPA	15	15	Construction already started.
St Margaret's & North Twickenham	6 - 7 Old Lodge Place	14/4230/P3JPA	11	11	Construction already started.
Teddington	53 - 55 High Street	13/4629/P3JPA	4	4	Construction already started.
Teddington	127 High Street	14/0156/P3JPA	4	4	Construction already started.
Teddington	16-20 The Causeway	14/3206/P3JPA	8	8	Construction already started.
Twickenham Riverside	21 And 23 York Street And 31 Garfield Road	13/2783/P3JPA	6	6	Construction already started.
Twickenham Riverside	Sovereign House, 28 - 30 London Road	13/4310/P3JPA	12	12	Construction already started.

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	33 Candler Mews	13/4437/P3JPA	3	3	Construction already started.
Twickenham Riverside	8 Oak Lane	14/2171/P3JPA	5	5	Construction already started.
			112	112	

Prior Approvals					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Barnes	62 Glenthams Road	13/3299/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	28 Barnes Avenue	13/3913/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	50 Glenthams Road	14/0080/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	Unit 4 (rear of first floor), 56 Glenthams Road	14/1370/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Barnes	60 Glenthams Road	14/1898/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Barnes	First Floor, 64 - 66 Glenthams Road	14/2359/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	80 - 82 Glenthams Road	14/2371/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Barnes	52 - 54 Glenthams Road	14/3845/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Barnes	Unit 4 (front of first floor), 56 Glenthams Road	14/5121/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	21A St Leonards Road	13/2477/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
East Sheen	99 South Worple Way	13/2845/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
East Sheen	51A Sheen Lane	14/0387/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	The Coach House, 173 Sheen Lane	14/2698/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
East Sheen	105 Sheen Lane	14/2778/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	363 - 365 Upper Richmond Road West	14/0850/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	113 - 119 High Street	13/3121/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	110 Shacklegate Lane	13/3698/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	7 Elmtree Road	14/0010/P3JPA	1	1	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Fulwell, Hampton Hill	107 Hampton Road (lower ground and ground floors)	14/2113/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Prince House, 116 High Street	14/2363/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	The Gate House, 51 High Street	14/1973/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	102 Victor Road	14/2511/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Unit 6, 53 High Street	14/2924/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Unit 5, 53 High Street	14/5122/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	114 Shacklegate Lane	15/0293/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	67 - 69 Strathmore Road	14/1625/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Burnham House, 4 Archer Mews	15/0196/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Hampton	1 Mount Mews	13/2451/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	Albion House, 113 Station Road	13/2487/P3JPA 12/3313/FUL	5	5	No known development constraint to delivery of housing over the next five years. Expected to be implemented, rather than 12/3313/FUL for 8 affordable units.
Hampton	13 High Street	13/3187/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	9 - 11 High Street (second floor)	13/3280/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	5 Mount Mews	13/3604/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	3 Mount Mews	13/3833/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	8 Mount Mews	13/4225/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	2 Mount Mews	14/0293/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	25 High Street	14/0988/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Unit A4 Kingsway Business Park	14/2310/P3JPA	4	4	No known development constraint to delivery of housing over the

