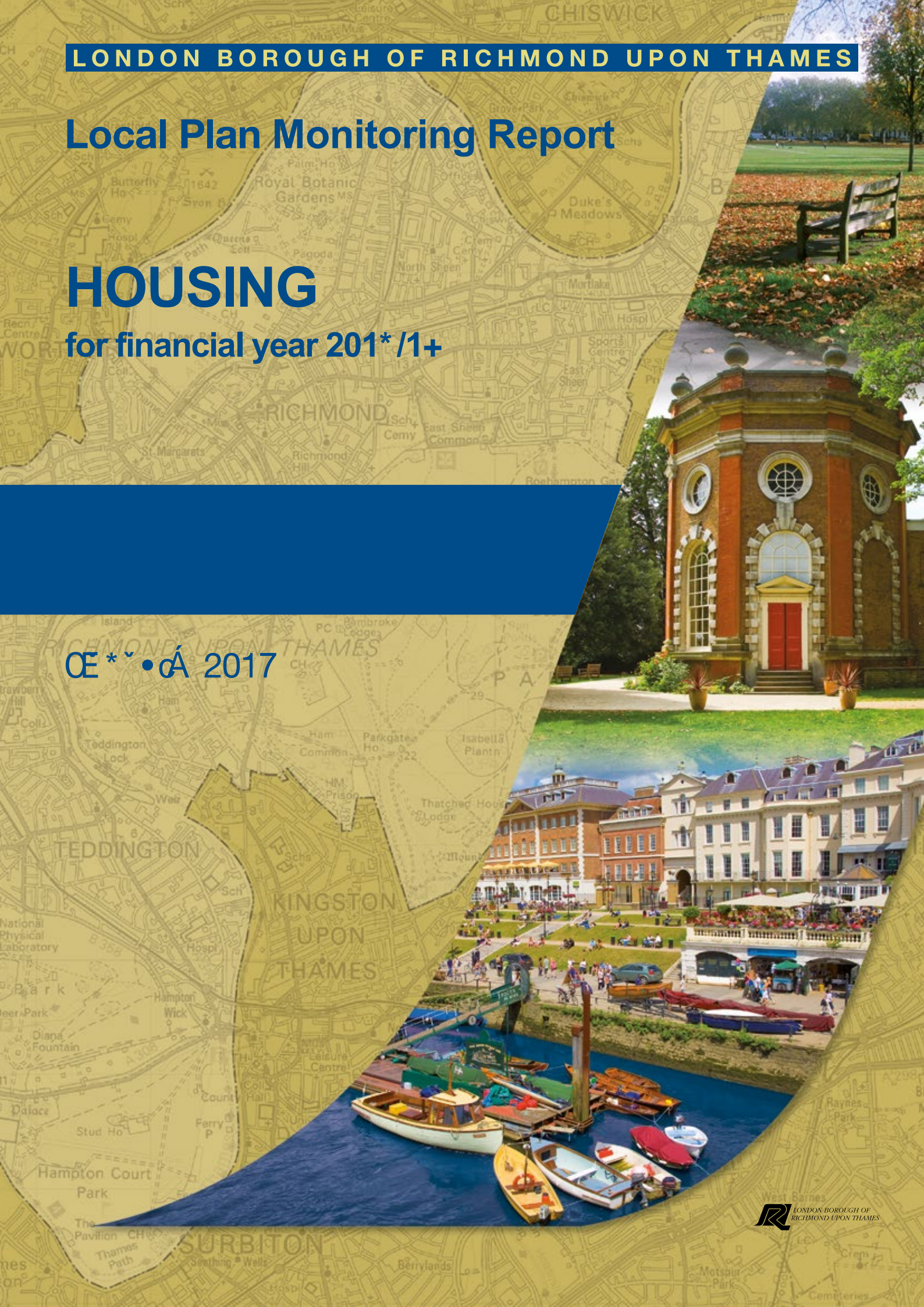


Local Plan Monitoring Report

HOUSING

for financial year 201* /1+

OE * v • á 2017



Local Plan Authority's Monitoring Report

Housing

Covering financial year 2016/17

1. **Introduction**

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

2. **Data sources**

- 2.1.1 The data used in this report comes from the Council's decisions analysis monitoring system [Richdas] and from monitoring of Prior Notification applications. The former has recorded data on permitted applications since the 1980s. Data is up to 1 April 2017, 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 (460 units net) significantly exceeded the annual target in the London Plan 2015 of 315 homes per annum, with twelve large sites completed, and over the ten-year target period it continues to be expected to be exceeded. For future housing land supply there is an identified 1,546 units over the 5-year period, which is 103 units more than the remaining target in the London Plan 2015.

Affordable housing (using definitions for statutory planning monitoring) – only 13% of units were delivered as affordable, from six sites, considerably below the strategic borough-wide target. There were three large sites delivering affordable housing, with a third of the affordable housing completions from small sites. The other large sites were through prior approvals so opportunities were very limited to secure on-site provision. The delivery of future affordable units is identified, including delivery by Registered Providers. However, the impact of national changes to planning policy continues to reduce further the opportunities where affordable housing contributions can be sought.

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

CP14: Housing

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

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

Data source: LBRuT Decisions Analysis system and annual completions survey (2016/17).

progress towards target :



The annual net dwelling requirement was exceeded in 2016/17. Over the target period it is expected that the total of 3150 will be exceeded.

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

Table 1: Plan period and housing targets

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

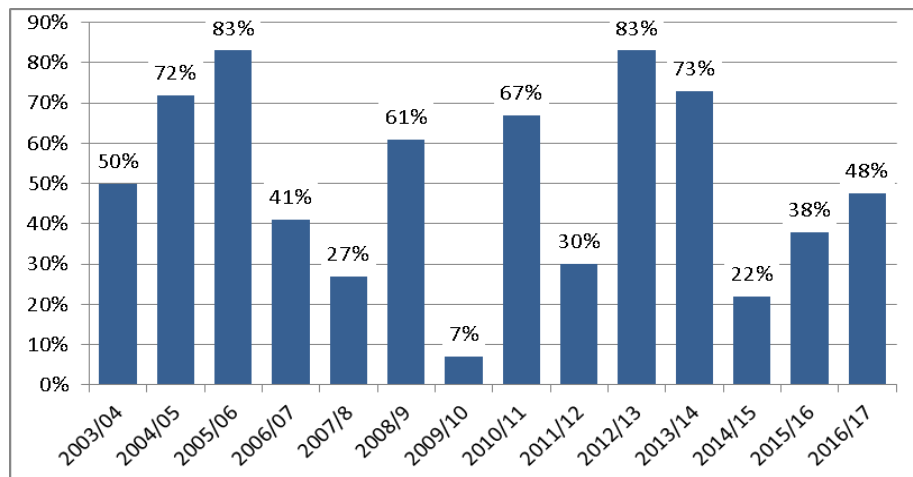
Net additional dwellings for the reporting year

A net gain of 460 units was completed in 2016/17. This significantly exceeded the target, following the previous year which had a slightly higher completion rate. There continue to be sites under construction and permissions granted, as set out in further details below, which demonstrate a continued pipeline.

The net gain includes 156 units (34%) completed through the prior approval process. From 30 May 2013, the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. While in 2013/14 the relative recent introduction of these rights meant implementation was low; in 2014/15 and in 2015/16 it delivered a significant proportion of completions. This has only reduced slightly in 2016/17 and is expected to remain a relatively high proportion in future years.

There were nine large sites completed in 2016/17 (these are defined as being of 10 or more units gross). Large sites therefore provided 47% of the units completed in 2016/17 (comparable figures were 38% in 2015/16, 22% in 2014/15, 73% in 2013/14, 83% in 2012/13, 30% in 2011/12, 67% in 2010/11, 6.9% in 2009/10, 60.8% in 2008/09, 26.5% in 2007/08 41% in 2006/07, 83% in 2005/06, 72% in 2004/05, and 50% in 2003/04).

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



Net additional dwellings 2005/2006 to 2016/17

Table 2: Housing completions in the borough 2006/2007 to 2016/17

Financial year	Units completed
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
2013/14	235
2014/15	304
2015/16	491
2016/17	460
Total 2006/07-2010/11 (5 years)	1470
Average 2006/07-2010/11	294
Total 2011/12-2015/16 (5 years)	1933
Average 2011/12-2015/16	386
Total over 11 years	3863

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

Notes

Figures are for net gains on site

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

The distribution of housing completions for 2016/17 by ward is set out in the following table.

Table 3: Housing completions in 2016 / 2017 by ward

Ward	Proposed	Existing	Net gain	Large sites included
Barnes	7	18	-11	
East Sheen	6	1	5	
Fulwell, Hampton Hill	27	2	25	
Heathfield	11	1	10	
Ham, Petersham, Richmond Riverside	12	0	12	
Hampton	10	4	6	
Hampton North	8	1	7	
Hampton Wick	50	12	38	The Maples Upper Teddington Road, Brentham and Bermuda House, High Street
Kew	21	7	14	
Mortlake, Barnes Common	28	0	28	
North Richmond	20	2	18	203 - 205 Lower Richmond Road
South Twickenham	42	3	39	159 Heath Road
South Richmond	56	2	54	Former Police Station, Red Lion Street
St Margarets, North Twickenham	110	6	104	Twickenham Sorting Office, Waterside Business Centre
Teddington	53	2	56	101 - 105 Waldegrave Road, 1 Bridgeman Road
Twickenham Riverside	46	3	43	
West Twickenham	2	0	2	
Whitton	12	2	10	
TOTAL	521	66	460	
NET GAIN			460	

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

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2017

It can be seen from Table 2 above that from 1 April 2006 until 31 March 2017, an eleven year period, 3863 units were completed. The borough's housing target set out in the 2015 London Plan is an additional 3150 units between 2015 and 2025, providing for an annual average of 315 units. This requirement was significantly exceeded in the 2016/17 financial year, and the Council is on course to meet the strategic dwelling requirement by 2025.

Completions in 2017/18 are estimated at over 400, based on a large proportion of sites already under construction.

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 in adopted/emerging Plans + other identified large sites coming forward (with up to date information)
- Sites that have planning permission (either outline or full planning permission not implemented)
- Sites under construction
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

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

The Council has identified a potential **1,546** units over the 5-year period, which is **103** units more than the remaining 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

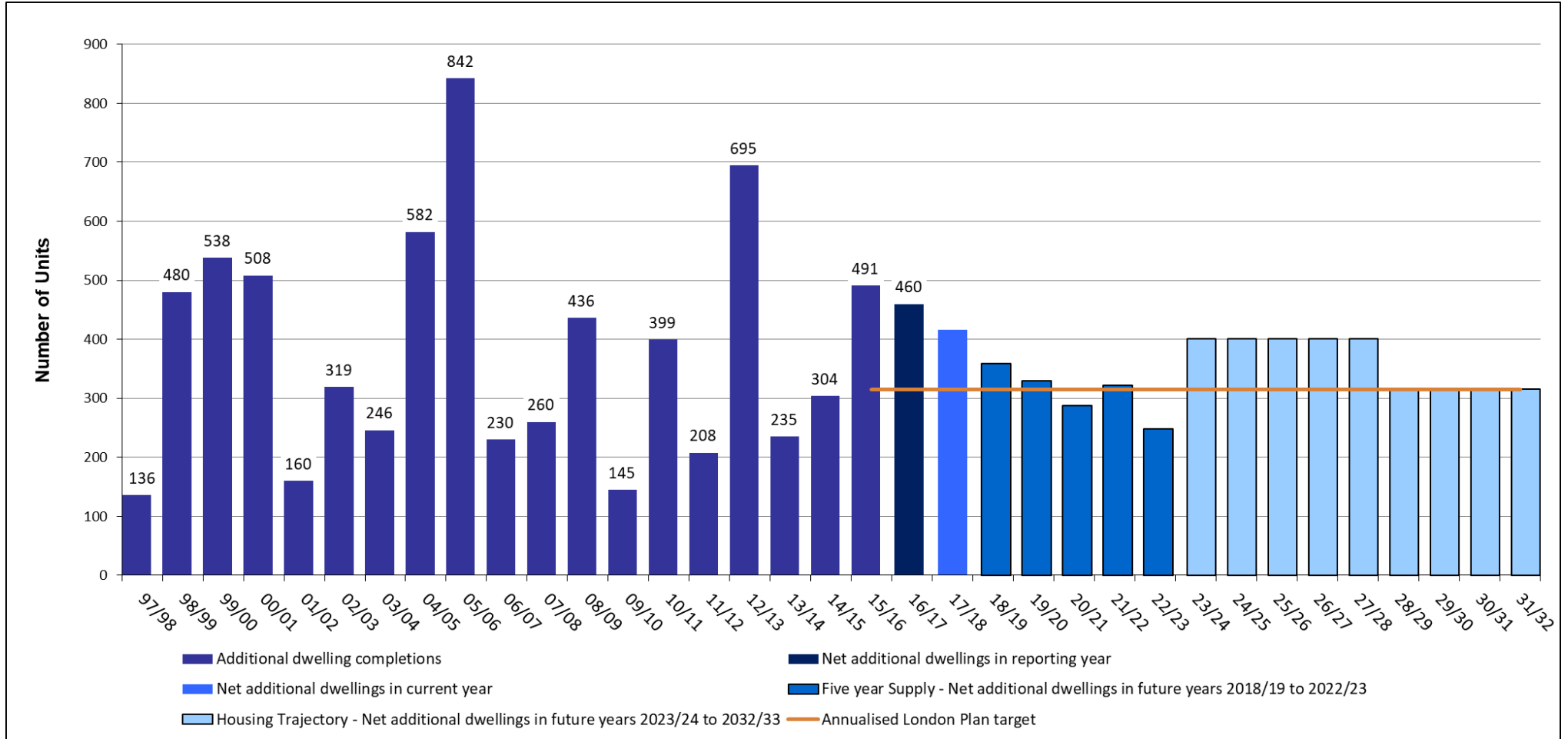
Site Type	Total used for 5-year supply
New Build under construction	676
New Build Sites with planning permission	105
Conversion sites under construction	86
Conversion sites with planning permission	24
Conversion sites with prior notification approval	261
Proposal/ other known Sites	394
Total 5 year supply	1,546

The trajectory at Figure 2 reflects the future year housing land supply, and includes indicative phasing within the five year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the five year phase, as sites not yet identified will come through the planning system, however there is no rate for windfalls included.

