

London Borough of Richmond upon Thames

# Authority's Monitoring Report

for financial year **2010/11**

**December 2011**

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# Contents

<b>1</b>	<b>Introduction</b> .....	<b>1</b>
<b>2</b>	<b>Non-technical summary</b> .....	<b>3</b>
<b>3</b>	<b>Progress with the Local Development Framework</b> .....	<b>5</b>
<b>4</b>	<b>The Indicators</b> .....	<b>7</b>
	4.1 Implementation of policies and proposals.....	7
	4.1 CP1: Sustainable Development.....	11
	4.2 CP3: Climate Change.....	14
	4.3 CP4: Biodiversity.....	15
	4.4 CP5: Sustainable Travel.....	15
	4.5 CP6: Waste.....	16
	4.6 CP7: Maintaining and Improving the Local Environment.....	17
	4.7 CP 8: Health of Town & Local Centres.....	18
	4.8 CP10: Open Land & Parks.....	26
	4.9 CP14: Housing.....	28
	4.10 CP15: Affordable Housing.....	34
	4.11 CP19: Local Business.....	35
	4.12 CP 20: Visitors and Tourism.....	44
<b>5</b>	<b>Appendices:</b> .....	<b>45</b>
	Appendix 1: Unreported indicators planned for Inclusion in this Report.....	46
	Appendix 2: Implementation of Proposal sites.....	47
	Appendix 3: Environment Agency objections – detailed analysis.....	53
	Appendix 4: Car parking losses and gains by Use Class – completions.....	56
	Appendix 5: Key shops & services in local centres.....	65
	Appendix 6: New completed floorspace in Use Classes A1, A2, B1a and D2.....	68
	Appendix 7 : Housing Land Supply.....	76
	Appendix 7a: Housing Land Supply: large sites.....	98
	Appendix 7b: Summary of future housing land supply by ward (net gain).....	102
	Appendix 8: Employment land completions.....	103
	Appendix 9: Guide to the Use Classes Order.....	106

## Indicators

Indicator		Page
<b>Implementation of policies</b>		
1	Number of approved applications which are departures from the Development Plan decided in the monitoring year	7
2	Appeal Decisions allowed	10
3	Percentage of proposal sites developed each year development plan is operational	10
4	Number of Planning Obligations monies received in monitoring year	11
<b>SUSTAINABLE DEVELOPMENT (Core Strategy Policy CP 1)</b>		
5	Proportion of new residential developments that meet Code for Sustainable Homes Level 3 and the minimum reduction in carbon dioxide emissions.	11
6	Proportion of residential conversions that can be assessed under Ecohomes (or any subsequent new applicable standard) that meet the "excellent" rating.	12
7	Proportion of new non-residential buildings over 100sqm to meet the relevant BREEAM "excellent" standard.	13
<b>CLIMATE CHANGE (Core Strategy Policy CP 3)</b>		
17	Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	14
<b>BIODIVERSITY (Core Strategy Policy CP4)</b>		
23	Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	15
<b>SUSTAINABLE TRAVEL (Core Strategy Policy CP 5)</b>		
29	Number of parking spaces provided on site compared to parking standards in force for residential developments (1 or more dwellings) and other development of 100m <sup>2</sup> or more.	15
30	Percentage of completed non-residential development complying with parking standards set out in UDP/ LDF	16
<b>WASTE (Core Strategy Policy CP 6)</b>		
37	Quantity of household waste reused, recycled and composted.	16
<b>MAINTAINING &amp; IMPROVING THE LOCAL ENVIRONMENT (Core Strategy Policy CP 7)</b>		
39	Number of Listed Buildings or Buildings of Townscape Merit demolished	17
40	indicator relating to condition of pavements (use indicator in LIP) See also indicator on footpaths.	18
<b>TOWN &amp; LOCAL CENTRES (Core Strategy Policy CP 8)</b>		
44	Percentage of larger scale (500m <sup>2</sup> gross and above) new retail development/ extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the Site Allocations DPD.	19
45	Proportion of retail (A1) uses in key shopping frontages.	19
46	Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.	22
47	Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/ mixed use areas (where town centre boundaries not defined). For A1 use - percentage of completed floorspace within, adjacent to or well-related to designated frontages.	24
49	Number of basic convenience shopping facilities in smaller centres	25
<b>OPEN LAND &amp; PARKS (Core Strategy Policy CP 10)</b>		
50	Loss/inappropriate development on designated open spaces (Metropolitan Open Land including River Thames, Green Belt and Other Open Land of Townscape Importance).	26
51	Loss/inappropriate development on designated public open space	28
<b>HOUSING (Core Strategy Policy CP 14)</b>		
55	Net additional dwellings completed for the reporting year.	28
56	Net additional dwellings over previous years and net additional dwellings - in future years.	28
61	Percentage of new housing development on back garden land as a proportion of all housing	32

Indicator		Page
	completions	
57	Completions by Dwelling Size	32
59	Percentage of new housing built to wheelchair standards on developments	33
60	Net additional gypsy and traveller pitches per annum	34
<b>AFFORDABLE HOUSING (Core Strategy Policy CP 15)</b>		
62	Percentage of all new housing completions (gross) which is affordable housing.	34
<b>LOCAL BUSINESS (Core Strategy Policy CP19)</b>		
65	Amount and type of completed employment floorspace developed by employment type	36
66	Percentage of new B1a employment floorspace (town centre uses) (gross) located within Richmond and the district centre boundaries	36
67	Amount of employment floorspace lost to completed non-employment uses (identifying use classes)	37
68	Number of workers in the borough (employees in employment)	39
69	Completed small business units under 250 m2	40
70	Number of unemployed (claimant count), and estimated rate (GLA estimates).	40
71	Employment land for which planning permission has been granted for UCO in Business Use in monitoring year (hectares)	42
<b>VISITORS &amp; TOURISM (Core Strategy Policy CP20)</b>		
72	Number of hotel bed spaces completed per annum	44

## Figures

List of Figures		Page
	Figure 1: Housing Trajectory as at 1 <sup>st</sup> April 2010	31
	Figure 2: Dwelling Type and Size of Completions	33

## Maps

List of Maps		Page
	Map 1: Ward Boundaries in Richmond upon Thames	2
	Map 2: Town centre hierarchy	19
	Map 3: Location of town centres, smaller centres and local parades	20

## Tables

List of Tables		page
	Table 1: Planning applications approved as departures from the Development Plan, 2010/11	8
	Table 2: Planning applications determined 2010/11 which are departures from the Development Plan for which planning permission was not granted.	10
	Table 3: Appeals decided in the financial year 2010/11	10
	Table 4: Monies received from planning obligations in financial year 2010/11	11
	Table 5: Permitted applications achieving a Code for Sustainable Homes level	12
	Table 6: Permitted applications with a BREEAM rating	13
	Table 7: Completed developments on or affecting designated Sites of Nature Conservation Interest	15
	Table 8: Waste Indicators for financial year 2010 – 11	16
	Table 9: Footway Condition	18
	Table 10: Percentage of A1 uses (shops) in designated key shopping frontages	21
	Table 11: Vacancy rates in 5 main town centres	22
	Table 12: Vacancy rates in the smaller centres in 2011	23
	Table 13: Total amount of new completed floorspace for town centre uses 2010/11	24
	Table 14: Proposals of A1, A2, B1a & D2 (town centre uses) completed (gross external)	25
	Table 15: Completed developments on designated Metropolitan Open Land	26
	Table 16: Completed developments on designated Green Belt	27
	Table 17: Plan period and housing targets	28
	Table 18: Housing completions in the borough 2000/2001 to 2010/2011	29

<b>List of Tables</b>	<b>page</b>
Table 19: Sources of 5-year housing land supply	30
Table 20: Affordable Housing Completions by financial year 2001/02 – 2010/11	34
Table 21: Employment floorspace completions 2010/11	36
Table 22: Amount of B1a Office development completed within the mixed use area/town centre boundaries	37
Table 23: Amount of employment floorspace lost to completed non-employment uses	37
Table 24: Gained employment floorspace	38
Table 25: Overall employment floorspace	38
Table 26: Amount of employment floorspace developed 2010-11	38
Table 27: Employment floorspace developed for other uses 2010- 11 - completions	38
Table 28: Site area lost to non-employment uses	39
Table 29: Employee jobs in Richmond upon Thames (2008)	39
Table 30: Employment by Industry	40
Table 31: Claimant count rates in the borough	41
Table 32: Latest claimant count and rates by gender, wards in Richmond upon Thames	41
Table 33: Planning permissions for employment use granted 2010/11	42

# 1 Introduction

Changes introduced by the government have resulted in greater flexibility in the way that planning policies are monitored. Annual Monitoring Reports are now known as Authority's Monitoring Reports (AMRs). Notably the DCLG have cancelled the best practice guidance on their production and no longer require data to be collected on the formerly mandatory core output indicators (albeit it that some data are likely to be required under the Regulations when in force<sup>1</sup>).

In response, it has been decided that a number of indicators will be monitored on an annual basis and others will be reported every three years in a rolling programme on a theme basis. Therefore the themes covered this year will be the **economy, town centres and housing**. It is intended that the next AMR (financial year 11/12) will cover biodiversity, waste, improving the local environment, open land, and the River Thames. It will also cover indicators on well being and opportunities for all and community services. The following year (financial year 12/13) the key themes will be the remaining topics of sustainable development, carbon emissions, climate change and travel.

This report follows on from seven earlier AMRs produced by the Council and covers the 2010/2011 financial year **and thus policies in force during that period**.

## The Statutory Plan

The Borough's Core Strategy was adopted in April 2009. It supersedes a number of UDP saved policies of the First Review Unitary Development Plan (adopted 1<sup>st</sup> March 2005) which are listed in Appendix One of the Core Strategy. The remainder of the saved UDP policies remained statutory planning policy until 1 November 2011 when the DMDPD was adopted, with the exception of the proposal sites in the UDP. However, the Development Management DPD has been used for development control purposes since October 2010, being a weighty material consideration.

Other changes to the monitoring frame may arise from the Government's review of National Indicators and potentially from change in government policy.

The Development Plan also includes the Mayor's London Plan July 2011<sup>2</sup> which replaces the London Plan Consolidated with Alterations since 2004 published 2008.

## Requirement for an AMR

The Localism Act received Royal Assent on the 15 November. It includes (subsection 113) a requirement for local authorities to prepare a report which includes information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available<sup>3</sup>.

## What is monitored

The majority of indicators monitor the effectiveness of key development plan policies. Others monitor implementation and quality of life issues. The report includes the statutory monitoring of the LDS in full, the monitoring of significant effects indicators presented in the Development Management Plan SA Adoption Statement (November 2011)<sup>4</sup>. Where an indicator contributes to a regional or national target, that contribution is assessed. Elsewhere local targets have been set where appropriate.

AMRs are produced by the Council's Planning Policy & Research Team, incorporating data and resources from elsewhere in the Council and from a range of external organisations. Data sources and limitations of the data provided are identified with regard to each specific indicator. The financial year is used where possible unless data are not collected on this basis.

The Council's Decisions Analysis System is a key tool for providing information on planning applications, decisions and perhaps most significantly on completions – planning applications which have been built. Information on planning applications has been logged since the 1980s. The Council undertakes a Completions Survey in the Spring each year which informs both the Decisions Analysis System and the GLA's monitoring system - London Development Database.

<sup>1</sup> The DCLG consulted on changes to the Local Planning Regulations in July 2011.  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/localplansconsultation.pdf>

<sup>2</sup> <http://www.london.gov.uk/sites/default/files/The%20London%20Plan%202011.pdf>

<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2011/20/section/113/enacted>

<sup>4</sup> [http://www.richmond.gov.uk/dmp\\_sustainability\\_appraisal\\_adoption\\_statement\\_01\\_11\\_2011.pdf](http://www.richmond.gov.uk/dmp_sustainability_appraisal_adoption_statement_01_11_2011.pdf)

**Choice of indicators**

Many of the non-mandatory indicators tie in with other indicators produced nationally or regionally by the Greater London Authority and other organisations and allow for benchmarking of performance.

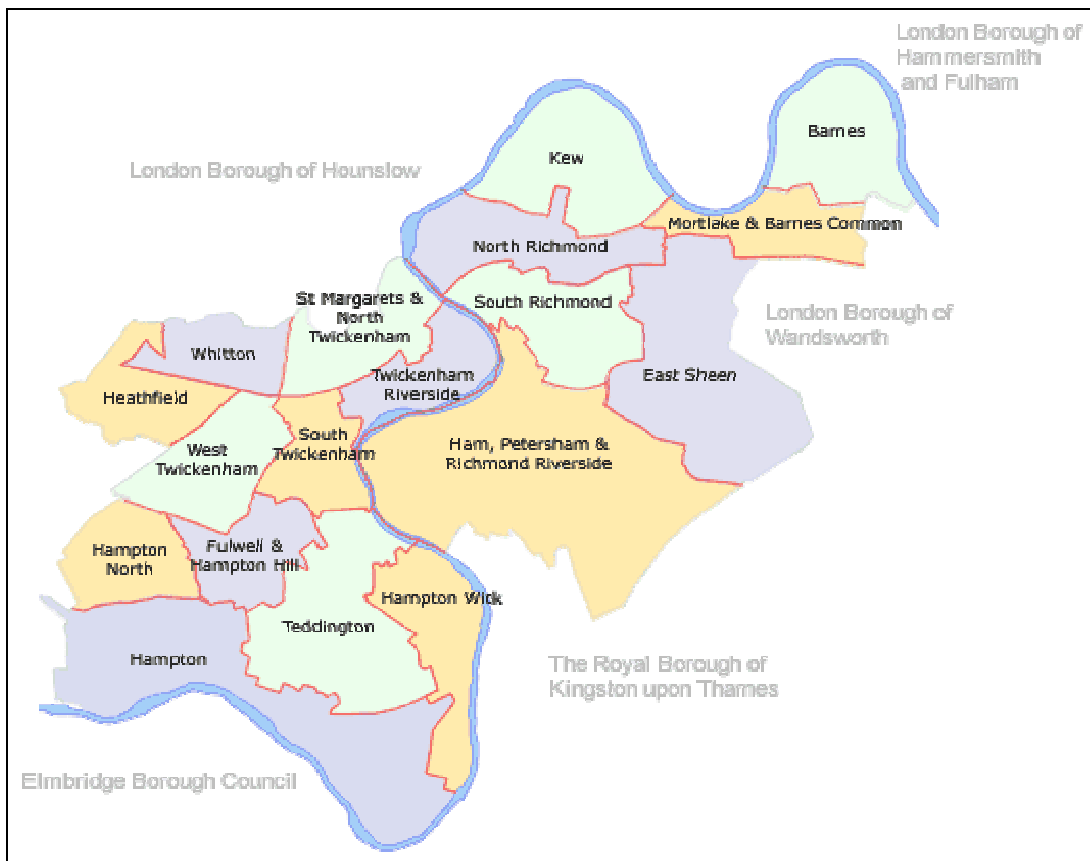
**Unreported indicators**

There are a small number of annual indicators for whom data are not yet available, primarily because the revised Sustainable Construction Checklist for developers was adopted in August 2011, and monitoring has only just begun.

**Borough profile**

Information on the characteristics of the borough can be obtained from the Council’s website via the following link: [http://www.richmond.gov.uk/borough\\_profile](http://www.richmond.gov.uk/borough_profile), and more information from the 2001 Census via [http://www.richmond.gov.uk/home/community\\_and\\_living/neighbourhood\\_information/census\\_information.htm](http://www.richmond.gov.uk/home/community_and_living/neighbourhood_information/census_information.htm).

Map 1: Ward boundaries in Richmond upon Thames



## 2 Non-technical summary

This report is the eighth AMR produced by this Council. It covers the 2010/11 financial year and relates to policies operating at the time. It is a statutory requirement of the Localism Act 2011.

A key purpose of the report is to report on whether the Council is still on track with the production of the Local Development Framework. It also provides information on the effectiveness of key planning policies and is the means of monitoring the set of Sustainability Appraisal indicators agreed as part of the Sustainability Appraisal process for planning policy documents.

### Local Development Framework:

Key achievements are:

- The Core Strategy was adopted in April 2009, one month earlier than shown in the LDS.
- The Development Management Development Planning Document was adopted on 1<sup>st</sup> November 2011.
- The pre-publication version will be subject to public consultation late 2011/ early 2012 in line with the LDS.

### Effectiveness of key policies:

**Sustainability** - There is some progress towards meeting sustainability targets.

- waste and recycling – Figures per household reveal a generally positive picture, with a reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.
- a number of new developments have been permitted which have met sustainability standards, although data are recognised to be incomplete in this area of monitoring

**Protecting local character** – The Authority successfully prosecuted the owner of a semi-detached house at 6 Trafalgar Road, Twickenham which was a Building of Townscape Merit, which was demolished with the appropriate consent. A record fine was imposed by the Crown Court.

**Housing supply** – the rate of completions (399 units net) was higher than the revised annual target of 245 homes per annum in the London Plan 2011, due to the completion of one large site (171 units). The housing land supply potentially provides for 1891 units over the five year supply which is 666 units more than the target supply.

**Affordable housing** – there was a significant improvement on recent years with 32% of all new housing completions affordable, although this remains well below the strategic boroughwide target it is the highest percentage achieved in any single year over the last ten years.

**Town centres** - There was some increase in floorspace for town centre uses during this period, most built within town centres/ mixed use areas. Vacancy rates have risen in the larger centres when comparing the average figure with the year before (from 7.9% to 8.9%). However, the picture is not the same for all centres. Surprisingly Richmond has the highest rates, whereas rates have fallen in both East Sheen and Whitton. However, on average vacancy rates are below the national average. The proportion of A1 (shop) use in key frontages remains at similar levels and there has been little change in the number of essential shops/services in smaller town centres. Following the closure of several off licences across the borough in the previous year, a number of off licences have re-opened under different ownership.

**Employment land and premises** – Nearly 7,000 m<sup>2</sup> of employment land was completed in 2010/11. However if losses are taken into account perhaps a more realistic figure of a loss of nearly 3,000 m<sup>2</sup> emerges. All the office space was developed on existing employment land. Much of the loss is to housing as in previous years. However, there has also been significant change of use to D1 (non-institutional uses such as clinics, crèches, vets and dentists) demonstrating that policies are being applied flexibly, and considering that such uses also provide employment, bearing in mind the recession.

**Open space** – Policies are considered successful in retaining designated open space. Only one was built on land affected by SNCI designation where a condition of the planning application ensured that the development was appropriate, this development was also one of the four completions constituting “appropriate” development in/ or affecting Metropolitan Open Land. The re-siting of the proposed replacement pavilion at Hatherop Park (for which planning permission was granted in 2008) affects Green Belt and Public Open Space is an improvement on facilities available and in accordance with policy. Substantial planning obligation monies were received for improvement of the public realm including significant monies to be spent on the Crane Valley.



**Planning obligations** – £1.32 million were received in the 2010/11 financial year, including substantial payments relating to 3 sites in particular: the Stoop Rugby Ground, Twickenham, Seeboard Sandy Lane, Teddington and the former Brunel University site.

## 3 Progress with the Local Development Framework

### 3.1 Progress with plan making in financial year 2010/11

The fourth review of the Local Development Scheme (LDS) operative from May 2009 applied during this period. This included a phased approach to the production of DPDs, following the adoption of the Core Strategy in May 2009. The Development Management DPD (DMDPD) started April 2009 and was adopted in November 2011, in line with LDS targets. The Site Allocations DPD (SADPD) was due to start in April 2010. However a decision was made in December 2010 to postpone work on the SADPD for 2 years and progress a Twickenham Area Action Plan instead.

A new LDS was adopted and became operative in September 2011 to reflect the changed programme which is now as follows:

#### **Twickenham Area Action Plan**

Pre-publication consultation– Dec11/Jan12

Publication consultation–May/June 2012

Submission –July 2012

Examination in Public– Oct 2012

Inspectors Report– Dec 2012

Adopt –Jan 2013

#### **CIL Charging Schedule (this is not a Development Plan Document)**

Initial consultation – infrastructure plan consultation Jan/Feb 12

CIL Preliminary draft charging schedule consultation –May/June 12

CIL draft charging schedule consultation – Sept/Oct 12

Submission – Nov 12

Examination in Public – Jan 13

Inspectors Report – April 13

Adopt – June 13

#### **Site Allocations DPD:**

area based consultation meetings (issues and options stage) - June/July 2012

Pre-publication consultation - November /December 2012

Publication consultation - March /April 2013

Submission - May 2013

Examination - July 2013

Adoption - November 2013

#### **Joint West London Waste Plan**

Pre-publication consultation

Publication consultation – Jan 12/Feb 12

Submission – Mar/April 12

Examination in Public –May/Aug 12

Inspectors Report - Oct 12

Adopt – Nov 12

#### **During 2010/2011 progress has been as follows:-**

##### **Development Management DPD**

The Plan was published in October 2010 and subject to 6 weeks consultation. The final version was submitted in February 2011, the Examination in Public was held in May and June of 2011. It was adopted for development control purposes in October 2010. The Plan was adopted on 1<sup>st</sup> November 2011.

With respect to the **Joint Waste DPD**, progress on this is being made, but more slowly than anticipated in the LDS as the process has been delayed on the request of other boroughs until after the May 2010 election and following new requirements for assessing deliverability, with adoption now anticipated in 2013.

##### **Twickenham Area Action Plan**

Research and preparation took place during Spring 2011 with an Options consultation in Summer 2011. The pre-publication version will be subject to public consultation late 2011/ early 2012 in line with the LDS.

With respect to the **Supplementary Planning Documents**, the following were started or adopted in 2010/2011:

- Twickenham Station and Surroundings SPD – adopted October 2010
- Stag Brewery, Mortlake brief – adopted
- Buildings of Townscape Merit – review started
- Revised Sustainability Checklist – review started. The Revised Checklist being adopted in August 2011.

## 4 The Indicators

### 4.1 Implementation of policies and proposals

**Annual Indicator 1: Number of approved applications which are departures from the Development Plan decided in the monitoring year****Target:** Less than 5% departures of total applications**Data source:** LBRuT Development Control Monitoring for 2010/11**progress towards target :** ✓ **Target met**

During the financial year 2010/11, 3298 planning applications were granted or refused<sup>5</sup>. Since only 9 applications were allowed contrary to the development plan, amounting to less than 1% of those decided, the target was again easily met.

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<sup>5</sup> Denominator excludes withdrawals, non-determination refusals, withdrawals, consultations, detailed design applications, those determined by Secretary of State etc.

**Table 1: Planning applications approved as departures from the Development Plan 2010/11**

Application no.	Address	Summary of Proposal	Justification for departure. See web link for full details.	Web link	Date validated
07/4107/FUL	St Marys University College, 268 Waldegrave, Road, Twickenham, Middlesex, TW1 4SX	New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works and removal of a hazardous chemical store and a portacabin.	Significant benefits from improvements to facilities outweigh issues resulting from development in metropolitan open land.	<a href="http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=07/4107/FUL">http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=07/4107/FUL</a>	21-Jan-09
09/2903/FUL	Orleans Park School, Richmond Road, Twickenham, TW1 3BB	The provision of a new modular building within the school grounds containing two classrooms, with a capacity for 30 students in each, and associated walkways.	Development of secondary school considered not to unduly compromise openness of MOL, or detract from character or appearance of Conservation Area. Overall, scheme does not represent a significant departure from development plan,	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Report-829892.pdf?extension=.pdf&amp;id=829892&amp;location=&amp;contentType=application/pdf&amp;pageCount=18&amp;appid=1001">http://idoxwam.richmond.gov.uk/WAM/doc/Report-829892.pdf?extension=.pdf&amp;id=829892&amp;location=&amp;contentType=application/pdf&amp;pageCount=18&amp;appid=1001</a>	17-Nov-09
10/0080/FUL	St Marys & St Peters C Of E Primary School, Somerset Road, Teddington, TW11 8RX	Provision of additional accommodation to enable the school to be enlarged from two to three Forms of Entry (FE) and an extension to the adjacent pre-school to provide additional activity space.	Expansion of school will help to meet the pressing need for school places in the area despite some reduction of OOLTI and acknowledgement that the proposal would increase pressure on surrounding roads.	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Report-830183.pdf?extension=.pdf&amp;id=830183&amp;location=&amp;contentType=application/pdf&amp;pageCount=23&amp;appid=1001">http://idoxwam.richmond.gov.uk/WAM/doc/Report-830183.pdf?extension=.pdf&amp;id=830183&amp;location=&amp;contentType=application/pdf&amp;pageCount=23&amp;appid=1001</a>	15-Jan-10
09/3193/COU	41 St James Avenue, Hampton Hill, TW12 1HH.	Use of property as single dwelling	Proposal considered acceptable due to change in planning legislation regarding houses in multiple occupation and the particular history of the site. The HMO has been occupied as a single family dwelling for over 8 years and thus the applicant may have been entitled to apply for a lawful development certificate. The proposal is considered into to cause unacceptable amenity issues or unacceptable visual impacts on the area.	<a href="http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=09/3193/COU">http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=09/3193/COU</a>	26-Jan-10
10/0612/FUL	Air Sea House, Third Cross Road, Twickenham, TW2 5DU.	Demolition Of The Existing Vacant Warehouse Buildings And Construction Of A Residential Development Of 53 Residential Units Comprising Of 5 Houses And 48 Flats With Associated Parking, Landscaping And Associated Works. (Corrected Description - 05/05/2010)	Redevelopment of outdated storage and employment premises provides a significant affordable housing investment. Tenure split is slightly below the CP 15 policy requirement. Includes landscaping improvements and removal of large lorries formerly attending site.	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Report-869231.pdf?extension=.pdf&amp;id=869231&amp;location=&amp;contentType=application/pdf&amp;pageCount=23&amp;appid=1001">http://idoxwam.richmond.gov.uk/WAM/doc/Report-869231.pdf?extension=.pdf&amp;id=869231&amp;location=&amp;contentType=application/pdf&amp;pageCount=23&amp;appid=1001</a>	05-May-10
10/0415/FUL	121 Heath Road, Twickenham, TW1 4BE.	Redevelopment of the site to provide 22 no. flats and an A1 retail unit at ground floor, car parking with internal access road thereto, cycle, refuse and recycling facilities, landscaping and associated works.	Principle of development accepted in relation to earlier application. Revised scheme addresses concerns of design, scale and impact on surrounding area. The scheme provides less affordable housing than required by policy. However, viability appraisals indicate that there is no scope for further affordable housing beyond that offered by the applicant (36%).	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Committee%20Report-980094.pdf?extension=.pdf&amp;id=980094&amp;location=&amp;contentType=application/octet-stream&amp;pageCount=1&amp;appid=1001">http://idoxwam.richmond.gov.uk/WAM/doc/Committee%20Report-980094.pdf?extension=.pdf&amp;id=980094&amp;location=&amp;contentType=application/octet-stream&amp;pageCount=1&amp;appid=1001</a>	12-May-10
10/1328/FUL	3 Westmoreland Road, Barnes, London, SW13	Loft conversion, including single dormers to front and rear and three dormers to side roof slope.	SPG includes a presumption against front dormer roof extensions in general. However proposal is extremely	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Report-">http://idoxwam.richmond.gov.uk/WAM/doc/Report-</a>	13-May-10

Application no.	Address	Summary of Proposal	Justification for departure. See web link for full details.	Web link	Date validated
	9RZ.		modest and would not dominate roof slope.	<a href="http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=07/1081/EXT">854145.pdf?extension=.pdf&amp;id=854145&amp;location=&amp;contentType=application/pdf&amp;pageCount=6&amp;appid=1001</a>	
07/1081/EXT	Lynde House, 28 Cambridge Park, Twickenham, TW1 2JH.	Extension of time for 07/1081/FUL - Erection of three single storey extensions to existing care home.	Application is for an extension of time.	<a href="http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=07/1081/EXT">http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=07/1081/EXT</a>	09-Jun-10
10/1750/FUL	Park House, Station Road, Teddington, TW11 9AD.	Change of use of Park House from offices (B1) to hotel (C1). Demolition of existing studio building and replacement with four storey building offices and restaurant use.(B1/A3)	Some office floorspace will be lost. However benefits of providing hotel accommodation outweigh these concerns.	<a href="http://idoxwam.richmond.gov.uk/WAM/doc/Report-970487.pdf?extension=.pdf&amp;id=970487&amp;location=&amp;contentType=application/pdf&amp;pageCount=8&amp;appid=1001">http://idoxwam.richmond.gov.uk/WAM/doc/Report-970487.pdf?extension=.pdf&amp;id=970487&amp;location=&amp;contentType=application/pdf&amp;pageCount=8&amp;appid=1001</a>	22-Jun-10

Source: LBRuT ICT Information Systems

**Table 2: Planning applications determined 2010/11 which are departures from the Development Plan for which planning permission was not granted.**

Application no.	Address	Summary of Proposal	Date validated
10/1231/HOT	12 Glebe Way, Hanworth, TW13 6HH.	Erection of 2m high fencing fronting public highway (Glebe Way).	04-May-10
10/2101/FUL	124 Colne Road, Twickenham, TW2 6QS.	Conversion of existing vacant commercial shop/office into new 2 bedroom flat.	26-Jul-10
10/2859/COU	92 High Street, Whitton, TW2 7LN.	Change of use of premises from A1 Use Class to A3 Use Class.	28-Sep-10

Source: LBRuT ICT Information Systems

Notes: Application went to appeal – non-determination. Appeal dismissed.