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
	Oldfield Road Hampton TW12 2HD				next five years
Hampton	7 Mount Mews	14/2508/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Hampton	12 Station Road	14/2986/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton	9 - 11 High Street (rear ground floor and first floor)	14/4228/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	48 - 50 Ashley Road	15/0029/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Hampton	22 Linden Road	14/5364/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	141 Uxbridge Road	14/4195/P3JPA	8	8	No known development constraint to delivery of housing over the next five years
Hampton Wick	33 High Street	15/0098/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Brentham House And Bermuda House, High Street	13/3693/P3JPA	22	22	No known development constraint to delivery of housing over the next five years. Expected completion of 22 affordable units (link to 13/4409/FUL).
Hampton Wick	2 St Johns Road	13/4317/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Burgoine Quay, 8 Lower Teddington Road	14/1969/P3JPA	16	16	No known development constraint to delivery of housing over the next five years
Kew	2B Blake Mews	13/4443/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	4 Lindley Place	14/3498/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Kew	1C Blake Mews	14/4098/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	1A Blake Mews	14/4099/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	2A Blake Mews	14/4162/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Kew	7B Blake Mews	14/4159/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	7A Blake Mews	14/4158/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	3B Blake Mews	14/4222/P3JPA	1	1	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
					next five years
Kew	2C Blake Mews	14/4215/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	7D Blake Mews	14/4225/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Kew	46 High Park Road	14/2853/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Kew	1B Blake Mews	14/4095/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	13 - 17 White Hart Lane	13/3607/P3JPA	7	7	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	7A White Hart Lane	14/1334/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	107 Mortlake High Street	14/5343/P3JPA	10	10	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Claridge House, 29 Barnes High Street	15/0190/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
North Richmond	Forsyth House, 211 - 217 Lower Richmond Road	13/4771/P3JPA	26	26	No known development constraint to delivery of housing over the next five years
North Richmond	1 Victoria Villas (ground and first floors)	13/3505/P3JPA	15	15	No known development constraint to delivery of housing over the next five years
North Richmond	1 Victoria Villas (second floor)	14/0130/P3JPA	7	7	No known development constraint to delivery of housing over the next five years. Expected to be implemented, rather than 12/3884/FUL which was for 7 units at second floor.
North Richmond	Argyle House, 1 Dee Road	14/1519/P3JPA	14	14	No known development constraint to delivery of housing over the next five years
North Richmond	37-39 Kew Foot Road	14/1717/P3JPA	20	20	No known development constraint to delivery of housing over the next five years
North Richmond	19-22 Victoria Villas	14/3118/P3JPA	8	8	No known development constraint to delivery of housing over the next five years
North Richmond	International Mail Express, Orchard Road (Units 23, 24 and 25, Block C)	14/3892/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	Clarence Court, 5 Dee Road	14/4251/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
North Richmond	Vision House, 3 Dee Road	14/4292/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	203 - 205 Lower Richmond Road	14/5286/P3JPA	16	16	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
South Richmond	12 - 14 Hill Rise	13/2829/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
South Richmond	45 The Vineyard	14/4684/P3JPA	2	2	No known development constraint to delivery of housing over the next five years. Expected to be implemented, rather than 09/0318/EXT which was for a net gain of 5 units.
South Richmond	1 Towers Place (ground and first floor)	13/3470/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
South Richmond	Quadrant House, The Quadrant	13/4181/P3JPA	16	16	No known development constraint to delivery of housing over the next five years
South Richmond	Indigo House, Holbrooke Place	14/1273/P3JPA	13	13	No known development constraint to delivery of housing over the next five years
South Richmond	28 Dunstable Road	14/2262/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	123 - 127 Sheen Road	14/2907/P3JPA	9	9	No known development constraint to delivery of housing over the next five years
South Richmond	18A Hill Street (third floor)	14/2505/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	4-5 King Street	14/3201/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	First Floor, 3 The Quadrant	14/4236/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Third Floor, 3 The Quadrant	14/4237/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Second Floor, 3 The Quadrant	14/4239/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	52 Worple Way	14/4300/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	26 Dunstable Road	14/0733/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
South Twickenham	69 The Green	13/4439/P3JPA	5	5	No known development constraint to delivery of housing over the next five years
South Twickenham	35A Hampton Road	14/2811/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
South Twickenham	5A Hampton Road	14/2974/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	16 Crown Road	13/3043/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North	2 - 6 Whitton Road	14/4303/P3JPA	3	3	No known development constraint to delivery of housing over the next five years