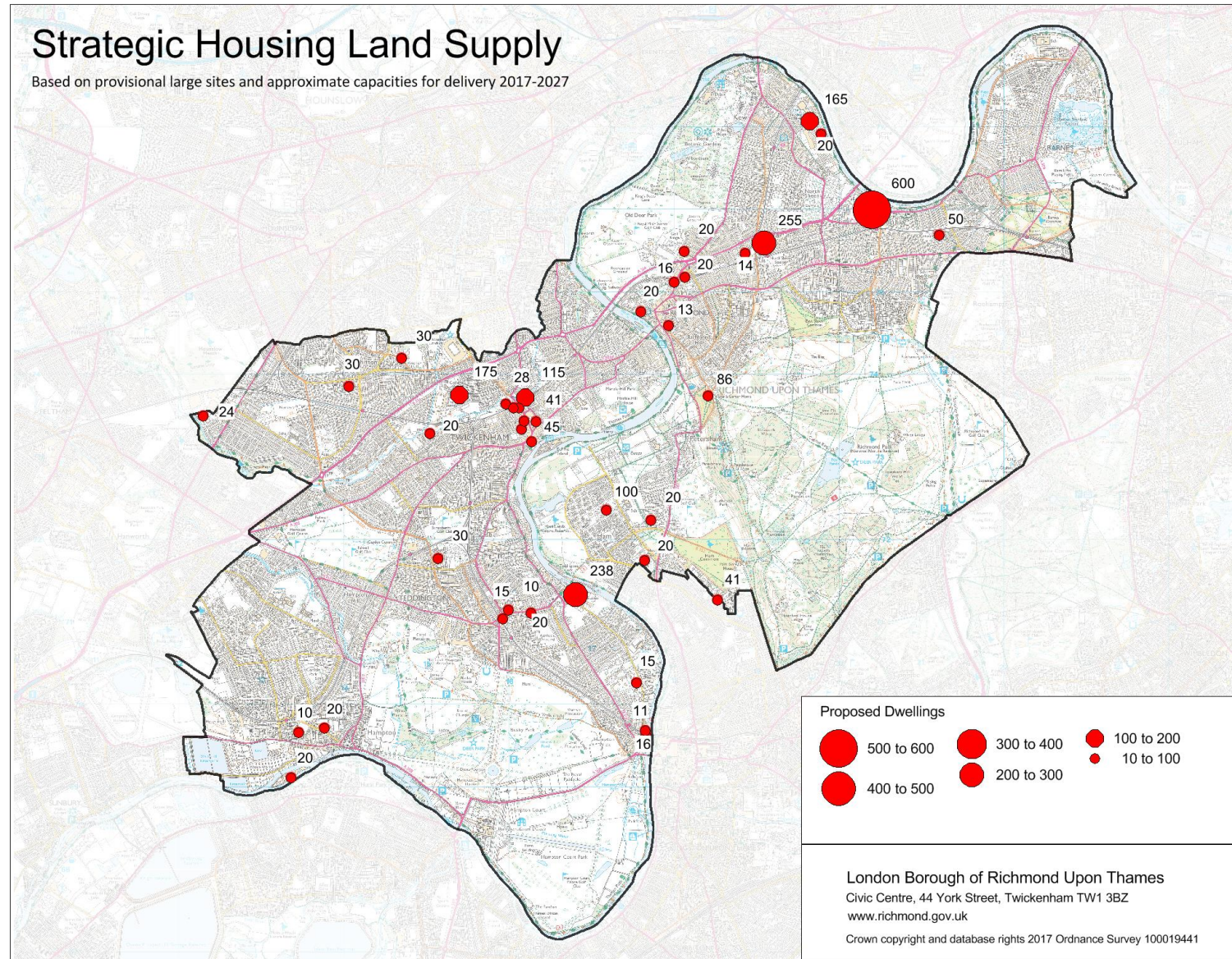
Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in Appendix 1 at Annex A, with a summary of supply by ward at Annex C. These also detail dwellings expected to come forward in future years. The housing figures show that the 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.

Appendix 2 presents summary tables (1 and 1a) setting out the performance against both the London Plan 2011 and 2015 targets, showing above average delivery. It is therefore considered a 5% buffer is sufficient to ensure choice and competition. There is a five year housing land supply calculation methodology (1b) (based on other guidance, appeal decisions etc. to determine best practice) which sets out the five year housing land supply expressed in years (excluding any buffer) as 5.6 years. It also contains a summary of other data outputs in tables and charts.

Figure 2: Housing Trajectory as at 1st April 2017



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



Net additional gypsy and traveller pitches per annum

Targets: Not applicable for 2016/17

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. 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.

The Council started further work to understand local needs, including working with RHP and other local authorities, and undertaking questionnaires of the families living on the Bishops Grove site undertaken in 2013 and 2015. The initial outcome of the Council's research on Gypsies and Travellers in 2013 and 2015 ([report](#) published in 2016) suggests that there is no demonstrated need for additional pitches; although there is a need to protect the existing site, as proposed in the [Local Plan Publication Consultation](#) Policy LP37. There may be opportunities for other innovative solutions to improve support to address needs such as providing floating support to those in bricks and mortar to address issues of isolation, managing a home and maintaining a tenancy, rather than pitch provision. This is especially important for London boroughs constrained by limited land supply.

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

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

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2016/17 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. This is continued into the Publication Local Plan Policy LP39.

In 2016/17, approximately 1.34% of all new units (gross) permitted were development on garden sites. This trend appears to be declining and averaging at relatively low levels of less than 5% of housing completions, as the rate in 2015/16 was 2.68%, in 2014/15 was approximately 2.97%, in 2013/14 it was approximately 3.04%, in 2012/13 it was approximately 2.7%, and in 2011/12 it was approximately 4%. This could be as a result of the policy position set out above, although it may vary over years according to the type of sites permitted.

In terms of completions, at least 14 units (net gain) were **completed** on nine sites that were considered to fall within the Council's definition of garden development, which equates to at least 3% of completions. Mostly these are from applications submitted after April 2009, although in the total completions there could still be some from applications determined prior to April 2009 and therefore it is possible that a larger number of sites and units would have fallen within this definition.

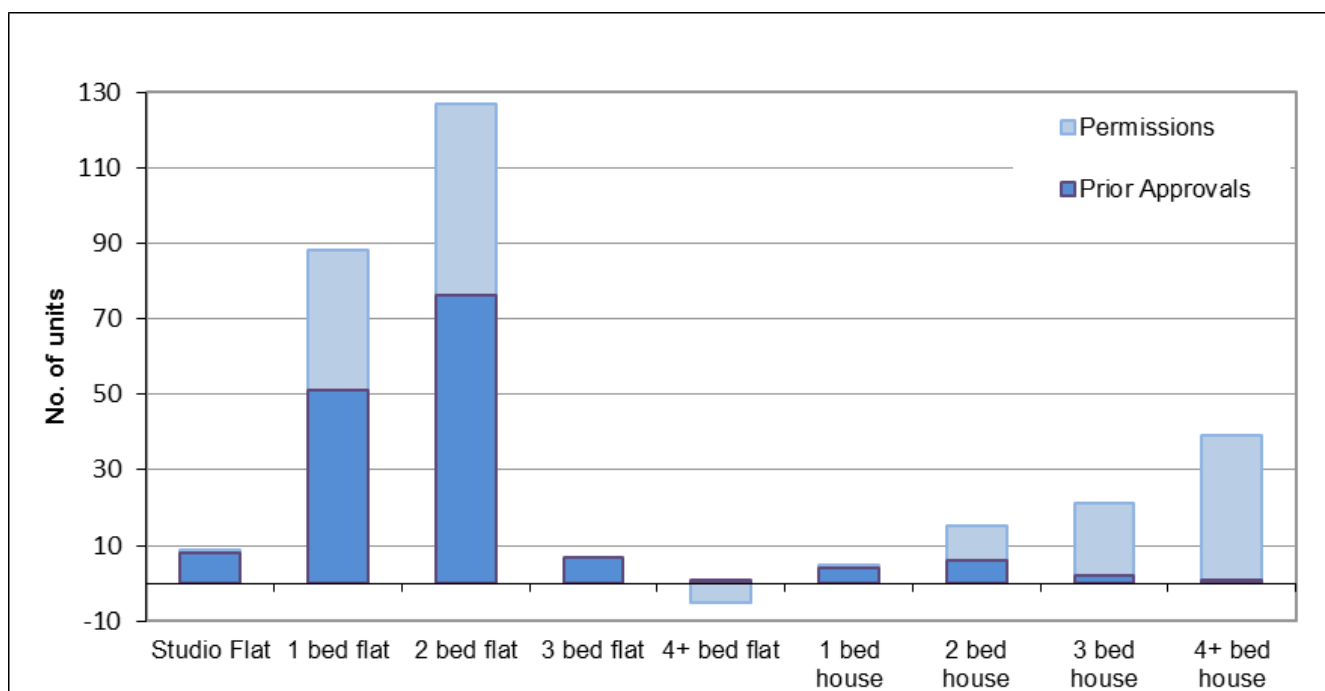
Completions by dwelling size

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2016/17 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. Publication Local Plan Policy LP35 seeks a higher proportion of small units within the five main centres and Areas of Mixed Use, although continues to recognise the mix should be appropriate to the location.

This indicator looks at the dwelling type and size of all completions. The figure below shows all housing completions in 2016/17 by the type (flats or houses) and size of dwelling.

Figure 3: Dwelling Type and Size of Completions



In 2016/17 36% of all completions were small units (studio / 1 bed flats / houses). This exceeds the 25% small unit target that was set out in Core Strategy policy. This is slightly less than 46% in 2015/16 and 50% in 2014/15, but remains higher than earlier years, largely led by the nature of the units completed through the prior approval process as these remain dominated by conversions to small flats. Consequently the proportion of family housing as 3 and 4 beds remained low at 16% of all completions, which would be the size of family units encouraged by Development Management Plan policy.

CP15: Affordable Housing

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

Data source: LBRuT Decisions Analysis system and annual completions survey (2016/17).

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

Table 5: Affordable Housing Completions by financial year 2006/07 – 2016/17

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
2010/11	399	89**	37	126	32%
Total 2006/07 - 2010/11	1470	188	77	265	14.5%
2011/12	208	0	75	75	36%
2012/13	695	224	3	227	33%
2013/14	235	29	4	33	14%
2014/15	304	5	1	6	2%
2015/16	491	17	82	99	20%
Total 2011/12 - 2015/16	1933	275	165	440	23%
2016/17	460	56	6	62	13%

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 **six sites** during 2016/17 delivering 62 units (gross). Three of these were large sites – 21 affordable units at Brentham House And Bermuda House High Street Hampton Wick (13/2693/P3JPA), 11 affordable units at Twickenham Sorting Office London Road Twickenham (12/3650/FUL) and 10 affordable units at 101 And 103 To 105 Waldegrave Road Teddington (13/0368/NMA). The other three were small sites bought forward by a Registered Provider - 8 affordable units at Former Police Station 8 Red Lion Street Richmond (13/4739/FUL), 6 affordable units at 159 Heath Road Twickenham (13/4019/FUL) and 6 affordable units at Garages Adjacent 1-6 Cave Road Ham (13/2175/FUL).

The net gain of 62 affordable units in 2016/17, equating to **13%** of the net gain in units, is less than the 20% achieved in 2015/16. There are 24 affordable units nearing completion at Land North of Mill Farm Business Park Millfield Road Whitton and another 85 that are under construction and expected to complete in 2017/18.

There were another five large sites completed in 2016/17 - 101 And 103 To 105 Waldegrave Road Teddington (13/0368/NMA), Waterside Business Centre Railshead Road Twickenham (13/3388/FUL), 203 - 205 Lower Richmond Road Richmond TW9 4LN (15/1270/P3JPA), 1 Bridgeman Road Teddington TW11 9AJ (15/2361/GPD15) and The Maples Upper Teddington Road Hampton Wick (12/3132/FUL). One of these large sites delivered on-site affordable housing, and on one site a financial contribution to affordable housing was secured on another; on one mixed use site a contribution to affordable housing was agreed not to be viable; however there were two prior approvals which cannot be required to contribute to affordable housing.

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

these dates are rarely the same and can fall in different recording years. Housing monitoring is set out on the Council's website www.richmond.gov.uk/completed_housing_developments.htm

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

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time a permission is granted) and the timing of payments, and payments may be staged. The Council's website detailing housing monitoring (different to planning monitoring, as explained above) www.richmond.gov.uk/completed_housing_developments.htm details the schemes that completed in 2016/17 (as recorded by housing monitoring) supported by Housing Capital Programme funding (*and delivering 13 affordable homes*), including schemes at 159 Heath Road, Twickenham (13/4019/FUL) and the former Police Station, Red Lion Street Richmond (13/4739/FUL).

Tenure split: Core Strategy Policy CP15 requires a split between rented and intermediate tenures of 80% / 20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2016/17 show from all six sites a tenure split of 68% / 32% which falls short of policy requirements. The provision of rented units meets identified priority local needs and would have been a priority particularly on those schemes brought forward through the delivery programmes of Registered Providers.

Future affordable housing supply

For future years, Development Management Plan Policy DMHO6 moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. There were a number of units under construction in 2016/17, along with a number of anticipated completions during 2017/18, including: 24 units at Land North of Mill Farm Business Park and 27 units at Former Inland Revenue Sorting Office, Ruskin Avenue, Kew. There also continues to be a further number of affordable units with permission expected to be completed within the next five years, including 45 units at Queens House, 2 Holly Road, Twickenham; 27 units at Land At Junction Of A316 And Langhorn Drive And Richmond College Site; 12 units at Teddington Studios; 6 units at Garages Adjacent 1-6 Cave Road; and 13 units (of which 7 will be Richmond nominations) at HMP Latchmere House. Registered Providers continue to deliver small sites through their own landholdings, and pursue large site opportunities where they arise.

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The Council has included a forecast for 2017-27 which identifies potential sources of future affordable housing units, amounting to a potential **294** over the 5-year period. Further details are set out in Appendix 1. There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure for example through acquisition by RSLs of properties on the open market.

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

Appendix 1: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2018/28

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 2018-2028, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2015/16 AMR for the period 2017-2027. It is written as at 1 April 2017, but where relevant includes updates since the time of writing as footnotes. The phasing of sites has been considered in light of ongoing discussions the Council undertakes with developers and landowners on some sites.

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

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

The Inspector's Report into the FALP overall found the Plan strategy will not deliver sufficient homes to meet objectively assessed need and recommended immediate review. The GLA are starting the full review, and the ['City for All Londoners' consultation](#) (October to December 2016) set out a new vision for London, which the Mayor will expand upon in detailed strategies and the London Plan. Consultation on the draft London Plan is expected Autumn 2017.