### Annual Indicator 2: Appeal Decisions allowed

**target:** less than 40% of appeals allowed

**Data source:** LBRuT Appeals Section monitoring for financial year 2010/11

**progress towards target :** ✓ **Target met**

During 2010/11 31.5% of appeals were allowed and thus the target has again been met.

**Table 3: Appeals decided in the financial year 2010/11**

	All Appeal decisions	Development Control Appeals only	Enforcement Appeals only
Appeal Decisions*	184	164	20
allowed	58	58	0
dismissed	105	104	1
withdrawn	9	7	2
% allowed	31.52%	0.0%	35.37%

Source: LBRuT Appeals &amp; Enforcement Section

Notes: total includes appeals against enforcement notices, discontinuance notices, those dismissed and upheld &amp; dismissed and varied. It excludes those withdrawn. Hence why those allowed and dismissed do not sum to the total.

### Annual Indicator 3: Percentage of proposal sites developed each year development plan is operational

**Target:** 10% of proposal sites developed each year plan is operational

**Data source:** LBRuT decisions analysis for financial year 2010/11, Transport Department.

**progress towards target :** ✗ **Target not met**

This indicator refers to the proposal sites listed in Chapter 12 *Local Strategies and Plan Proposals* in the Unitary Development Plan First Review adopted on 1<sup>st</sup> March 2005. Many of the proposal sites remain as “saved” policy until such time that the Site Allocations DPD is adopted. A number of sites were not saved after March 2008 as indicated in the Appendix. Of the 83 sites remaining, only 5 were implemented in the last financial year:

- Teddington School
- Former Brunel University site
- Several transport-related proposal sites have been completed: S7 – North Sheen station, H5 – Hampton station and H16 – Church Street/ High Street

In addition,

- 2 further schools are currently being extended and are under construction – Waldegrave School & Chase Bridge Primary School.
- Proposal site H24, the former Council depot, Oldfield Road was completed in May 2011, just outside the monitoring year.

Progress on each site at 1/4/2011 is set out in Appendix 2. The target is not met this year.

### Annual Indicator 4: Number of Planning Obligations monies received in monitoring year

**Data source:** LBRuT Section106 monitoring

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Section 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.

**Table 4: Monies received from planning obligations in financial year 2010/11**

Type of Obligation	Number	Money received
Education	11	£545,630.74
Transport	14	£377,723.67
Public Realm	7	£373,938.96
Health	5	£8,243.93
Affordable housing	1	£5,000.00
Monitoring		£10,818.80
<b>TOTAL</b>		<b>£1,321,356.10</b>

Source: LBRUT S.106 Officer/ Finance

Notes: A planning obligation may have several different elements, and therefore the number on the second column is more than the total referred to below.

This year is the first where monies received have been reported on rather than monies expected. The Council received money from 23 signed section 106's over the period. £287,430 was received from the Stoop Rugby ground for money to be spent on the Crane Valley.

The following obligations were contributions of £50,000 or more for any particular element:

- £287,430 was received from the Stoop Rugby ground for money to be spent on the Crane Valley.
- £160,000 was received from the Seeboard Sandy Lane development for education.
- £303,180 was received from the Former Brunel University development for education.
- £71,600 was received from The White Cottage, East Sheen for Transport.
- £53,365 was received from the RFU for Advanced Direction Signing.
- £50,000 from the RFU for the Town Centre.
- £75,000 was received from the Regal House/Travel lodge development to improve St Marys stairs and transport initiatives in the area.

## 4.1 CP1: Sustainable Development

### Annual Indicator 5: Proportion of new residential developments that meet Code for Sustainable Homes Level 3 and the minimum reduction in carbon dioxide emissions.

**Target:** 100% of new residential development to meet targets set out in policies CP1 and DM SD 1.

**Data source:** LBRuT Planning Policy Monitoring

**progress towards target :** ? **monitoring mechanism and target to be reviewed;**  
**progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators is under review and therefore it is likely that the data are incomplete. It is considered that significantly more permissions have achieved Code level ratings as required by policy.

Within the 2010/11 financial year, 9 applications for homes were permitted with a Code for Sustainable Homes Level rating, 5 of which achieved Code Level 3, 4 achieved Code Level 4 and 1 permission achieved Code Level 5, as detailed in the table below.



**Table 5: Permitted applications achieving a Code for Sustainable Homes level**

Application number	Decision date	Address	Proposal description	Code Level
<b>Code Level 3</b>				
08/2274/FUL	01-Apr-10	16A Crown Road, Twickenham, TW1 3EE	Proposed mixed use development comprising 9 no. residential units and 5 no. B1 commercial units. With internal parking/loading bays and associated hard landscaping works including works to access from Crown Road	Level 3
07/3733/FUL	12-Nov-10	International Mail Express, Orchard Road, Richmond, TW9 4NE	Erection of buildings comprising basement, ground and 3-4 floors above to provide 3029 m2 of office floorspace and 77 residential units.	Level 3
08/3196/FUL	17-May-10	Sterling, School Road, Hampton Hill, TW12 1QL	Demolition of existing warehouse and erection of four x one bed flats and six x two bed flats.	Level 3
08/3259/FUL	19-Apr-10	Garages Rear Of Walpole Court, Hampton Road, Twickenham, TW2	Demolition of the existing garages and construction of 6 no. new residential flats with allocated parking on site.	Level 3
10/2817/FUL	03-Feb-11	Land And Garages On The East Side, Cambridge Road, Kew	Demolition of existing single storey garage building and part-demolition of existing 2-storey coach-house garage building erection of 1.5- and 2 storey dwelling house with courtyard garden.	Level 3
<b>Code Level 4</b>				
09/1240/FUL	24-Feb-11	Graemesdyke Cottage, Graemesdyke Avenue, East Sheen, London, SW14 7BJ	Demolition of existing house and double garage and erection of a part single storey, part two storey (with basement) development comprising two one-bed flats, one three-bed house and three four-bed houses.	Level 4
09/1737/FUL	22-Apr-10	81 Haliburton Road, Twickenham, TW1 1PD	Demolition of existing bungalow and construction of a new house.	Level 4
10/1020/FUL	14-Sep-10	3 Queens Ride, Barnes, London, SW13 0JB	Demolition of existing house and construction of new building providing one house and one 1 Bedroom flat.	Level 4
<b>Code Level 5</b>				
08/4195/FUL	06-May-10	Garage Site, 92 - 102 Sherland Road, Twickenham	Demolition of existing garages and replacement with six off street parking spaces, erection of three bedroom terraced houses	Level 5

Source: LBRuT Policy Section

**Annual Indicator 6: Proportion of residential conversions that can be assessed under EcoHomes (or any subsequent new applicable standard) that meet the "excellent" rating.**

**Target:** 100% of residential conversions assessed under EcoHomes to meet "excellent" standard as set out in policy CP1 and DM SD 1.

**Data source:** LBRuT Planning Policy monitoring

**progress towards target :** ? **monitoring mechanism and target to be reviewed; progress against target currently not measurable**

Please note that the monitoring system for this indicator is being developed.

**Annual Indicator 7: Proportion of new non-residential buildings over 100sqm to meet the relevant BREEAM "excellent" standard.**

**Target:** 100% of new non-residential development to meet BREEAM "excellent" standard as set out in policy CP1 and DM SD 1.

**Data source:** LBRuT Planning Policy monitoring

**progress towards target :** ? **monitoring mechanism and target to be reviewed;**  
**progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators is under review and therefore it is likely that the data are incomplete. It is considered that significantly more permissions have achieved certain levels/ratings during the monitoring year as this is required by policy.

Within the financial year of 2010/11, 7 applications were permitted with a BREEAM rating, of which 3 achieved a "very good" rating and 4 achieved an "excellent" rating.

**Table 6: Permitted applications with a BREEAM rating**

Application number	Decision date	Address	Proposal description	Rating
<b>Very good</b>				
08/2274/FUL	01-Apr-10	16A Crown Road, Twickenham, TW1 3EE	Proposed mixed use development comprising 9 no. residential units and 5 no. B1 commercial units. With internal parking/loading bays and associated hard landscaping works including works to access from Crown Road	Very Good
10/2145/FUL	17-Dec-10	Waldegrave School, Fifth Cross Road, Twickenham, TW2 5LH	Improvements to the school through the combination of a new two storey science block extension and the remodelling of the design and technology teaching spaces and AEN teaching rooms.	Very Good
10/2312/FUL	17-Dec-10	Grey Court School, Ham Street, Ham, TW10 7HN	Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension, lift shaft addition and internal alterations to Cardinal Newman House with decking.	Very Good
<b>Excellent</b>				
07/3733/FUL	12-Nov-10	International Mail Express, Orchard Road, Richmond, TW9 4NE	Erection of buildings comprising basement, ground and 3-4 floors above to provide 3029 m2 of office floor space and 77 residential units.	Excellent
07/4107/FUL	14-Apr-10	St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX	New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works and removal of a hazardous chemical store and a portacabin.	Excellent
08/0921/FUL	26-Jul-10	48 Sheen Road, Richmond, Surrey, TW9 1AW	Refurbishment of existing hotel, demolition of rear extension and construction of a 3 storey rear extension with mansard roof accommodation to provide an additional 7 rooms (45 in total), new windows and doors to existing building; alterations to the parking layout and vehicular crossover, covered cycle storage, and waste re-cycling facilities.	Excellent
10/0080/FUL	12-Apr-10	St Marys & St Peters C Of E Primary School, Somerset Road, Teddington, TW11 8RX	Provision of additional accommodation to enable the school to be enlarged from two to three Forms of Entry (FE) and an extension to the adjacent pre-school to provide additional activity space.	Excellent

Source: LBRUT Policy Section.

## 4.2 CP3: Climate Change

### Annual Indicator 17: Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

**Target:** No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. (Note: this should only include unresolved objections from the Environment Agency).

**Data source:** Environment Agency

**progress towards target :** ✓ **target met**

The Environment Agency (EA) monitors its performance on delivering Local Plans with regard to flood risk and in particular the number of planning permissions granted by local authorities contrary to its advice. This information is published on a monthly and annual basis on the EA's public website. However, it is not updated to take account of any additional comments / consultation responses after the initial objection has been made and therefore the data below give the whole picture.

The data are presented in full in Appendix 3. They include the EA's objections to LBRuT applications made during the 2010/11 financial year, and also for completeness, in previous years where the decision was not made in the same financial year. By the same token, the EA have objected to applications in the monitoring year for which a decision is pending.

#### Water quality grounds

The EA did not object to any planning applications on water quality grounds during the financial year of 2010/11. There were also no outstanding objections on water quality grounds in the previous monitoring years.

#### Flood risk grounds

##### Financial year 2010/11:

The EA's published figures for LBRuT show that between the period of 1/4/2010 and 31/3/2011, the EA has objected to 15 planning applications on flood risk grounds. Out of these 15 applications:

- 8 were resolved after the initial objection as further satisfactory information was submitted by the applicant and/or appropriate conditions appended to the planning permissions; 4 of these 8 decisions were made in the financial year of 2011/12 and will therefore be included in next year's AMR;
- 1 was refused in line with the EA's recommendation during financial year of 2011/12 and will therefore be included in next year's AMR;
- 3 were withdrawn by the applicant and are no longer being considered; and
- 3 further applications have pending decisions (as of 11/11/2010) and therefore they will be reported in the future, once a decision has been made.

##### Financial year 2009/2010:

There is an outstanding planning application with an EA flood risk objection from the previous financial year of 2009/10, in which the Flood Risk Analysis was subsequently considered acceptable subject to a condition. Permission was granted during the financial year of 2011/12.

##### Financial year 2008/09:

In addition, there are further 3 outstanding planning applications with EA flood risk objections from the financial year of 2008/09 and a further one withdrawn by the applicant. 3 applications still have pending decisions (as at 27/10/2011).

In summary, all applications were either:

- refused in line with Environment Agency advice,
- resolved due to submission of further information leading to the EA withdrawing their objection,
- withdrawn by the applicant,
- declared invalid, or
- the decision is still pending.

Therefore, **no decisions were made contrary to the Environment Agency's advice** and therefore the target is met.

### 4.3 CP4: Biodiversity

#### Annual Indicator 23: Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.

**Target:** No loss of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance.

**Data source:** LBRuT Decisions Analysis System – Planning Policy Section

progress towards target : ✓ target met

There was only one development completed during 2010/11 which affected land designated as a Site of Nature Conservation Interest and due to a condition attached to the planning permission is not considered inappropriate. There were no losses of, or inappropriate development on other designated sites such as Sites of Special Scientific Interest. The target is met and policies to protect these designations are working well.

**Table 7: Completed developments on or affecting designated Sites of Nature Conservation Interest**

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
04/3991/ FUL	28/05/ 2010	147 Uxbridge Road (r/o), Hampton, Richmond Upon Thames, TW12 1BQ	Construction of 2 bedroom bungalow	The Longford River, which is situated at the rear of the site, including a strip of land on either side of the river is designated as Site of Nature Conservation Interest. There is no encroachment into the designated area and a condition requiring a 5 metre buffer zone alongside the Longford River ensures that the character of the watercourse is maintained and that refuges for wildlife using the river corridor are undisturbed. The designated area and its habitats are therefore not immediately affected by this proposal and conditions have been appended to protect the watercourse and wildlife at the rear of the site.

Source: LBRuT Planning Policy

### 4.4 CP5: Sustainable Travel

#### Annual Indicator 29: Percentage of completed non-residential development complying with car parking standards set out in saved UDP and then DC DPD once adopted.

**Target:** All completed non-residential development to comply with maximum car parking standards set out in UDP/ LDF

**Data source:** LBRuT Planning Policy Monitoring

progress towards target : ✓ target met

Most statistics included in this report are for developments which have been completed in the last financial year. This provides information on what is actually built, rather than what has permission to be built. Because the Development Management Plan policies, including car parking standards were not formally adopted until 1 November 2011, (although would have been informally adopted for development control purposes in October 2010). The data provided were most likely determined when the UDP policies were in force and maximum standards applied.

Only one non-residential development did not comply with the maximum standards in force at the time the decision was made in August 2010:

- 1 Heathlands Close in Twickenham 10/1317<sup>6</sup>. However, the change of use from a business use either B1/B8/ sui generis use to a builders merchants with trade counter would reduce the existing car parking provision and the development would introduce a retail element. There are 18 proposed spaces including a disabled space.

<sup>6</sup> <http://idoxwam.richmond.gov.uk/WAM/showCaseFile.do?&appNumber=10/1317/FUL>

**Annual Indicator 30: Number of parking spaces provided on site for residential developments (1 or more dwellings) and other development of 100m<sup>2</sup> or more.**
**Data source:** LBRuT Planning Policy Monitoring

Detailed information is supplied in Appendix 4. Please see paragraph above on caveats. The data provided are the parking provision for the whole development. Revisions to the monitoring system intend to provide further parking information on the different land uses within a mixed use scheme which is not currently available in a disaggregated form. Future AMRs will focus on whether the DMDPD's minimum parking standards are met.

## 4.5 CP6: Waste

**Annual Indicator 37: Quantity of household waste reused, recycled and composted.**
**Data source:** LBRuT waste and recycling services

The Council has been operating a materials recycling facility (MRF) at the Central Depot, Twickenham, and waste transfer station/reuse and recycling centre at Kew for many years and is investigating ways of widening the range of materials recycled at the existing sites. It has expanded the services that it provides to local residents in the form of kerbside recycling.

**Table 8: Waste Indicators for financial year 2010 – 11**
**Waste Indicators for Richmond upon Thames 2011/11**

<b>Richmond upon Thames</b>	2010-11	2009-10
Residual Household Waste per Household (kg/household)	533.16	542.43
Percentage of Household Waste Sent for Reuse, Recycling or Composting	43.36%	43.01
Percentage of Municipal Waste Sent To Landfill	N/A	N/A
Collected Household Waste – BVPI 84a (per person in kg)	422	430

Source Defra

Figures per household reveal a generally positive picture, with a reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.

The authority is a member of the West London Waste Authority<sup>7</sup>, along with the London Boroughs of Brent, Ealing, Harrow, Hillingdon and Hounslow.

**Waste Indicators for West London Waste Authority 2011/11**

Authority	Type	NI191 Residual household waste per household (kg/household)	NI192 Percentage of household waste sent for reuse, recycling or composting	NI193 Percentage of municipal waste sent to landfill
<b>West London Waste Authority</b>	Disposal	600.22	39%	56%

Source : Wastedataflow website. See footnote.

Due to reporting issues Defra have been unable to produce the usual detailed local authority level data in time for the pre-announced National Statistics release date. Complete local authority level reports can be produced from the Wastedataflow<sup>8</sup> website. They will be producing the usual spreadsheets and publishing this data shortly. Limited local authority level data for 2010-11 is currently available from Defra.

<b>Management type</b>	<b>2009/10</b>	<b>2008/09</b>	<b>2007/08</b>
Total municipal waste	93,389	99,847	98,133.99
Total household waste	77,451	81,105	
Total residual household waste (including household rejects)	44,602	48,086	
Collected residual household waste	34,330	35,689	

<sup>7</sup> <http://www.westlondonwaste.gov.uk/>
<sup>8</sup> <http://www.wastedataflow.org/>

Management type	2009/10	2008/09	2007/08
Civic amenity site residual waste (household)	5,506	7,382	
Other residual household waste	4,602	5,015	
Total residual non-household waste (including non household rejects)	5,762	11,709	
Total residual municipal waste	54,402	59,795	
Household waste sent for recycling/composting/reuse	32,858	33,019	
Non household waste sent for recycling/composting/reuse	5,962	7,033	
Municipal waste sent for recycling/composting/reuse	38,821	40,052	
Estimated household waste rejected for recycling	165	613	
Estimated non-household waste rejected for recycling	2	13	
Total municipal waste rejected for recycling	166	626	
Source: Defra; <a href="http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin10.htm">http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin10.htm</a>			

**Notes for table:**

Collected residual household waste' is black bag waste collected as part of the ordinary waste collection round service. This means wastes within Schedule 1 of the Controlled Waste Regulations 1992. Small amounts of commercial and industrial wastes may also be included in the case of collections that include mixed domestic and commercial hereditaments. Wherever possible, these wastes are included in 'Non-household sources'. Collected residual household waste tonnages also include household material which was collected for recycling or composting but rejected as not suitable for recycling, either at collection, during sorting at a Materials Recovery Facility (MRF) or at the gate of the reprocessor.

Collected residual household waste' is black bag waste collected as part of the ordinary waste collection round service. This means wastes within Schedule 1 of the Controlled Waste Regulations 1992. Small amounts of commercial and industrial wastes may also be included in the case of collections that include mixed domestic and commercial hereditaments. Wherever possible, these wastes are included in 'Non-household sources'. Collected residual household waste tonnages also include household material which was collected for recycling or composting but rejected as not suitable for recycling, either at collection, during sorting at a Materials Recovery Facility (MRF) or at the gate of the reprocessor.

Other residual household waste' includes bulky waste, street cleaning, gully emptyings, asbestos, separately collected healthcare waste and other collected waste. It refers to Schedule 2 wastes under the Controlled Waste Regulations 1992 ~ those from household sources not collected as part of the ordinary waste collection round service.

Civic amenity site residual waste (household)' refers to household waste collected at sites provided by local authorities for the disposal of excess household and garden waste free of charge, as required by the Refuse Disposal (Amenity) Act 1978.

Household waste sent for recycling/composting/reuse' contains materials sent for recycling, composting or reuse by local authorities as well as those collected from household sources by 'private/ voluntary' organisations.

Residual non household waste' includes any wastes collected by a local authority from non-household sources (i.e. not covered by 'Schedules 1 and 2 of the controlled Waste Regulations 1992). It includes non-household material which was collected for recycling but actually rejected at collection or at the gate of a recycling reprocessor.

'Non household recycling' includes municipally collected materials for recycling from commercial sources. It excludes material which was collected for recycling from non-household sources but actually rejected at collection or at the gate of a recycling reprocessor

## 4.6 CP7: Maintaining and Improving the Local Environment

### Annual Indicator 39: Number of Listed Buildings or Buildings of Townscape Merit (BTMs) demolished

**Target:** No net loss through demolition of Listed Buildings or BTMs

**Data source:** LBRuT Urban Design Monitoring for 2010/11

**progress towards target :** ✓ **target met**

In the 2010/11 financial year one Building of Townscape Merit (BTM) was demolished.

6 Trafalgar Road, Twickenham, was a semi detached Regency/ early Victorian BTM which lay within a conservation area. It was demolished without the necessary conservation area consent in January 2011. The local authority prosecuted the owner for these works, as it was considered the harm to the BTM was total and the harm to the wider conservation area was substantial. Due to the seriousness of the case, it was referred from the Magistrates Court up to Crown Court, where His Honour Judge Dodgson ruled that this was "one of the worst cases of its kind in this context" and fined the owner a record £80,000. A Conservation Area Enforcement Notice has been served requiring a replica building to be built, which is appealed. The case is due to be heard at Public Inquiry in November 2012.



### Annual Indicator 40: percentage of surface footway where maintenance should be considered

**Target:** 13% of surface footway where maintenance should be considered

**Data source:** LBRuT Performance & Equalities Monitoring

progress towards target :  target met

**Table 9: Footway Condition**

	Target met	Target	2009/10	2010/11
Surface Footway where maintenance should be considered	The 2010/11 targets were met. These indicators remain in the dataset that we are required to submit to Central Government in 2011/12.	13%	14%	13%

Source: LBRuT – Performance and Equalities monitoring.

Targets have been met in relation to this indicator. Details of the Council's Highways Maintenance Programme 2011/12 can be found on the Council's website<sup>9</sup>, which includes footway reconstruction.

## 4.7 CP 8: Health of Town & Local Centres

The strategy of protecting local shopping facilities within walking distance of residents' homes is established planning policy, as is the strong protection afforded to shops in designated key shopping frontages (See adopted policy DMTC 4). The Council's All-In-One consultation<sup>10</sup> and related events and indeed other consultations confirm the importance of shopping and town centres to local people. The following set of indicators focuses on monitoring key retail and town centre policies providing information on vacancy rates, shops in key frontages, the amount and location of retail floorspace and whether key shops and services are still available in smaller centres.

Due the importance of this information, many of the indicators in the section are annual derived from the regular monitoring of town centres carried out. The Council intends to publish full town centre health checks in 2012, similar to those produced specifically for Twickenham<sup>11</sup> as part of the evidence base for the Twickenham Town Area Action Plan, published in January 2011.

Further extensive background information can be found on the Council's website which was the evidence for developing the Council's adopted planning policies. This includes an Analysis of Town and Local Centres and an exercise to assess the distribution of convenience facilities across the borough<sup>12</sup>.

Town and Local centres in the borough have been classified into the following hierarchy as included in the adopted Core Strategy policy CP 8.