Prior Approvals

Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham					next five years
St Margaret's & North Twickenham	5 The Mews, St Margarets Road	14/4669/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Teddington	168 High Street	13/2416/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Teddington	First And Second Floors, 10 - 12 The Causeway	13/3122/P3JPA	6	6	No known development constraint to delivery of housing over the next five years
Teddington	1 Latimer Road	13/3498/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Teddington	Victoria House, Queens Road	13/3599/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Teddington	7 Trinder Mews	13/3716/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Teddington	1A Church Road	14/1407/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Teddington	63 - 67 High Street	14/1742/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Teddington	2 High Street	14/2683/P3JPA	8	8	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	40-42 King Street	13/2742/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	First Floor, 34 York Street	13/2867/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Holly House, 36 - 40 Heath Road	13/2927/P3JPA	8	8	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	52 - 64 Heath Road	13/3094/P3JPA	7	7	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	32 York Street (first, second and third floors)	13/3147/P3JPA	3	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	2-4 Heath Road	13/3940/P3JPA	4	4	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Unit 1 Lion Boathouse, Eel Pie Island	13/4636/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	5 Holly Road	13/4813/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	32 York Street (ground floor)	14/0473/P3JPA	1	1	No known development constraint to delivery of housing over the next five years

Prior Approvals					
Ward	Site Address	Planning Ref	Gross	Net Gain	Notes on Availability Commentary and Affordable Housing
Twickenham Riverside	16B King Street	14/1194/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	13 - 15A London Road	14/1339/P3JPA	9	9	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	The Hub, 57 Holly Road	14/1850/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Third Floor, 34A York Street	14/3003/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	32 Candler Mews	14/3277/P3JPA	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Second Floor, 34 York Street	14/2011/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Evergreen House, 2 - 4 King Street	14/3893/P3JPA	12	12	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	3 Briscoe Mews	14/5360/P3JPA	1	1	No known development constraint to delivery of housing over the next five years
			460	460	

Annex B: Housing Land Supply: large sites

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

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2016-26		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2016-21)	6-10 yrs (2021-26)	
Large Site with PP	Royal Star & Garter Home, Richmond Hill	Ham, Petersham, Richmond Riverside	86	86		PP granted (13/4409/FUL). Construction already started.
Large Site with PP	The Maples, Upper Teddington Road	Hampton Wick	10 (5)	5		PP granted (12/3132/FUL). Construction already started.
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11	11		PP granted (11/0468/PS19)
Large Site with PA	Brentham House And Bermuda House, High Street	Hampton Wick	22	22		PA granted (13/3693/P3JPA). Expected completion of 22 affordable units (link to 13/4409/FUL).
Large Site with PA	Burgoine Quay, 8 Lower Teddington Road	Hampton Wick	16	16		PA granted (14/1969/P3JPA).
Large Site with PP	Mill Farm Road, Hanworth	Heathfield	24	24		PP granted (14/2578/FUL) 24 affordable units.
Large Site with PA	107 Mortlake High Street	Mortlake, Barnes Common	10	10		PA granted (14/5343/P3JPA).
Large Site with PP	Former 293 Lower Richmond Road	North Richmond	12	12		PP granted (13/4458/FUL). 12 affordable units. Potential for completion in 2015/16.
Large Site with PA	Forsyth House, 211 - 217 Lower Richmond Road	North Richmond	26	26		PA granted (13/4771/P3JPA).
Large Site with PA	1 Victoria Villas (ground and first floors)	North Richmond	15	15		PA granted (13/3505/P3JPA).