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

The [Twickenham Area Action Plan](#) was adopted in July 2013 and contains proposals for sites within the Twickenham area. The preparation of the [Site Allocations Plan](#) informed the consideration of future supply, as following a call for sites in January 2013, work progressed with the Pre-Publication draft Plan published for consultation in October-November 2013, followed by two further rounds of consultation on new additional sites in June-July 2014 and new educational sites in August-October 2014. A revised Local Plan programme was then agreed in July 2015 to progress the allocation of sites as part of the [Local Plan Review](#). The Local Plan [consultation on the scope and rationale for review of planning policies, together with the emerging Site Allocations](#), took place 4 January – 1 February 2016. This was followed by the [Pre-Publication Consultation](#) (8 July to 19 August 2016) and [Publication Consultation](#) (4 January to 15 February 2017). This has enabled the Council to align the sites available with the needs of the borough as identified through the Local Plan Review, and has informed the AMR.

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

This paper takes account of requirements set out in the NPPF to identify future housing land supply, including an additional buffer to ensure choice and competition in the market for land, and for

market and affordable housing. The current position on planning for Gypsy and Traveller sites is set out in the main AMR 2016/16 report on Housing.

Housing Targets

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

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

The Council's delivery rates against the 2011 and 2015 London Plan targets is exceeding the requirement. Since 2015/16 951 units have been completed delivering 30% of the 2015 target. Completions in 2017/18 are estimated at over 400, based on a large proportion of sites already under construction.

5 Year Housing Land Supply (2018-2023)

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

Available – the site is available now

Suitable – the site offers a suitable location for development now

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

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

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

There is an annual completions survey based on site visits which includes estimates for completions from site managers, along with planning officer contacts with developers, to inform the detailed assessment of each site.

As stated above, from 30 May 2013 the Government introduced amended permitted development rights to allow for greater flexibility for the change of use of existing offices to residential, subject to a notification procedure with the local planning authority. Where prior approval has been granted by the Council, the residential units that will be delivered have been included in the future supply. It is anticipated that the majority of these approvals will be

implemented by landowners, as prior approval is only required for transport and highways issues, contamination and flooding, and this is evidenced in completions in previous AMRs. Where both a permission and prior approval are approved on the same site, it is generally expected the prior approval is more likely to be implemented than any extant permission, as they are likely to have less conditions and obligations than a full permission. They are in effect no different to other conversions in terms of future delivery of housing, however for monitoring they are recorded as a separate source to understand the impact, for example where affordable housing policy requirements cannot be applied.

The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Annex A. The deliverability rate of the sites is expected to be high, this is based on the knowledge the Council has in relation to the rate of completed planning permissions, which in the past has been as high as 98%. Many of the larger sites the borough has had ongoing discussions with during the course of planning applications or pre-application discussions. Other sites without planning permission (as at 1 April 2017) which are expected to come forward and be delivered within the next 5 years include:

- **Hampton Traffic Unit, 60-68, Station Road, Hampton** – Potential for redevelopment if became surplus. Site marketed in 2014. Identified in the [draft Site Allocations Plan Pre-Publication new additional sites consultation](#) site HA9 proposed residential and identified in the [Local Plan Publication Consultation](#) site SA3. Application under consideration [16/0606/FUL](#)¹. Potential to deliver 20 units.
- **Platts Eyott** – previous planning application for 70 units, although not currently being actively progressed by owner. The [draft Site Allocations Plan Pre-Publication](#) site HA5 only proposed for a limited amount of residential. Identified in the [Local Plan Publication Consultation](#) site SA2 need to retain employment, protect businesses, particularly river-related uses, acknowledged that some enabling residential development may be needed to support the restoration of the listed buildings, but residential uses should be in the form of live-work units and complement the existing character rather than providing for commuters. Potential 20 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 BA2 proposed, subject to the site being declared as surplus, for mixed use development to include residential and social infrastructure, priorities identified for extra care housing, community mental health facilities and education. In September to December 2014 the Mental Health Trust undertook public consultation on the future location of inpatient mental health services in south west London, and continues to explore options to use part of the site for older people's clinical services. Identified in the [Local Plan Publication Consultation](#) site SA28. The Council's priority for any redevelopment will be a new primary school as identified in the School Place Planning Strategy (agreed in January 2015), and potential for extra care. Potential to deliver 50 units.
- **Friars Lane Car Park** - site brief published and a planning application is expected to be submitted. The Council had identified disposal under the 2013/16 programme and [draft Site Allocations Plan Pre-Publication](#) site RI6 proposed for residential. Council launched a design competition seeking architects in November 2014². Identified in the [Local Plan Publication Consultation](#) site SA20 for residential use. Potential to deliver 5-20 units.

¹ Since the time of writing, approved by Planning Committee 5 April 2017, subject to completion of a S106 agreement.

² Richmond Council awarded the contract to Quinlan and Francis Terry in August 2015.

- **2 High Street Teddington** – proposal for redevelopment for mixed use being brought forward³. This could deliver additional units to the 8 units already identified under 14/2683/P3JPA, and would be a wholly affordable residential scheme. Potential for additional 15 units.
- **Sandycombe Centre, 1-9 Sandycombe Road, Richmond** – proposal for redevelopment of site to provide for a mixed use development of commercial space and 18 residential units under consideration⁴ 16/4890/FUL. Potential for 18 units.

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

- **Ham Central Area, Ham** – identified as an [Uplift area](#). Visioning work for rejuvenation of Ham Close undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a wider area (subject to agreement of landowners). [Report](#) published October 2014 which highlighted the principles on which any future vision for the area should be based. At the end of 2016 RHP and the Council held a consultation on the future of the close and further work to prepare an application is underway⁵. Identified in the [Local Plan Publication Consultation](#) site SA15 for redevelopment of residential units (maximising affordable housing), including social infrastructure uses including a community centre, library, youth centre, clinic and dentists as well as a new green space. Potentially a phased scheme (also in Years 6 to 10). Potential to deliver 25-50 units in this phase.
- **Budweiser Stag Brewery, Mortlake** – closure of brewery confirmed and acquisition by developer announced 2015. Site brief adopted 2011 ([SPD](#) and Appendix) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub. The [draft Site Allocations Plan Pre-Publication](#) site EM1 proposed mix of uses. A Cabinet report in October 2015 in relation to a revised School Place Planning Strategy identified the need for a new secondary school. Identified in the [Local Plan Publication Consultation](#) site SA24. Potentially a phased scheme (also in Years 6 to 10). Developer pre-application consultation exhibition March 2017. Potential to deliver 100-200 units in this phase.

The Borough has identified a potential 1,546 units over the 5 year period, which is 103 units more than the remaining 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	Total used for 5-year supply
New Build under construction	676
New Build Sites with planning permission	105
Conversion sites under construction	86
Conversion sites with planning permission	24
Conversion sites with prior notification approval under construction	0
Conversion sites with prior notification approval	261
Proposal/ other known Sites	394
Total 5 year supply	1,546

Appendix 2 also sets out summary tables (1 and 1a) setting out the performance against both the London Plan 2011 and 2015 targets, showing above average delivery. There is a five year housing

³ [16/2647/FUL](#) for 23 units approved by Planning Committee 8 March 2017, subject to completion of a S106 agreement.

⁴ Since the time of writing, approved by Planning Committee 19 July 2017, subject to completion of a S106 agreement

⁵ Further details at www.hamclose.co.uk with indicative timescale, work to commence on site 2019.

land supply calculation methodology (1b) (based on other guidance, appeal decisions etc. to determine best practice) which sets out the five year housing land supply expressed in years (excluding any buffer) as 5.6 years against the remaining London Plan target.

It is already evident that the impact of the permitted development rights for the change of use of existing offices to residential in the borough has and will continue to deliver a significant amount of additional housing units. The headline figure is that, if implemented, potentially over 1000 residential units could be delivered through prior approvals applications approved (by March 2017) or allowed on appeal (by March 2017) (excluding Bridge House, as subsequently occupied as office). Some of these sites may have already been identified through the planning process so it is therefore considered relevant to assume delivery from this pipeline will continue make a significant contribution to the five year housing land supply in this and future AMRs for the short to medium term. The Council has already introduced Article 4 Directions to remove the permitted development rights in specific areas of the borough, with a second phase extending to further areas which came into effect in October 2016⁶, however this is limited spatially and does not affect the whole borough. Monitoring the outcome of those applications, and the delivery of housing units, will continue to be reported in future AMRs.

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

Years 6-10 Housing Land Supply (2023-2028)

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

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

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

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Telephone Exchange, East Sheen	Yes (Ref: SA EM5 + LP SA27)	5-10	Potential for redevelopment if telephone exchange became surplus. The draft Site Allocations Plan Pre-Publication site EM5 proposed mixed uses to include residential, employment or primary school. Identified in the Local Plan Publication Consultation site SA27 which suggests need for offices and housing, now excludes a primary school.
Strathmore Centre, Strathmore Road, Teddington	Yes (Ref: SA TD2 + LP SA7)	20-30	Partially vacant site. The Council is expecting disposal for residential and draft Site Allocations Plan Pre-Publication site TD2 proposed residential, subject to relocation and alternative provision for existing social

⁶ www.richmond.gov.uk/article_4_directions_offices_to_residential.htm

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			infrastructure use. Identified in the Local Plan Publication Consultation site SA7 which suggests need for social infrastructure facilities, and may be capacity/opportunity for a mix of uses including residential.
Ham Central Area, Ham	Yes (Ref: SA HP2 + LP SA15)	25-50 in this phase	Identified as an Uplift area . Visioning work for rejuvenation of Ham Close undertaken in January 2014 to consider a wide range of improvements from refurbishment of existing buildings to regeneration of a wider area (subject to agreement of landowners). Report published October 2014 which highlighted the principles on which any future vision for the area should be based. At the end of 2016 RHP and the Council held a consultation on the future of the close and further work to prepare an application is underway ⁷ . Identified in the Local Plan Publication Consultation site SA15 for redevelopment of residential units (maximising affordable housing), including social infrastructure uses including a community centre, library, youth centre, clinic and dentists as well as a new green space. Potentially a phased scheme (also in Years 1 to 5).
Cassel Hospital, Ham Common, Ham	Yes (Ref: SA HP3 + LP SA16)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP3 proposed conversion to residential and education and/or community uses. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan Publication Consultation site SA16 for residential and education and/or community uses.
St Michaels Convent, 56 Ham Common, Ham	Yes (Ref: SA HP4 + LP SA17)	10-20	The draft Site Allocations Plan Pre-Publication new educational sites consultation site HP4 proposed conversion of Listed buildings to residential (including affordable units) and education and/or community uses. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan

⁷ Further details at www.hamclose.co.uk with indicative timescale, work to commence on site 2019.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			Publication Consultation site SA17 for housing as well as social infrastructure and community uses. 16/3552/FUL , 16/3553/LBC and 16/3554/FUL under consideration.
Hampton Delivery Office, Rosehill, Hampton	Yes (Ref: SA HA10 + LP SA4)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site HA10 proposed residential. Identified in the Local Plan Publication Consultation site SA4 which suggests need for employment generating and social infrastructure uses.
Kew Biothane Plant, Mellis Avenue, Kew	Yes (Ref: SA KW3 + LP SA26)	10-20	Potential for redevelopment once becomes surplus (linked with Stag Brewery). Part MOL. The draft Site Allocations Plan Pre-Publication site KW3 proposed residential and open space. Identified in the Local Plan Publication Consultation site SA26.
Budweiser Stag Brewery, Mortlake	Yes (Ref: UDP S4; SA EM1 + LP SA24)	300-400 in this phase	Closure of brewery confirmed and acquisition by developer announced 2015. Site brief adopted 2011 (SPD and Appendix) with vision for new heart for Mortlake, mix of uses to include residential, green space, school and community hub. The draft Site Allocations Plan Pre-Publication site EM1 proposed mix of uses. A Cabinet report in October 2015 in relation to a revised School Place Planning Strategy identified the need for a new secondary school. Identified in the Local Plan Publication Consultation site SA24. Developer pre-application consultation exhibition March 2017. Potentially a phased scheme (part also in Years 1 to 5).
Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Yes (Ref: SA EM7 + LP SA25)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site EM7 proposed mixed use with employment and residential. Identified in the Local Plan Publication Consultation site SA25 which suggests there is a need for employment and social infrastructure uses, limited retail on the ground floor and residential uses above ground floor.
Sainsbury's, Manor Road/Lower Richmond Road	Yes (LP SA21)	60-255	Airspace development. Number of units will depend on storeys. Identified in the Local Plan Publication Consultation site SA21 for retail and residential uses.
Richmond Station and	Yes	5-20	Site brief published. Would be part of

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
above track (The Quadrant, Richmond)	(Ref: UDP R6; SA R12 + LP SA19)		a mixed use scheme, as per the proposal site description. The draft Site Allocations Plan Pre-Publication site R12 proposed redevelopment to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential. Identified in the Local Plan Publication Consultation site SA19 which suggests significant need for transport interchange improvements and employment, commercial, retail, community, leisure, entertaining and housing.
Mereway Day Centre, Mereway Road, Twickenham	Yes (Ref: SA TW13 + LP SA12)	10-20	Surplus to Council requirements. The Council is expecting disposal and draft Site Allocations Plan Pre-Publication site TW13 proposed for residential or education. The School Place Planning Strategy (agreed in January 2015) did not identify a future educational use on this site. Identified in the Local Plan Publication Consultation site SA12 which suggests social infrastructure uses and needs should be fully explored, acknowledging due to poor access and low PTAL a residential scheme may also be appropriate.
Telephone Exchange, High Street, Teddington	Yes (Ref: SA TD1 + LP SA5)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site TD1 proposed retail/commercial on ground floor with residential above. Identified in the Local Plan Publication Consultation site SA5 which suggests appropriate land uses could include retail, employment generating uses such as offices and/or other town centre uses on ground floor; a mixture of offices and residential uses on upper floors.
Teddington Delivery Office, 19 High Street, Teddington	Yes (Ref: SA TD7 + LP SA6)	5-10	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication new additional sites consultation site TD7 proposed mixed uses and possible residential. Identified in the Local Plan Publication Consultation site SA6 which suggests there is a need for commercial / retail on the ground floor, and potential for offices and housing to the rear of the site.
Station Yard, Twickenham	Yes (Ref: TAAP TW2)	15-20	Twickenham Area Action Plan adopted July 2013. Residential development, and public car parking if required and feasible.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Twickenham Riverside (Former Pool Site) and south of King Street	Yes (Ref: TAAP TW7)	5-10	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential (potential on areas D, E and F). Consultations to find a suitable proposal undertaken in 2015 and 2016 ⁸ .
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 + LP SA13)	10-20	Potential for redevelopment if became surplus. The draft Site Allocations Plan Pre-Publication site WT3 proposed residential. Identified in the Local Plan Publication Consultation site SA13 for employment and social infrastructure or other appropriate main centre uses, a mixed use scheme with housing could be considered.
Kneller Hall, Whitton	Yes (LP SA14)	20-30	Site is earmarked by MoD for disposal, although no confirmation yet on the disposal process, earliest potential vacation date of 2020 however depends on identifying a new location for the Royal Military School of Music and the CAMUS HQ. Redevelopment expected to include a mix of uses. The site is highly constrained by a Grade II Listed Building, MOL and POS deficient. Identified in the Local Plan Publication Consultation site SA14 for residential, employment, social infrastructure uses, along with open space

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 198 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 (1015 large sites + 198x5) 2005. 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 [Local Plan](#) 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.