Type of Centre	Name of Centre
<b>Major</b> town centre (with many shops services, employment and entertainment which service a much wider catchment than just the local population)	Richmond
<b>District</b> centres (shops and services primarily serving local catchments but providing for main weekly convenience shopping)	Twickenham, Teddington, East Sheen and Whitton
<b>Local</b> centres (shops and services for day to day needs, some small offices)	Barnes, East Twickenham, Hampton Hill, Hampton Village, Ham Common, Kew Gardens Station, St Margaret's
<b>Neighbourhood</b> centres (shops and services for day to day needs)	Castelnau; Friars Stile Road; Hampton Wick; Heathside (Powder Mill lane); Sheen Road; Kingston Road, Teddington; Stanley Road, Teddington; White Hart Lane
<b>Parades of local importance</b>	Various across the Borough

<sup>9</sup>

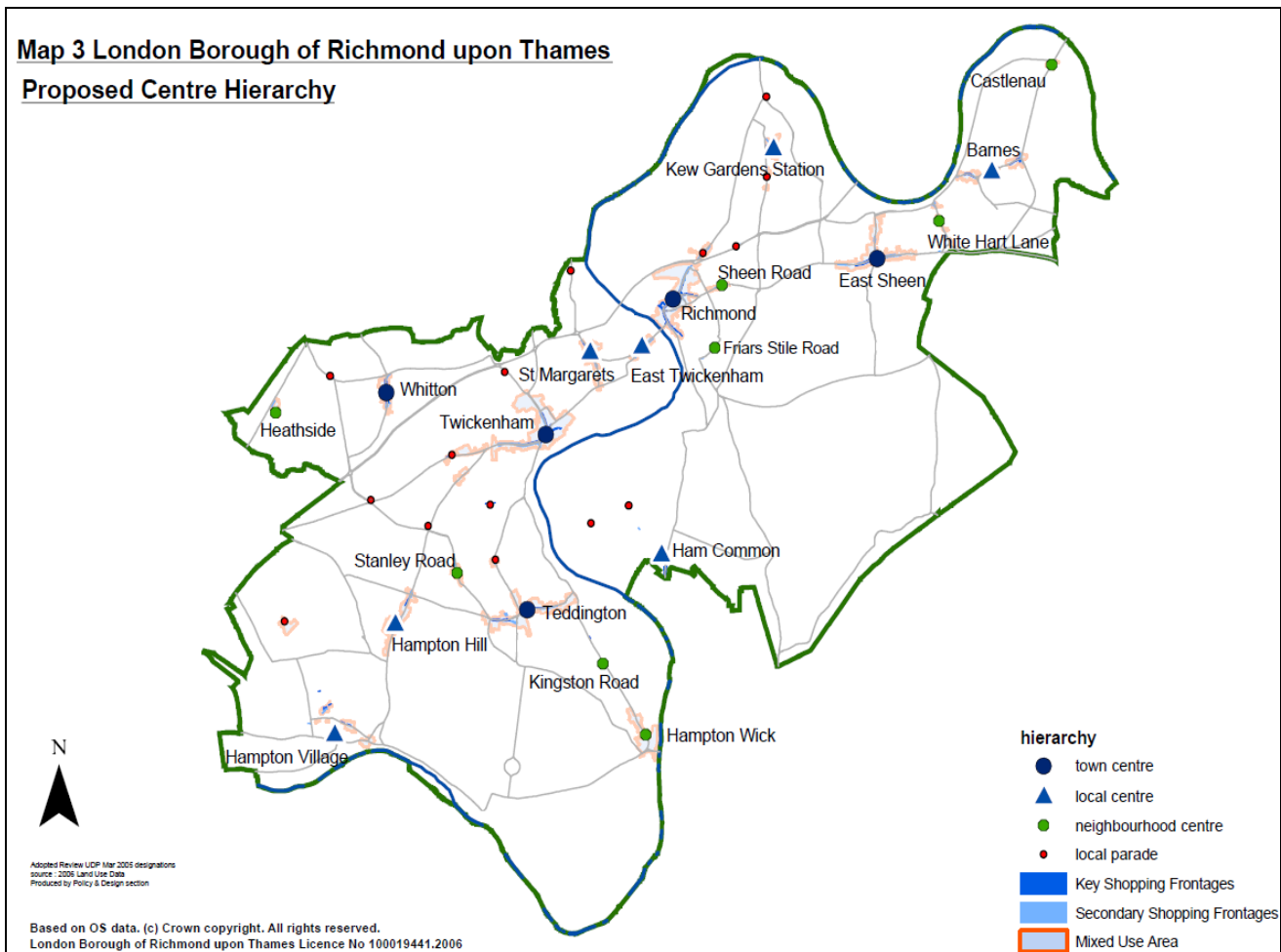
[http://www.richmond.gov.uk/home/council\\_government\\_and\\_democracy/council/public\\_notices/june\\_2011/highways\\_maintenance\\_programme\\_2011\\_12\\_update.htm](http://www.richmond.gov.uk/home/council_government_and_democracy/council/public_notices/june_2011/highways_maintenance_programme_2011_12_update.htm)

<sup>10</sup> [http://www.richmond.gov.uk/all\\_in\\_one](http://www.richmond.gov.uk/all_in_one)

<sup>11</sup> [http://www.richmond.gov.uk/twickenham\\_town\\_centre\\_health\\_check\\_report\\_may\\_2011.pdf](http://www.richmond.gov.uk/twickenham_town_centre_health_check_report_may_2011.pdf)

<sup>12</sup>

[http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/local\\_development\\_framework\\_research/retail\\_study\\_march\\_2006.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/retail_study_march_2006.htm)



**Annual Indicator 44: Percentage of larger scale (500m2 gross and above) new retail development/ extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the Site Allocations DPD.**

**Target:** 90% of all larger scale (500m2 gross and above) new retail development /extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the Site Allocations DPD.

**Data source:** LBRuT Decisions Analysis System

**progress towards target :** ✓ **target met**

Only one development exceeds the 500m<sup>2</sup> threshold in the last financial year, at 37-43 High Street Hampton Wick. It is for the redevelopment of a former office to accommodate an established local business, Sigma Sports with a retail element of 724 m2 (gross internal). The development is located directly opposite Hampton Wick’s designated frontage (which is limited) and is within the mixed use area. Hampton Wick is classified as a neighbourhood centre in the hierarchy.

Most new retail development completed in the borough is fairly small scale, falling in the most part below the threshold. The purpose of the indicator is to monitor whether the larger developments built are in good retail locations which contribute to existing town and local centres. This is the case in the last financial year.

**Indicator 45: Proportion of retail (A1) uses in key shopping frontages.**

**Target:** Less than 5% reduction per annum in proportion of retail uses in key shopping frontages

**Data source:** LBRuT 2011 Town Centre Land Use Survey

**progress towards target :** ✓ **target met. The decrease has been negligible and is well below the 5% reduction in the target.**

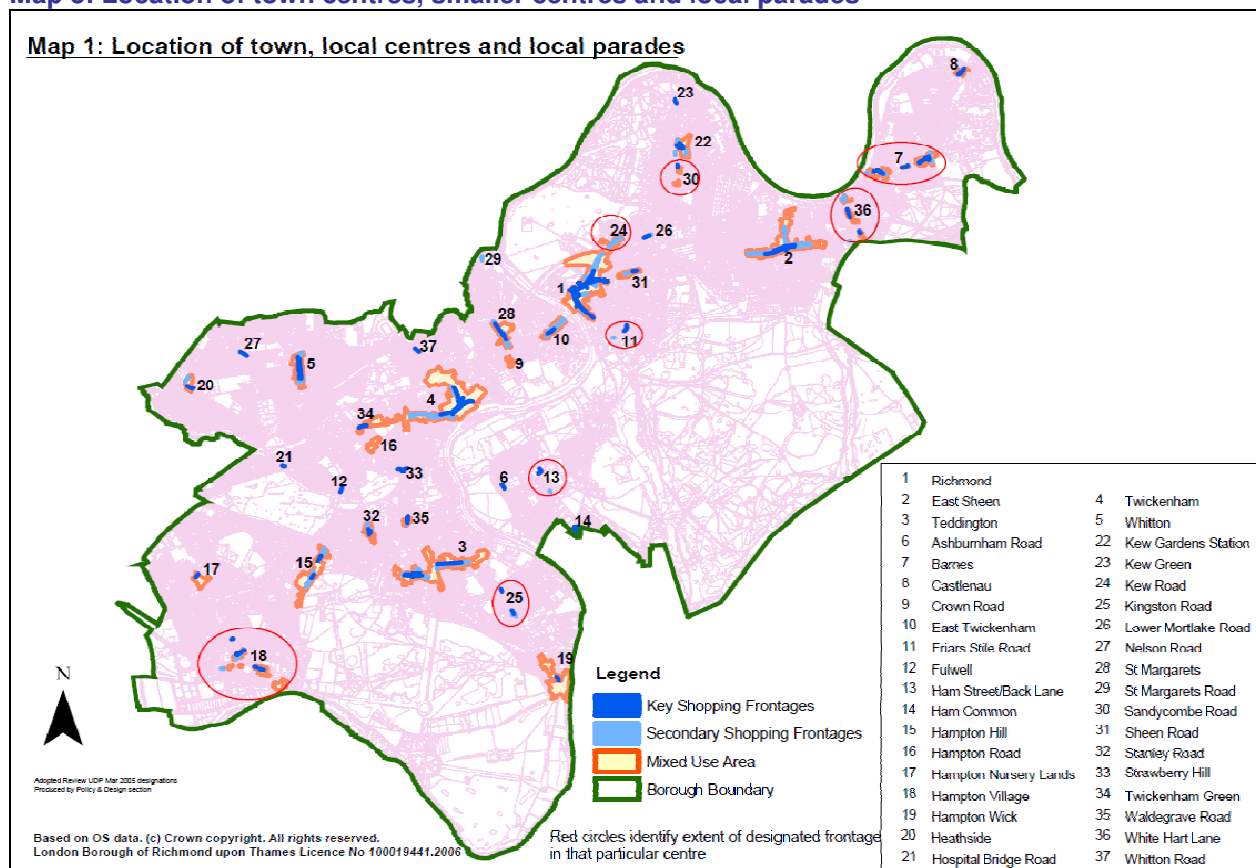
Adopted policy DMDPD TC3 restricts the loss of retail floorspace in key shopping frontages (KSF). However, some non-shop uses were historically located in key shopping frontage before designation. This can explain



some of the differences in proportions of retail uses between centres and some changes of use between non-shop uses which the policy will not cover. There is also a difference in the amount of KSF designated in centres which can affect the pressure for change of use. Some smaller centres may consist of only a small group of shops, where a single vacancy can affect the overall percentage. The number of uses in the centre is included in the final column to assist interpretation of the results. It should be noted that a drop in the percentage of A1 uses in KSF might not necessarily mean that a change of use has occurred, but that a vacancy has arisen. Finally, A1 uses are included if they are considered to be predominantly in A1 use. Businesses which are a genuine mix of more than one use (mostly A1/A3) are not.

The data provided in the following table also monitors Core Policy CP 9 on Twickenham Town Centre. There has been no change, the proportion being identical to the previous year. Further information on the health of Twickenham town centre was published in January 2011<sup>13</sup>.

**Map 3: Location of town centres, smaller centres and local parades**



Source: LBRuT Policy & Design Section. Shopping frontage designations are from the 2005 Adopted UDP in force during monitoring year.

<sup>13</sup> [http://www.richmond.gov.uk/twickenham\\_town\\_centre\\_health\\_check\\_report\\_may\\_2011.pdf](http://www.richmond.gov.uk/twickenham_town_centre_health_check_report_may_2011.pdf)

**Table 10: Percentage of A1 uses (shops) in designated key shopping frontages**

town centre hierarchy (policy CP 8)	Proportion of A1 uses in designated key shopping frontages									number of uses in key shopping frontage
	2011	2010	2008	2007	2006	2005	2004	2002	2001	2011
<b>town centres</b>										
Richmond*	70.0	74.1	74.2	69.5	72.9	72.9	73.2	71.2	73	237
East Sheen	68.4	69.7	69.7	70	67.5	74.3	76	72.4	68.4	76
Teddington*	68.1	68.2	70.5	70.6	73.9	75	73.9	64.4	71.1	116
Twickenham	66.7	66.7	67.9	66.4	67.9	64.9	66.4	63.8	67.7	132
Whitton*	74.1	72.5	69.6	72	70.8	72.6	74.7	74.3	73	58
Average	<b>69.1</b>	<b>70.9</b>								
<b>local centres</b>										
Barnes	63.6	58.2	74.4	75	74.4	75.6	70.9	75.9	73.4	77
East Twickenham	68.4	73.7	73.7	68.4	68.4	68.4	73.7	73.7	68.4	19
Hampton Hill*	82.1	80	80	80	80.0	80	80	80	80	28
Hampton Village	67.9	66.7	69.2	60	69.2	69.2	68	72	72	28
Ham Common	66.7	63.3	66.7	69.8	70.0	70	72.4	70	70	30
Kew Gardens Station	68.0	66.7	69.6	72.4	73.9	76	73.1	74.1	74.1	25
St Margarets	64.5	64.5	64.5	63.6	64.5	67.7	64.5	64.5	60	31
Average	<b>67.6</b>	<b>65.1</b>								
<b>neighbourhood centres</b>										
Castlenau	52.2	47.8	52.2	52.1	45.8	45.8	43.5	43.5	56.5	23
Friars Stile Road	64.7	64.7	76.5	70.5	64.7	70.6	70.6	76.5	82.4	17
Hampton Wick*	71.4	54.5	45.5	33.3	45.5	54.5	50	33.3	25	7
Heathside	60.0	66.7	80	73	86.7	86.7	86.7	86.7	86.7	15
Sheen Road	77.8	66.7	66.7	77.8	66.7	66.7	66.7	66.7	77.8	9
Kingston Road	60.0	60	66.7	68.8	60.0	66.7	55.6	61.1	61.1	15
Stanley Road	76.2	76.2	72.7	76.2	66.7	71.4	71.4	61.9	76.2	21
White Hart Lane	68.2	68.2	66.7	70.8	71.4	66.7	66.7	76.2	76.2	22
Average	<b>65.1</b>	<b>63.2</b>								
<b>local parades</b>										
Ashburnham Road	75.0	62.5	62.5	62.5	62.5	75	75	75	75	8
Fulwell	55.6	66.7	70	90	80.0	90	90	70	90	9
Ham Street / Back Lane	46.2	61.5	38.5	38.4	50.0	50	41.7	33.3	50	13
Hampton Nursery Lands	75.0	75	75	75	75.0	75	100	100	75	4
Hospital Bridge Road	83.3	83.3	100	100	100.0	100	100	100	100	6
Kew Green	87.5	88.9	88.9	89	88.9	100	88.9	77.8	77.8	8
Lower Mortlake Road	63.6	63.6	63.6	69.2	64.3	61.5	61.5	61.5	69.2	11
Nelson Road	54.5	54.5	63.6	66.7	63.6	72.7	72.7	72.7	81.8	11
Sandycombe Road	66.7	66.7	66.7	83.3	83.3	83.3	83.3	83.3	83.3	6
Strawberry Hill	64.3	64.3	64.3	52.9	64.3	64.3	64.3	60	68.8	14
Twickenham Green	50.0	52.9	58.8	64.7	64.7	70.6	64.7	58.8	64.7	18
Waldegrave Road	90.0	80	81.8	72.7	72.7	72.7	54.5	45.5	45.5	10
Whitton Road	42.9	33.3	33.3	50	50.0	50	60	60	60	7
average percentage	<b>63.2</b>	<b>64.5</b>								
Overall percentage	<b>67.7</b>	<b>68.0</b>								

Source: LBRuT Town Centre Land Use Surveys.

**Notes:**

1. LDF Development Management Plan designations used for calculations from 2011 onwards. A \* identifies a centre where changes have been made to key shopping frontage designations.
2. Includes parades with designated key frontage only.
3. Surveys of all centres are undertaken in the Summer. This information is reported here to compare like with like. Quarterly Vacancy Surveys are undertaken for the 5 town centres, although due to differences in methodology are not strictly comparable.
4. The Town Centre Land Use Survey is a snap shot survey, undertaken by observation in the field, i.e. the researcher makes a judgement as to the nature of the occupier at that particular time. It is not verified by an alternative data source. Only the ground floor use is recorded. Analysis counts businesses once per centre unless operating from separate premises within the same centre.

Therefore, the amalgamation of units will not show the increase in floorspace and may in fact indicate a decrease in units in a particular use class, although the denominator would be reduced in line. Likewise subdivisions would increase the number of units in the centre, without impact on floorspace.

5. See Appendices for definition of A1 Use Class.

Currently, the level of A1 shops in designated frontage across the borough is 67.6%. Overall the proportion has fluctuated around the 70% level for several years, the overall trend being a gradual and small reduction in the percentage. Year-on-year change is fairly small, although there is some change between individual centres. Averages for different types of centres are presented. The smaller centres are expected to have a smaller proportion of A1 use as the number of units in total is smaller, bearing in mind the existence of established non-shop uses. Year-on-year fluctuations can also be more marked in these centres and need not indicate a more serious change in provision.

In addition, calculations for 2011 are based on LDF Development Management Plan designations, there is less impact on figures in the larger centres which statistically can absorb changes better because the denominator is larger. However, in Hampton Wick where key frontage designation was logically removed from 3 houses, it appears that the proportion of shop uses has risen dramatically.

There has been no major change in the five main centres in the borough. The proportion has dropped noticeably in Richmond town centre largely due to the increase in the vacancy rate, in part because of redevelopment of Lower George Street (an organic retailer Wholefoods has committed to the site) and also because of retailers such as Fat Face and Habitat either as in the case of the former closing branches, or the latter, going into Administration.

Of the local centres, the proportion had dropped quite noticeably in Barnes in the previous financial year, where vacancy rates had risen. It has now increased slightly to 63.6% from 58.2%, although is still below the average. The proportion appears to have dropped in the smaller centres of Heathside, Powder Mill Road and Sheen Road, although this amounts to a change of 1 unit in both instances.

#### Annual Indicator 46: Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.

**Target:** Maintain vacancy levels below the national average\* within designated shopping frontages for Richmond, the district and local centres. \*(UK average as per Local Data Company)

**Data source:** LBRuT 2011 Town Centre Land Use Survey

**Progress towards target :**

✓/X

**target partly met, met in the most part for the larger centres, with a more variable pattern for the smaller centres**

**Table 11: Vacancy rates in 5 main town centres**

Centre	key shopping frontage			secondary shopping frontage			all designated frontage		
	2008	2010	2011	2008	2010	2011	2008	2010	2011
Richmond	5.1	4.6	8.4	4.9	10.9	16.8	5	6.5	10.9
East Sheen	4.6	4.5	9.2	11.1	12.7	9.1	7.7	8.4	9.1
Teddington	5.3	7.9	1.7	4.3	7.8	9.7	4.7	7.8	4.5
Twickenham	4.5	6.8	5.3	3.9	6.5	12.3	4.3	6.7	8.5
Whitton	8.7	5.8	10.3	25.6	27.0	10.2	14.8	13.2	10.3
<b>Average</b>	<b>5.6</b>	<b>5.5</b>	<b>6.8</b>	<b>10</b>	<b>11.1</b>	<b>11.8</b>	<b>7.3</b>	<b>7.9</b>	<b>8.9</b>

Source: LBRuT Town Centre Land Use Surveys

See Notes to Table 10 above

Vacancy rates are regarded as one of, if not the best indicator of the health of town centres. However, unlike some indicators such as pedestrian flow which provide up-to-date information, it may take some time for change to reveal itself through vacancy rates. This is because data are collected annually and a unit may have been vacant months before that point. Also, a business may be struggling for some time before closure and thus the survey would not reflect these difficult circumstances.

Vacancy rates have risen in the borough's main town centres since last year and are generally in an upward trend. They remain low compared to the countrywide figure of c.15%<sup>14</sup>, averaging just 6.8% in key shopping frontage, 11.8% in secondary shopping frontage, resulting in an overall figure for designated frontages of 8.9%.

<sup>14</sup> Source Local Data Company. Figure for town centres. NB figures for national vacancy rates will differ by data provider.

Perhaps surprisingly Richmond town centre had the highest vacancy rate of any of the five larger centres, which has not been historically the case. This can be partly attributed to the redevelopment of Lower George Street. However, retailers have also gone out of business such as Habitat and others are continuing the trend of concentrating branches in larger centres such as nearby Kingston.

Town Centre Land Use Surveys are undertaken in the Summer for all the centres in the borough, and thus figures from this survey are presented to allow comparison with data for smaller centres which have been collected on the same basis since the late 1990s. Increases in vacancy rates are likely to be a result of the recession.

**Table 12: Vacancy rates in the smaller centres in 2011**

Local centre/parade	key shopping frontage			secondary shopping frontage			all designated frontage		
	2008	2010	2011	2008	2010	2011	2008	2010	2011
<b>local centres</b>									
Barnes	11.5	17.7	11.7	0	3.6	3.7	8.5	14.0	9.6
East Twickenham	5.3	0	5.3	5.7	13.2	9.4	5.6	9.7	8.3
Hampton Hill	0	4	3.6	4.3	4.3	6.3	2.8	2.9	5.3
Hampton Village	11.5	11.1	7.1	5	19.0	21.1	8.7	9.1	12.8
Ham Common	3.3	3.3	0.0	0	0	0	2.9	2.9	0.0
Kew Gardens Station	4.3	4.2	4.0	0	6.3	6.3	2.6	5.0	4.9
St Margarets	3.2	0	3.2	3.1	6.3	12.1	3.2	3.2	7.8
<b>local centre average</b>		<b>8.5</b>	<b>6.3</b>		<b>8.5</b>	<b>9.0</b>		<b>8.5</b>	<b>7.5</b>
<b>neighbourhood centres</b>									
Castelnau	8.7	13.0	8.7	n/a	n/a	n/a	8.7	13.0	8.7
Friars Stile Road	0.0	11.8	5.9	0.0	50.0	n/a	0.0	19.0	5.9
Hampton Wick	9.1	0.0	0.0	n/a	n/a	n/a	9.1	0.0	0.0
Heathside, Powder Mill Lane	0.0	13.3	13.3	7.7	0.0	0.0	3.6	7.1	7.1
Kingston Road	6.7	13.3	0.0	0.0	16.7	0.0	4.8	14.3	0.0
Sheen Road	11.1	11.1	13.3	0.0	0.0	16.7	6.3	6.3	14.3
Stanley Road, Teddington	4.5	9.5	4.8	7.1	14.3	13.3	5.6	11.4	8.3
White Hart Lane	9.5	9.1	9.1	0.0	9.5	14.3	4.8	9.3	11.6
<b>neighbourhood centre average</b>		<b>10.5</b>	<b>7.8</b>		<b>10.8</b>	<b>9.7</b>		<b>10.6</b>	<b>8.4</b>
<b>local parades</b>									
Ashburnham Road	0.0	0.0	0.0	n/a	n/a	n/a	0.0	0.0	0.0
Fulwell	22.2	22.2	22.2	n/a	n/a	n/a	22.2	22.2	22.2
Ham Street / Back Lane	23.1	0.0	7.7	0.0	40.0	40.0	17.6	11.1	16.7
Hampton Nursery Lands	0.0	0.0	0.0	n/a	n/a	n/a	0.0	0.0	0.0
Hospital Bridge Road	0.0	16.7	16.7	n/a	n/a	n/a	0.0	16.7	16.7
Kew Green	11.1	11.1	12.5	n/a	n/a	n/a	11.1	11.1	12.5
Kew Road	n/a	n/a	n/a	7.1	3.6	3.6	7.1	3.6	3.6
Lower Mortlake Road	9.1	9.1	9.1	0.0	0.0	0.0	8.3	8.3	8.3
Nelson Road	9.1	27.3	27.3	n/a	n/a	n/a	9.1	27.3	27.3
St Margarets Road	n/a	n/a	n/a	25.0	25.0	25.0	25.0	25.0	25.0
Sandycombe Road	16.7	16.7	16.7	0.0	16.7	16.7	8.3	16.7	16.7
Strawberry Hill	14.3	14.3	14.3	n/a	n/a	n/a	14.3	14.3	14.3
Twickenham Green	11.8	17.6	27.8	n/a	n/a	n/a	11.8	17.6	27.8
Waldegrave Road	10.0	10.0	10.0	0.0	0.0	0.0	7.1	7.1	7.1
Whitton Road	16.7	16.7	14.3	n/a	n/a	n/a	16.7	22.2	14.3
<b>local parade average</b>		<b>12.9</b>	<b>15.2</b>		<b>11.5</b>	<b>11.5</b>		<b>12.5</b>	<b>14.1</b>

Source: LBRuT Town Centre Land Use Surveys.  
See Notes to Table 10 above

Vacancy rates in local and neighbourhood centres were also lower than the national average. Local parades are experiencing higher vacancy rates especially in the parades of Fulwell, Nelson Road, St Margarets Road and Twickenham Green can be explained partially by the small number of units present, thus pushing up the rate, with the exception of the latter.

The total number of vacant outlets in designated frontages is as follows: 96 in town centres, 33 in local centres, 16 in neighbourhood centres, and 25 in local parades. The overall figure is 170 vacant outlets an increase from 163 in 2010, representing a borough vacancy rate of 9.0%, also an increase from 8.7% in 2010.

It should be noted that the Land Use Survey is a snapshot survey, generally undertaken in the summer. In the current economic climate, the position in centres may have changed since the survey was carried out.

**Annual Indicator 47: Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/ mixed use areas (where town centre boundaries not defined). For A1 use - percentage of completed floorspace within, adjacent to or well-related to designated frontages.**

**Target:** 90% of completed floorspace (gross for town centre uses (A2, B1a and D2) within town centre boundaries / mixed use areas (where town centre boundaries not defined). For A1 use, 90% within, adjacent to or well-related to designated shopping frontages.

**Data source:** LBRuT Decisions Analysis System

**progress towards target :** **X** **target not met (at 89% it is just below the threshold)**

This indicator provides information on town centre uses both as new completed floorspace (including change of use and conversions) and as net additional floorspace which subtracts losses through demolition, conversion and change of use to other use classes from the completed floorspace figure. The table below presents a summary of the figures. Detailed analysis on a case by case basis is presented in Appendix 6.