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2016-26		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2016-21)	6-10 yrs (2021-26)	
Large Site with PA	183 - 185 Lower Richmond Road	North Richmond	12	12		PA granted (13/2267/P3JPA).
Large Site with PP	Express Dairies, Orchard Road	North Richmond	31	31		PP granted (13/4648/FUL). 31 affordable units. Potential for completion in 2015/16.
Large Site with PA	Argyle House, 1 Dee Road	North Richmond	14	14		PA granted (14/1519/P3JPA).
Large Site with PA	37-39 Kew Foot Road	North Richmond	20	20		PA granted (14/1717/P3JPA).
Large Site with PA	203 - 205 Lower Richmond Road	North Richmond	16	16		PA granted (14/5286/P3JPA).
Large Site with PA	Quadrant House, The Quadrant	South Richmond	16	16		PA granted (13/4181/P3JPA).
Large Site with PP; Proposal Site (Ref: SA R13)	Richmond Police Station, 8 Red Lion Street	South Richmond	27	27		PP granted (13/4739/FUL). 8 affordable units.
Large Site with PA	Indigo House, Holbrooke Place	South Richmond	13	13		PA granted (14/1273/P3JPA).
Large Site with PP	37 Hamilton Road	South Twickenham	27	27		PP granted (10/1691/FUL). 8 affordable units. Potential for completion in 2015/16.
Large Site with PP	Twickenham Railway Station	St Margaret's & North Twickenham	115	115		PP granted (11/1443/FUL). Construction already started.
Large Site with PP; Proposal Site (Ref: TAAP TW1)	Twickenham Sorting Office	St Margaret's & North Twickenham	110	110		PP granted (12/3650/FUL). 11 affordable units.
Large Site with PP	Waterside Business Centre, Railshead Road	St Margaret's & North Twickenham	21	21		PP granted (13/3388/FUL and 13/3390/FUL). Construction already started under 13/3388/FUL .

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2016-26		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2016-21)	6-10 yrs (2021-26)	
Large Site with PA	1 - 3 Old Lodge Place	St Margaret's & North Twickenham	15	15		PA granted (14/4177/P3JPA). Construction already started.
Large Site with PA	6 - 7 Old Lodge Place	St Margaret's & North Twickenham	11	11		PA granted (14/4230/P3JPA). Construction already started.
Large Site with PP	101 And 103 And 105 Waldegrave Road	Teddington	36	36		PP granted (13/0368/FUL). 10 affordable units. Construction already started.
Large Site with PP; Proposal Site (Ref: SA TD4)	Teddington Studios, Broom Road	Teddington	220	220		PP granted (14/0914/FUL). 12 affordable units.
Large Site with PA	Sovereign House, 28 - 30 London Road	Twickenham Riverside	12	12		PA granted (13/4310/P3JPA). Construction already started.
Large Site with PA	Evergreen House, 2 - 4 King Street	Twickenham Riverside	12	12		PA granted (14/3893/P3JPA).
Other known large site	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	42	42		Progressing (14/0450/FUL , 14/0451/FUL under consideration). Potential for 13 affordable units (7 units for nominations to LBRuT).
Proposal Site (Ref: UDP H15; SA HA5)	Platts Eyott	Hampton	30	30		Progressing (05/0270/FUL under consideration)
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	17	17		Potential for 17 affordable units.
Proposal Site (Ref: SA KW1)	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	170	170		Progressing (14/1488/FUL under consideration). 27 affordable units. Potential for completion in 2017/18.

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2016-26		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2016-21)	6-10 yrs (2021-26)	
Proposal Site (Ref: SA BA2)	Barnes Hospital	Mortlake and Barnes Common	50	50		Potential for 25 affordable units.
Proposal Site (Ref: UDP R4; SA RI6)	Friars Lane Car Park	South Richmond	5-20	20		Potential for 10 affordable units.
Other known large site	159 Heath Road	South Twickenham	21	21		Progressing (13/4019/FUL under consideration). Potential for 6 affordable units.
Proposal Site (Ref: SA TW10)	Richmond College, Egerton Road	St Margaret's & North Twickenham	180	180		Potential for 27 affordable units.
Other known large site	Queens House, 2 Holly Road, Twickenham	Twickenham Riverside	45	45		Progressing (14/4842/FUL under consideration). Potential for 45 affordable units.
Proposal Site (Ref: SA EM5)	Telephone Exchange	East Sheen	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA TD2)	Strathmore Centre, Strathmore Road	Fulwell & Hampton Hill	30-50		50	Potential for 25 affordable units.
Proposal Site (Ref: SA HP2)	Ham Central Area	Ham, Petersham, Richmond Riverside	50		50	Potential for 25 affordable units.
Proposal Site (Ref: SA HP3)	Cassel Hospital, Ham Common, Ham	Ham, Petersham, Richmond Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HP4)	St Michaels Convent, 56 Ham Common, Ham	Ham, Petersham, Richmond Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HA9)	Hampton Traffic Unit, 60-68, Station Road, Hampton	Hampton	20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA HA10)	Hampton Delivery Office, Rosehill, Hampton	Hampton	10		10	Potential for 5 affordable units.
Proposal Site (Ref: SA KW3)	Kew Biothane Plant, Mellis Avenue	Kew	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: UDP S4; SA EM1)	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	200-300		300	Potential for 150 affordable units.
Proposal Site (Reg: SA EM7)	Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Mortlake, Barnes Common	10		10	Potential for 5 affordable units.
Other known large site	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	60-255		255	Potential for 127 affordable