⁸ www.richmond.gov.uk/twickenham_rediscovered_background.htm

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

Small Sites

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

The 2005 GLA Housing Capacity Study included 1700 from small sites based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). The London SHLAA and Housing Capacity Study 2009 identified a small site capacity for 2011-2021 of 961 for Richmond (using 2000-2007 data, post garden land adjustment) which equated to 96 per annum. The 2013 SHLAA used historic trends in completions for small sites (2004/5 – 2011/12) with an assumption of 1754 for 2015-2025. The Council's analysis of historical trends in the last five years shows that the borough achieves on average 198 net completions on small sites. In 2016/17 completions on small sites has decreased compared to earlier years, although this could be influenced by a different profile of sites completed through the prior approval process, it continues to evidence that assumptions on future delivery from small sites when combined with the anticipated capacity from large sites coming forward, the borough is still in a position to meet and exceed its housing target.

Net residential completions on small/large sites

Time period	Res comps on small sites	Res comps on large sites	Total
2012/13	143	552	695
2013/14	63	172	235
2014/15	238	66	304
2015/16	304	187	491
2016/17	242	218	460
Total	990	1195	2185
Annual average	198	239	437

Source: LBRuT Decisions Analysis system. **Notes:** A large site is one of 10 or more units gross.

In previous years permissions have also continuously come forward on small sites, and this combined with the completions on small sites gives a clear picture of the level of development the borough has had over the last few years on small sites. This was lower in 2012/13, increased again in 2013/14, reduced slightly in 2014/15, increased in 2015/16 and has increased again in 2016/17. Even with some fluctuations there remains a sufficient pipeline. This excludes any estimate for small site prior approvals which will also contribute to supply from additional sites.

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

Time period	No. of sites	No. of units
2011/12	141	156
2012/13	104	70
2013/14	144	143
2014/15	123	88
2015/16	111	129
2016/17	136	261
Total	759	847

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

Affordable Units

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing, which was first included in the 2012/13 AMR whereas in earlier years the future supply of affordable units had not been detailed. It will still take time to continue to enhance process and monitoring frameworks to capture this information more effectively, however the assessment used in previous years has been updated to include a forecast for 2017-28 based on the same criteria as for all housing sites.

Sources of future affordable housing supply:

Site Type	1-5 yrs (2017-2022)	6-10 yrs (2023-2028)
New build sites/conversion/prior approvals under construction	151	0
New build sites/conversion/prior approvals with permission	33	0
Other small sites	0	100*
Proposal/other known Sites	294	565
Total	478	665

This reflects policy requirements for contributions to affordable housing, plus discussions with Registered Providers and the GLA (acting as the Homes & Communities Agency in London). The known proposal sites and other large sites where affordable units are expected are detailed in the commentary alongside Annexes A and B. An estimated figure (*) for small windfall sites is included in years 6-10, given the possibility of former employment sites under 10 units coming forward for a change of use, and that Registered Providers continue to work up proposals to deliver on small sites through their own delivery programmes. Richmond Housing Partnership have already completed a number of small sites on their own landholdings and there are further extant permissions and other potential sites due to complete in 2017/18 or later. There may be other units recorded under statutory housing monitoring which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example.

However, there remains considerable uncertainty, including further changes to future GLA funding of affordable housing and reliance on the policy requirements being achieved on the large sites identified in the future housing land supply, to maintain future delivery of affordable units. The viability of schemes continues to affect the provision of affordable housing. The Development Management Plan Policy DMHO6 moved towards maximising provision reflecting site specific circumstances to recognise viability constraints, which is reflected in Local Plan Publication Consultation Policy LP36. The additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 and LP36 on all small sites can help ensure schemes remain viable. However, national changes in Government policy are also impacting significantly on how contributions can be secured from market development through the planning process. Policy requirements for affordable housing can no longer be applied to permitted development rights for the change of use of existing offices to residential, as prior approval is only required for other issues. However, it could bring forward new schemes if landowners are interested and Registered Providers are able to get involved to secure delivery. There are also expected further changes to affordable housing and funding expected through the implementation of the Housing and Planning Act. This context emphasises the need to ensure that wherever viable the policy requirements for affordable housing contributions through the planning application process are maximised, particularly to secure on-site delivery.

Annex A: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Barnes	283 Lonsdale Road Barnes London SW13 9QB	16/0046/FUL	3	2	
Barnes	60 Lowther Road Barnes London SW13 9NU	14/5240/FUL	1	0	
Barnes	St Pauls School Lonsdale Road Barnes London SW13 9JT	08/1760/OUT	18	2	
East Sheen	318B Upper Richmond Road West East Sheen London SW14 7JN	14/4450/FUL	1	1	
East Sheen	56 Coval Road East Sheen London SW14 7RL	14/2123/FUL	1	1	
East Sheen	57 Sheen Lane East Sheen London SW14 8AB	16/3737/FUL	1	1	
Fulwell and Hampton Hill	Ashton House 120 High Street Hampton Hill Hampton TW12 1NS	13/4293/FUL	8	6	
Fulwell and Hampton Hill	149 Stanley Road Teddington TW11 8UF	16/2924/FUL	1	0	
Fulwell and Hampton Hill	40 Wellington Road Hampton TW12 1JT	14/2736/FUL	1	0	
Fulwell and Hampton Hill	The Old House Laurel Dene Home For The Aged Hampton Road Hampton Hill	16/2578/FUL	2	2	
Heathfield	310 Nelson Road Twickenham TW2 7AJ	14/2257/FUL	4	3	
Heathfield	401 Chertsey Road Twickenham TW2 6LS	14/1663/FUL	1	1	
Heathfield	65 Heathside Whitton Hounslow TW4 5NJ	14/4801/FUL	1	1	
Heathfield	Land North Of Mill Farm Business Park Millfield Road Whitton	14/2578/FUL	24	24	24
Hampton North	2 Longford Close Hampton Hill TW12 1AB	15/0182/FUL	1	1	
Ham, Petersham and Richmond Riverside	Wayside Cottage 289 Petersham Road Petersham Richmond TW10 7DA	07/3348/FUL	1	0	

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Ham, Petersham and Richmond Riverside	Ancaster House Richmond Hill Richmond TW10 6RN	14/3662/FUL	7	-1	
Ham, Petersham and Richmond Riverside	HMP Latchmere House Church Road Ham Richmond TW10 5HH	14/0451/FUL	29	29	
Ham, Petersham and Richmond Riverside	HMP Latchmere House Church Road Ham Richmond TW10 5HH	14/0451/FUL	12	12	12
Ham, Petersham and Richmond Riverside	HMP Latchmere House Church Road Ham Richmond TW10 5HH	14/0451/FUL	1	1	1
Ham, Petersham and Richmond Riverside	South Corner Upper Ham Road Ham Richmond TW10 5LA	15/3424/FUL	1	0	
Hampton	5 Chestnut Avenue Hampton TW12 2NY	13/4790/FUL	2	1	
Hampton	6 Manor Gardens Hampton	14/4336/FUL	2	1	
Hampton	64 Ormond Avenue Hampton TW12 2RX	07/3512/FUL	2	1	
Hampton	67 High Street Hampton TW12 2SX	14/2735/FUL	1	1	
Hampton	Rear Of 70 - 74 Station Road Hampton TW12 2AX	15/0588/FUL	1	1	
Hampton Wick	97A - 97B High Street Hampton Wick KT1 4DG	15/0547/FUL	4	4	
Hampton Wick	Becketts Wharf And Osbourne House Becketts Place Hampton Wick	11/0468/PS192	11	11	
Kew	1 Royal Parade Kew Richmond TW9 3QD	14/2004/VRC	2	2	
Kew	2 - 4 Princes Road Kew	14/2704/FUL	2	0	
Kew	Inland Revenue Ruskin Avenue Kew	14/1488/FUL	143	143	
Kew	Inland Revenue Ruskin Avenue Kew	14/1488/FUL	5	5	5
Kew	Inland Revenue Ruskin Avenue Kew	14/1488/FUL	22	22	22
South Twickenham	15A Colne Road Twickenham	08/1069/EXT	8	8	
South Twickenham	27 Popes Grove Twickenham TW1 4JZ	15/2342/FUL	1	0	

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
South Twickenham	Former 60 Gould Road Twickenham	13/2794/FUL	2	2	
South Richmond	24 Denbigh Gardens Richmond TW10 6EL	14/5167/FUL	1	0	
South Richmond	Isabella House 91 Mount Ararat Road Richmond TW10 6PL	13/1085/FUL	1	0	
South Richmond	Kings Road Garage Kings Road Richmond TW10 6EG	14/3983/FUL	0	4	
South Richmond	Richmond Film Services Park Lane Richmond TW9 2RA	14/3780/FUL	8	8	
St. Margarets and North Twickenham	188 Amyand Park Road Twickenham TW1 3HY	16/2032/FUL	2	1	
St. Margarets and North Twickenham	84 Whitton Road Twickenham TW1 1BS	10/1864/FUL	9	9	
St. Margarets and North Twickenham	Garages To Rear Of 18 To 20 Cassilis Road And Norfolk Close Twickenham	15/0802/FUL	1	1	
St. Margarets and North Twickenham	Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	16/3293/RES	153	153	
St. Margarets and North Twickenham	Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	16/3293/RES	5	5	5
St. Margarets and North Twickenham	Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	16/3293/RES	22	22	22
St. Margarets and North Twickenham	Twickenham Railway Station London Road Twickenham	11/1443/FUL	115	115	

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
St. Margarets and North Twickenham	Twickenham Sorting Office London Road Twickenham	12/3650/FUL	28	28	
Teddington	72 Stanley Road Teddington	10/0312/FUL	1	1	
Teddington	93 - 95 High Street Teddington	14/4865/FUL	1	1	
Teddington	Teddington Studios Broom Road Teddington	15/3973/VRC	223	223	
Teddington	Teddington Studios Broom Road Teddington	15/3973/VRC	15	15	15
Twickenham Riverside	77 - 79 Richmond Road Twickenham	15/2452/FUL	1	1	
Twickenham Riverside	9 Bell Lane Twickenham	14/2252/FUL	1	1	
Twickenham Riverside	Car Park Adjacent To Number 23 Holly Road Twickenham	15/2407/FUL	2	2	
West Twickenham	9 - 23 Third Cross Road Twickenham TW2 5DY	08/2651/FUL	8	8	
West Twickenham	Pouparts Yard And Land Rear Of 84A Hampton Road Twickenham	08/0225/FUL	9	9	
Whitton	26 Runnymede Road Twickenham TW2 7HF	15/4691/FUL	3	2	
Whitton	276 Nelson Road Twickenham TW2 7BW	14/3053/FUL	1	1	

New Builds with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Barnes	2A Suffolk Road Barnes London SW13 9PH	16/4590/FUL	1	-1	
Barnes	36 Lonsdale Road Barnes London SW13 9EB	14/0676/FUL	1	1	
Barnes	48 Glenthams Road Barnes London SW13 9JJ	16/0432/FUL	1	1	
Barnes	Lestock House 73B Castelnau Barnes London SW13 9RT	14/1962/FUL	1	0	
Barnes	9 Belgrave Road Barnes London SW13 9NS	16/2637/FUL	1	0	
East Sheen	14 St Leonards Road East Sheen London SW14 7LY	14/1683/FUL	1	1	
East Sheen	19 Stanley Road East Sheen London SW14 7EB	16/4798/FUL	1	0	
East Sheen	21A St Leonards Road East Sheen London SW14 7LY	15/1696/FUL	3	3	
East Sheen	320A Upper Richmond Road West East Sheen	13/0148/FUL	1	1	
East Sheen	42 Sheen Lane East Sheen London SW14 8LP	14/4793/FUL	3	2	
East Sheen	34 Bexhill Road East Sheen London SW14 7NF	15/2757/FUL	1	1	
Fulwell and Hampton Hill	9 Gloucester Road Teddington	15/4835/FUL	1	1	
Fulwell and Hampton Hill	Prince House 116 High Street Hampton Hill	16/2959/FUL	1	1	
Heathfield	8 Heathside Whitton Hounslow TW4 5NN	15/1486/FUL	2	1	
Heathfield	644 Hanworth Road Whitton Hounslow TW4 5NP	10/0245/FUL	7	7	
Ham, Petersham and Richmond Riverside	6 Ham Farm Road Ham Richmond TW10 5LZ	15/4878/FUL	1	0	
Ham, Petersham and Richmond Riverside	Garages At Clifford Road Petersham	15/2857/FUL	3	3	3
Ham, Petersham and Richmond Riverside	Garages At Maguire Drive Ham	15/2855/FUL	2	2	2
Ham, Petersham and Richmond Riverside	Garages At Riverside Drive Ham	15/2854/FUL	2	2	2
Ham, Petersham and Richmond Riverside	Land At Rear Of Latchmere Lodge Church Road Ham	15/1836/FUL	1	1	
Hampton	2 Manor Gardens Hampton TW12 2TU	14/4632/FUL	1	1	
Hampton	65 Wensleydale Road Hampton TW12 2LP	15/5369/FUL	1	0	
Hampton Wick	Land Adjacent To 29A High Street Hampton Wick	14/5300/FUL	1	1	