**Table 13: Total amount of new completed floorspace for town centre uses 2010/11** (All figures in metres<sup>2</sup> (gross external))

		Use class			
		A1*	A2	B1a	D2
<b>Completed floorspace</b>	total	1199	522	5855	253
	total amount in mixed use area boundaries/ for A1 – within or well-related to designated frontages	1199	357	5317	65
	% within mixed use area boundaries / for A1 – within or well-related to designated frontages	100	68.4	90.8	25.7
<b>Net additional floorspace (taking account of gains and losses)</b>	total	-799	136	1297	253
	<b>A1 net additional retail sales floorspace (taking account of gains and losses)</b>	-115.9			

Source: LBRuT Decisions Analysis System

Notes -Adopted DM DPD designations apply.

The overall amount of new and net floorspace completed in 2010/11 is relatively small, which may well reflect the current economic situation. The net figures give a better picture of development on the ground, taking account of both gains and losses on a site-by-site basis.

Increase in new completed floorspace in A1 (retail), A2 (financial) and D2 (Assembly & Leisure) uses in town centres is relatively modest as in the previous year. There are few completions of any size, the most notable being the change of use from a former office building to accommodate the specialist cycle/triathlon retailer SigmaSport in Hampton Wick High Street. On a smaller scale a new build retail unit was completed on Kew Road (now the subject of a change of use application), and a change of use from a permitted A2/B1 unit in Teddington to a hairdresser. All the new retail floorspace is located within or adjacent to designated retail frontages and thus meeting the locational aspects of policy requirements. The only completions which are located outside these areas were for a loss/reduction in floorspace.

Figures have also been calculated which take account of losses as well as gains. This exercise reveals that there was an overall loss of some 800ms of gross retail floorspace. Many of the A1 completions are in fact for the change of use of parts of shop, often ancillary retail floorspace to in the majority of cases, residential use. Thus the comparable figure for **retail sales area** is significantly lower – a net loss of only 116m<sup>2</sup>.



The majority of the new A2 floorspace has been built within a town centre/ mixed use area. The exception is at 76 Lower Mortlake Road which is a redevelopment of an employment site, the A2/B1 element providing the ground floor commercial element<sup>15</sup>.

B1a (office development) - The most significant development in terms of scale is the redevelopment of the Paint Research Station at 8 Waldegrave Road, Teddington, involving the demolition of the existing B1b (R & D) building and replacement with an office building of 5,200m<sup>2</sup> gross. This sizable development, located within Teddington's town centre boundary results in net floorspace figure (which takes account of losses) of an increase of 1300m<sup>2</sup>. This includes the loss of just over a 1,000m<sup>2</sup> of office floorspace at Tudor House, Upper Teddington Road, Hampton Wick.

It is also a positive picture in relation to D2 uses (Assembly & Leisure). Of the 3 developments one is for a mixed use scheme including a gym within Stanley Road mixed use area, the others being the redevelopment/ resiting of existing facilities at Hatherop Park and Petersham Village Hall.

**Table 14: Proposals of A1, A2, B1a & D2 (town centre uses) completed (gross external).**

Financial year	Town centre completions m <sup>2</sup>
2010/11	7829
2009/10	3720
2008/9	7268
2007/8	4463

Source: LBRuT – Decisions Analysis System – Planning Policy Section

The overall amount of completed town centre floorspace (not taking account of losses or gains) amounted to 7,829m<sup>2</sup> in the last financial year. It is clear that floorspace built has fluctuated over the past few years. This may well result from a small number of large developments coming forward, pushing up figures in particular years, for example last year this is the case with the former Paint Research Station at 8 Waldegrave Road.

In terms of geographical spread, it appears that in this monitoring year, a significant amount of completions in A1, A2, B1 and D2 use are in the Teddington/ Hampton Wick area, in fact some 86%. Again, this is influenced by the completion referred to above.

### Annual Indicator 49: Number of basic convenience shopping facilities in smaller centres

Data source: LBRuT Annual Town Centre Land Use Surveys

The Council undertakes a Town Centre Land Use Survey each year in order to assess land use change in the borough's town centres, which is an important indicator of their overall health. The Survey is undertaken in the summer months and is by observation in the field. The land use survey is a snapshot survey.

Appendix 5 shows a detailed breakdown of the shops and services in smaller centres, i.e. those below district level in the current hierarchy when the Council's 2011 Town Centre Land Use Survey was undertaken (Summer 2011). Whilst some shops and services are common to most smaller centres such as a newsagent, hairdresser, off licence, chemist and pub/restaurant, only 5 centres have a bank or a traditional greengrocers. Most have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

**Local centres** are the largest of the smaller centres in the borough and sit below the four district centres in the hierarchy set out in Core Strategy policy CP8 (See above). As such, it is expected that these centres would have a good range of essential shops and services.

Although Barnes is the only centre with all 11 key shops/services, of the others five have either 9 or 10. East Twickenham is the exception, having lost its Post Office and green grocer in recent years. There has been an improvement in provision since last year with the opening of a new boulangerie in East Twickenham and a butchers in Hampton Hill.

<sup>15</sup> The Completions Survey does not currently record the use of a flexible permission and therefore the completed floorspace is equally split between the Use Classes in a such a case. It is therefore possible that all the floorspace is in either B1 or A2 use in this instance.

**Neighbourhood centres**, the next tier in the centre hierarchy, vary in size but contain a reasonable range of shops and services, having between 5 and 8 of the key shops/services. There has been little change since 2010. An off-licence has opened in Kingston Road and Sheen Road centres, following a closures last year, although White Hart Lane's has now closed. Friars Stile Road has experienced some change with the opening of a butchers but the closing of a greengrocer. Stanley Road is still without a supermarket.

**Local parades**, range in size and can amount to 5 or 6 shop units in a small parade. The number of services available also varies considerably. There has been very little change in local parades since last year. In fact the only change has been the loss of a newsagent at Kew Road.

The Land Use Surveys are snapshot surveys undertaken in the Summer, and therefore there may be further changes at the point of publication than 6 months ago. However, despite the recession the level of key shops and services so important to local residents as evidenced by the Council's All in One Consultations and related events<sup>16</sup> appears to be similar to last year. It is possible that closures are yet to take effect.

The target relating to this indicator has been deleted recognising that it is unrealistic to resist the loss of all essential shops and services. It is beyond the powers of the planning system to protect certain types of shops falling within the A1 Use class. If a business seeks to close the Council can not prevent this, nor can it control the type of retailer which replaces, if indeed it is replaced by a retailer. In recent years there have been many closures amongst independent and/ or specialist food retailers such as green grocers and butchers in the face of the supermarket sector's growing market share. Indeed, only one centre, Barnes, has all 11 key shops/services.


The indicator is still of value in monitoring adopted policy (DM TC3) which seeks to provide further protection for these businesses.

## 4.8 CP10: Open Land & Parks

### Annual Indicator 50: Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

**Target:** No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

**Data source:** LBRuT Decisions Analysis

progress towards target :  target met

#### Metropolitan Open Land

There were 4 developments completed during 2010/11, which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL). Details are outlined in the table below:

Table 15: Completed developments on designated Metropolitan Open Land				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
02/3565/ FUL	01/06/ 2010	147 Uxbridge Road, Hampton Hill	Demolition of existing bungalow and erection of building comprising 3 x 1 bed flats	Designated MOL is only at the rear of the site and is unaffected by the built footprint of the development. Conditions have been appended to protect the watercourse and wildlife at the rear of the site.
02/3734/ FUL	30/11/ 2010	Richmond Lock, St Margarets Road, Twickenham, Middlesex, TW1 1PR	Redevelopment and refurbishment of Brunel University site to provide a mixed use scheme comprising 167 new build dwellings incorporating 69 affordable units, 28 private flats and 70 private	Designated MOL in relation to this development is the River Thames itself as well as a strip of land alongside the River Thames. A Brunel University planning brief was adopted by the Council in 2002. The brief identified that the area was poorly provided with easily accessible Public Open Space (POS) and therefore needed to provide spaces for new residents and the general public, which should link directly to the riverside. It was concluded that the development provided many benefits and the built footprint does not directly affect designated MOL. The area used to be poorly provided with POS and many benefits were achieved as part of the development, including many new designated OOLTI areas and POS's on the site. The development did not result in a loss of or

<sup>16</sup> See Footnote 10

**Table 15: Completed developments on designated Metropolitan Open Land**

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
			houses. The conversion of Gordon house and stables.	inappropriate development in designated MOL.
04/3991/ FUL	28/05/ 2010	147 Uxbridge Road (r/o), Hampton, TW12 1BQ	Construction of 2 bedroom bungalow	There is no encroachment into designated MOL and a condition requiring a 5 metre buffer zone alongside the Longford River ensures that the character of the watercourse is maintained and that refuges for wildlife using the river corridor is undisturbed. This proposal did therefore not result in a loss in MOL and also does not significantly impact on the MOL.
09/0680/ FUL	30/04/ 2010	Orleans Park School, Richmond Road, Twickenham, Middlesex, TW1 3BB	Construction of an extension to male sports changing facilities and internal and external sports equipment stores. New roof domes to existing building.	The extension only projects between approximately 3 to 5 metres into designated MOL. The MOL policies (UDP ENV 1 and DM SD 1) recognise that there may be exceptional cases where it is appropriate to allow modest buildings / extensions, which are related to the function of the MOL and where this would not have a harmful effect on the MOL's character and visual appearance. Given the modest scale and design of the extensions, and their location on the eastern flank of the existing building, next to the existing tennis and games courts, the proposal does not unduly compromise the 'openness' of the MOL. As such, this building is considered not to be inappropriate development in MOL.

Source: LBRuT Decisions Analysis System - Planning Policy

### Green Belt

**Table 16: Completed developments on designated Green Belt**

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/1402/ FUL	31/08/ 2010	Hatherop Park, Pavilion Hatherop Park, Broad Lane, Hampton	Erection of a new park pavilion (amendment to previously approved application 08/3620/FUL to allow for re-siting of pavilion)	Hatherop Park is designated Public Open Space, part of it is designated Green Belt and it is also a Proposal Site H14. The park pavilion burnt down some 10 years ago and was replaced with a cabin. Planning permission was granted in 2008 to replace the cabin with a new pavilion (08/3620/FUL); however, the position of the new pavilion obstructed access for maintenance and repair to one of its assets. This planning permission sought to resolve this issue and the building was re-sited some 20 metres to the south. The new structure, which replaced an unattractive cabin, has a smaller footprint than the original pavilion. Green Belt policy (UDP ENV 2 and PPG2) allows for the construction of new buildings within the Green Belt where it provides essential facilities for outdoor sport/recreation, which preserve the openness of the Green Belt. The replacement pavilion does not prejudice the character and openness of the Green Belt, and it is for a purpose connected with an appropriate use of the Green Belt. The proposal is also in line with H14 of the UDP, which identifies the site for improvements, including a new pavilion. As this was an amendment to a previously approved application, which confirmed that the pavilion is a replacement structure and in accordance with policy, there was therefore no loss of or inappropriate development on designated Green Belt.

Source: LBRuT Decisions Analysis System - Planning Policy

### Other Open Land of Townscape Importance

During 2010/11, no development was carried out on sites wholly or partially designated as Other Open Land of Townscape Importance.

As there was no inappropriate development on designated Metropolitan Open Land and designated Green Belt, and no loss of designated Other Open Land of Townscape Importance, it is considered that the target has been met.



### Indicator 51: Loss/inappropriate development on designated public open space

**Target:** No net loss/inappropriate development on designated public open space

**Data source:** LBRuT Decisions Analysis

**progress towards target :** ✓ **target met**

During 2010/11, only one development (the re-siting of the Pavilion at Hatherop Park) was carried out / completed on a site designated as Public Open Space (see details in the table above). However, there was no net loss or inappropriate development on Public Open Space, and therefore the target has been met.

## 4.9 CP14: Housing

### Annual Indicators 55 and 56: Net additional dwellings for the reporting year; Net additional dwellings over previous years; Net additional dwellings – in future years.

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

**Data source:** LBRuT Decisions Analysis system and annual completions survey (2010/11).

**progress towards target :** ✓ **The annual net dwelling requirement was met in the financial year 2010/11 and it is expected that the target of 2450 will be exceeded.**

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

**Table 17: 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

### Indicator 55: net additional dwellings for the reporting year

**399 units were completed in 2010/11.** This was above average due to the inclusion, once the whole site was completed, of 171 units at the former Brunel University Site (Richmond Lock), along with five other large sites. Some years are below the annual average of 270 implied by the allocations in the London Plan, whilst others will be above. The table below shows how the number of completions fluctuates annually. The recession is likely to continue to have had some impact on housing completions in 2010/11. However, as outlined under there are a significant number of units on a few large sites where construction has started, or some units are already completed, but which will not be recorded until all the units on the site have been completed, which indicate supply in the pipeline. This includes: 198 units at 4 Sandy Lane, Hampton Wick; 52 units at Lower Richmond Road, 53 units at Air Sea House (Phase 2); 77 units at International Mail Express; and 76 units at Land at Williams Lane Bowling Green.

There were six large sites completed in 2010/11 (these are defined as being of 10 or more units gross). Large sites therefore provided 67% of the units completed in 2010/11 (comparable figures were 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).

## Net additional dwellings 2000/2001 to 2010/11

**Table 18: Housing completions in the borough 2000/2001 to 2010/2011**

Financial year	Units completed
2000/1	508
2001/2	160
2002/3	319
2003/4	246
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
Total 2000/01-2004/5 (5 yrs)	1815
Average 2000/01-2004/5	363
Total 2005/6-2009/10 (5 yrs)	1913
Average 2005/6-2009/10	383
Total over 11 years	4127

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

### Notes

Figures are for net gains on site

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

### Housing Trajectory as at 1<sup>st</sup> April 2011

It can be seen from the above table that from 1 April 2000 until 31 March 2011, an eleven year period, 4127 units were completed. The borough's housing target set out in the 2011 London Plan is an additional 2450 units between 2011 and 2021, providing for an annual average of 245 units. This requirement has been exceeded in the 2010/11 financial year, and the Council is on course to meet the strategic dwelling requirement.

Planning Policy Statement 3 (PPS3): Housing 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 and would contribute to the creation of sustainable, mixed communities.
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

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

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

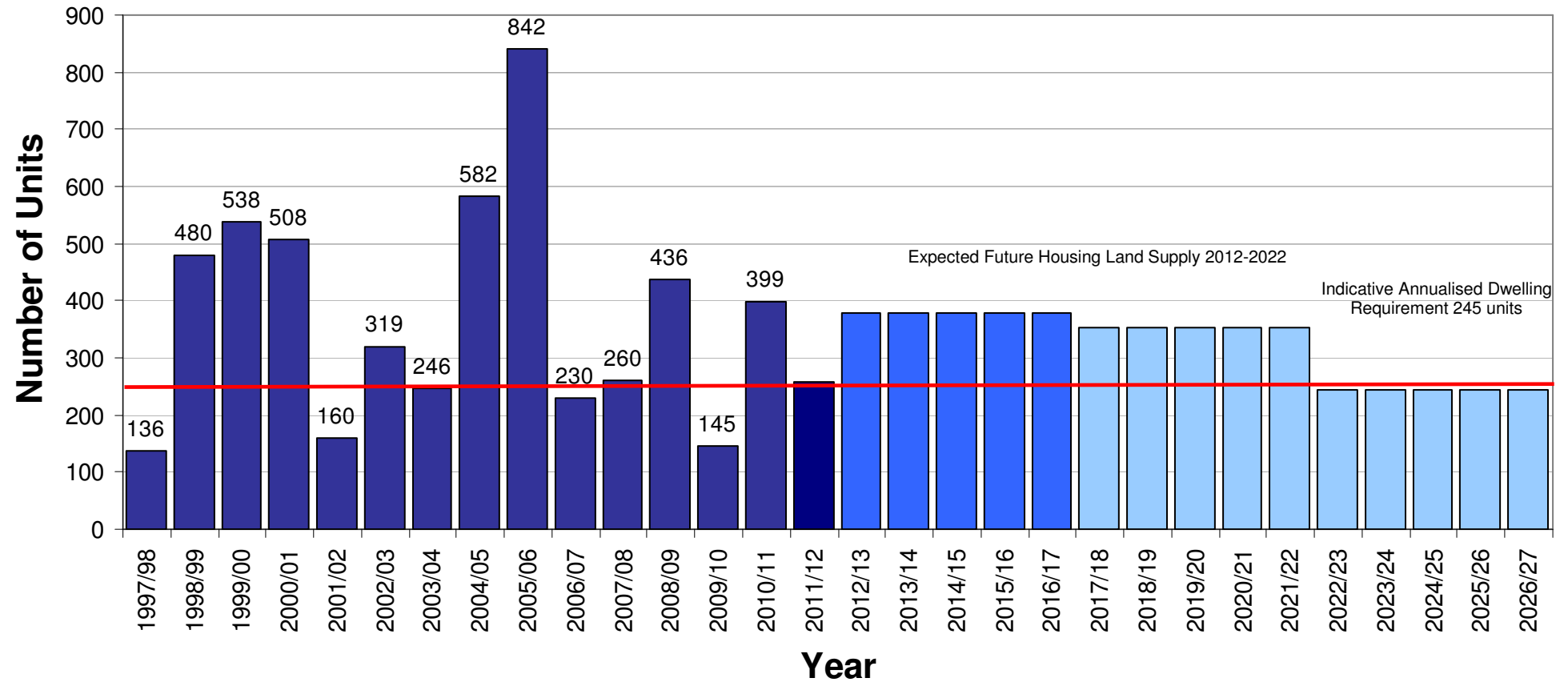
The Council has identified a potential 1891 units over the 5 year period, which is 666 units more than the target supply. The table below details the sources of this supply.

**Table 19: Sources of 5-year housing land supply**

Site Type	Gross	Net	Total
New Build Under Construction	706	653	653
New Build Sites with planning permission	643	571	571
Conversion sites under construction	115	82	82
Conversion sites with planning permission	160	94	94
Proposal/ other known Sites	491		491
<b>Total 5 year supply</b>			<b>1891 units</b>

Further information on both small sites and large sites (over 10 units gross) involved in the housing land supply can be found at Appendix 7, with a summary of supply by ward at Appendix 7b. 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. However, it should be noted that Policy 3.3 of the London Plan, which is part of this borough's Development Plan, expects London boroughs' housing allocations to be exceeded where possible, and this is also reflected in Core Strategy Policy CP 14. This may well happen, but to what extent it is hard to gauge, as the number of large sites is likely to reduce in future and the uncertain implications of the current economic downturn.

Figure 1: Housing Trajectory as at 1<sup>st</sup> April 2011



Legend

- Completed dwellings
- Net additional dwellings in future years
- Annualised target

### Annual Indicator 61: 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. Residential completions for 2010/11 financial year.

**progress towards target :** n/a *Target to be developed when time series data are available*

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 was published on 9 June 2010 which removed private residential gardens from the definition of previously-developed land (often referred to as brownfield land). The emerging Development Management Plan introduced a presumption against development on back gardens, reflecting the policy approach of the replacement London Plan, which may have started informing the determination of planning applications since October 2010.

In 2010/11, approximately 5% of all new units (gross) **permitted** were development on garden sites. This was lower than in 2009/10 when it was approximately 21%. This could be as a result of the emerging policy position set out above, although it may vary over years according to the type of sites permitted.

In terms of completions, **at least** 18 units (net gain) were **completed** on six sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 5% of completions. However, a substantial number of completions would have been from applications determined prior to April 2009 and therefore it is certain that a larger number of sites and units would have fallen within this definition. It is intended that future AMRs will continue to report on garden development, with time series data and increased certainty as a proportion of completions as it becomes available.

### Indicators 57: Completions by dwelling size

**Data source:** LBRuT Decisions Analysis system. Housing completions during the financial year 2010/11.

**progress towards target :** ✓ **target achieved**

Development Management Plan Policy DMHO4 moves 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 moves 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. The policy approach may have started informing the determination of planning applications since October 2010 but there will be a time lag to influence completions.

This indicator has therefore been broadened to look at the dwelling type and size of all completions. The figure below shows all housing completions (gross) in 2010/11 by the type (flats or houses) and size of dwelling.

**Figure 2: Dwelling Type and Size of Completions**



In 2010/11 40% of all completions were small units (studio/ 1 bed flats/houses). This continued to exceed the 25% small unit target that was set out in policy, and is only slightly lower than 44.9% delivered in 2009/10.

Areas for Mixed Use/ town centre boundaries where applicable (as defined on the Proposals Map) have been used as a proxy for monitoring purposes in the past as the more sustainable locations where a higher proportion of small units are sought. In 2010/11 schemes in mixed use areas provided a total of 90 dwellings gross, of which 51 were small units. This equates to 57%, which is higher than the 48.8% achieved in 2009/10 although still slightly below the majority envisaged by policy.

**Indicator 59: Percentage of new housing built to wheelchair standards**

**Target:** 10% of new housing built to wheelchair standards. London Plan policy 3.8 has target that 10% of new-build housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

**Data source:** LBRuT Decisions Analysis system; completions for financial year 2010/11

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

The UDP previously required that sites of over ten units should have 10% housing to wheelchair standards. Core Strategy Policy CP14 removed the threshold of 10 units and permissions should require 10% of all new housing to wheelchair standards.

On the large sites that were completed during 2010/11, almost all addressed mobility or wheelchair housing. However, as in previous years, officers remain concerned that the wheelchair units specified as conditions or if shown or plans may not be delivered and marketed as such once development is completed, nor match the standards promised.

It is believed that of the units completed during 2010/11, there were 11 units secured and delivered to wheelchair standards. This included on the large sites (4 units at 17 to 27 Dean Road and 2 to 4 Rectory Grove, Hampton; 1 unit at 76 Lower Mortlake Road and 2 units at Becketts Wharf and Osbourne House) and three small sites (2 units at Rowntree House, Twickenham; 1 unit at 206-208 Stanley Road, Teddington; and 1 unit at 279 Waldegrave Road, Twickenham). Out of all completions, these equate to only 3%.

There were a number of other sites where through the planning process units to wheelchair standards were sought, but there is greater uncertainty whether the standards were fully addressed and/or if the units were delivered. This includes the large sites where 10% of units were secured to wheelchair standards by a condition, which could in theory equate to another 22 units (17 units at Richmond Lock, Twickenham; 2 units at 38 Twickenham Road, Teddington; and 1 unit at Air Sea House, Twickenham). There was also one small site where a condition sought provision (3 units at 12 Glamorgan Road). Even if these all were delivered and added to the total, only 9% of all completions would have been to wheelchair standards, still falling just short of the target, although a slight improvement on last year.

On this evidence and that of the previous financial years, implementation of this policy still needs to be improved. The updated Sustainable Construction Checklist SPD now includes reference to design standards and accessibility, which may assist with addressing these requirements up front at the design stage of planning proposals.

Core Strategy Policy CP14 also states all new homes should be built to Lifetime Homes standards. There is a time lag for the Council's monitoring system which started recording this on permissions granted after the adoption of the Core Strategy to work through into completions. Awareness has increased amongst applicants and officers of the policy requirements, however there are often practical difficulties that can arise particularly when seeking to modify existing buildings through conversion or change of use, but the Council's view is that if even one of the criteria relevant to the scheme is not met then the standard has not been achieved.

The London Plan AMR 2010 first published data on whether new dwellings are designed to meet Lifetime Homes standards on planning permissions approved during 2008/09 (source London Development Database (LDD)). Although there was a significant variation between boroughs, Richmond only achieved 7% Lifetime Homes on homes approved (all development types). The London Plan AMR 2011 reported a slight increase to 8.3% for 2009/10 for all development types, and higher at 14.2% for new build residential development. This also suggests policy implementation needs to be improved, and will be reported on completions in future AMRs.

#### Indicator 60 : Net additional gypsy and traveller pitches per annum

**Target:** Not applicable for 2010/11

**Data source:** LBRuT Decisions Analysis System.

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 11 pitches, managed by Richmond Housing Partnership (RHP).

The 2011 London Plan states that the Mayor does not consider that it would be appropriate to include detailed policies regarding new provision for gypsies and travellers and travelling show people. In London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally, should properly be addressed by local planning authorities in DPDs.

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

## 4.10 CP15: Affordable Housing

#### Affordable Indicator 62 : Percentage of all new housing completions (gross) which is affordable housing

**Data source:** LBRuT Decisions Analysis System.

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

Table 20: Affordable Housing Completions by financial year 2001/02 – 2010/11

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2001/02	195	6	-6*	0	0%
2002/03	319	50 (2)	7	57 (2)	18%
2003/04	246	31	12	43	18%
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
<b>Total 2001/02 - 2005/06</b>	<b>2184</b>	<b>347 (2)</b>	<b>124</b>	<b>471</b>	<b>22%</b>
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%



	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
<b>2009/10</b>	145	0	0	0	0%
<b>2010/11</b>	399	89**	37	126	32%
<b>Total 2006/07-2010/11</b>	<b>1470</b>	<b>188</b>	<b>77</b>	<b>265</b>	<b>18%</b>

Notes: RSL = Registered Social Landlord. 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.

Minus figures are due to a reduction in units through improvements to accommodation for older people

Some units partly funded from the Affordable Housing Fund (e.g. 9 in 2002)

\*\* 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

Affordable housing was completed on five sites during 2010/11. Four of these were on large sites. There was only one large site, at 76 Lower Mortlake Road (08/0679/FUL), which did not provide affordable housing, however this permission was seeking alterations during the course of construction, and affordable housing had not been sought on earlier schemes negotiated when the affordable housing threshold was different. In 2010/11, the final inclusion, once the whole site was completed, of 69 affordable units at the former Brunel University Site (Richmond Lock) has made a considerable contribution to the number of affordable units completed in this financial year. There was one small site, Rowntree House (09/0337) where 100% affordable housing was provided to meet policy requirements as the proposal was a conversion from employment use.

The net gain of 126 affordable units in 2010/11, equating to 32% of the net gain in units, is a significant improvement on previous years and the highest percentage in any single year over the last ten years. The overall percentage of affordable housing still remains below the target, however there were still a limited number of large sites and there continues to be a time lag for the implementation of the thresholds in the Core Strategy policies introduced in 2009 to become relevant to all completions.

For future years, the viability of schemes including affordable housing may continue to be affected by the present adverse economic situation. The Development Management Plan Policy DMHO6 has also moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. However, there continues to be a number of units that are partially completed indicating a healthier supply in the pipeline, including 79 affordable units at 4 Sandy Lane, Hampton Wick, where the whole site is expected to be completed in Summer 2012.