Type (PP = Planning Permission PA = Prior Approval)	Site Name	Ward	No of units (net gain)	Phasing 2016-26		Notes on Planning Permission Status and Affordable Housing
				1-5 yrs (2016-21)	6-10 yrs (2021-26)	
						units.
Proposal Site (Ref: UDP R6; SA RI2)	Richmond Station and above track, The Quadrant	South Richmond	5-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TW11)	Greggs Bakery, Gould Road	South Twickenham	75-100		100	Potential for 50 affordable units.
Proposal Site (Ref: SA TW13)	Mereway Day Centre, Mereway Road	South Twickenham	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TW14)	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	115		115	PP expired (09/3273/FUL). Potential for 33 affordable units.
Proposal Site (Ref: SA TD1)	Telephone Exchange, High Street, Teddington	Teddington	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA TD7)	Teddington Delivery Office, 19 High Street, Teddington	Teddington	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: TAAP TW2)	Station Yard, Twickenham	Twickenham Riverside	15-20		20	Potential for 10 affordable units.
Proposal Site (Ref: TAAP TW7)	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	5-10		10	Potential for 5 affordable units.
Proposal Site (Ref: TAAP TW5)	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: TAAP TW6)	Police Station, London Road, Twickenham	Twickenham Riverside	10-20		20	Potential for 10 affordable units.
Proposal Site (Ref: SA WT3)	Telephone Exchange, Ashdale Road	Whitton	10-20		20	Potential for 10 affordable units.
	TOTALS			1250	1025	

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

	Five Year Housing Land Supply 2016 – 2021							2021-2026 Proposal/Other known large sites	Total 2016- 2026
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites Under Construction	Prior Approval Sites with approval	Proposal/Other known large sites		
Barnes	0	10	-1	-24	0	14	0	0	-1
East Sheen	1	1	1	-5	0	18	0	10	26
Fulwell and Hampton Hill	0	4	3	11	0	33	0	50	101
Ham, Petersham and Richmond Riverside	10	20	87	-3	0	0	42	90	246
Hampton	7	17	4	5	4	30	30	30	127
Hampton North	11	4	4	0	1	8	0	0	28
Hampton Wick	13	18	5	-15	1	40	17	0	79
Heathfield	12	42	2	3	0	0	0	0	59
Kew	12	4	5	-3	2	16	170	20	226
Mortlake and Barnes Common	0	17	-1	1	3	20	50	310	400
North Richmond	0	46	12	4	30	117	0	255	464
South Richmond	28	1	-5	-10	3	64	20	20	121
South Twickenham	9	1	28	5	0	8	21	120	192
St Margarets and North Twickenham	248	9	-2	2	26	7	180	115	585
Teddington	40	227	0	5	16	26	0	30	344
Twickenham Riverside	7	19	11	1	26	59	45	70	238
West Twickenham	18	6	4	3	0	0	0	0	31
Whitton	3	3	1	1	0	0	0	20	28

Source LBRuT Planning Policy Section



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