New Builds with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Hampton Wick	The Avenue Centre 1 Normansfield Avenue Hampton Wick Teddington TW11 9RP	15/5216/FUL	15	15	15
Kew	275 Sandycombe Road Richmond TW9 3LU	16/0905/FUL	6	6	
Mortlake and Barnes Common	29 Charles Street Barnes London	14/2490/FUL	5	5	
Mortlake and Barnes Common	97A White Hart Lane Barnes London SW13 0JL	14/4721/FUL	8	8	
North Richmond	38A Pagoda Avenue Richmond TW9 2HF	16/2348/FUL	1	1	
North Richmond	Land On Corner Of Castlegate And Lower Mortlake Road Castlegate Richmond	14/4848/FUL	1	1	
South Twickenham	17A Tower Road Twickenham TW1 4PD	15/2911/FUL	1	0	
South Twickenham	43 Strawberry Vale Twickenham TW1 4RX	16/2502/FUL	1	0	
South Twickenham	47 Strawberry Vale Twickenham TW1 4RX	14/0322/FUL	1	0	
South Twickenham	Lockcorp House 75 Norcutt Road Twickenham TW2 6SR	14/0157/FUL	9	9	9
South Richmond	36 Denbigh Gardens Richmond TW10 6EL	16/3670/FUL	1	0	
South Richmond	Silver Birches 2 - 6 Marchmont Road Richmond TW10 6HH	15/5217/FUL	9	8	
Teddington	1 Latimer Road Teddington TW11 8QA	15/0160/FUL	3	2	
Teddington	27 Grove Terrace Teddington TW11 8AU	15/4337/FUL	1	1	
Twickenham Riverside	37 Grosvenor Road Twickenham TW1 4AD	11/3248/FUL	7	7	
Twickenham Riverside	Sion Court Sion Road Twickenham	13/1352/FUL	3	2	
Twickenham Riverside	The Bungalow Annexe Willoughby Road Twickenham TW1 2QH	13/2484/FUL	2	0	
Twickenham Riverside	The Cottage Eel Pie Island Twickenham TW1 3DY	14/4839/FUL	1	0	
Twickenham Riverside	Wild Thyme Eel Pie Island Twickenham TW1 3DY	16/0279/FUL	3	2	
West Twickenham	20 Sixth Cross Road Twickenham TW2 5PB	15/3522/FUL	1	1	1

New Builds with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
West Twickenham	46 Sixth Cross Road Twickenham TW2 5PB	16/4405/FUL	1	0	
West Twickenham	48 Fourth Cross Road Twickenham TW2 5EL	15/0834/FUL	1	0	
West Twickenham	51A Third Cross Road Twickenham TW2 5DY	16/0537/FUL	1	0	
Whitton	1 Crane Way Twickenham TW2 7NH	16/3010/FUL	1	1	
Whitton	23 Rodney Road Twickenham TW2 7AW	15/0591/FUL	1	1	1
Whitton	Land Rear Of 12 To 36 Vincam Close Twickenham	16/4635/FUL	1	1	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Barnes	13 Rectory Road Barnes London SW13 0DU	15/4257/FUL	1	-1	
Barnes	80 Lonsdale Road Barnes London SW13 9JS	14/3047/FUL	3	2	
East Sheen	2 Firs Avenue East Sheen London	16/0680/FUL	2	1	
East Sheen	3 Elm Road East Sheen London SW14 7JL	16/0197/FUL	1	-1	
Fulwell and Hampton Hill	105 Church Road Teddington TW11 8QH	12/3452/FUL	2	1	
Fulwell and Hampton Hill	107 Hampton Road Hampton Hill TW12 1JQ	10/3494/FUL	1	1	
Fulwell and Hampton Hill	85 High Street Hampton Hill TW12 1NH	15/5414/FUL	1	1	
Ham, Petersham and Richmond Riverside	Richmond Brewery Stores 18 Petersham Road Richmond TW10 6UW	08/3097/NMA	7	7	
Ham, Petersham and Richmond Riverside	3 - 5 Richmond Hill Richmond	13/3987/FUL	1	1	
Ham, Petersham and Richmond Riverside	Doughty House And Doughty Cottage 142 - 142A Richmond Hill Richmond	13/1327/FUL	1	-1	
Ham, Petersham and Richmond Riverside	Star And Garter House Richmond Hill Richmond TW10 6BF	13/4409/FUL	86	86	
Hampton	25 - 27 Thames Street Hampton TW12 2EW	12/1020/FUL	6	4	
Hampton	76D Station Road Hampton TW12 2AX	13/2509/NMA	0	1	
Hampton	Land Rear Of 70 - 76 Station Road Hampton	15/1968/FUL	1	1	
Hampton	74B Station Road Hampton TW12 2AX	14/1619/FUL	1	1	
Hampton	70 Station Road Hampton TW12 2AX	04/3088/COU	1	1	
Hampton	Land Rear Of 70 - 76 Station Road Hampton	07/1624/FUL	2	2	
Hampton Wick	6 And 8 And 10 High Street Hampton Wick	14/0790/FUL	6	6	
Kew	305 Sandycombe Road Richmond TW9 3NA	14/2543/FUL	4	2	
Mortlake and Barnes Common	Unit A 10 The Broadway Barnes London SW13 0NY	15/0426/FUL	1	1	
Mortlake and Barnes Common	Boatrace House 63 Mortlake High Street Mortlake London	16/4794/FUL	2	2	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
North Richmond	1 - 5 Dee Road Richmond TW9 2JW	13/1090/FUL	2	2	
North Richmond	14 Old Deer Park Gardens Richmond TW9 2TL	13/4414/FUL	1	-1	
North Richmond	2 - 6 Bardolph Road Richmond TW9 2LH	15/1725/FUL	8	8	
North Richmond	3 - 5 Dee Road Richmond TW9 2JW	10/3421/FUL	3	3	
South Twickenham	144 Heath Road Twickenham TW1 4BN	15/5333/FUL	1	1	
South Twickenham	144 Heath Road Twickenham TW1 4BN	14/2600/FUL	1	1	
South Twickenham	74 Colne Road Twickenham TW2 6QE	13/3460/FUL	2	2	
South Twickenham	Kings Arms 40 Albion Road Twickenham TW2 6QJ	15/5417/FUL	0	1	
South Richmond	1 Hill Rise Richmond	16/2259/FUL	0	-1	
South Richmond	1 Paved Court Richmond TW9 1LZ	14/4394/FUL	1	1	
South Richmond	16A Red Lion Street Richmond TW9 1RW	16/0400/FUL	2	1	
South Richmond	17 Cambrian Road Richmond	13/4609/FUL	1	-1	
South Richmond	18A Red Lion Street Richmond TW9 1RW	16/0401/FUL	2	1	
South Richmond	27 Friars Stile Road Richmond TW10 6NH	15/2318/FUL	1	1	
South Richmond	32 - 34 Paradise Road Richmond TW9 1SE	14/3840/FUL	2	2	
St. Margarets and North Twickenham	21 St Georges Road Twickenham TW1 1QS	10/1026/FUL	1	-2	
St. Margarets and North Twickenham	Ormonde Lodge 2A St Peters Road Twickenham TW1 1QX	16/2158/FUL	1	-1	
Teddington	129 Waldegrave Road Teddington	15/1214/FUL	4	2	
Teddington	7 Gomer Gardens Teddington TW11 9AU	16/0084/FUL	2	1	
Twickenham Riverside	12 - 13 Church Street Twickenham	15/1614/FUL	2	1	
Twickenham Riverside	14 King Street Twickenham	15/2975/FUL	2	2	
Twickenham Riverside	20 Morley Road Twickenham TW1 2HF	15/4434/FUL	1	-1	
Twickenham Riverside	24 Haggard Road Twickenham	15/4306/FUL	1	-1	
Twickenham Riverside	26 St Stephens Gardens Twickenham TW1 2LS	15/1485/FUL	1	-2	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Twickenham Riverside	39D Cambridge Park Twickenham TW1 2JU	16/0444/FUL	2	1	
Twickenham Riverside	Queens House 6 Holly Road Twickenham	14/4842/FUL	45	29	29
Twickenham Riverside	Queens House 6 Holly Road Twickenham	14/4842/FUL	45	16	16
Twickenham Riverside	Sandycombe Lodge 40 Sandycombe Road Twickenham TW1 2LR	14/4339/FUL	0	-1	
West Twickenham	1A Glebe Cottages Twickenham Road Hanworth Feltham TW13 6HG	15/1949/FUL	2	1	
West Twickenham	211 Staines Road Twickenham TW2 5AY	14/1865/FUL	2	1	
West Twickenham	35 Staines Road Twickenham TW2 5BG	11/2882/FUL	1	0	
Whitton	4 Bridgeway House High Street Whitton Twickenham TW2 7LE	16/3853/FUL	2	1	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Fulwell and Hampton Hill	60 High Street Hampton Hill TW12 1PD	14/4724/FUL	3	2	
Ham, Petersham and Richmond Riverside	1 Ham Farm Road Ham Richmond TW10 5ND	15/0429/FUL	1	1	
Ham, Petersham and Richmond Riverside	1 Upper Ham Road Ham	15/2602/FUL	2	1	
Ham, Petersham and Richmond Riverside	112 Richmond Hill Richmond	16/2306/FUL	2	-3	
Ham, Petersham and Richmond Riverside	96 Petersham Road Richmond TW10 6UU	14/4618/FUL	2	1	
Hampton	1 Bloxham Crescent Hampton TW12 2QF	15/4280/FUL	2	1	
Hampton	85 Station Road Hampton TW12 2BJ	16/1537/FUL	2	1	
Hampton	The Bungalow Oldfield Road Hampton TW12	16/4651/FUL	0	-1	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
	2HP				
Hampton Wick	19 - 21 Lower Teddington Road Hampton Wick	14/3642/FUL	2	-2	
Hampton Wick	Basement 19 Lower Teddington Road Hampton Wick KT1 4EU	16/1145/FUL	1	1	
Hampton Wick	Wick House 10 Station Road Hampton Wick	15/3394/FUL	2	2	
Kew	1 - 13 Kew Green Kew Richmond TW9 3AA	11/2917/FUL	5	3	
Kew	2A Windsor Road Richmond TW9 2EL	12/3902/FUL	1	0	
Kew	5 Royal Parade Kew Richmond TW9 3QD	16/1592/FUL	1	1	
Kew	63 Kew Green Kew	16/1903/FUL	1	1	
Mortlake and Barnes Common	5 The Crescent Barnes London SW13 0NN	15/1784/FUL	1	-1	
Mortlake and Barnes Common	6 The Broadway Barnes London SW13 0NY	11/0692/FUL	1	1	
Mortlake and Barnes Common	The Idle Hour 62 Railway Side Barnes SW13 0PQ	16/0602/FUL	3	2	
North Richmond	1 Victoria Villas Richmond	15/1884/FUL	3	3	
North Richmond	21 - 21A St Johns Road Richmond	14/5306/FUL	1	0	
North Richmond	39 Kew Foot Road Richmond TW9 2SS	14/2610/FUL	1	1	
North Richmond	5 St Johns Road Richmond TW9 2PE	16/0726/FUL	1	-1	
North Richmond	68 Shalstone Road Mortlake London	15/5395/FUL	1	-1	
North Richmond	The Chaplains House 164 Sheen Road Richmond TW9 1XD	16/0775/FUL	2	1	
South Richmond	1 Church Terrace Richmond TW10 6SE	14/1217/FUL	1	1	
South Richmond	10 Cambrian Road Richmond	15/3804/FUL	1	-2	
South Richmond	10A Red Lion Street Richmond TW9 1RW	15/0736/FUL	2	1	
South Richmond	12 Ellerker Gardens Richmond TW10 6AA	16/3624/FUL	1	-5	
South Richmond	17 Kings Road Richmond	15/0421/FUL	1	-3	
South Richmond	17 The Green Richmond TW9 1PX	13/4340/FUL	1	1	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
South Richmond	18 Cambrian Road Richmond TW10 6JQ	16/1624/FUL	2	1	
South Richmond	18A Hill Street Richmond TW9 1TN	14/2447/FUL	2	2	
South Richmond	19 The Hermitage Richmond	16/3460/FUL	1	-3	
South Richmond	20A Red Lion Street Richmond TW9 1RW	15/3062/FUL	2	1	
South Richmond	26 Onslow Avenue Richmond TW10 6QB	13/2563/FUL	1	-1	
South Richmond	29 George Street Richmond TW9 1HY	16/0058/FUL	9	9	
South Richmond	3 Kings Road Richmond	13/1725/FUL	1	-2	
South Richmond	32 - 34 Friars Stile Road Richmond TW10 6NE	13/1046/FUL	1	-2	
South Richmond	34 - 40 The Quadrant Richmond	16/2489/FUL	2	2	
South Richmond	41A Kings Road Richmond TW10 6EG	16/2729/FUL	1	-1	
South Richmond	46 Halford Road Richmond	14/5284/FUL	1	-1	
South Richmond	6 Cambrian Road Richmond	14/2687/FUL	1	-1	
South Richmond	62 Kings Road Richmond	14/0549/FUL	1	-6	
South Richmond	68 Mount Ararat Road Richmond TW10 6PJ	13/2666/FUL	1	-1	
South Richmond	8 Cambrian Road Richmond	15/1342/FUL	1	-2	
St. Margarets and North Twickenham	383 St Margarets Road Twickenham TW1 1PP	16/2079/FUL	1	1	
St. Margarets and North Twickenham	6 Old Lodge Place Twickenham TW1 1RQ	15/3691/FUL	1	1	
Teddington	2 Broad Street Teddington TW11 8RF	14/3011/FUL	6	5	
Teddington	Christ Church Station Road Teddington	15/3072/FUL	6	6	
Twickenham Riverside	1 London Road Twickenham TW1 3SX	15/2904/FUL	2	2	
Twickenham Riverside	82 Amyand Park Road Twickenham TW1 3HH	14/3416/FUL	1	-2	
Twickenham Riverside	The Bungalow Beresford Court Park Road Twickenham TW1 2PU	15/4230/FUL	2	1	
Whitton	123 High Street Whitton Twickenham TW2 7LQ	16/3184/FUL	1	1	

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Barnes	28 Barnes Avenue Barnes London SW13 9AB	13/3913/P3JPA	1	1	
Barnes	42 Glenthams Road Barnes London	16/1634/GPD15	2	2	
Barnes	52 - 54 Glenthams Road Barnes London SW13 9JJ	15/1932/P3JPA	1	1	
East Sheen	158 Upper Richmond Road West East Sheen London SW14 8AW	16/2557/GPD13	3	3	
East Sheen	Old Church House 1B Richmond Park Road East Sheen London SW14 8JU	16/1877/GPD15	2	2	
Fulwell and Hampton Hill	107 Hampton Road Hampton Hill TW12 1JQ	14/2113/P3JPA	1	1	
Fulwell and Hampton Hill	16 Elmtree Road Teddington	15/4730/GPD15	6	6	
Fulwell and Hampton Hill	Ground And Part First Floor Burnham House 4 Archer Mews Hampton Hill Hampton TW12 1RN	15/2746/GPD15	3	3	
Hampton North	9 Hanworth Road Hampton TW12 3DH	14/0599/P3JPA	1	1	
Hampton	22 Linden Road Hampton TW12 2JB	14/5364/P3JPA	1	1	
Mortlake and Barnes Common	10 - 12 Priests Bridge East Sheen London SW15 5JE	15/3545/GPD15	1	1	
Mortlake and Barnes Common	Barnes Police Station 92 - 102 Station Road Barnes London SW13 0NG	14/3027/P3JPA	7	7	
North Richmond	2 - 6 Bardolph Road Richmond TW9 2LH	15/4614/GPD15	14	14	
North Richmond	Block C 1 - 26 Orchard Road Richmond TW9 4AQ	14/0174/P3JPA	2	2	
North Richmond	Block C 1 - 26 Orchard Road Richmond TW9 4AQ	14/0363/P3JPA	2	2	