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 changes of tenure, 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. These dates are rarely the same and can fall in different recording years. Although also outside of the definition of affordable housing, it is worth noting that a number of non-new build affordable homes have been provided in the Borough during 2010/11, including through a Purchase & Repair scheme. Any off-site contributions towards affordable housing are detailed under Indicator 4: Number of obligations agreed last year.

The UDP previously stated that the split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, which was revised in Core Strategy Policy CP15 to 80%/20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2010/11 show from all five sites a tenure split of 77.5% /22.5% which is good progress towards reflecting policy requirements.

## 4.11 CP19: Local Business

Support for business is a priority of the Council reflected in the work of the Economic Development Team and the recent appointment of the Business and Retail Champion and also Planning Policy Section. Planning policies which support and encourage business can be found in the Core Strategy and the recently adopted Development Management DPD. An extensive amount of research has been put together as part of the process of establishing the LDF evidence base including in particular the Employment Land Study (2006) and 2009



Update<sup>17</sup> which is available on the Council's website. The Local Economic Assessment<sup>18</sup> published in 2010 is also available on-line and included a business survey. Another source of information is the All-In-One Business Survey 2011<sup>19</sup>.

### Annual Indicator 65: Amount and type of completed employment floorspace developed by employment type

Data source: LBRuT Decisions Analysis System

Information to fulfil the DCLG's former indicator on employment land has been collected and reported on for several years. It is no longer a mandatory obligation, but is useful in monitoring employment floorspace growth, or contraction. Data are presented here on new floorspace completions and also figures which take into account losses.

- Some **6,849 m<sup>2</sup>** of gross employment floorspace was completed in the 2010/11 financial year, which includes new floorspace, plus any gains through change of use and conversion.
- During the same period there was a **net loss of 2,991 m<sup>2</sup>**. This figure is the net additional employment floorspace and is defined as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Table 21: Employment floorspace completions 2010/11

completed use		Gross employment floorspace completions	Net Losses	Net change in employment floorspace	Completions minus losses
		gross external m <sup>2</sup>	Gross external m <sup>2</sup>	Gross external m <sup>2</sup>	
B1a	Office	5855	4558	1297	
B1b	Research & development	150	4405	-4255	
B1c	Light Industrial	0	750	-750	
B2	General Industrial	48	52	-4	
B8	Storage or Distribution	796	75	721	
Total*		6849	9840		-2,991

Source: LBRuT Decisions Analysis System – Planning Policy Section.

Notes: \*Figures rounded

See Appendix 9 for Guide to Use Classes Order

The figures show a loss in employment floorspace over the year. This is due to redevelopment of existing employment sites. The figures are particularly altered by the change of use of one large B1b research establishment being redeveloped for B1a offices. (Paint Research Station, 8 Waldegrave Road, Teddington). Many offices have been allowed change of use to mixed uses including residential and retail. There were a number of instances of small B1a offices converting into D1 non residential institutions. Other development involved small extensions, changes of use and residential mixed use schemes. See Appendix 6 for full details on an application by application basis.

### Indicator 66: Percentage of new B1a employment floorspace (town centre uses) (gross) located within Richmond and the district centre boundaries

**Target:** AMR target of 60% of employment floorspace created in Mixed Use Areas (defined by Mixed Use Area boundaries on Proposals Map)

**Data source:** LBRuT Decisions Analysis System

progress towards target :  target met

<sup>17</sup>

[http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/local\\_development\\_framework\\_research/employment\\_land\\_study\\_november\\_2009.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_november_2009.htm)

<sup>18</sup> [http://www.richmond.gov.uk/local\\_economic\\_assessment](http://www.richmond.gov.uk/local_economic_assessment)

<sup>19</sup>

[http://www.richmond.gov.uk/home/council\\_government\\_and\\_democracy/council/council\\_consultations/consultation\\_details.htm?id=C00556](http://www.richmond.gov.uk/home/council_government_and_democracy/council/council_consultations/consultation_details.htm?id=C00556)

**Table 22: Amount of B1a Office development completed within the mixed use area/town centre boundaries**

completed use	Gross employment floorspace completions within town centre/mixed use area gross internal m <sup>2</sup>		
	Total floorspace completed	Floorspace completed within AMU	Percentage
B1a (office)	5855	5317	90.8%

Source: LBRuT Decisions Analysis System – Planning Policy Section.

**All the B1 office space was developed on existing employment land.** The target for this indicator is an ambitious one, set locally. The B1 office space was developed on existing previously developed employment sites and these can be dispersed throughout the borough within and outside the mixed use area boundaries. The figures are affected by one large development of office space for use in Teddington, inside the mixed use area boundary, referred to earlier at 8 Waldegrave Road. The vast majority of new office floorspace was built within town centres or areas of mixed use.

### Annual Indicator 67: losses of employment land

**Indicator:** Amount of employment floorspace lost to completed non-employment uses

**Target:** (local) losses of employment land should not exceed 500m<sup>2</sup> per annum

**Data source:** LBRuT Decisions analysis system.

**progress towards target :** ✘ **target was not met as 0.68 ha of employment land was lost in the financial year.**

**NB Overall the decline in employment floorspace was offset by intensification on existing sites.**

Key policies which seek to protect employment land are policy DM EM 2 – retention of employment, and Core Strategy policy CP 19 - Local Business.

A full breakdown of employment land completions can be found in Appendix 8. Completions data for 2010/11 show the redevelopment of existing employment land in the local authority area amounted to 9,840m<sup>2</sup> (gross external). The figures show losses were much higher than those for the previous five years. The figure is more comparable with the 2004-05 figure which was the highest at 10,465m<sup>2</sup>.

**Table 23: Amount of employment floorspace lost to completed non-employment uses**

Financial year	Amount of employment floorspace lost to completed non-employment uses
	(Gross external)
2010/11	9,840 m <sup>2</sup>
2009/10	3,875 m <sup>2</sup>
2008-09	3,559 m <sup>2</sup>
2007-08	3,084 m <sup>2</sup>
2006-07	2,842 m <sup>2</sup>
2005-06	3,608 m <sup>2</sup>
2004-05	10,465 m <sup>2</sup>

Source: LBRuT Decisions Analysis System – Planning Policy Section.

The amount of gained space this year is also much higher than in the previous year; 6,849 m<sup>2</sup>, compared to 3,513m<sup>2</sup> measured as gross external. However, in spite of the gains this year there was an overall loss of employment floorspace, due to residential redevelopment and cumulative small scale conversions to health clinics and other D1 uses.

**Table 24: Gained employment floorspace**

Financial year	Gained employment floorspace
	(Gross external)
2010/11	6,849 m <sup>2</sup>
2009/10	3,513 m <sup>2</sup>
2008-09	12,052 m <sup>2</sup>
2007-08	9,717 m <sup>2</sup>
2006-07	2,737 m <sup>2</sup>
2005-06	3,767 m <sup>2</sup>
2004-05	2,995 m <sup>2</sup>

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There was an overall loss of 2,991m<sup>2</sup> employment floorspace, which has fluctuated in recent years as illustrated in the table below.

**Table 25: Overall employment floorspace**

Financial year	Overall employment floorspace
	(Gross external)
2010/11	- 2,991 m <sup>2</sup>
2009/10	- 362 m <sup>2</sup>
2008-09	+8,493 m <sup>2</sup>
2007-08	+6,633 m <sup>2</sup>
2006-07	-105 m <sup>2</sup>
2005-06	-632 m <sup>2</sup>

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

**Table 26: Amount of employment floorspace developed 2010-11**

Losses	Existing use	Gains
Gross external m2		gross external m <sup>2</sup>
4,558	B1a	5,855
4,405	B1b	150
750	B1c	0
52	B2	48
75	B8	796
<b>9840</b>	<b>Total</b>	<b>6,849</b>
<b>Overall loss - 2991</b>		

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There is enormous pressure for redevelopment for, in particular, residential uses. The overall shortage of employment land, and the lack of surplus space within the borough would suggest that policy which strongly restricts change of use of employment land should continue. The cumulative impacts of changes of use away from employment is demonstrated below.

A local indicator measures the amount of land (in hectares) developed for other uses as set out below:

**Table 27: Employment floorspace developed for other uses 2010- 11 - completions**

Area (ha)	new land use
<b>0.24</b>	<b>lost to C3 – residential</b>
0.07385	A1/A2 – retail and financial services
0.362	D1 – non-residential institutions, e.g. health clinic, crèches, museums
0.0064	D2 – Assembly & Leisure e.g. cinema, gym
<b>0.68225</b>	<b>Total employment land lost in the borough</b>

This site area lost to non-employment uses is higher than last year's figure of 0.49ha, and much higher than the previous year. This years' figures are affected by the change of use of over 1,000sqm of B1 offices into a medical facility for an existing Doctor's practice at Tudor House, Hampton Wick. A significant number of the extensions, conversions and redevelopments of office accommodation are mixed use proposals which include an element of enabling residential including affordable housing, see Appendix 8.

**Table 28: Site area lost to non-employment uses**

Financial year	Gained employment floorspace
	(Gross external - hectares)
2010/11	0.68
2009/10	0.49
2008-09	0.08
2007-08	0.39
2006-07	0.32

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

**Indicator 68: Number of workers in the borough (employees in employment)**
**Target:** Maintain total numbers of employees in employment at previous year's level.

**Data sources:** ONS, Annual Business Inquiry

**progress towards target :** ✓ **target met, (over 72,700 employee jobs)**
**Employee jobs**

A measure of the number of employee jobs (i.e. not all jobs) is the Annual Business Inquiry (ABI). This sample survey generates estimates of employee jobs by industry and geography. It is a useful measure of the state of various sectors of industry.

**Table 29: Employee jobs in Richmond upon Thames (2008)**

	Richmond-upon-Thames		London	Great Britain
	(employee jobs)	(%)	(%)	(%)
<b>Total employee jobs</b>	72,700	-	-	-
Full-time	50,600	69.6	73.9	68.8
Part-time	22,100	30.4	26.1	31.2
<b>employee jobs by industry</b>				
Manufacturing	3,100	4.3	4.3	10.2
Construction	2,400	3.3	2.9	4.8
<b>Total Services</b>	<b>67,100</b>	<b>92.2</b>	<b>92.4</b>	<b>83.5</b>
Distribution, hotels & restaurants	17,000	23.4	21.0	23.4
Transport & communications	2,800	3.8	7.4	5.8
Finance, IT, other business activities	23,800	32.8	34.7	22.0
Public admin, education & health	16,300	22.5	22.2	27.0
Other services	7,100	9.8	7.2	5.3
(Tourism-related <sup>†</sup> )	8,800	12.1	8.3	8.2

Source: ONS annual business inquiry employee analysis (2008)

Note: Employee jobs percentages are based on total employee jobs

Totals do not always correspond because of confidentiality measures employed by ONS.

- Data unavailable

† Tourism consists of industries that are also part of the services industry (see the definitions section)

Note a: % is a proportion of total employee jobs

Note b: Employee jobs excludes self-employed, government-supported trainees and HM Forces

**Definition: Employee jobs**

The number of jobs held by employees. The information comes from the Annual Business Inquiry (ABI) - an employer survey conducted in December of each year. The survey samples around 78,000 businesses. The ABI records a job at the location of an employee's workplace (rather than at the location of the business's main office).

**Full-time and part-time:** In the ABI, part-time employees are those working for 30 or fewer hours per week.

**Table 30: Employment by Industry**

Richmond upon Thames	2003	2004	2005	2006	2007	2008	
Total employee jobs*	66,300	66,700	66,800	66,900	69,300	72,700	
Full-time*	47,400	46,300	47,000	47,200	47,900	50,600	
Part-time*	18,800	20,400	19,800	19,800	21,300	22,100	
<b>Employee jobs by industry</b>							<b>% age</b>
Manufacturing	4,400	3,900	3,500	3,100	3,100	<b>3,100</b>	<b>4.3</b>
Construction	2,300	2,300	2,000	1,800	1,900	<b>2,400</b>	<b>3.3</b>
Distribution, retail, hotels & restaurants	17,700	16,800	17,100	15,700	15,600	<b>17,000</b>	<b>23.4</b>
Transport & communications	3,300	3,100	2,200	2,400	2,600	<b>2,800</b>	<b>3.9</b>
Finance, IT, other business activities	19,100	19,900	20,500	22,100	23,000	<b>23,800</b>	<b>32.8</b>
Public admin, education & health	13,600	14,400	15,500	15,200	16,300	<b>16,300</b>	<b>22.5</b>
Other services	5,600	6,100	5,800	6,500	6,800	<b>7,100</b>	<b>9.8</b>

Source: ONS Annual Business Inquiry employee analysis. Data from Nomis Labour Market Profile. Figures rounded to nearest 100. Figures may not sum due to rounding.

\* The figure excludes agriculture class 0100 (1992 SIC) and those figures whose amount may cause the disclosure of confidential data.  
**Totals do not always correspond because of confidentiality measures employed by ONS.**

Currently the 2008 data are the latest available and were reported last year. The estimated number of employee jobs in the borough in 2008 rose from the 2003 figure. As in previous years, business services is the major jobs sector (33%). The retail and leisure sector, as well as the public administration sectors are also significant employees. Manufacturing remained static between 2007 & 2008.

Note: The 2003 data are based on the Standard Industrial Classification (SIC) 2003. The 2003 dataset also sees the introduction of the new Census based geographies (2003 CAS wards).

### Indicator 69: Completed small business units under 250 m<sup>2</sup>

**Data source:** LBRuT Decisions Analysis System – Planning Policy Section

It can be seen from the employment floorspace figures in Appendix 13 that 10 of the 13 approvals (77%) resulted in employment floorspace completions below 250 sqm. The new small units resulted from new build, subdivision and change of use.

### Indicator 70: Number of unemployed (claimant count), and estimated rate (GLA estimates).

**Target:** 3% or below of economically active residents unemployed

**Data source:** GLA estimates of claimant rates (%) on a monthly basis (See GLA DMAG Briefing 2010/1)

**progress towards target :** ✓ **unemployment rate is below threshold of 3%**

The Greater London Authority estimate unemployment using ONS Claimant count data. In April 2010 the borough unemployment rate was only 2.5%. This is lower than the estimates for 2009 at 2.6% but higher than the estimates for 2008 (1.2%), 2007 (1.5%), 2006 and 2005 (1.9%) each. Though the figure is much lower than that for Greater London and England, there are signs of the recession affecting jobs, numbers of people unemployed and therefore the claimant count within the borough. The latest figures for October 2011 show a further drop to 2.2%.

**Table 31: Claimant count rates in the borough**

Ward	Numbers of unemployed			Unemployment rate			April 2009
	April 2010						
	Males	Females	Persons	Males	Females	Persons	Persons
Barnes	65	30	100	2.5	1.4	2.1	2.3
East Sheen	55	35	90	2.1	1.7	1.9	2.0
Fulwell and Hampton Hill	75	40	115	2.7	1.7	2.2	2.3
Ham, Petersham & R. Riverside	110	55	165	3.6	2.9	3.3	3.5
Hampton	75	55	130	2.7	2.4	2.6	2.5
Hampton North	120	50	165	4.6	2.2	3.4	3.6
Hampton Wick	75	35	110	2.7	1.4	2.1	2.0
Heathfield	135	60	195	5.6	3.2	4.5	4.6
Kew	75	40	115	2.2	1.6	1.9	2.0
Mortlake & Barnes Common	95	65	160	3.1	2.6	2.9	3.1
North Richmond	80	40	120	2.8	1.7	2.3	3.1
St. Margarets & North Twickenham	65	35	105	2.3	1.2	1.8	1.9
South Richmond	65	40	105	2.1	1.5	1.8	2.0
South Twickenham	60	40	100	2.2	1.9	2.1	2.6
Teddington	70	50	120	2.4	1.9	2.1	2.2
Twickenham Riverside	70	50	120	2.2	1.9	2	2.1
West Twickenham	85	50	135	3	1.9	2.5	2.8
Whitton	100	45	145	3.9	2.1	3	3.0
<b>Borough Total</b>	<b>1,475</b>	<b>815</b>	<b>2,295</b>	<b>2.9</b>	<b>2.0</b>	<b>2.5</b>	<b>2.6</b>
<b>Greater London</b>			<b>222,626</b>			<b>4.5</b>	<b>5.7</b>

Source: Office for National Statistics (Jobcentre Plus administrative system) &amp; GLA estimates.

## Notes:

1. Claimant count data presented here relate to computerised claims only - around 99% of all claims. Data are based on administrative counts of people in receipt of unemployment-related benefits (i.e. Jobseeker's Allowance and National Insurance credits).
2. Percentage rates are GLA estimates and express the claimant count as a percentage of the resident labour force (i.e. the economically active population). The labour force denominators used here exclude economically active full-time students.
3. All ONS count data are rounded to the nearest five. For this reason, rates based on very low counts are less reliable and should be treated with a degree of caution.
4. See <http://data.london.gov.uk/documents/DMAG%20Briefing%202010-01%20Claimant%20Count%20Model%202010.pdf>

**Table 32: Latest claimant count and rates by gender, wards in Richmond upon Thames**

October 2011 (2011 base)	Numbers of unemployed			Claimant count rate (%)		
	Persons	Males	Females	Persons	Males	Females
Barnes	100	60	40	2.1	2.3	1.9
East Sheen	70	50	25	1.5	1.9	1.2
Fulwell and Hampton Hill	120	70	45	2.3	2.5	1.8
Ham Petersham & R. Riverside	150	90	60	3.1	3.1	3.3
Hampton	100	65	40	2.1	2.5	1.8
Hampton North	155	95	60	3.1	3.6	2.6
Hampton Wick	120	70	50	2.2	2.5	2.0
Heathfield	180	105	70	4.2	4.4	3.7
Kew	110	70	40	1.9	2.1	1.6
Mortlake & Barnes Common	125	80	45	2.3	2.7	1.8
North Richmond	130	70	60	2.5	2.5	2.5
St. Margarets & North Twickenham	80	50	30	1.4	1.8	1.0
South Richmond	105	65	40	1.9	2.2	1.5
South Twickenham	80	45	30	1.7	1.7	1.5
Teddington	80	45	35	1.4	1.5	1.3
Twickenham Riverside	115	75	40	2.0	2.3	1.5
West Twickenham	115	70	40	2.2	2.5	1.6
Whitton	140	90	50	3.0	3.5	2.3
<b>Richmond upon Thames</b>	<b>2,065</b>	<b>1,260</b>	<b>805</b>	<b>2.2</b>	<b>2.5</b>	<b>1.9</b>
<b>Greater London</b>	<b>236,590</b>			<b>6.3</b>	<b>7.0</b>	<b>5.5</b>

Source: Office for National Statistics (Jobcentre Plus administrative system) &amp; GLA estimates

## Notes:

1. Claimant count data presented here relate to computerised claims only - around 99% of all claims. Data are based on administrative counts of people in receipt of unemployment-related benefits (ie Jobseeker's Allowance and National Insurance credits).
2. Percentage rates are GLA estimates and express the claimant count as a percentage of the resident labour force (ie the economically active population). The labour force denominators used here exclude economically active full-time students. For more information about how the GLA calculates these rates, please see the guidance notes which accompany these tables.
3. All ONS count data are rounded to the nearest five. For this reason, rates based on very low counts are less reliable and should be treated with a degree of caution.

### Annual Indicator 71: Employment land for which planning permission has been granted for business use in monitoring year (hectares)

**Data source:** LBRuT Decisions analysis system for financial year 2010/2011

Previous AMRs have reported on the DCLGs indicators on planning permissions granted for business use. A valuable indicator, it is reported again this year on the same basis despite the removal of the statutory requirement. Much of the data included in the AMR is on completions.

The employment land (in hectares) available was defined by DCLG as i) sites allocated for employment uses in DPDs, and ii) sites for which planning permission has been granted for employment uses, but not included in i). Employment land and uses are defined as (UCOs B1a), b) and c), B2 and B8). See Appendix 9.

The Council has no defined or allocated employment sites. Data on planning permissions is for the monitoring year. This is only a fraction of the total employment land in the borough. More information on the borough's employment land is available in the 2009 Employment Land Study<sup>20</sup>.

Planning permission was granted for 1.98 ha (c.19,800 m<sup>2</sup>) of employment floorspace. It was usually for B1 office on land already in employment uses, with a number of light and general industrial sites and warehouses being redeveloped for residential mixed use and office schemes. Permission was granted for a change of use of part of two shops and one drinking establishment to offices and the development of a town centre car park to provide a mixed residential and office scheme.

**Table 33: Planning permissions for employment use granted 2010/11**

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
Rear of 314, Upper Richmond Road West, East Sheen	-	B1a	-	0.0073	0.0073
28 Elmtree Road, Teddington.	B1a	B1a	C3 x 1	0.0381	0.019
Ham House, Ham Street, Ham	-	B1c	-	0.006	0.006
Royal Botanical Gardens, Kew	-	B1b	-	0.5	0.5
No 27 to 29 Barnes High Street , Barnes	garages, sui generis	B1a	A1, A4 C3 x 4	0.11	0.039
2 -14 Stanton Road, Barnes	C3	B1a	C3 x 1	0.0495	0.01
126 Ashleigh Road, Mortlake	B1a	B1a	C3 x 1	0.014	0.0075
42 – 44 Charles Street, Barnes	B8	B1a	C3 x 5	0.0292	0.0058
54A White Hart Lane, Barnes	C3	B1a	-	0.0128	0.0064
7 White Hart Lane, Barnes	A1 & A3	B1a	A1	0.0113	0.005
IMX, Orchard Road, Richmond	B1a & B8	B1a	C3 x 77	0.2977	0.1057
293 Lower Richmond Road, Richmond	B2 and Sui generis	B1a, B1b & B1c	C3 x 52	0.2236	0.0375
136 -138 Lower Mortlake Road, Richmond	B1b, B1c, B8 & A1	B1a, B8	C1 (92 beds)	0.2624	0.0387
36B Rosedale Road, Richmond	B8	B1a	-	0.0062	0.0062
157 Heath Road, Twickenham	C3	B1a	-	0.0214	0.01
9-19 Paradise Road, Richmond	B1a	B1a	-	0.0807	0.0807
Wakefield Road, Richmond	Car park Sui generis	B1a	C3 x 11	0.76	0.19
4 Red Lion Street, Richmond	B1a	B1a	D1 & D2	0.005	0.0025
Thames Link House, Church Road, Richmond	B1a	B1a	-	0.2338	0.2338

<sup>20</sup>[http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/local\\_development\\_framework\\_research/employment\\_land\\_study\\_june\\_2006.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm)



Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
16A Crown Road, Twickenham	B2	B1a	C3 x 9	0.056	0.029
73-81 Heath Road, Twickenham	B8	B8	-	0.0915	0.048
1 Heathlands Close, Twickenham	B8 & B1c	B8	-	0.0919	0.0919
Riverside House, Twickenham	C3	B1	C3 x 1	0.0556	0.0186
22 The Causeway, Teddington	B1a & A2	B1a	A2, C3 x 5	0.0168	0.0048
Park House, Station Road, Teddington	B1a	B1a	C1(113 beds) & A3	0.2751	0.08
Premier House, London Road Twickenham	B1a	B1a	-	0.3638	0.3638
206-208 Stanley Road, Teddington	Petrol filling station Sui Generis	B1a	D1, D2 & C3 x 9	0.0651	0.0065
297 Richmond Road, Ham	Car showroom Sui Generis	B2	-	0.0401	0.0048
44 to 48 Hounslow Road, Whitton	B2	B2	C3 x 1	0.0629	0.0231
<b>Total employment land available</b>					<b>1.98</b>

Source: LBRuT decisions analysis system See Appendix 9 for description of use classes

## 4.12 CP 20: Visitors and Tourism

### Indicator 72: Number of hotel bed spaces completed per annum

**Target:** Minimum 100 additional bed spaces after 5 years (2014), target to be reviewed thereafter

**Data source:** LBRuT Decisions Analysis System

The AMR indicator shows the number of new hotel bed spaces completed for a reporting year. There were no completions involving hotels and guest houses in the reporting year. However, there are two large scale hotels currently under construction – the Travelodge adjacent to Twickenham station with 111 bedrooms (08/3063/FUL<sup>21</sup>) and a further Travelodge at Park House, Station Road, Teddington (10/1750/FUL<sup>22</sup>) which when complete will provide 113 bedrooms.

Support continues for the tourism and visitor accommodation sector of the economy especially in view of the 2012 London Olympics and the 2015 Rugby World Cup in England. More information is available on the Council's website<sup>23</sup>.