Prior Approvals with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
North Richmond	Block C 1 - 26 Orchard Road Richmond TW9 4AQ	14/0453/P3JPA	3	3	
North Richmond	Clarence Court 5 Dee Road Richmond	14/4251/P3JPA	5	5	
North Richmond	Vision House 3 Dee Road Richmond	15/3496/GPD15	2	2	
South Twickenham	23 Hampton Road Twickenham TW2 5QE	16/0706/GPD13	1	1	
South Twickenham	Albion House Colne Road Twickenham TW2 6QL	15/4255/GPD15	3	3	
South Twickenham	136 Heath Road Twickenham TW1 4BN	16/1105/GDP16	1	1	
South Twickenham	The Lodge 69 The Green Twickenham TW2 5TU	15/0659/P3JPA	5	5	
Fulwell and Hampton Hill	7 Elmtree Road Teddington TW11 8ST	14/0010/P3JPA	1	1	
Twickenham Riverside	2-4 Heath Road Twickenham TW1 4BZ	13/3940/P3JPA	4	4	
Whitton	Jubilee House 19 - 21 High Street Whitton Twickenham TW2 7LB	15/2268/GPD15	4	4	

Prior Approvals not started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Barnes	62 Glenthams Road Barnes London SW13 9JJ	16/1495/GPD15	2	2	
Barnes	80 - 82 Glenthams Road Barnes London	14/2371/P3JPA	3	3	
Mortlake and Barnes Common	Barnes Delivery Office Station Road Barnes London	15/3641/GPD15	1	1	
Barnes	First Floor 64 - 66 Glenthams Road Barnes London	14/2359/P3JPA	1	1	

Prior Approvals not started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
	SW13 9JJ				
East Sheen	21A St Leonards Road East Sheen London SW14 7LY	15/1782/P3JPA	5	5	
East Sheen	341 Upper Richmond Road West East Sheen London SW14 8QN	15/3654/PS192	2	2	
East Sheen	99 South Worple Way East Sheen London	13/2845/P3JPA	6	6	
East Sheen	Sheen Stables Rear Of 119 Sheen Lane East Sheen London	16/0966/GPD15	2	2	
Fulwell and Hampton Hill	38-42 Hampton Road Teddington TW11 0JE	15/1397/P3JPA	35	35	
Fulwell and Hampton Hill	63 - 71 High Street Hampton Hill	16/3410/GPD15	23	23	
Fulwell and Hampton Hill	Garrick House 161 - 163 High Street Hampton Hill Hampton TW12 1NL	16/1935/GPD15	21	21	
Fulwell and Hampton Hill	Ground Floor 204 Stanley Road Teddington TW11 8UE	15/0395/PIAPA	1	1	
Fulwell and Hampton Hill	5A Hampton Road Hampton Hill Hampton TW12 1JN	14/2974/P3JPA	1	1	
Fulwell and Hampton Hill	Unit 5 53 High Street Hampton Hill	14/5122/P3JPA	2	2	
Hampton	1 Mount Mews Hampton TW12 2SH	16/4932/GPD15	2	2	
Hampton	123 Station Road Hampton TW12 2AL	16/4837/GPD15	1	1	
Hampton	2 Mount Mews Hampton TW12 2SH	14/0293/P3JPA	1	1	
Hampton	3 Mount Mews Hampton TW12 2SH	13/3833/P3JPA	2	2	
Hampton Wick	1D Becketts Place Hampton Wick	15/3256/GPD15	3	3	
Hampton Wick	31 Wick Road Teddington TW11 9DN	15/4281/GPD15	1	1	
Hampton Wick	Burgoine Quay 8 Lower Teddington Road Hampton Wick KT1 4ER	14/1969/P3JPA	16	16	
Hampton Wick	2 Upper Teddington Road Hampton Wick Kingston Upon Thames KT1 4DY	16/3146/GPD15	4	4	
Kew	1A Blake Mews Kew Richmond TW9 3GA	14/4099/P3JPA	1	1	

Prior Approvals not started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
Kew	1B Blake Mews Kew Richmond TW9 3GA	14/4095/P3JPA	1	1	
Kew	1C Blake Mews Kew Richmond TW9 3GA	14/4098/P3JPA	1	1	
Kew	2A Blake Mews Kew Richmond TW9 3GA	14/4162/P3JPA	2	2	
Kew	2B Blake Mews Kew Richmond TW9 3GA	13/4443/P3JPA	1	1	
Kew	2C Blake Mews Kew Richmond TW9 3GA	14/4215/P3JPA	1	1	
Kew	7A - 7B Blake Mews Kew Richmond TW9 3GA	14/4158/P3JPA	1	1	
Kew	7B Blake Mews Kew	14/4159/P3JPA	1	1	
Mortlake and Barnes Common	115 White Hart Lane Barnes London SW13 0JL	16/1279/GPD15	1	1	
Mortlake and Barnes Common	Office At Rear Of 47 White Hart Lane Barnes London SW13 0PP	15/5095/GPD15	1	1	
Mortlake and Barnes Common	59 North Worple Way Mortlake London	16/2212/GPD15	1	1	
North Richmond	37-39 Kew Foot Road Richmond TW9 2SS	14/1717/P3JPA	20	20	
South Twickenham	31 Hampton Road Twickenham TW2 5QE	15/3184/GPD15	1	1	
South Twickenham	111 Heath Road Twickenham TW1 4AH	14/4464/P3JPA	6	6	
South Twickenham	132 Heath Road Twickenham TW1 4BN	16/3526/GPD16	1	1	
South Richmond	18A Hill Street Richmond TW9 1TN	14/2505/P3JPA	1	1	
South Richmond	28 Dunstable Road Richmond TW9 1UH	14/2262/P3JPA	2	2	
South Richmond	46 The Vineyard Richmond TW10 6AZ	16/4876/GPD15	1	1	
South Richmond	57 - 58 George Street Richmond TW9 1HE	16/3605/PS192	2	2	
South Richmond	First Floor 3 The Quadrant Richmond TW9 1BP	14/4236/P3JPA	1	1	
South Richmond	1 Towers Place Richmond TW9 1EG	13/3470/P3JPA	6	6	
South Richmond	Ground Floor 18 Water Lane Richmond TW9 1TJ	15/1135/PS192	1	1	
South Richmond	Indigo House Holbrooke Place Richmond	14/1273/P3JPA	13	13	
South Richmond	27A Dunstable Road Richmond TW9 1UH	16/3473/GPD15	1	1	
South Richmond	Quadrant House The Quadrant Richmond	13/4181/P3JPA	16	16	

Prior Approvals not started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Affordable Housing
South Richmond	Second Floor 3 The Quadrant Richmond TW9 1BP	14/4239/P3JPA	1	1	
South Richmond	Shanklin House 70 Sheen Road Richmond TW9 1UF	15/1881/P3JPA	1	1	
South Richmond	Third Floor 3 The Quadrant Richmond TW9 1BP	14/4237/P3JPA	1	1	
St. Margarets and North Twickenham	116 St Margarets Road Twickenham TW1 2AA	15/0853/P3JPA	2	2	
St. Margarets and North Twickenham	16 - 18 Crown Studios Twickenham TW1 3EE	15/4390/GPD15	1	1	
St. Margarets and North Twickenham	16 Crown Road Twickenham TW1 3EE	13/3043/P3JPA	3	3	
St. Margarets and North Twickenham	5 The Mews Bridge Road Twickenham TW1 1RF	14/4669/P3JPA	1	1	
Teddington	1A Church Road Teddington TW11 8PF	14/1407/P3JPA	1	1	
Teddington	2 High Street Teddington TW11 8EW	14/2683/P3JPA	8	8	
Teddington	63 - 67 High Street Teddington	14/1742/P3JPA	3	3	
Twickenham Riverside	32 Candler Mews Twickenham TW1 3JF	14/3277/P3JPA	2	2	
Twickenham Riverside	34 York Street Twickenham TW1 3LJ	14/2011/P3JPA	1	1	
Twickenham Riverside	52 - 64 Heath Road Twickenham	16/4772/GPD15	9	9	
Twickenham Riverside	Bridge House 69 London Road Twickenham TW1 3SP	14/0381/P3JPA	41	41	
Twickenham Riverside	First And Second Floors 46 King Street Twickenham TW1 3SH	16/2975/GPD15	2	2	
Twickenham Riverside	First Floor 34 York Street Twickenham TW1 3LJ	13/2867/P3JPA	1	1	
Twickenham Riverside	Ground Floor 101 Holly Road Twickenham TW1 4HQ	17/0164/GPD15	1	1	
Twickenham Riverside	Third Floor 34A York Street Twickenham TW1 3LJ	14/3003/P3JPA	1	1	
Whitton	34-36 High Street Whitton Twickenham TW2 7LT	16/4203/GPD13	1	1	
Whitton	123 High Street Whitton Twickenham TW2 7LQ	16/3210/GPD15	4	4	

Annex B: Housing Land Supply: large sites

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

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Large Site with PP - Under Construction	14/2578/FUL	Land North Of Mill Farm Business Park Millfield Road Whitton	Heathfield	24	24		Affordable
Large Site with PP - Under Construction	14/0451/FUL	HMP Latchmere House Church Road Ham Richmond TW10 5HH	Ham, Petersham and Richmond Riverside	29	29		
Large Site with PP - Under Construction	14/0451/FUL	HMP Latchmere House Church Road Ham Richmond TW10 5HH	Ham, Petersham and Richmond Riverside	12	12		Affordable
Large Site with PP - Under Construction	13/4409/FUL	Star And Garter House Richmond Hill Richmond TW10 6BF	Ham, Petersham and Richmond Riverside	86	86		
Large Site with PP - Under Construction	11/0468/PS192	Becketts Wharf And Osbourne House Becketts Place Hampton Wick	Hampton Wick	11	11		
Large Site with PP - Under Construction	14/1488/FUL	Inland Revenue Ruskin Avenue Kew	Kew	143	143		
Large Site with PP - Under Construction	14/1488/FUL	Inland Revenue Ruskin Avenue Kew	Kew	22	22		Affordable
Large Site with PA - Under Construction	15/4614/GPD15	2 - 6 Bardolph Road Richmond TW9 2LH	North Richmond	14	14		
Large Site with PP - Under Construction	16/3293/RES	Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	St. Margarets and North Twickenham	153	153		

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Large Site with PP - Under Construction	16/3293/RES	Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham	St. Margarets and North Twickenham	22	22		Affordable
Large Site with PP - Under Construction	11/1443/FUL	Twickenham Railway Station London Road Twickenham	St. Margarets and North Twickenham	115	115		
Large Site with PP - Under Construction	12/3650/FUL	Twickenham Sorting Office London Road Twickenham	St. Margarets and North Twickenham	28	28		
Large Site with PP - Under Construction	15/3973/VRC	Teddington Studios Broom Road Teddington	Teddington	223	223		
Large Site with PP - Under Construction	15/3973/VRC	Teddington Studios Broom Road Teddington	Teddington	15	15		Affordable
Large Site with PP - Under Construction	14/4842/FUL	Queens House 6 Holly Road Twickenham	Twickenham Riverside	29	29		Affordable
Large Site with PP - Under Construction	14/4842/FUL	Queens House 6 Holly Road Twickenham	Twickenham Riverside	16	16		Affordable
Large Site with PA	14/1969/P3JPA	Burgoine Quay 8 Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4ER	Hampton Wick	16	16		
Large Site with PP	15/5216/FUL	The Avenue Centre 1 Normansfield Avenue Hampton Wick Teddington TW11 9RP	Hampton Wick	15	15		Affordable
Large Site with PA	14/1717/P3JPA	37-39 Kew Foot Road Richmond TW9 2SS	North Richmond	20	20		
Large Site with PA	14/1273/P3JPA	Indigo House Holbrooke Place Richmond	South Richmond	13	13		
Large Site with PA	13/4181/P3JPA	Quadrant House The Quadrant Richmond	South Richmond	16	16		

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Large Site with PA	14/0381/P3JPA	Bridge House 69 London Road Twickenham TW1 3SP	Twickenham Riverside	41	41		
Proposal Site 5 year	UDP S4; SA EM1 + LP SA24	Budweiser Stag Brewery, Mortlake	Mortlake and Barnes Common	300	100	200	
Proposal Site 5 year	UDP S4; SA EM1 + LP SA24	Budweiser Stag Brewery, Mortlake	Mortlake and Barnes Common	300	100	200	Affordable
Proposal Site	UDP R6; SA RI2 + LP SA19	Richmond Station and above track, The Quadrant	South Richmond	10		10	
Proposal Site	UDP R6; SA RI2 + LP SA19	Richmond Station and above track, The Quadrant	South Richmond	10		10	Affordable
Proposal Site 5 year	UDP R4; SA RI6 + LP SA20	Friars Lane Car Park	South Richmond	10	10		
Proposal Site 5 year	UDP R4; SA RI6 + LP SA20	Friars Lane Car Park	South Richmond	10	10		Affordable
Proposal Site 5 year	UDP H15; SA HA5 + LP SA2	Platts Eyott	Hampton North	20	20		
Proposal Site	TAAP TW7	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	5		5	
Proposal Site	TAAP TW7	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	5		5	Affordable
Proposal Site	TAAP TW6	Police Station, London Road, Twickenham	Twickenham Riverside	10		10	
Proposal Site	TAAP TW6	Police Station, London Road, Twickenham	Twickenham Riverside	10		10	Affordable
Proposal Site	TAAP TW5	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	10		10	

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Proposal Site	TAAP TW5	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	10		10	Affordable
Proposal Site	TAAP TW2	Station Yard, Twickenham	Twickenham Riverside	10		10	
Proposal Site	TAAP TW2	Station Yard, Twickenham	Twickenham Riverside	10		10	Affordable
Proposal Site	SA WT3 + LP SA13	Telephone Exchange, Ashdale Road	Whitton	10		10	
Proposal Site	SA WT3 + LP SA13	Telephone Exchange, Ashdale Road	Whitton	10		10	Affordable
Proposal Site	SA TW13 + LP SA12	Mereway Day Centre, Mereway Road	South Twickenham	10		10	
Proposal Site	SA TW13 + LP SA12	Mereway Day Centre, Mereway Road	South Twickenham	10		10	Affordable
Proposal Site	SA TD7 + LP SA6	Teddington Delivery Office, 19 High Street, Teddington	Teddington	5		5	
Proposal Site	SA TD7 + LP SA6	Teddington Delivery Office, 19 High Street, Teddington	Teddington	5		5	Affordable
Proposal Site	SA TD2 + LP SA7	Strathmore Centre, Strathmore Road	Fulwell and Hampton Hill	15		15	
Proposal Site	SA TD2 + LP SA7	Strathmore Centre, Strathmore Road	Fulwell and Hampton Hill	15		15	Affordable
Proposal Site	SA TD1 + LP SA5	Telephone Exchange, High Street, Teddington	Teddington	10		10	
Proposal Site	SA TD1 + LP SA5	Telephone Exchange, High Street, Teddington	Teddington	10		10	Affordable
Proposal Site	SA KW3 + LP SA 26	Kew Biothane Plant, Mellis Avenue	Kew	10		10	
Proposal Site	SA KW3 + LP SA 26	Kew Biothane Plant, Mellis Avenue	Kew	10		10	Affordable
Proposal Site	SA HP4 + LP SA17	St Michaels Convent, 56 Ham Common, Ham	Ham, Petersham and Richmond Riverside	10		10	

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Proposal Site	SA HP4 + LP SA17	St Michaels Convent, 56 Ham Common, Ham	Ham, Petersham and Richmond Riverside	10		10	Affordable
Proposal Site	SA HP3 + LP SA16	Cassel Hospital, Ham Common, Ham	Ham, Petersham and Richmond Riverside	10		10	
Proposal Site	SA HP3 + LP SA16	Cassel Hospital, Ham Common, Ham	Ham, Petersham and Richmond Riverside	10		10	Affordable
Proposal Site 5 year	SA HP2 + LP SA15	Ham Central Area	Ham, Petersham and Richmond Riverside	50		50	
Proposal Site 5 year	SA HP2 + LP SA15	Ham Central Area	Ham, Petersham and Richmond Riverside	50	50		Affordable
Proposal Site 5 year	SA HA9 + LP SA 3	Hampton Traffic Unit, 60-68, Station Road, Hampton	Hampton North	10	10		
Proposal Site 5 year	SA HA9 + LP SA 3	Hampton Traffic Unit, 60-68, Station Road, Hampton	Hampton North	10	10		Affordable
Proposal Site	SA HA10 + LP SA4	Hampton Delivery Office, Rosehill, Hampton	Hampton North	5		5	
Proposal Site	SA HA10 + LP SA4	Hampton Delivery Office, Rosehill, Hampton	Hampton North	5		5	Affordable
Proposal Site	SA EM5 + LP SA27	Telephone Exchange, Upper Richmond Road, East Sheen	East Sheen	5		5	
Proposal Site	SA EM5 + LP SA27	Telephone Exchange, Upper Richmond Road, East Sheen	East Sheen	5		5	Affordable
Proposal Site 5 year	SA BA2 + LP SA28	Barnes Hospital	Mortlake and Barnes Common	25	25		

Type	Reference	Site Name	Ward	Net Gain	Phasing		Affordable Housing
					1-5 years (2018-23)	6-10 years (2023-28)	
Proposal Site 5 year	SA BA2 + LP SA28	Barnes Hospital	Mortlake and Barnes Common	25	25		Affordable
Proposal Site	SA EM7 + LP SA25	Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Mortlake and Barnes Common	5		5	
Proposal Site	SA EM7 + LP SA25	Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Mortlake and Barnes Common	5		5	Affordable
Proposal Site 5 year	Other known large site	2 High Street	Teddington	14	14		Affordable
Proposal Site	LP SA21	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	128		128	
Proposal Site	LP SA21	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	127		127	Affordable
Proposal Site	LP SA14	Kneller Hall, Whitton	Whitton	15		15	
Proposal Site	LP SA14	Kneller Hall, Whitton	Whitton	15		15	Affordable
Proposal Site 5 year	Other known large site	Sandycombe Centre, 1-9 Sandycombe Road, Richmond		20	20		

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

	Future Housing Land Supply 2017/8 – 2022/23								2023-2028
	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	Total 2018-2023	Proposal / Other known large sites
Barnes	20	1	1	1	4	9	0	36	0
East Sheen	3	8	0	0	5	13	0	29	30
Fulwell and Hampton Hill	8	3	3	4	11	83	0	112	30
Ham, Petersham & Richmond Riverside	1	0	0	0	1	0	40	42	10
Hampton	41	8	93	0	0	0	50	192	90
Hampton North	5	1	10	1	1	6	0	24	
Hampton Wick	15	16	6	1	0	24	0	62	
Heathfield	29	8	0	0	0	0	0	37	
Kew	172	10	2	5	0	9	20	218	20
Mortlake and Barnes Common	0	13	3	2	8	4	250	180	410
North Richmond	0	2	13	3	28	20	0	66	255
South Richmond	12	8	4	-8	0	44	20	80	20
South Twickenham	10	9	5	0	10	8	0	42	20
St Margarets and North Twickenham	334	0	-3	2	0	7	0	340	
Teddington	240	3	3	11	0	12	14	283	30
Twickenham Riverside	4	11	44	1	4	58	0	122	70
West Twickenham	17	1	2	0	0	0	0	20	
Whitton	3	3	1	1	4	5	0	17	50
Total	914	105	187	24	76	302	394	1902	1035

Source LBRuT Planning Policy Section

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2016/17 - Position at 1st April 2017

Table 1 Performance against London Plan (July 2011) target (2011 to 2021)

Additional Homes (net)	London Plan Target	Provision (60% of plan period)						Total	% of Target
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17		
Conventional Supply	2,450	208	695	235	304	491	460	2,393	98%
Total	2,450	208	695	235	304	491	460	2,393	98%

Table 1a Performance against Further Alterations to the London Plan (2015) target (2015 to 2025)

Additional Homes (net)	London Plan Target	Provision (20% of plan period)		Total	% of Target
		2015/16	2016/17		
Conventional Supply	3,150	491	460	951	30%

Table 1b Five year housing land supply calculation methodology

a	London Plan (FALP) Requirement 1 April 2015 to 31 March 2025 (10 year plan period)	3,150
b	Net completions 1 April 2015 to 31 March 2017	951
c	Remaining London Plan Requirement 31 March 2017 to 31 March 2025 (8 year plan period)	a - b 2,199
d	Average per year	c ÷ 8 years 275
e	Five year requirement	d x 5 1,374
f	Five percent buffer	e x 0.05 69
g	Total five year requirement (including 5% buffer)	e + f 1,443
h	Estimated supply over five year period	1,546
i	Five year land supply as a percentage of requirement (excluding any buffer)	(h ÷ e) x 100 112%
j	Five year land supply expressed in years (excluding any buffer)	h ÷ d 5.6

Table 1c Estimated supply over five year period

Site Type	Total used for 5-year supply
New Build under construction	676
New Build Sites with planning permission	105
Conversion sites under construction	86
Conversion sites with planning permission	24
Conversion sites with prior notification approval	261
Proposal/ other known Sites	394
Total 5 year supply	1,546

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2016/17 - Position at 1st April 2017

Table 2 Housing land capacity at 1st April 2017 (Total conventional supply)

Housing Capacity	New Build		Conversions		Total	
	Gross	Net	Gross	Net	Gross	Net
Completed 2016/2017	277	257	244	203	521	460
Under Construction	952	914	347	263	1,299	1,177
Planning Permissions	127	105	417	326	544	431
Potential Sites	1,409	1,409	0	0	1,409	1,409
Total Pipeline at 31/03/2017	2,488	2,428	764	589	3,252	3,017

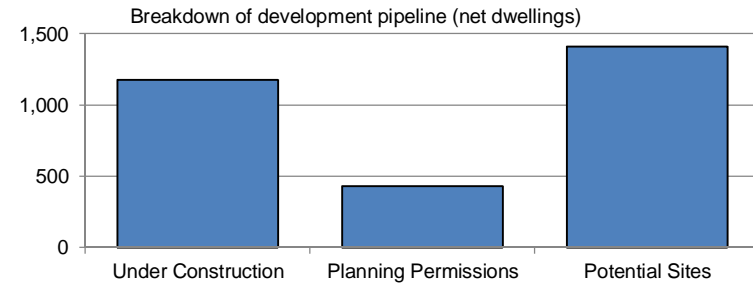


Table 3 Housing land capacity at 1st April 2017, by tenure (Total conventional supply)

Status	Open Market		Affordable				Tenure Unknown		Total Affordable		% Affordable		Total	
			Intermediate		Social/Affordable Rent									
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net		
Completed 2016/17	459	398	20	20	42	42	0	0	62	62	13%	13%	521	460
Under Construction	1,103	1,026	40	40	111	111	0	0	151	151	13%	13%	1,254	1,177
Planning Permissions	511	398	0	0	33	33	0	0	33	33	8%	8%	544	431
Potential Sites	718	718	0	0	0	0	0	0	691	691	49%	49%		1,409
Small Sites Allowance	0	0	0	0	0	0	0	960	0	0	0%	0%	0	960
Total Pipeline at 31/03/2017								960	875	875	1	0	1,798	3,977

Table 4 Housing land capacity at 1st April 2017, by tenure (New build only)

Status	Open Market		Affordable				Tenure Unknown		Total Affordable		% Affordable		Total	
			Intermediate		Social/Affordable Rent									
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net		
Completed 2016/17	236	216	11	11	30	30	0	0	41	41	15%	16%	277	257
Under Construction	846	808	11	11	95	95	0	0	106	106	11%	12%	952	914
Planning Permissions	94	72	0	0	33	33	0	0	33	33	26%	31%	127	105
Potential Sites	708	718	0	0	0	0	0	0	691	691	100%	49%	691	1,409
Small Sites Allowance	0	0	0	0	0	0	0	960	0	0	0%	0%	0	960
Total Pipeline at 01/04/2017	905	1,551	23	23	113	113	0	96	136	813		27%	1,770	3,388

*Note Pipeline includes some dwellings expected to be completed outside of the plan period

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2016/17 - Position at 1st April 2017

Table 5 Net units completed during the period 2001/02 to 2016/17 (Total conventional supply)

Year	Completions
2001/02	160
2002/03	319
2003/04	246
2004/05	582
2005/06	842
2006/07	230
2007/08	260
2008/09	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
2013/14	235
2014/15	304
2015/16	491
2016/17	460

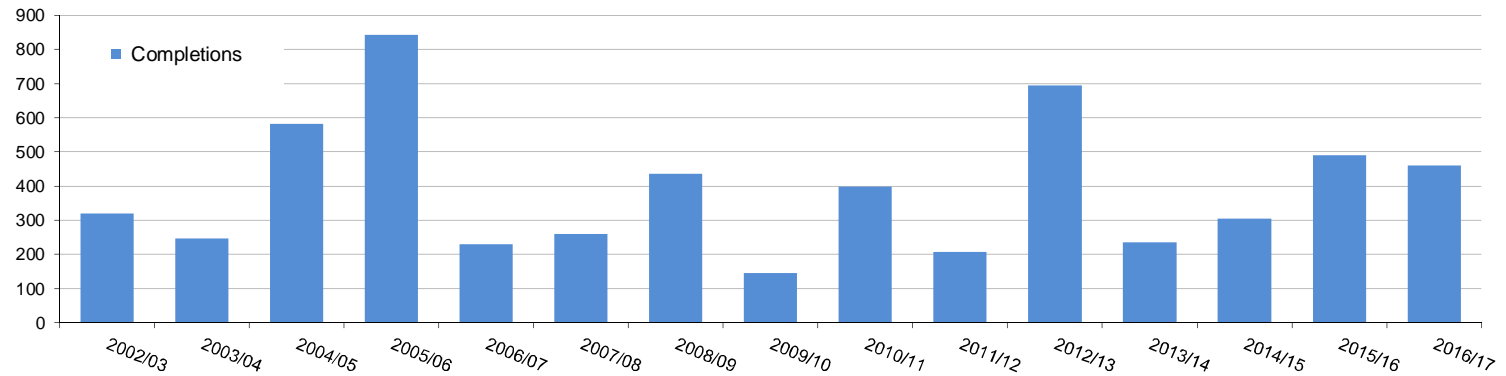


Table 6 Net units with planning permission, commenced or completed in 2016/17 by development type

Development Type	Permissions	Starts	Completions
New Build	105	914	257
Conversions	326	263	203
Total	431	1,177	460

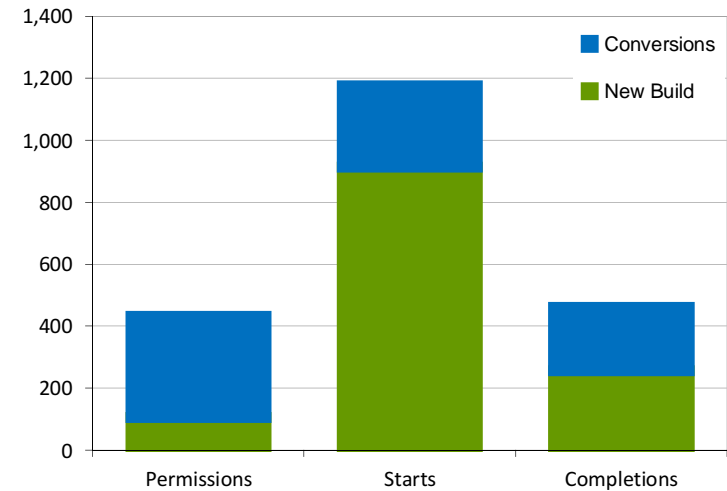


Table 7 Net units with planning permission, commenced or completed in 2016/17 by tenure