<sup>21</sup> [http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=08/3063/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=08/3063/FUL)

<sup>22</sup> [http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=10/1750/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=10/1750/FUL)

<sup>23</sup> [http://www.richmond.gov.uk/home/leisure\\_and\\_culture.htm](http://www.richmond.gov.uk/home/leisure_and_culture.htm) and <http://www.visitrichmond.co.uk/default.asp>

## 5. Appendices:

	<b>Page</b>
1: Unreported Indicators	8
2: Implementation of Proposal Sites	9
3: Environment Agency flood risk objections – detailed analysis	16
4: Car parking losses and gains by Use Class	
5: Key shops and services in local centres	24
6: Total amount of floorspace for town centre uses	27
7: Housing Land Supply	32
7a: Housing Land Supply: Large Sites	53
7b: Summary of Future Housing Land Supply by ward (net gain)	56
8: Guide to the Use Classes Order	60

## Appendix 1: Unreported indicators planned for Inclusion in this Report

**Table A2.1 – Unreported Indicators**

Indicator	Reason unreported
<b>Level of parking occupancy in town and local centres car parks</b>	Up-to-date data not available at time of publication. It Occupancy surveys are currently planned for Twickenham town centre as part of the Twickenham Town Centre Area Action Plan DPD, which will be published when available. Consideration will be given to undertaking a wider survey of all the main town centres as part of Town Centre Health Checks planned for next year.
<b>Number of new developments subject to the Sustainable Construction Checklist, incorporating green roofs, by type of green roofs</b>	The updated Sustainable Construction Checklist SPD has only been adopted in August 2011. Therefore, the monitoring system for the new version of the Sustainable Construction Checklist SPD is only being developed at the moment (as of November 2011) and there is currently no system in place yet to monitor this information. This indicator will therefore be reported in the next AMR for 2011/12.
<b>Number of new developments (subject to Sustainable Construction Checklist) that incorporate measures to reduce noise.</b>	
<b>Number of new developments (subject to Sustainable Construction Checklist) that have taken measures to reduce light pollution.</b>	
<b>Loss of ecological features, habitats including loss of garden space as a result of new development (subject to Sustainable Construction Checklist) in sqm</b>	
<b>Progress on public transport improvements within Richmond town centre and the district centre boundaries</b>	Data unavailable

## Appendix 2: Implementation of Proposal sites

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented	not implemented	not implemented	not implemented
B3	Hammersmith Bridge-Putney: cycle route	cycle route	not saved	not saved	not saved	not saved
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	feasibility study commissioned	not implemented	not implemented	not implemented
B5	Barn Elms Sports Ground	rationalisation of sports use, indoor sports hall, upgrading sports pitches, enhancement of landscape	not implemented	not implemented	not implemented	not implemented
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented	not implemented	not implemented	not implemented
B7	Barnes Bridge Station	interchange improvements	not saved. phase I underway	implemented	implemented	implemented
S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented	No further work done	No further work done	No further work done
S5	Post Office Sorting Office/Signal House/ Public House	reducing width of High Street, bringing forward of building line	not implemented	not implemented	not implemented	not implemented
S6	Mortlake Station	interchange improvements	part completed	implemented	implemented	implemented
S7	North Sheen Station	interchange improvements	not implemented	not implemented	not implemented	Implemented
P2	Reservoir Land	agriculture	not saved	not saved	not saved	not saved
P3	Grey Court School, Ham Street	Alteration, extension and improvement of school premises, increased public use of school facilities including sports hall	not implemented	not implemented	not implemented	implemented June 2011
P4	King George's Pavilion	Housing/Employment/Community Use	not implemented	not implemented	not implemented	not implemented
H1	Land & buildings at Hampton Water Treatment Works	conversion of redundant Thames Water buildings for business, residential & other compatible uses, plus re-use of filter beds & surrounding land.	not implemented	not implemented	not implemented	not implemented
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented	Implemented	Implemented	Implemented
H3	Hydes Fields, Upper Sunbury Road	short stay camping and caravanning	not implemented	not implemented	not implemented	not implemented
H4	Fulwell Park adjoining Twickenham Golf Course	intensification of sports use, indoor & outdoor facilities, children's playground	not saved	not saved	not saved	not saved
H5	Hampton Station	interchange improvements	not implemented	not implemented	not implemented	Implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
H6	North end of Oak Avenue, Hampton	recreation use	not implemented	not implemented	not implemented	not implemented
H7	Open space, north end of Oak Avenue	bridle path	not implemented	not implemented	not implemented	not implemented
H9	Beveree, Beaver Close	children's playground	not implemented	not implemented	not implemented	not implemented
H11	Hampton Junior School, Percy Rd	alterations and extension to school building, and use of school playground out of school hours	not implemented	not implemented	not implemented	not implemented [18sqm extension under 09/0599]
H12	Page's Green, Hampton Nursery Lands	children's playground	not saved	not saved	not saved	not saved
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	not saved	not saved	not saved	not saved
H14	Hatherop Recreation Ground	public open space improvement	partially implemented	implemented	implemented	Implemented
H15	Platts Eyot, Lower Sunbury Road	mixed use B1, B2, leisure & residential subject to character of island.	not implemented	not implemented	not implemented	not implemented
H16	Church Street/High Street	paving & street lighting, create pedestrian priority area	not implemented	not implemented	not implemented	Implemented
H17	Church Street	reduction in carriageway width	not implemented	not implemented	not implemented	not implemented
H18	Station Road/ Ormond Ave/ Tudor Rd/ Oldfield Road	junction improvement	not implemented	not implemented	not implemented	not implemented
H19	High St/ Thames St	junction improvement	not implemented	not implemented	not implemented	not implemented
H20	Thames Street/ Church St	traffic signals	not implemented	not implemented	not implemented	not implemented
H21	Hampton Court Road/ Chestnut Avenue	junction realignment & improvement	not implemented	not implemented	not implemented	not implemented
H22	Fulwell Bus Garage/ BR Station	interchange improvements	not implemented	not implemented	not implemented	not implemented
H23	Hampton Water Works	operational water works development	partially completed	implemented	implemented	Implemented
H24	Former Council Depot Oldfield Rd	housing	plg perm granted but not implemented	under construction	under construction	[completed May 2011]
K1	Kew Sewage Treatment Works	housing, community use, open space, primary school, business, recreation, nature conservation, pedestrian and cycle route link	not saved	not saved	not saved	not saved
K2	Kew Riverside	housing/ nature conservation	completed end April 2008	completed end April 2008 (not saved)	completed end April 2008 (not saved)	completed end April 2008 (not saved)

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
K4	Kew Gardens Station	interchange improvements	completed	completed	completed	Completed
R1	George Street	improved conditions for pedestrians, feasibility of pedestrianisation	partially completed	partially completed	partially completed	partially completed
R2	The Quadrant	service road extension	not implemented	not implemented	not implemented	not implemented
R3	United Reformed Church, Little Green	conversion of existing church building to, office/ residential use, community building, footpath link to Little Green	not saved	not saved	not saved	not saved
R4	Friars Lane car park	housing	not implemented	not implemented	not implemented	not implemented
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	not saved	not saved	not saved	not saved
R6	Richmond Station & air track rights	transport inter-change, railtrack concourse, comprehensive retail/ business use/ community/ entertainment / residential / parking	not implemented	not implemented	not implemented	not implemented
R7	Land at rear of 10 Kings Road	housing	not implemented	Under construction	Under construction	completed June 2010
R8	Pools on the Park	intensification of sports use	not implemented	implemented	implemented	Implemented
R10	Christs School	primary school	not saved	not saved	not saved	not saved
R11	Terrace Yard, Petersham Rd	housing	not implemented	not implemented	not implemented	Under construction
D1	Normansfield	institution use/ hotel/ training centre, leisure, open space, nature conservation, housing	partially completed	partially completed	partially completed	partially completed
D2	Hampton Wick Station	station redevelopment, business use	not implemented	not implemented	not implemented	not implemented
D3	Teddington Library	library extension	not implemented	not implemented	implemented	Implemented
D4	Teddington station	station car park & environmental improvements	not implemented	not implemented	not implemented	not implemented
D5	Queens Road Clinic	rebuild clinic	not implemented	Under construction	Under construction	Implemented
D6	The Causeway, Teddington	pedestrian enhancement	not implemented	not implemented	not implemented	not implemented
D7	Former playing field, School House Lane	children's playground	not implemented	implemented	implemented	Implemented



Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
D9	Collis Primary School	extension & improvement of school. In long term possible rebuilding of primary school	implemented	implemented	implemented	Implemented
D10	St John the Baptist C of E School, Lower Teddington Road	possible extension of school, use of playground out of hours	not implemented	not implemented	not implemented	not implemented
D12	Teddington School	rebuild school etc	not implemented	under construction	under construction	completed July 2010
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not implemented	implemented	implemented	Implemented
T1	Twickenham Riverside	enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences	not implemented	not implemented	not implemented	not implemented
T2	Stable Block, Orleans House	art gallery extension, local studies museum	implemented	implemented	implemented	Implemented
T3	Post Office Sorting Office, London Road	public service/ mixed use	not implemented	not implemented	not implemented	not implemented
T4	Oak Lane Cemetery	public open space	implemented	implemented	implemented	Implemented
T5	Garfield Road	pedestrian priority area, shared use, landscaping	not implemented	not implemented	not implemented	not implemented
T6	Church Street	limited pedestrianisation	implemented	implemented	implemented	Implemented
T7	Waldegrave School	alteration, extension & improvement of school premises etc.	not implemented	not implemented	not implemented	Under construction
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented	not implemented	not implemented	not implemented
T14	Craneford Way Depot	depot facilities/ residential	not implemented	not implemented	not implemented	not implemented
T15	Holly Road	improvements to rear servicing	not implemented	not implemented	not implemented	not implemented
T16	Fountain Public House	hotel	implemented	implemented	implemented	Implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented	not implemented	not implemented
T18	Marble Hill Park	landscaping improvements	partially implemented	implemented	implemented	Implemented
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented	implemented	Implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
T20	Whitton Road/ Rugby Road	roundabout improvement	ATS introduced Oct 2008	implemented	implemented	Implemented
T21	St Margarets Road/ Richmond Road/ Rosslyn Road	junction improvement	implemented	implemented	implemented	Implemented
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	implemented	implemented	implemented	Implemented
T23	Station Yard	car free housing/ business use	not implemented	not implemented	not implemented	not implemented
T24	Brunel University College, Twickenham	redevelopment for mixed use scheme.	not fully implemented	not fully implemented	not fully implemented	completed Nov 2010
T25	St Margarets Station	interchange improvements	not implemented	not implemented	not implemented	not implemented
T26	Strawberry Hill Station	interchange improvements	not implemented	not implemented	not implemented	not implemented
T28	Harlequins	continued use of sports ground with associated facilities, enabling devt & new road	partially implemented	implemented	implemented	Implemented
T29	RuT College	redevelopment of college etc	not implemented	not implemented	not implemented	not implemented
W1	Twickenham Rugby Ground	increased sports and recreational use	not saved	not saved	not saved	not saved
W2	Chase Bridge Primary Schools, Kneller Rd	possible extension of school, use of playground out of hours	not implemented	not implemented	not implemented	Under construction
W3	Nelson Primary School, Nelson Road	redevelopment of school, affordable housing, use of playground out of hours	not implemented	not implemented	not implemented	not implemented
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented	not implemented	not implemented	not implemented
W7	Hanworth Road	railway bridge reconstruction with footways	not implemented	not implemented	not implemented	not implemented
W8	Powder Mill Lane	heavy goods vehicles restriction	not implemented	not implemented	not implemented	not implemented
W10	High Street	environmental improvements	not implemented	not implemented	not implemented	not implemented
W11	A316 near Hospital Bridge Road	footbridge extensions	not implemented	not implemented	not implemented	not implemented
W12	Hanworth Road/ Powder Mill Lane	junction improvement	implemented	implemented	implemented	Implemented
W13	Mill Farm Site	housing	not saved	not saved	not saved	not saved
W13	Mill Farm Site	industrial	not implemented	not saved	not saved	not saved

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10	Progress in 2010/11
W14	Whitton Station	interchange improvements	not implemented	not implemented	not implemented	not implemented
W15	Heathfield School & Heathfield Rec ground (part)	rebuild existing schools & add secondary school	not implemented	not implemented	not implemented	not implemented [10/3667 for minor extension only]

### Appendix 3: Environment Agency objections – detailed analysis

Application Ref.	Proposal	Address	Reason For Objection	Decision and date
<b>Environment Agency objections to planning applications where a decision was made in the reporting year of 2011/12</b>				
<a href="#">10/3161/FUL</a>	Redevelopment Of The Site, Including Demolition Of Existing Buildings And Erection Of New School Buildings And Facilities With Associated New Car Parking Provision, Cycle Storage, Tree Works And Landscaping. Provision Of Temporary Classrooms And A Temporary Construction Access.	Hampton Community College 122 Hanworth Road Hampton TW12 3HB	Unsatisfactory FRA/FCA submitted (Surface Water)	The EA objected on 22/11/2010 to this application due to unsatisfactory surface water drainage strategy. The applicant submitted further information, which allowed the EA to remove the objection on 13/12/2010, subject to a condition relating to surface water drainage, which was appended with the permission. Permission was granted on 03/05/2011.
<a href="#">10/3452/FUL</a>	Demolition of existing car-port, garage and external WC to create new 4-dwelling 2-storey residential scheme with car-stacker, including part-excavation to create sunken lower ground floor.	176 - 182 Castelnau, Barnes, London	Unsatisfactory FRA/FCA Submitted	The EA objected to this application on 07/01/2011; the objection was overcome and confirmed in a letter dated 20/03/2011. Planning permission was refused on 27/05/2011 on other grounds.
<a href="#">11/0268/HOT</a>	Single storey rear extension, alterations to the existing rear bay at 1st and 2nd floor level, extension to rear bedroom at 1st floor level, loft conversion and replacement of existing garage to the front and side of property.	35 Strawberry Vale, Twickenham, TW1 4RX	Unsatisfactory FRA/FCA Submitted	The EA objected on 28/03/2011; the applicant submitted further details and subject to conditions relating to the flood defences and floor levels, which were appended with the planning approval given on 16/05/2011.
<a href="#">11/0532/FUL</a>	Redevelopment of the site, including demolition of existing buildings and the erection of a new academy building, new sports facilities building and floodlit all weather pitch with associated car parking, cycle storage, new service yard entrance, tree works and landscaping and the provision of temporary classrooms.	Twickenham Academy, Percy Road, Twickenham, TW2 6JW	Unsatisfactory FRA/FCA submitted (Surface Water)	The EA objected on 18/03/2011 to this application because of the absence of an acceptable FRA and drainage strategy. Further information was submitted to the EA and with the implementation of the measures detailed in these documents, they confirmed that there is no longer an objection to the Proposals (on 06/04/2011). Permission was granted on 03/05/2011.
<b>Environment Agency objections to planning applications from 2010/11</b>				
<a href="#">10/1095/FUL</a>	Demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace San Souci.	Syds Quay and Sans Souci, Eel Pie Island, Twickenham	Unsatisfactory FRA/FCA submitted (Surface Water)	On 23 September 2010 the EA withdrew the objection subject to a site-specific Flood Emergency Plan (agreed by the LPA) and subsequent planning permission was granted on 28/10/2011.
<a href="#">10/1274/HOT</a>	Two storey side extension and single storey conservatory to rear.	29 Strawberry Vale, Twickenham, TW1 4RX	Development next to a watercourse/flood defence Unsatisfactory FRA/FCA Submitted	Planning permission was refused on 05/08/2010; one of the reasons for refusal was the absence of a satisfactory Flood Risk Assessment.
<a href="#">10/1845/FUL</a>	Conversion of property into 4 no. one bedroom self contained flats. Alterations including 2 no new windows + raised sill height to one window at side elevation. Remove existing metal staircase to the rear and alterations to the existing openings. Demolition of rear ground floor extension.	7 Ferry Road Teddington TW11 9NN	Risk to life and/or property Unsatisfactory FRA/FCA Submitted	The EA withdrew their objection on 11/03/2011 subject to a condition being appended relating to a Flood Emergency Plan; subsequent planning permission was granted on 14/03/2011.

Application Ref.	Proposal	Address	Reason For Objection	Decision and date
<a href="#">10/1914/FUL</a>	Change from a Two Form Entry (2FE) to a Three Form Entry (3FE) primary school incorporating the existing nursery into a proposed extension and providing extended services/facilities for the local community. Renovation of existing facilities that are outdated and do not meet the requirements of modern teaching facilities.	Chase Bridge School, Kneller Road, Twickenham, TW2 7DE	Unsatisfactory FRA/FCA Submitted	The EA objected on 24/09/2011 to this application because of the absence of an acceptable FRA. Further information was submitted to the EA, who confirmed that there is no longer an objection to the proposals (on 13/10/2010), subject to conditions covering a variety of issues. Permission was granted on 08/02/2011.
<a href="#">10/3233/FUL</a>	Demolition of existing house and construction of new house	1 Parke Road, Barnes, London, SW13 9NF	Unsatisfactory FRA/FCA Submitted	The Environment Agency objected to this application on 10/01/2011. As it was a replacement dwelling, it was considered that this objection can be overcome through appending a condition regarding no sleeping accommodation in the basement and permission was granted on 28/01/2011. This condition was appealed by the applicant and the inspector allowed the appeal on 10/10/2011, however, the condition was replaced with a new condition requiring the implementation of measure stated in the submitted FRA to minimise the risk of flooding to the basement.
<a href="#">07/1871/DD02</a>	Details pursuant to conditions dv29c (contaminated site), la11a (hard/soft landscaping), i18759 (ecology statement), u18763 (surface water drainage), dv02a (boundary fencing)	Normansfield, Kingston Road, Teddington	Unsatisfactory FRA/FCA submitted (Surface Water)	Pending decision (as of 27/10/2011); to be reported in next year's AMR 2011/12
<a href="#">09/2376/COU</a>	Proposed Change Of Use From A Redundant Private Music Recording Studio Into A Single Private Residence.	The Boathouse, Ranelagh Drive, Twickenham, TW1 1QZ	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 11/11/2011); to be reported in next year's AMR 2011/12
<a href="#">09/2459/FUL</a>	Retention of existing use of lower ground floor as a private recording studio and extension residential use onto part of the existing upper ground floor terrace and into the roof.	The Boathouse, Ranelagh Drive, Twickenham, TW1 1QZ	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 11/11/2011); to be reported in next year's AMR 2011/12
<a href="#">10/1155/FUL</a>	Reinforcing of riverbank edging of 8A Ducks Walk, Twickenham, by a line of steel campsheeting in order to prevent a possible bank collapse. At present the riverbank edging consists of timbers which are badly eroded with voids visible behind them.	8A Ducks Walk, Twickenham, Middlesex, TW1 2DD	Unsatisfactory FRA/FCA Submitted	Withdrawn by the applicant on 25/08/2010.
<a href="#">10/2266/HOT</a>	Formation of basement.	68 Castelnau, Barnes, London, SW13 9EX	Unsatisfactory FRA/FCA Submitted	Withdrawn by the applicant on 19/11/2010.
<a href="#">10/3142/FUL</a>	Change of use and alterations to existing single family dwelling into 3 flats comprising 1 No. 2 bed and 2 No. 1 beds	21 Glebe Side, Twickenham, TW1 1DB	Unsatisfactory FRA/FCA Submitted	Withdrawn by the applicant on 11/01/2011.

**Environment Agency objections to planning applications from 2009/10 - decision made during financial year of 2011/12**

Application Ref.	Proposal	Address	Reason For Objection	Decision and date
<a href="#">09/3265/FUL</a>	Demolish No. 28 Waldegrave Park, Replace With Pre-Preparatory Unit And Change Of Use To Educational. Demolish Storage Units Rear Of 38 Waldegrave Park. New Vehicular Access. Create 8 New Car Parking Spaces Inc.1 Disabled Space. Rearrange Parking At Front Of Nos. 32/34 Waldegrave Park To Provide 4 Mini Bus Spaces. Increase Number Of Cycle Parking Spaces From 20-40. Alterations To Pedestrian/Vehicular Access Points At Front Of 28-36 Waldegrave Park. Increase In Pupil Capacity From 442 To 475.	28-36 Waldegrave Park Twickenham, TW1 4TQ	Unsatisfactory FRA/FCA Submitted	The application has been granted permission on 12/05/2011; an EA objection letter was not received by LBRuT but the EA had previously considered the application and the FRA was acceptable, subject to a condition relating to surface water run off limitation, which has been appended with the permission.
<b>Environment Agency objections to planning applications from 2008/09 - decision pending / application withdrawn</b>				
<a href="#">07/3572/FUL</a>	Demolition of existing garages and erection of new single storey one bedroom flat for a disabled person.	332 Richmond Road Twickenham Middlesex TW1 2DU	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 27/10/2011); to be reported in next year's AMR 2011/12
<a href="#">08/1021/FUL</a>	Demolition of existing garages and development for B1 (office) and residential use (7 units).	56-58 Barnes High Street Barnes London SW13 9LF	Insufficient Info	Pending decision (as of 27/10/2010); to be reported in next year's AMR 2011/12
<a href="#">08/4150/FUL</a>	Proposed Change Of Use Of The Existing Stables Into A Self Contained Residential Maisonette.	101 Strawberry Vale Twickenham Middlesex TW1 4SJ	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 27/10/2011); to be reported in next year's AMR 2011/12
<a href="#">08/2400/FUL</a>	Demolition of existing three storey office building and construction of three storey building, comprising ground floor office and accommodation, three one-bedroom apartments on floors above and associated site works.	50 Glenthams Road Barnes London SW13 9JJ	Insufficient Info	Withdrawn by the applicant on 11/04/2011

## Appendix 4: Car parking losses and gains by Use Class – completions

Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed			
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
residential as part of proposal if any														
<b>A1 use- Retail</b>														
09/3417/FUL	37 - 43 High Street, Hampton Wick, KT1 4DA.	6	0	944	A1									
10/1496/FUL	12 - 14 Brewers Lane, Richmond	0	0	106	A1	0	2	0	0	0	0	0	0	0
10/0987/COU	81A High Street, Teddington, TW11 8HG	0	0	108	A1									
09/3175/COU	28A High Street, Teddington, Middlesex, TW11 8EW	0	0	111	A1	0	0	1	0	0	0	0	0	0
10/2716/FUL	3 George Street, Richmond, TW9 1JY	0	0	123	A1									
07/1518/COU	75 Sheen Lane, East Sheen, London, SW14 8AD	0	0	126	A1	0	2	0	0	0	0	0	0	0
10/1607/FUL	115 St Margarets Road, Twickenham, TW1 2LH	0	0	174	A1	0	0	1	0	0	0	0	0	0
09/2098/FUL	25 - 27 Kew Road, Richmond, TW9 2NQ	0	0	221	A1									
06/2749/FUL	86 - 88 Kew Road, Richmond, Surrey	0	0	304	A1	0	4	2	0	0	0	1	0	0
<b>A2 use- financial</b>														
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW *	13	5	330	A2	0	6	6	0	0	0	0	0	0
07/3000/FUL	Rowan House, Field Lane, Teddington, Middlesex, TW11 9AW	2	-3	246	A2	1	6	1	0	0	0	0	0	0
10/2274/ES191	48 Heath Road, Twickenham, TW1 4BY	0	0	120	A2									
<b>A3 – cafes and restaurants</b>														
06/2749/FUL	86 - 88 Kew Road, Richmond, Surrey	0	0	304	A3	0	4	2	0	0	0	1	0	0
09/0203/COU	29 London Road, Twickenham, Middlesex, TW1 3SZ	0	0	132	A3									
09/1325/COU	18 St Marys Grove, Richmond, TW9 1UY	0	0	62	A3									



Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed			
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						residential as part of proposal if any								
<b>B1 – office, R &amp; D, light industrial acceptable in a residential area</b>														
02/3734	Richmond Lock, St Margarets Road, Twickenham, Middlesex, TW1 1PR	280	114	1222	B1	0	42	43	6	7	0	1	0	72
08/2577/FUL	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	26	-9	5203	B1									
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW	13	5	330	B1	0	6	6	0	0	0	0	0	0
09/3417/FUL	37 - 43 High Street, Hampton Wick, KT1 4DA	6	0	944	B1									
10/2526/ES191	13 Lower Teddington Road, Kingston Upon Thames, KT1 4EU	6	6	471	B1	0	1	0	0	0	0	0	0	0
07/3000/FUL	Rowan House, Field Lane, Teddington, Middlesex, TW11 9AW	2	-3	246	B1	1	6	1	0	0	0	0	0	0
10/0940/COU	206 - 208 Stanley Road, Teddington	2	2	195	B1	0	5	4	0	0	0	0	0	0
06/3063/FUL	Dunstable Studio, Land Rear Of 80 - 82 Sheen Road, Richmond, Surrey	0	0	80	B1	0	1	0	0	0	0	0	0	0
07/1518/COU	75 Sheen Lane, East Sheen, London, SW14 8AD	0	0	126	B1	0	2	0	0	0	0	0	0	0
07/3287/FUL	12 Crown Road, Twickenham, Middlesex, TW1 3EE	0	0	21	B1	0	1	0	0	0	0	0	0	0
07/4408/FUL	20 Seymour Road, Hampton Wick, Middlesex, KT1 4HW	0	0	28	B1	0	3	2	0	0	0	0	0	0
09/3343/FUL	74 Church Road, Teddington, TW11 8EY	0	0	31	B1	0	1	0	0	0	0	0	0	0
<b>B2 – general industrial</b>														
10/0990/COU	297 Richmond Road, Kingston Upon Thames, KT2 5QU	0	0	48	B2									
<b>B8 – storage &amp; warehousing</b>														
10/1317/FUL	1 Heathlands Close, Twickenham, TW1 4BP	18	-1	1500	B8									
09/2755/FUL	5 Montpelier Row, Twickenham, TW1 2NQ	0	0	46	B8									
<b>C2 – Residential Schools &amp; colleges</b>														

Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed				
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.															
						<b>residential as part of proposal if any</b>									
08/0156/FUL	17 To 27 Dean Road And 2 To 4 Rectory Grove, Hampton, Middlesex	6	-6	690	C2	0	30	11	0	0	0	0	0	0	0
08/3260/FUL	78 Park Road, Hampton Hill, Middlesex, TW12 1HR	2	0	0	C2	0	0	0	0	0	0	0	0	0	1
<b>C3 - residential</b>															
02/3734	Richmond Lock, St Margarets Road, Twickenham, Middlesex, TW1 1PR	280	114	1222	C3	0	42	43	6	7	0	1	0	0	72
09/1693/FUL	Air Sea House, Third Cross Road, Twickenham, TW2 5EE	15	-12	1024	C3	0	4	5	0	0	0	0	0	0	5
05/1455/FUL	38 Twickenham Road, Teddington, Middlesex, TW11 8AW	15	13	0	C3	0	4	8	3	0	0	0	0	0	0
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW	13	5	330	C3	0	6	6	0	0	0	0	0	0	0
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	12	12	0	C3	0	2	0	0	0	0	0	0	0	5
07/0095/FUL	38 Cranmer Road, Hampton Hill, Middlesex, TW12 1DN	9	5	0	C3	0	3	6	0	0	0	0	0	0	0
07/1578/FUL	31 Whitton Dene, Isleworth, Middlesex, TW3 2JN	6	6	0	C3	0	6	2	0	0	0	0	0	0	0
08/0156/FUL	17 To 27 Dean Road And 2 To 4, Rectory Grove, Hampton, Middlesex	6	-6	690	C3	0	30	11	0	0	0	0	0	0	0
09/0337/FUL	Rowntree House, Rowntree Road, Twickenham, Middlesex, TW2 6RP	6	0	0	C3	0	3	5	0	0	0	0	0	0	0
10/2526/ES191	13 Lower Teddington Road, Kingston Upon Thames, KT1 4EU	6	6	471	C3	0	1	0	0	0	0	0	0	0	0
09/0908/FUL	12 Glamorgan Road, Kingston Upon Thames, KT1 4HP	5	5	0	C3	0	0	0	0	0	1	0	0	0	2
07/3822/FUL	Land Rear Of 10 Kings Road, Richmond, Surrey, TW10	5	5	0	C3	0	0	0	0	0	1	0	0	0	2
02/3565	147 Uxbridge Road Hampton Hill	4	2	0	C3	0	3	3	0	0	0	0	0	0	0
07/2067/FUL	Former 131 Fairfax Road, Teddington	4	2	0	C3	0	1	0	0	0	0	0	0	0	2
07/3368/FUL	The White Cottage, 1 Colston Road, East Sheen, London, SW14 7PG	4	2	0	C3	0	4	1	0	0	0	0	0	4	0
08/4121/FUL	279 Waldegrave Road, Twickenham, Middlesex, TW1 4SU	4	2	0	C3	0	2	3	0	0	0	0	0	0	0
08/1777/FUL	Templeton House, 274A Kew Road, Kew, Surrey, TW9 3EE	3	1	0	C3	1	2	0	0	0	0	0	0	0	1
07/3000/FUL	Rowan House, Field Lane, Teddington, Middlesex, TW11 9AW	2	-3	246	C3	1	6	1	0	0	0	0	0	0	0
07/3139/FUL	13 Longford Road, Twickenham, Middlesex, TW2 6EB	2	0	0	C3	0	2	0	0	0	0	0	0	0	0

Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed				
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED	
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.															
						<b>residential as part of proposal if any</b>									
08/0646/FUL	238 London Road, Twickenham, Middlesex, TW1 1EU	2	0	0	C3	0	2	4	0	0	0	0	0	0	0
08/0850/COU	188 Sheen Road, Richmond, Surrey, TW10 5AL	2	0	0	C3	0	0	0	0	0	0	0	0	0	1
10/0940/COU	206 - 208 Stanley Road, Teddington	2	2	195	C3	0	5	4	0	0	0	0	0	0	0
09/0877/FUL	106 Uxbridge Road, Hampton, TW12 1SP	2	0	0	C3	0	0	0	0	0	0	3	0	0	
09/2413/FUL	403 St Margarets Road, Twickenham, TW7 7BZ	2	0	0	C3	0	0	2	0	0	0	0	0	0	
08/4049/FUL	48 Waldegrave Park, Twickenham, Middlesex, TW1 4TQ	2	0	0	C3	0	0	0	0	0	0	0	0	1	
09/0582/FUL	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	2	0	0	C3	0	2	0	0	0	0	0	0	1	
04/3991/FUL	147 Uxbridge Road (r/o), Hampton, Richmond Upon Thames, TW12 1BQ	1	0	0	C3	0	0	0	0	0	0	1	0	0	
05/2183/FUL	169 Dukes Avenue, Kingston Upon Thames, Richmond Upon Thames, TW10 7YH	1	0	0	C3	0	0	0	0	0	0	0	1	0	
07/3471/FUL	Land Adjacent, 373 Sandycombe Road, Richmond, Surrey	1	1	0	C3	0	0	0	0	0	0	0	1	0	
08/1109/FUL	1 Victor Road, Teddington, Middlesex, TW11 8SP	1	-1	0	C3	0	0	0	0	0	0	1	0	0	
09/3193/COU	41 St James Avenue, Hampton Hill, TW12 1HH	1	0	0	C3	0	0	0	0	0	0	0	0	1	
08/3902/FUL	34 Mill Farm Crescent, Whitton, Middlesex, TW4 5PG	1	-1	0	C3	0	0	0	0	0	0	0	1	0	
08/4258/COU	101 High Street, Hampton Hill, Middlesex, TW12 1NJ	1	0	0	C3	0	1	0	0	0	0	0	0	0	
08/1972/FUL	99 Ashleigh Road, Mortlake, London, SW14 8PY	1	-1	0	C3	0	0	0	0	0	0	2	0	0	
04/3915/FUL	62 Station Road, Barnes, Richmond Upon Thames, SW13	0	0	0	C3	0	0	0	0	0	0	0	2	0	
06/2710/FUL	Rear Of 88 Kew Road, Richmond, Surrey, TW9 2PQ	0	0	0	C3	0	0	0	0	0	0	1	0	0	
06/2749/FUL	86 - 88 Kew Road, Richmond, Surrey	0	0	304	C3	0	4	2	0	0	0	1	0	0	
06/3063/FUL	Dunstable Studio, Land Rear Of 80 - 82 Sheen Road, Richmond, Surrey	0	0	80	C3	0	1	0	0	0	0	0	0	0	
06/3530/FUL	Gordon House Gordon House Chapel And Geoffrey Knight Building, Brunel University Site, St Margarets Road, Twickenham, Middlesex	0	0	0	C3	0	2	0	0	0	0	0	0	1	
07/0276/FUL	172 - 174 Castelnau, Barnes, London	0	0	0	C3	0	2	0	0	0	0	0	0	0	

Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed			
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						residential as part of proposal if any								
07/1174/FUL	37 And 38 Moormead Road, Twickenham, Middlesex	0	0	0	C3	0	0	0	0	0	0	0	1	0
07/1518/COU	75 Sheen Lane, East Sheen, London, SW14 8AD	0	0	126	C3	0	2	0	0	0	0	0	0	0
07/3287/FUL	12 Crown Road, Twickenham, Middlesex, TW1 3EE	0	0	21	C3	0	1	0	0	0	0	0	0	0
07/3575/FUL	73 High Street, Whitton, Middlesex, TW2 7LD	0	0	0	C3	0	1	1	0	0	0	0	0	0
07/4408/FUL	20 Seymour Road, Hampton Wick, Middlesex, KT1 4HW	0	0	28	C3	0	3	2	0	0	0	0	0	0
08/0292/FUL	7 Tudor Road, Hampton, Middlesex, TW12 2NQ	0	0	0	C3	1	0	2	0	0	0	0	0	0
08/0695/FUL	191 Stanley Road, Teddington, Middlesex, TW11 8UL	0	0	0	C3	0	3	1	0	0	0	0	0	0
08/0721/FUL	39 Hampton Court Road, East Molesey, Middlesex	0	0	0	C3	0	1	2	0	0	0	0	0	0
08/1453/FUL	92 Heath Road, Twickenham, Middlesex, TW1 4BW	0	0	42	C3	2	0	0	0	0	0	0	0	0
08/2326/FUL	9 St Stephens Gardens, Twickenham, Middlesex, TW1 2LT	0	0	0	C3	0	0	0	0	0	0	0	0	1
08/2405/PS192	27 Elm Grove Road, Barnes, London, SW13 0BU	0	0	0	C3	0	0	0	0	0	0	0	1	0
08/2525/FUL	Lebanon Park Day Nursery, Little Ferry Road, Twickenham, Middlesex TW1 3DP	0	0	0	C3	0	0	0	0	0	0	0	1	0
08/2859/FUL	4A The Broadway Barnes London SW13 0NY	0	0	0	C3	0	1	0	1	0	0	0	0	0
08/2907/FUL	236 Sandycombe Road, Richmond, Surrey, TW9 2EQ	0	0	48	C3	0	0	1	0	0	0	0	0	0
09/0114/FUL	170 Upper Richmond Road West, East Sheen, London, SW14 8AW	0	0	0	C3	0	1	1	0	0	0	0	0	0
09/0135/FUL	17 The Barons, Twickenham, Middlesex, TW1 2AP	0	0	0	C3	0	1	0	0	0	0	0	0	0
09/0292/FUL	32 The Green, Richmond, Surrey, TW9 1LX	0	0	0	C3	0	0	0	0	0	0	0	0	1
09/0314/FUL	52 Broad Street, Teddington, Middlesex, TW11 8QY	0	-1	54	C3	0	0	1	0	0	0	0	0	0
09/1109/PS192	7 The Quadrant, Richmond, TW9 1BP	0	0	0	C3	0	0	1	0	0	0	0	0	0
09/0819/FUL	20 Bellevue Road, Barnes, London, SW13 0BJ	0	0	0	C3	0	0	0	0	0	0	0	0	1
09/0820/FUL	333 Upper Richmond Road West, East Sheen, London, SW14 8QR	0	0	0	C3	0	1	1	0	0	0	0	0	0
09/0883/FUL	11 Lowther Mansions, Church Road, Barnes, London, SW13 9HT	0	0	0	C3	0	0	2	0	0	0	0	0	0
10/1496/FUL	12 - 14 Brewers Lane, Richmond	0	0	106	C3	0	2	0	0	0	0	0	0	0
09/2615/FUL	66 Broad Street, Teddington, TW11 8QY	0	0	0	C3	0	2	1	0	0	0	0	0	0

Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed			
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						<b>residential as part of proposal if any</b>								
09/0364/FUL	Second Floor Flat, 132 Sheen Road, Richmond, Richmond Upon Thames, Surrey, TW9 1UR	0	0	0	C3	0	2	0	0	0	0	0	0	0
09/0431/FUL	2 Rosedale Road, Richmond, Surrey, TW9 2SX	0	0	0	C3	0	1	2	0	0	0	0	0	0
10/0118/FUL	25 London Road, Twickenham, TW1 3SX	0	0	0	C3	0	0	1	0	0	0	0	0	0
09/2411/ES191	4 Gloucester Road, Teddington, TW11 0NU	0	0	0	C3	0	0	0	0	0	0	0	0	1
09/2412/ES191	6 Gloucester Road, Teddington, TW11 0NU	0	0	0	C3	0	0	0	0	0	0	0	0	1
09/2457/FUL	101A Stanley Road, Teddington, TW11 8UB	0	0	0	C3	1	2	0	0	0	0	0	0	0
09/1890/FUL	31 High Street, Hampton Hill, TW12 1NB	0	0	93	C3	0	1	0	0	0	0	0	0	0
09/2007/FUL	37 Barnes High Street, Barnes, London, SW13 9LN	0	0	0	C3	0	0	0	0	0	0	1	0	0
08/3359/FUL	Lion Gate News Agents, Hampton Court Road, East Molesey	0	0	0	C3	0	0	0	0	0	0	0	0	1
09/2867/COU	13 Nelson Road, Twickenham, TW2 7AR	0	0	0	C3	1	0	0	0	0	0	0	0	0
09/2971/FUL	77 Winchester Road, Twickenham, TW1 1LE	0	-1	0	C3	0	0	0	0	0	0	0	1	0
09/3013/FUL	154 Amyand Park Road, Twickenham, TW1 3HY	0	0	0	C3	1	2	0	0	0	0	0	0	0
09/3175/COU	28A High Street, Teddington, Middlesex, TW11 8EW	0	0	111	C3	0	0	1	0	0	0	0	0	0
09/3228/FUL	12 Lowther Mansions, Church Road, Barnes, London, SW13 9HT	0	0	0	C3	0	0	2	0	0	0	0	0	0
10/0322/FUL	11 Park House Gardens, Twickenham, TW1 2DF	0	0	0	C3	0	0	0	0	0	1	0	0	0
09/2680/FUL	141-143 High Street, Hampton Hill, TW12 1NJ	0	0	52	C3	0	1	0	0	0	0	0	0	0
09/2698/COU	66 Crown Road, Twickenham, TW1 3ER	0	0	0	C3	0	0	0	0	0	0	0	0	1
08/4124/FUL	111 St Margarets Road, Twickenham, Middlesex, TW1 2LH	0	0	36	C3	0	0	1	0	0	0	0	0	0
10/1607/FUL	115 St Margarets Road, Twickenham, TW1 2LH	0	0	174	C3	0	0	1	0	0	0	0	0	0
08/4309/FUL	10 Lowther Mansions, Church Road, Barnes, London, SW13 9HT	0	0	0	C3	0	0	2	0	0	0	0	0	0
08/4458/FUL	345 Upper Richmond Road West, East Sheen, London, SW14 8QN	0	0	0	C3	2	1	0	0	0	0	0	0	0
10/0616/FUL	6 - 8 Onslow Road, Richmond	0	0	78	C3	0	0	0	0	0	0	0	0	0
08/1938/FUL	120 And 122 Richmond Hill, Richmond, Surrey, TW10 6RJ	0	0	0	C3	2	0	0	0	0	0	0	0	2

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						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						residential as part of proposal if any								
09/3343/FUL	74 Church Road, Teddington, TW11 8EY	0	0	31	C3	0	1	0	0	0	0	0	0	0
09/3386/FUL	Pinelees Court, Sheen Gate Gardens, East Sheen, London, SW14 7PB	0	0	0	C3	0	0	2	0	0	0	0	0	0
08/3193/FUL	30 York Street, Twickenham, Middlesex, TW1 3LJ	0	0	0	C3	0	1	1	0	0	0	0	0	0
07/3803/FUL	Work Store Land For Development, Stableyard Mews, Teddington Richmond Upon Thames, TW11 8RG	0	0	0	C3	0	0	0	0	0	1	1	0	0
10/3480/ES191	114 Argyle Avenue, Whitton, TW3 2LS	0	0	0	C3	0	0	2	0	0	0	0	0	0
10/3061/ES191	181 Whitton Dene, Isleworth, TW7 7NJ	0	0	0	C3	0	1	1	0	0	0	0	0	0
10/2692/COU	Unit C, 28 High Street, Hampton Hill, Hampton, TW12 1PD	0	0	20	C3	0	0	0	0	0	0	0	0	0
<b>D1 – Non-residential institutions</b>														
02/3734	Richmond Lock, St Margarets Road, Twickenham, Middlesex, TW1 1PR	280	114	1222	D1	0	42	43	6	7	0	1	0	72
07/2488/FUL	185 Hampton Road, Twickenham, Middlesex, TW2 5NQ	0	0	793	D1									
07/4070/FUL	Twickenham Family Contact And Assessment Centre, 27 Popes Avenue, Twickenham, Middlesex, TW2 5TP	4	-3	301	D1									
07/4294/FUL	St Stephens Church, Richmond Road, Twickenham, Middlesex TW1 2PD	0	0	960	D1									
10/0874/COU	37 Ashley Road, Hampton, TW12 2JA	1	0	61	D1									
10/0940/COU	206 - 208 Stanley Road, Teddington,	2	2	195	D1	0	5	4	0	0	0	0	0	0
09/0774/FUL	Holy Trinity C Of E School, Carrington Road, Richmond, TW10 5AA	11	0	2380	D1									
09/0804/FUL	Hampton School, Hanworth Road, Hampton, TW12 3HD	0	0	1153	D1									
09/2148/FUL	First Floor Flat, 18A Friars Stile Road, Richmond, TW10 6NE	0	0	84	D1									
09/1325/COU	18 St Marys Grove, Richmond, TW9 1UY	0	0	62	D1									
09/1454/FUL	St Catherine's School, Cross Deep, Twickenham, TW1 4QJ	13	-9	1341	D1									
10/0106/FUL	St Elizabeth's Rc School, Queens Road, Richmond, TW10 6HN	0	0	90	D1									
10/0204/FUL	Teddington Memorial Hospital, Hampton Road, Teddington, TW11 0JL	0	0	16	D1									
09/1885/FUL	St Marys Hampton Parish Hall, Church Street, Hampton, TW12 2EB	8	-1	374	D1									

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						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						residential as part of proposal if any								
09/2098/FUL	25 - 27 Kew Road, Richmond, TW9 2NQ	0	0	221	D1									
09/2105/FUL	Mortlake Hall, Mullins Path, Mortlake, London, SW14 8QF	4	-1	315	D1									
09/3118/COU	Petersham Village Hall, Bute Avenue, Petersham	0	0	518	D1									
10/0442/FUL	Teddington Memorial Hospital, Hampton Road, Teddington, TW11 0JL	0	0	40	D1									
09/2748/COU	Grosvenor House, Grosvenor Road, Twickenham, TW1 4AA	4	0	457	D1									
10/1635/FUL	Hampton Hill Junior Mixed School, St James Avenue, Hampton Hill TW12 1HW	0	0	58	D1									
09/0680/FUL	Orleans Park School, Richmond Road, Twickenham, Middlesex, TW1 3BB	0	0	84	D1									
10/0769/FUL	Tudor House, 26 Upper Teddington Road, Hampton Wick, KT1 4DY	14	-12	1029	D1									
08/3324/FUL	Teddington Secondary School, Broom Road, Teddington, Middlesex TW11 9PJ	50	50	9995	D1									
10/3336/COU	63 Sheen Road, Richmond, TW9 1YJ	0	0	65	D1									
10/2526/ES191	13 Lower Teddington Road Kingston Upon Thames KT1 4EU	6	6	471	D1	0	1	0	0	0	0	0	0	0
10/2593/COU	3.1A 3.1B 3.1F 3.5 To 3.6 3.12 And 3.13 3rd Flr Regal House, London Road, Twickenham	1	0	163	D1									
10/2447/COU	160 - 162 High Street, Teddington	0	0	93	D1									
11/0043/COU	334 Richmond Road, Twickenham, TW1 2DU	0	0	54	D1									
10/2716/FUL	3 George Street, Richmond, TW9 1JY	0	0	123	D1									
10/1939/VRC	18 St Marys Grove, Richmond, TW9 1UY	0	0	62	D1									
<b>D2</b>														
10/0940/COU	206 - 208 Stanley Road, Teddington	2	2	195	D2	0	5	4	0	0	0	0	0	0
10/1402/FUL	Hatherop Park Pavilion Hatherop Park, Broad Lane, Hampton	0	0	95	D2									
09/3118/COU	Petersham Village Hall, Bute Avenue, Petersham	0	0	518	D2									
<b>sui generis</b>														



Application reference	address	Total PARKING for entire proposal	PARKING LOSS/GAIN for entire proposal	total area proposed	USE CLASS	flat proposed					house proposed			
						STUDIO	1 BED	2 BED	3 BED	4+ BED	1 BED	2 BED	3 BED	4+ BED
*applies to residential developments of one unit or more and non-residential developments of 10m2 or more. Mixed use schemes will appear more than once in the list.														
						residential as part of proposal if any								
08/4006/FUL	22 - 24 Kew Road, Richmond, Surrey	0	0	0	SG	0	0	0	0	0	0	0	0	1
09/1185/FUL	Lowther Cp School, Stillingfleet Road, Barnes, London, SW13 9AE	0	0	119	SG									
09/1211/FUL	Detachment 196 Army Cadet Force, London Road, Twickenham	2	0	265	SG									
10/3043/COU	57 York Street, Twickenham, TW1 3LP	0	0	65	SG									
10/2265/COU	154 Heath Road, Twickenham, TW1 4BN	0	0	41	SG									

\* Flexible use class - either A2 or B1

## Appendix 5: Key shops & services in local centres

type of centre	Chemist*1				Newsagents				Hairdresser				Pub/ restaurant				Post Office				Bank			
	2005	2007	2010	2011	2005	2007	2010	2011	2005	2007	2010	2010	2005	2007	2010	2011	2005	2007	2010	2011	2005	2007	2010	2011
<b>local centres</b>																								
Barnes	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
East Twickenham	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*					ATM	ATM
Ham Common	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hampton Hill	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hampton Village	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Kew Gardens Station	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
St Margarets	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	ATM	ATM	ATM
<b>neighbourhood</b>																								
Castelnau	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			1	1
Friars Stile Road	*	*	D	D	*	*	*	*					*	*	*	*	*	*	*	*				
Hampton Wick					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Heathside	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Kingston Road	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Sheen Road	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Stanley Road	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
White Hart Lane					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
<b>local parades</b>																								
Ashburnham Road	*	*	D	D	*	*	*	*														ATM	ATM	ATM
Fulwell					*				*	*	*	*	*	*	*	*	*	*	*	*				
Ham Street/ Back Lane	*	*	D	D	*	*			*	*	*	*			*	*								
Hampton Nursery Lands	*	*	D	D	*				*	*	*	*	*	*	*	*						ATM	ATM	ATM
Hospital Bridge Road	*	*	D	D	*	*	*	*									*	*	*	*				
Kew Green					*	*	*	*					*	*	*	*								
Kew Road					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Lower Mortlake Road	*	*	D	D	*	*	*	*	*	*				*										
Nelson Road					*	*	*	*	*	*														
Sandycombe Road									*	*	*	*	*	*	*	*								
Strawberry Hill	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Twickenham Green	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Waldegrave Road									*	*	*	*	*	*	*	*								
Whitton Road					*	*	*	*					*	*	*	*								
No. of Centres with Services	20	19	20	20	27	26	24	23	24	24	22	22	24	24	25	25	14	15	13	12	5	5	5	5

type of centre	Off Licence				Bakers/ Patisserie				Butchers				Green Grocer				Small General Store				Modest Supermarket (c.250m2 gfa+)				Total of 11 Key Services			
	'05	'07	2010	2011	'05	'07	2010	2011	'05	'07	2010	2011	'05	'07	2010	2011	'05	'07	2010	2011	'05	'07	2010	2011	'05	'07	2010	2011
<b>local centres</b>																												
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	2	11	11	11	11
East Twickenham	*	*	*	*			*					*	*			*	*	*	*					8	8	6	7	
Ham Common	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		10	10	10	10
Hampton Hill	*	*	*	*	*	*	*	*				*		*	*	*	*	*	*	*			*	*	9	10	10	11
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*				*	*	*	*	*				3	10	10	10	10
Kew Gardens Station	*	*	*	*					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	9	10	10	10
St Margarets	*	*	*	*				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	9	9	9	10
<b>neighbourhood</b>																												
Castelnau	*	*	*	*	*	*	*	*				*		*	*					*	*	*	*1	8	8	8	8	
Friars Stile Rd	*	*	*	*	*	*	*	*	*	*		*	*	*		*	*	*	*					8	8	7	7	
<b>Hampton Wick</b>					*										*	*	*	*					6	5	5	5		
Heathside	*	*	*	*	*	*			*	*	*	*			*	*	*	*						9	9	8	8	
Kingston Road	*	*		*	*	*	*	*							*	*	*	*						7	7	6	7	
Sheen Road	*	*		*											*	*	*	*						7	7	6	7	
Stanley Road	*	*	*	*	*	*	*	*							*	*								7	7	6	6	
White Hart Lane	*	*	*		*	*	*	*							*	*	*	*						6	6	6	5	
<b>local parades</b>																												
Ashburnham Road	*	*	*	*	*	*	*	*												*	*	*	*	5	5	5	5	
Fulwell															*	*	*	*						5	4	4	3	
Ham Street/ Back Lane						*	*								*	*	*	*						4	4	5	5	
Hampton Nursery Lands															*	*	*	*							6	5	5	5
Hospital Bridge Road	*	*	*	*					*	*	*	*			*	*	*	*						6	6	6	6	
Kew Green															*	*	*	*						3	3	3	3	
Kew Road	*	*	*	*	*	*									*	*	*	*						6	7	6	5	
Lower Mortlake Rd	*	*	*	*					*	*	*	*			*	*	*	*						6	7	5	5	
Nelson Road	*	*													*	*	*	*						4	4	2	2	
Sandycombe Road															*	*	*	*						3	3	3	3	
Strawberry Hill	*	*	*	*											*	*	*	*						7	7	7	7	
Twickenham Green	*	*	*	*					*	*					*	*	*	*						8	8	6	6	
Waldegrave Rd	*	*	*	*					*	*	*	*			*	*	*	*						5	5	5	5	
Whitton Road	*	*	*	*											*	*								4	4	3	3	
No. of Centres with Services	23	23	20	21	13	12	11	13	11	11	9	11	6	6	6	5	27	27	25	25	6	6	7	7				

Source: LBRuT, Town Centre Land Use Surveys

Notes:

Does not include St Margarets Rd, nor other small parades without designated shopping frontages such as Hampton Road and Crown Road.

Surveys did not identify whether chemist dispensing previous to 2008

\*1- Castelnau has grocery provision in the form of the Tesco Express in the petrol filling station which also has an ATM

\*2 – Closure of One Stop shop means that Barnes does not have a good sized store temporarily. Planning permission has been granted for a supermarket in the centre at 27-29 Barnes High Street which is anticipated to be Waitrose.

\*3 – Although Hampton Village does not currently have a supermarket of c 250 ms or greater, planning permission has been granted for a Waitrose supermarket at Field House, Oldfield Road which will fall into this category.