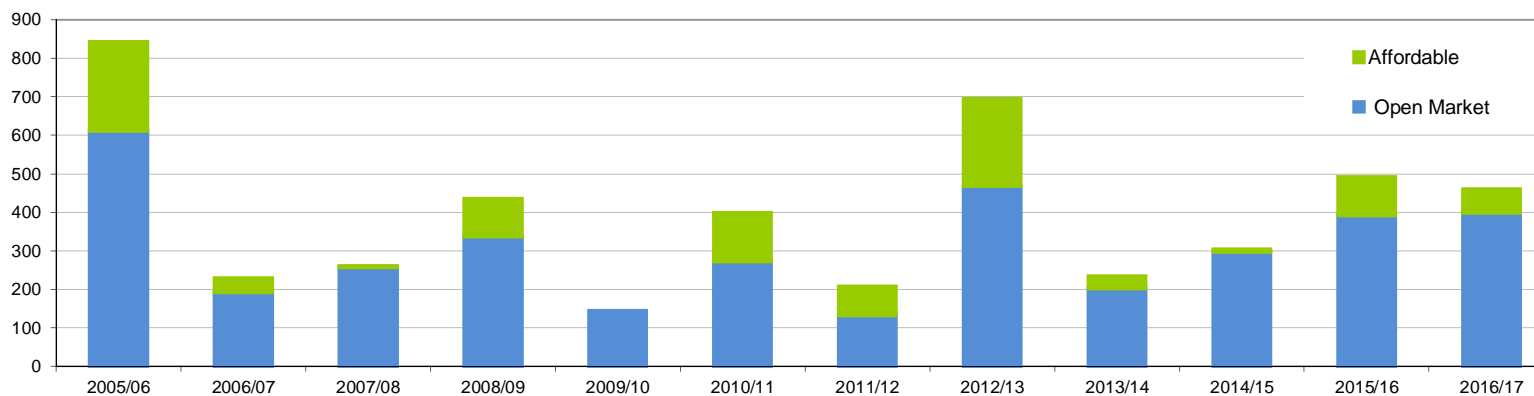
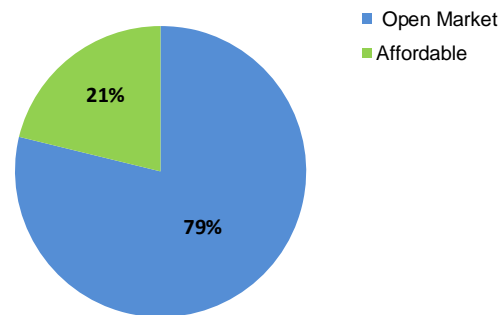
Status	Open Market	Affordable	Total Net
Planning Permissions	398	33	431
Under Construction	1,026	151	1,177
Completed 2016/17	398	62	460

Completions

Table 8 Net completions by tenure and financial year (2001/02 to 2016/17) (Total conventional supply)

Year	Open Market		Affordable		Total
	Units	%	Units	%	Units
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
Total	3,707	79%	998	21%	4,705

Total Net completions by tenure



Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2016/17 - Position at 1st April 2017

Table 9 Dwelling Type and Size of Net Completions 2016/17 (All tenures)

Dwelling Type / Size	Permissions	Prior Approvals
Studio Flat	9	8
1 bed flat	88	51
2 bed flat	127	76
3 bed flat	6	7
4+ bed flat	-5	1
1 bed house	5	4
2 bed house	15	6
3 bed house	21	2
4+ bed house	38	1
Total	304	156
Percentage	66%	34%

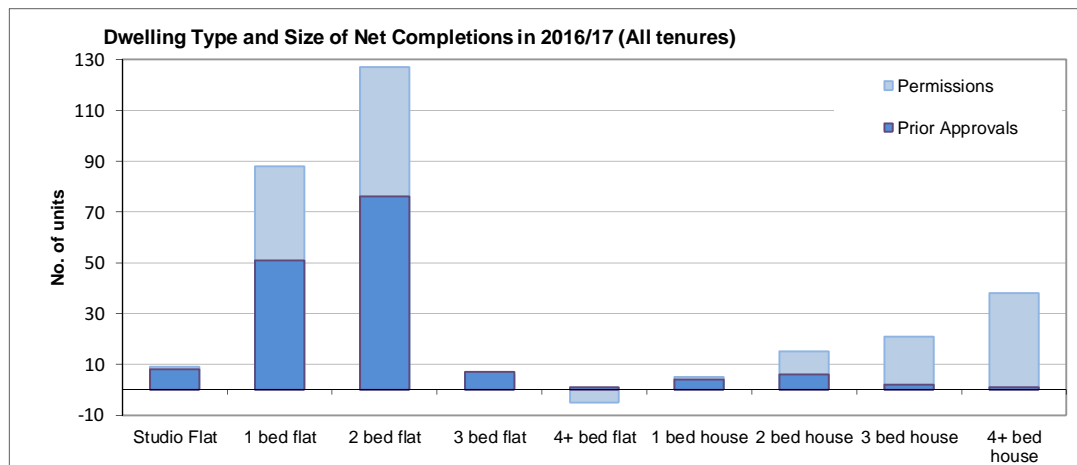
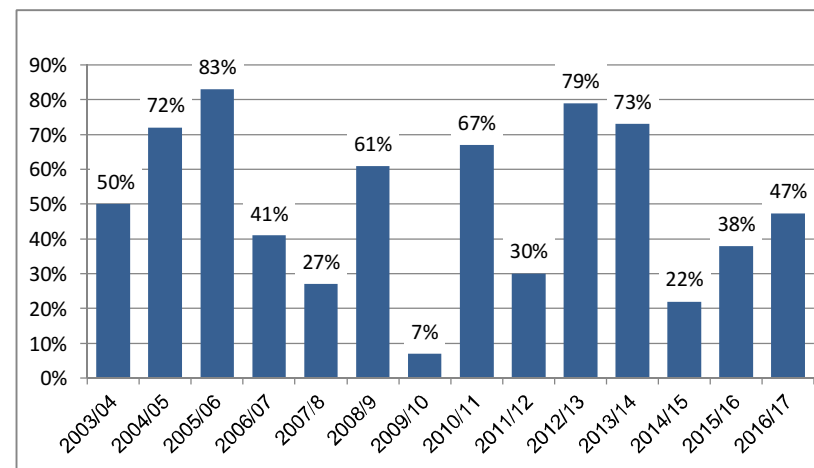


Table 10 Proportion of housing completions provided by large sites

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%

Table 10a Net completions on small / large sites

Year	Small	Large	Total	% Small	% Large
2012/13	143	552	695	21%	79%
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
Total	990	1195	2185	45%	55%
FY average	198	239	437	48%	52%



Spatial Areas

Town Centres

Table 11 Net completions within main centre boundaries (Total conventional supply)

Town Centre	Total
East Sheen	4
Richmond	49
Teddington	2
Twickenham	132
Whitton	3
Total in Town Centres	190

Policy Areas

Table 12 Net completions by policy areas (Total conventional supply)

Policy Area	2016/17
Town Centres	190
Thames Policy Area	9
Mixed Use Land	99
Key Shopping Centres	13
OOLTI	0
Green Belt MOL	0

Wards

Table 13 Net units with planning permission, commenced or completed by Ward in 2016/17 (Total conventional supply)

Ward	Permissions	Starts	Completions
Barnes	11	25	-11
East Sheen	21	8	5
Fulwell, Hampton Hill	90	22	25
Ham, Petersham, Richmond Riverside	8	29	10
Hampton North	0	2	12
Hampton	8	134	6
Hampton Wick	8	16	7
Heathfield	41	21	38
Kew	24	174	14
Mortlake, Barnes Common	19	11	28
North Richmond	25	41	18
South Richmond	17	25	39
South Twickenham	44	16	54
St Margarets, North Twickenham	9	331	104
Teddington	26	243	56
Twickenham Riverside	70	52	43
West Twickenham	1	19	2
Whitton	9	8	10
Total	431	1,177	460

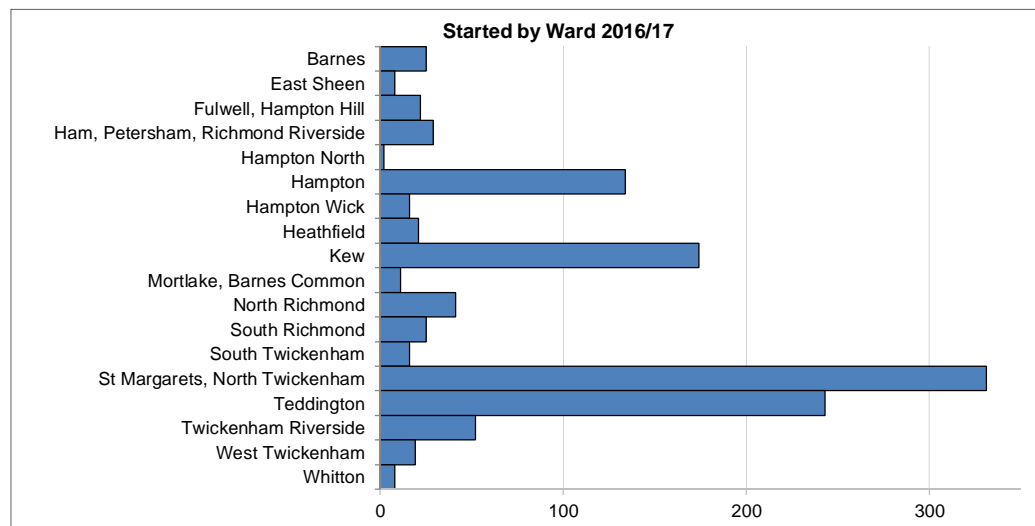
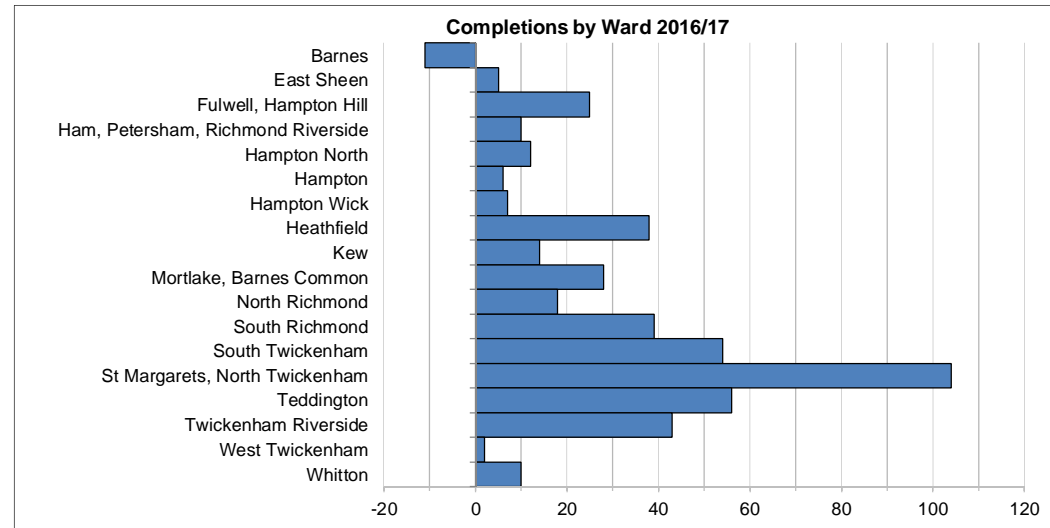


Table 14 Net units completed by Ward in 2016/17 (Total conventional supply)

Ward	Proposed	Existing	Net Gain
Barnes	7	18	-11
East Sheen	6	1	5
Fulwell, Hampton Hill	27	2	25
Ham, Petersham, Richmond Riverside	11	1	10
Hampton North	12	0	12
Hampton	10	4	6
Hampton Wick	8	1	7
Heathfield	50	12	38
Kew	21	7	14
Mortlake, Barnes Common	28	0	28
North Richmond	20	2	18
South Richmond	42	3	39
South Twickenham	56	2	54
St Margarets, North Twickenham	110	6	104
Teddington	53	2	56
Twickenham Riverside	46	3	43
West Twickenham	2	0	2
Whitton	12	2	10
Total	521	66	460



Dwelling Mix

Table 15 Net new build units completed by unit size and tenure

	Studio	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	1	57	114	32	32	0	236
	0%	24%	48%	14%	14%	0%	100%
Intermediate	0	10	1	0	0	0	11
	0%	91%	9%	0%	0%	0%	100%
Social Rented	0	11	17	2	0	0	30
	0%	37%	57%	7%	0%	0%	100%
Total	1	78	132	34	32	0	277
	0.4%	28%	48%	12%	12%	0%	100%

Net new build units completed by unit size

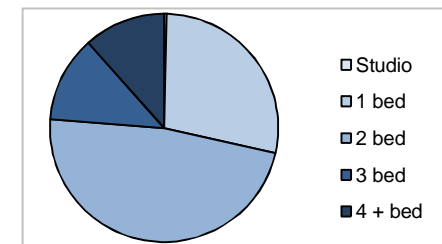
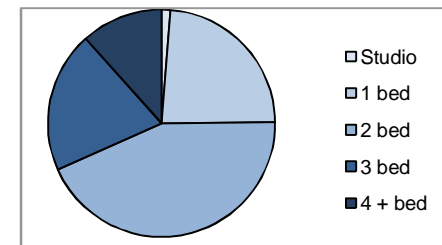


Table 16 Net new build units with planning permission by unit size and tenure

	Studio	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	7	223	391	182	111	0	914
	1%	24%	42%	20%	13%	0%	100%
Intermediate	0	5	5	1	0		11
	0%	39%	57%	4%	0%	0%	100%
Social Rented	0	21	67	29	8		125
	0%	15%	52%	26%	7%	0%	100%
Total	13	251	462	213	124	0	1,063
	1%	24%	43%	20%	12%	0%	100%

Net new build units with planning permission by unit size



Future Housing Supply

Table 17 Housing Land Supply by ward (net gain) 2017/18 – 2022/23

	Housing Land Supply 2017/18 – 2022/23							Total 2018-2023	2023-2028
	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		Proposal / Other known large sites
Barnes	20	1	1	1	4	9	0	36	0
East Sheen	3	8	0	0	5	13	0	29	30
Fulwell and Hampton Hill	8	3	3	4	11	83	0	112	30
Ham, Petersham & Richmond Riverside	1	0	0	0	1	0	40	42	10
Hampton	41	8	93	0	0	0	50	192	90
Hampton North	5	1	10	1	1	6	0	24	
Hampton Wick	15	16	6	1	0	24	0	62	
Heathfield	29	8	0	0	0	0	0	37	
Kew	172	10	2	5	0	9	20	218	20
Mortlake and Barnes Common	0	13	3	2	8	4	250	280	410
North Richmond	0	2	13	3	28	20	0	66	255
South Richmond	12	8	4	-8	0	44	20	80	20
South Twickenham	10	9	5	0	10	8	0	42	20
St Margarets and North Twickenham	334	0	-3	2	0	7	0	340	
Teddington	240	3	3	11	0	12	14	283	30
Twickenham Riverside	4	11	44	1	4	58	0	122	70
West Twickenham	17	1	2	0	0	0	0	20	
Whitton	3	3	1	1	4	5	0	17	50
Total	914	105	187	24	76	302	394	2002	1035

If you need this document in Braille,
large print, audio tape,
or another language,
please contact us on
020 8891 7117 or
minicom 020 8831 6001

Civic Centre, 44 York Street
Twickenham TW1 3BZ
www.richmond.gov.uk

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 রিসেসপশন-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



London Borough of Richmond upon Thames

Environment and Community Services Directorate

Local Plan Team

Civic Centre

44 York Street

Twickenham

Middlesex TW1 3BZ

T 020 8891 7117

www.richmond.gov.uk