## Appendix 6: New completed floorspace in Use Classes A1, A2, B1a and D2

A1 completions for financial year 2010-11			New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	within/ adjacent frontages
06/2749/FUL	86-88 Kew Road, Richmond, Surrey, TW9 2NA	Erection of a new building comprising ground floor retail unit and four residential units over no.88 Kew Road. Extension to existing A3 public house and conversion of upper floors to provide two new residential units and extension to existing building to also provide one residential unit.	121	116.5	93.2				yes
07/1518/COU	75 Sheen Lane, East Sheen, London, SW14 8AD.	Change of use from offices to retail on basement and part ground floor. Two residential units on first and second floor and retention of part ground floor rear as small business unit.	93	89.5	71.6				yes
08/1453/FUL	92 Heath Road, Twickenham, Middlesex, TW1 4BW	Rear store converted to studio flat and rear courtyard converted to studio flat. ....				-56	-53.9	2.0	yes
08/2907/FUL	236 Sandycombe Road, Richmond, Surrey, TW9 2EQ	Conversion of part of ground floor shop to form new dwelling.				-51	-49.1	-48.0	no, but in mua
10/0874/COU	37 Ashley Road, Hampton, TW12 2JA	Change of use to include D1 (treatment room for physiotherapy) to allow joint use A1/D1				-8	-7.7	-8.0	yes
10/0987/COU	81A High Street, Teddington, TW11 8HG	Change of use from B1/A2 (office use/financial and professional services) to A1 (hair salon)	108	104.0	83.2				yes
10/1496/FUL	12 - 14 Brewers Lane, Richmond	Conversion of one pair of linked shops back to two separate shops, to convert first and second floors into two separate 1 bedroom maisonettes.				-135	-129.9	-14.0	yes
09/1325/COU	18 St Marys Grove, Richmond, TW9 1UY	Change of use of ground floor from A1 (retail) to mixed use predominantly A1 (retail) with ancillary A3 and D1 use; children's toy and book shop with story/workshop				-12	-11.6	-4.0	no
09/1890/FUL	31 High Street, Hampton Hill, TW12 1NB	Conversion of single storey rear shop storage building into one bedroom flat				-81	-78.0	0.0	no

A1 completions for financial year 2010-11			New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within/ adjacent frontages
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	
09/2098/FUL	25 - 27 Kew Road, Richmond, TW9 2NQ	Change of use of the existing ground floor unit (A1/A2 Use) to a Dental Practice (D1 Use), retaining a retail element at the front of the unit, internal alterations, and alterations to the shopfront.				-85	-81.8	-81.8	yes
09/3175/COU	28A High Street, Teddington, Middlesex, TW11 8EW	Change of use of first floor from part of residential maisonette to shop, to be used with existing shop at 28 High Street.	55	52.9	42.4	55	52.9	42.4	yes
10/1616/FUL	141-143 High Street, Hampton Hill, TW12 1NJ	Change of use from A1 (retail shop) to A2 (Financial and Professional Services).				-52	-50.1	-45.0	yes
09/2680/FUL	141-143 High Street, Hampton Hill, TW12 1NJ	Creation of one bed flat along with internal improvements to the retail shop				-68	-65.5	-35.0	yes
09/2686/FUL	120 Sheen Road, Richmond, Surrey, TW9 1UR	Rear extension to provide new workshop, extended shop and internal access into basement store, roof extensions to rear outrigger extension.	14	13.5	0.0	14	13.5	0.0	yes
08/4124/FUL	111 St Margarets Road, Twickenham, Middlesex, TW1 2LH	Change of use of the rear ground floor from storage to self-contained residential unit incorporating blocking up the existing side windows and rear door.				-60	-57.8	0.0	yes
10/1607/FUL	115 St Margarets Road, Twickenham, TW1 2LH	Alteration and part demolition of existing structure. Change of use of former basement and bakery to form 1 No. 2 bedroom flat...				-17	-16.4	0.0	yes
09/3417/FUL	37 - 43 High Street, Hampton Wick, KT1 4DA	Change of use from office space to a combination of retail and some office and light industrial use to include exterior modification of the High Street facade...	724	696.9	583.0	724	696.9	583.0	yes
10/3336/COU	63 Sheen Road, Richmond, TW9 1YJ	Change of use from A1 (retail) to A1/D1 (retail/hair and beauty salon/Thai massage)				-22	-21.2	-22.0	yes
10/2520/COU	360 Upper Richmond Road West, East Sheen, London, SW14 7JT	Reversal of use from SUI Generis to general A1 (retail) use class. No building works proposed.	72	69.3	66.0	72	69.3	66.0	yes
10/2447/COU	160 - 162 High Street,	Change of use of property to a	12	11.6	12.0	12	11.6	12.0	yes

A1 completions for financial year 2010-11			New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	within/ adjacent frontages
	Teddington	D1 (veterinary) use with ancillary A1 (retail) use.							
11/0043/COU	334 Richmond Road, Twickenham, TW1 2DU.	Retrospective planning permission for Change of Use from current A1 to Mixed A1/D1 use; Front shop A1 use (Retail); Rear part of Shop D1 use designated for Thai Therapy. In total 3/three rooms with 4/four massage beds.				-42	-40.4	-22.0	yes
10/2716/FUL	3 George Street, Richmond, TW9 1JY	New shopfront and change of use to part A1 (retail) and part D1 (spa, consultation, treatment rooms).				-58	-55.8	-53.7	yes
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW.	ALTERATIONS DURING THE COURSE OF CONSTRUCTION TO PERMISSION FOR 12 FLATS WITH 322 SQM OF COMMERCIAL SPACE (A2 OR B1) AND ASSOCIATED CAR PARKING (REVISION TO APPLICATION 05/3749/FUL).				-350	-336.9	-22.0	no
08/0156/FUL	17 To 27 Dean Road And 2 To 4, Rectory Grove, Hampton	Demolition of existing buildings and replacement with new building incorporating an extra care facility (41 unit care home) with communal services and a retail shop, together with parking spaces and amenity space				-32	-30.8	-29.6	no
10/1597/COU	83 High Street, Hampton Wick, KT1 4DG.	Change of use from A1 (retail) to A2 (financial and professional services)				-70	-67.4	-64.8	no, but within MUA
10/3043/COU	57 York Street, Twickenham, TW1 3LP	Change of use of the ground floor from Class A1 to tattoo artist shop (sui generis)				-65.0	-62.6	-61	MUA, some distance from shopping frontages
10/2265/COU	154 Heath Road, Twickenham, TW1 4BN.	Change of Use from Retail (A1) to Tattoo Parlour (Sui-Generis).				-41.0	-39.5	-36	yes
08/0721/FUL	39 Hampton Court Road, East Molesey,.	Alteration of existing retail units to 3 no of residential units over two floors. Listed existing rear wall to be retained				-171.0	-164.6	-158.4	no



A1 completions for financial year 2010-11			New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	within/ adjacent frontages
08/0292/FUL	7 Tudor Road, Hampton, TW12 2NQ	Change of use of the ground floor area of this property, to residential.....				-70.0	-67.4	<b>-64.8</b>	yes
09/2867/COU	13 Nelson Road, Twickenham, TW2 7AR	Proposed Change Of Use Of The Existing Vacant Retail Shop To A Residential Studio Flat.				-21.0	-20.2	<b>-19.5</b>	no
08/3359/FUL	Lion Gate News Agents, Hampton Court Road, East Molesey	Partial demolition of existing building, retaining existing rear wall to bushy park. Change of use from shop and residential to residential only				-34.0	-32.7	<b>-31.5</b>	no
09/1109/PS 192	7, The Quadrant, Richmond, TW9 1BP	Change of use of first floor from ancillary retail space to a single flat.				-75.0	-72.2	0	yes
	total		1199	1154.0	951.3	-799	-769.0	-115.9	

**A2 completions for financial year 2009-2010**

application ref	address	proposal	New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area <sup>3</sup> ?	Notes
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (gross external)*3	net additional floorspace (gross internal)*3		
07/3000/FUL	Rowan House, Field Lane, Teddington, Middlesex, TW11 9AW.	Demolition of existing building and erection of two storey building with additional accommodation in the roof comprising ground floor commercial accommodation (Class A2/B1) and 8 residential flats above (7 x 1 bed, 1 x 2 bed); 2 ancillary parking spaces and refuse facilities.	123	118.4	123	118.4	yes	
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW.	Alterations during the course of construction to permission for 12 flats with 322 sqm of commercial space (a2 or b1) and associated car parking (revision to application 05/3749/FUL).	165	158.8	165	158.8	no	redevelopment of B1 to include flexible A2/B1 element
09/0314/FUL	52 Broad Street, Teddington, Middlesex, TW11 8QY.	Conversion of ancillary class A2 space at rear ground and first floor levels together with a single - storey rear lean - to extension to form a split level two bedroom flat with external terrace.			-58	-55.8	yes	
10/1597/COU	83 High Street, Hampton Wick, KT1 4DG.	Change of use from A1 (retail) to A2 (financial and professional services)	70	67.4	70	67.4	MUA	
10/1616/FUL	141 - 143 High Street, Hampton Hill.	Change of use from A1 (retail shop) to A2 (Financial and Professional Services).	44	42.4	44	42.4	yes	
10/2274/ES191	48 Heath Road, Twickenham, TW1 4BY.	Established A2 Use (Solicitors) to ground floor of 48 Heath Road	120	115.5	120	115.5	yes	
09/2098/FUL	25 - 27 Kew Road, Richmond, TW9 2NQ	Change of use of the existing ground floor unit (A1/A2 Use) to a Dental Practice (D1 Use), retaining a retail element at the front of the unit, internal alterations, and alterations to the shopfront.			-110	-105.9	yes	separate from loss of retail in table above
10/0987/COU	81A High Street, Teddington, TW11 8HG	Change of use from B1/A2 (office use/financial and professional services) to A1 (hair salon)			-54	-52.0	yes	
10/0118/FUL	25 London Road , Twickenham	Retrospective planning permission for conversion of first floor to self contained flat			-71	-68.3	yes	
10/2447/COU	160 - 162 High Street, Teddington	Change of use of property to a D1 (veterinary) use with ancillary A1 (retail) use.			-93	-89.5	yes	
<b>Total</b>			<b>522</b>	<b>502.4</b>	<b>136</b>	<b>130.9</b>		

**B1a completions for financial year 2009-10**

application ref	address	proposal	New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area <sup>3</sup> ?	
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)		
07/1518/COU	75 Sheen Lane, East Sheen, London, SW14 8AD	Change of use from offices to retail on basement and part ground floor. Two residential units on first and second floor and retention of part ground floor rear as small business unit.			-163	-156.9	yes	
10/0940/COU	206 - 208 Stanley Road, Teddington.	Alterations to approved scheme 07/2441/FUL for B1 office use and residential flats above to allow for change of use of the ground floor non residential space B1/D1 and D2 to allow for physiotherapy practice combined with personal wellness /fitness training and sports massage			-130	-125.1	yes	
09/3417/FUL	37 - 43 High Street, Hampton Wick, KT1 4DA	Change of use from office space to a combination of retail and some office and light industrial use to include exterior modification of the High Street facade...			-874	-841.2	yes	
10/2526	13 Lower Teddington Road, Hampton Wick	Lawful Use of ground and part first floor for office use. Use of remainder of first floor as flat. Use of the rear of the premises for meetings, interviews, training, functions and evening meetings.	373	359.0	373	359.0	no	
08/0679/FUL	76 Lower Mortlake Road, Richmond, Surrey, TW9 2LW.	Alterations during the course of construction to permission for 12 flats with 322 sqm of commercial space (a2 or b1) and associated car parking (revision to application 05/3749/FUL).	165	158.8	165	158.8	no	
06/3063	Dunstable Studio, rear of Sheen Road, Richmond.	Demolition of existing store and erection of one live/work unit.	80	77.0	80	77.0	yes	
08/3287	12 Crown Road Mews, Twickenham	Demolition of existing derelict two storey building/erection of new two storey live/work unit with garden.	21	20.2	21	20.2	yes	
07/3000/FUL	Rowan House, Field Lane, Teddington, Middlesex, TW11 9AW.	Demolition of existing building and erection of two storey building with additional accommodation in the roof comprising ground floor commercial accommodation (Class A2/B1) and 8 residential flats above (7 x 1 bed, 1x 2 bed); 2 ancillary parking spaces and refuse facilities.	13	12.5	13	12.5	yes	Either B1a or A2
08/2577	8 Waldegrave Road, Teddington	Demolition of existing buildings (use class B1b) and erection of replacement office building (use class B1a) with associated car parking and landscaping.	5203	5007.9	5203	5007.9	yes	
09/3343/FUL	74 Church Road, Teddington	Conversion and extension of rear ground floor to residential unit.			-17	-16.4	no	
10/0769	Tudor House, Upper Teddington Road, Hampton Wick	Change of use from offices (B1) to a surgery (D1) and alterations, to Tudor House and Sheridan House.			-1026	-987.5	yes	
09/2748	Grosvenor House, Twickenham	Change of use of office B1a to nursery centre D1 for up to 48 children.			-457	-439.9	yes	
10/2593	Regal House, Twickenham	3 <sup>rd</sup> floor change of use from B1a to D1 educational centre			-163	-156.9	yes	
10/0616	6-8 Onslow Road, Richmond	B1 office to residential to create annexe/ancillary			-78	-75.1	no	

**B1a completions for financial year 2009-10**

application ref	address	proposal	New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area <sup>3</sup> ?	
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)		
		residential accommodation to number 8.						
08/3193	30 York Street, Twickenham	Conversion of office accommodation on 1st, 2nd and 3rd floors to 2 no. residential units.			-153	-147.3	yes	
10/2274	48 Heath Road, Twickenham	Established A2 Use (Solicitors) to ground floor of 48 Heath Road			-120	-115.5	yes	
10/4258	101 High Street, Hampton Hill	Change of use of first floor from office to residential flat			-73	-70.3	yes	
09/0337	Rowntree Road , Twickenham	Conversion Of The Building Into 8 No.1 And 2 Bedroom Flats For Social Rented Purposes (100% Affordable Housing).			-615	-591.9	no	
08/4458	345 Upper Richmond Road West, East Sheen	The conversion of existing offices on the first and second floor of the property into 2 no. studio flats on the first floor and one 1 bedroom flat on the second floor			-164	-157.9	yes	
09/2007	37 Barnes High Street, Barnes	Change Of Use From B1 (Office) To C3 (Dwelling House)			-60	-57.8	yes	
10/2692	28 High Street, Hampton Hill	Change of use unit C to residential and incorporate with unit G which is currently residential			-20	-19.3	yes	
09/0292	32 The Green, Richmond	Change of use from offices to residential.			-445	-428.3	yes	
09/0936	81A High Street Teddington	Change of use of ground and first floor offices (Class B1(a)) to flexible use of ground and first floor as offices (Class B1(a)) and/or Financial and Professional Services (Class A2)			-32	-30.8	yes	Superseded by later change of use to retail. Not included in overall calculations.
10/0987/COU	81A High Street, Teddington, TW11 8HG.	Change of use from B1/A2 (office use/financial and professional services) to A1 (hair salon)			-54	-52.0	yes	Not included in overall calculations as dual use. Included in A2 calculations.
		<b>Total</b>	<b>5855.0</b>	<b>5635.4</b>	<b>1297</b>	<b>1248.4</b>		

**D2 completions for financial year 2009-2010**

application ref	address	proposal	New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area5?	
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)		
10/0940/COU	206 - 208 Stanley Road, Teddington.	Alterations to approved scheme 07/2441/FUL for B1 office use and residential flats above to allow for change of use of the ground floor non residential space B1/D1 and D2 to allow for physiotherapy practice combined with personal wellness /fitness training and sports massage	65	62.6	65	62.6	MUA	redevelopment of former petrol station, includes gym
10/1402/FUL	Hatherop Park Pavilion Hatherop Park, Broad Lane, Hampton.	Erection of a new park pavilion (amendment to previously approved application 08/3620/FUL to allow for re-siting of pavilion)	45	43.3	45	43.3	No	See <b>Section x &amp; table y</b>
09/3118/COU	Petersham Village Hall, Bute Avenue, Petersham.	Change of use of church hall from Class D1 to mixed use Class D1/Class D2 (fitness centre).	143	137.6	143	137.6	no	Redevelopment which retains D1 element and introduces fitness centre.
<b>total</b>			<b>253</b>	<b>243.5</b>	<b>253</b>	<b>243.5</b>		

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

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

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

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

## Appendix 7 : Housing Land Supply

### London Borough of Richmond upon Thames Housing Land Supply 2012/22

The main purpose of this paper is to explain the anticipated housing land supply position in LB Richmond upon Thames for the first 5 years of the period 2012-2022, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2010/11 AMR for the period 2012-2022. Difficult market conditions have continued to impact upon housing delivery, generally resulting in a decline in construction starts and an increase in stalled schemes which have reduced completions although in some years this has had a minimum overall impact. The phasing of sites has been reconsidered in light of the current economic climate and also ongoing work the Council has undertaken with developers and landowners on some sites. Therefore some schemes have been phased later to taken account of the current economic climate.

The situation with the availability of housing sites in the borough was reviewed through the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 which was published in November 2009. It was an important evidence document for determining levels of housing provision in the review of the London Plan which has set a new target for the borough. The public examination into the draft replacement London Plan was held between June and December 2010 and the Panel's Report was published in May 2011. Subsequent to the time of writing this AMR, the replacement London Plan was adopted in July 2011.

The Mayor has already announced his intention to work with boroughs and other stakeholders to develop and implement a new approach that supports his strategic responsibilities and priorities for managing and coordinating sustainable housing growth in London, recognising the importance of housing supply to his economic, social and environmental priorities and taking account of London's status as a single housing market, while also taking a more bottom-up, participative and consensual approach. This work will form the basis for further assessments of housing demand and supply to form the basis for early alterations to the 2011 London Plan. This approach will also enable the Mayor to respond to likely short-term volatility in demographic trends and the housing market and other sources of uncertainty early in the period covered by this Plan.

#### **Housing Targets**

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

## 5 Year Housing Land Supply (2012-2017)

Using the replacement London Plan 2011, the target over the first five years (01 April 2012 – 31 March 2017) would be 1225 dwellings. In accordance with PPS3 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 and would contribute to the creation of sustainable, mixed communities.

**Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

This statement sets out the specific sites which are likely to deliver PPS3's five housing land supply requirements. They include sites from the following:

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

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

- **Platts Eyott** – currently subject to a planning application for 70 units, although not currently being actively progressed by owner.
- **Friars Lane Car Park** - [site brief](#) published and a planning application is expected to be submitted in 2011/12. Potential to deliver 5-20 units.
- **Richmond College** – [site brief](#) developed by the planning department in conjunction with the Land Owner was adopted in December 2008. Possible limited enabling development, although no funding at present. Potential to deliver 50 units.
- **Twickenham Station** – Proposal Site T17. Currently subject to planning applications for mixed use scheme. [Twickenham Station and Surroundings SPD](#) adopted October 2010. Potential to deliver 75 units. (subsequent to time of writing [11/1443/FUL](#) including 115 residential units has been granted permission, subject to completion of a Section 106 Agreement and no adverse direction from the GLA)
- **Royal Star and Garter** - Need for Star and Garter to relocate. They have secured a site in Surbiton and are expected to relocate from Richmond in late 2013. [Site brief](#) finalised August 2008. Potential to deliver 60 units.
- **The Avenue Centre, 1 Normansfield Avenue** – the Council has agreed in principle to redevelop for a new care home with supported housing units and private residential. Potential to deliver 17 units.
- **Gifford House, Popes Avenue, Twickenham** – Council owned land sold and coming forward for sheltered housing. Planning application for 29 units. (subsequent to time of writing [10/3719/FUL](#) has been granted permission)
- **Twickenham Sorting Office, 109 London Road** – Proposal Site T3. [Twickenham Station and Surroundings SPD](#) adopted October 2010. Royal Mail relocated to new centre on Rugby Road in the LB Hounslow and site marketed (subsequent to time of writing site has been sold). Residential would be part of a mixed use scheme. Potential to deliver 30-170 units.



Combined the Council considers these sites could deliver approximately a further 491 units. The Borough has identified a potential 1891 units over the 5 year period, which is 666 units more than the target supply. The following table details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	706	653	653
New Build Sites with planning permission	643	571	571
Conversion sites under construction	115	82	82
Conversion sites with planning permission	160	94	94
Proposal/ other known Sites	491		491
<b>Total 5 year supply</b>			<b>1891 units</b>

### Years 6-10 Housing Land Supply (2017-2022)

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
J Sainsbury, Manor Road/Lower Richmond Road	No	60-255	Airspace development. Number of units will depend on storeys
Lower Richmond Road, Richmond	No	30	Potential for mixed use re-development.
Greggs Bakery, Gould Road, Twickenham	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme.
Hampton Water Treatment works, Lower Sunbury Road	Yes (Ref: H1)	25-55	Only part of the site likely to be redeveloped as remainder is operational water treatment works. Whole site in Green Belt. Flood zone – see Jacobs Babbie sequential test study.
Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	No	50	Revised planning application under consideration.
Nelson Primary School, Whitton	Yes (Ref: W3)	28	Only part of the site to be developed for housing. This long-term allocation is under review and may not be taken forward in the Site Allocations DPD.
Council Depot, Langhorn Drive, Twickenham	Yes (Ref: T14)	25-55	Potential for partial redevelopment. Crane Valley Guidelines apply.
Richmond Station (The Quadrant, Richmond)	Yes (Ref: R6)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description.
Budweiser Stag Brewery, Mortlake	Yes (Ref: S4)	200-300	Closure of brewery now expected 2015. Site brief prepared (adopted by Cabinet May 2011) with vision for new

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
			heart for Mortlake, mix of uses to include residential, green space, school and community hub.
<b>Total (based on maximum estimates): 993 units</b>			

In addition to the large sites identified the council expects smaller sites to continue to come forward during this time. Over the last five years the average net completions on small sites has yielded 154 units, exceeding that identified in the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 as a small site capacity of 96 annualised.

When adding the anticipated figure from large sites to the average coming forward from small sites it gives the borough an indicative housing supply of (993 large sites + 154x5) 1763. Given the supply from large and small sites the Council considers that the target of 1225 in years 6-10 will be exceeded. Clearly, other sites that may be allocated as part of the Site Allocations DPD or the Twickenham Town Centre Area Action Plan may start coming forward during this time.

### 11-15 years Housing Land Supply

The council considers that there will be some sites which will come forward later, particularly in town centres such as Richmond, Twickenham and Teddington, and these will form part of the early work on the Site Allocations DPD and the Twickenham Town Centre Area Action Plan. At present however the Council does not feel that there is sufficient certainty to identify sites. In addition to this the Council along with its partners and through the Local Strategic Partnership (LSP) will consider opportunities for making efficient use of land and services through estates reviews and co-location. The provision of modern fit-for-purpose premises is dependent on generation of funding from the sale of some sites for residential use and therefore will result in land coming forward which could be considered in the future for housing.

### Small Sites

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

The 1700 from small sites for the 2005 GLA Housing Capacity Study was based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). The London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 identified a small site capacity for 2011-2021 of 961 for Richmond (using 2000-2007 data, post garden land adjustment) which equates to 96 per annum. A recent analysis of historical trends shows that the borough achieves on average 154 net completions on small sites. With the anticipated capacity from large sites coming forward, the borough is still in a position to meet and exceed its housing target.

### Net residential completions on small/large sites

Time period	Res comps on small sites	Res comps on large sites	Total
2006/07	128	102	230
2007/08	191	69*	260
2008/09	171	265	436
2009/10	136	9	145
2010/11	146	253	399
<b>Total</b>	<b>772</b>	<b>698</b>	<b>1470</b>
Annual average	154	140	294

**Source:** LBRuT Decisions Analysis system. **Notes:** All figures are net of losses on site. A large site is one of 10 or more units gross. \* this includes two sites on which net losses totaled 32 units

In previous years permissions have also continuously come forward on small sites, and this combined with the completions on small sites gives a clear picture of the level of development the borough has had over the last few years on small sites.

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

Time period	No. of sites	No. of units
2006/07	186	314
2007/08	190	354
2008/09	162	283
2009/10	135	231
2010/11	136	198
<b>Total</b>	<b>809</b>	<b>1380</b>

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

**Appendix One: Sources of Housing Supply**

<b>New Builds with construction started</b>					
<b>Ward</b>	<b>Site Address</b>	<b>Planning Ref</b>	<b>Gross</b>	<b>Net Gain</b>	<b>Availability Commentary</b>
Barnes	41A, 41B and 43A Lonsdale Road	<a href="#">06/4022/FUL</a>	3	0	Construction already started
Barnes	56-58 Glenthams Road, Barnes	<a href="#">07/3594/FUL</a>	3	3	Construction already started
East Sheen	17 Stanley Road	<a href="#">08/1467/FUL</a>	2	2	Construction already started
Fulwell, Hampton Hill	106-108 and 1-8 Gordon Court	<a href="#">08/2704/FUL</a>	28	16	Construction already started, completion due in 2011/12
Fulwell, Hampton Hill	130 Stanley Road	<a href="#">08/4835/FUL</a>	1	1	Construction already started
Fulwell, Hampton Hill	Land Rear of 2 Windmill Road, Hampton Hill	<a href="#">07/3854/FUL</a>	7	7	Construction already started
Fulwell, Hampton Hill	31 – 35 Railway Road	<a href="#">08/3314/FUL</a>	4	4	Construction already started
Fulwell, Hampton Hill	Land at rear of Rutland Lodge, Anlaby Road	<a href="#">09/0465/FUL</a>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	<a href="#">05/2058/FUL</a>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	4 Richmond Hill	<a href="#">07/0164/EXT</a>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	Terrace Yard, Petersham Road	<a href="#">07/3906/FUL</a>	9	9	Construction already started
Ham, Petersham, Richmond Riverside	289 Petersham Road	<a href="#">07/3348/FUL</a>	3	2	Construction already started
Hampton	Depot Site, Oldfield Road, Hampton	<a href="#">05/1390/FUL</a>	5	5	Construction already started
Hampton	137 Station Road	<a href="#">08/3194/FUL</a>	4	4	Construction already started
Hampton	68-72 Gloucester Road	<a href="#">09/3370/FUL</a>	5	2	Construction already started
Hampton	61 Ormond Avenue	<a href="#">08/0838/FUL</a>	1	1	Construction already started

<b>New Builds with construction started</b>					
<b>Ward</b>	<b>Site Address</b>	<b>Planning Ref</b>	<b>Gross</b>	<b>Net Gain</b>	<b>Availability Commentary</b>
Hampton	75-79 Percy Road, Hampton	<a href="#">08/1418/FUL</a>	9	8	Construction already started
Hampton	64 Ormond Avenue	<a href="#">07/3512/FUL</a>	2	1	Construction already started
Hampton	73 Percy Road	<a href="#">08/1250/FUL</a>	2	2	Construction already started
Hampton North	12 Acacia Road	<a href="#">09/0649/FUL</a>	1	1	Construction already started
Hampton Wick	25 High Street, Hampton Wick	<a href="#">10/1413/VRC</a>	9	2	Construction already started
Hampton Wick	The Coach House	<a href="#">05/2050/FUL</a>	1	0	Construction already started
Hampton Wick	Former Seeboard Site, Sandy Lane, Teddington	<a href="#">07/3856/FUL</a>	198	198	Construction already started, completion expected in Summer 2012.
Hampton Wick	1A Station Road	<a href="#">07/1157/FUL</a>	9	9	Construction already started
Hampton Wick	39 Vicarage Road	<a href="#">08/1993/FUL</a>	3	2	Construction already started
Hampton Wick	22 Lower Teddington Road, Hampton Wick	<a href="#">08/2415/FUL</a>	1	0	Construction already started
Hampton Wick	35 Cedars Road	<a href="#">09/0033/FUL</a>	8	0	Construction already started
Hampton Wick	47 Langham Road	<a href="#">09/2060/FUL</a>	1	0	Construction already started
Heathfield	570 Hanworth Road	<a href="#">09/0017/FUL</a>	8	7	Construction already started
Heathfield	223 Powder Mill Lane	<a href="#">07/2809/FUL</a>	1	1	Construction already started
Heathfield	Land to the rear of 23 to 29 Heathside, Whitton	<a href="#">07/0196/FUL</a>	7	7	Construction already started
Kew	2 Marksbury Avenue	<a href="#">10/0198/FUL</a>	1	1	Construction already started
Kew	269 & 271 Sandycombe Road, Kew	<a href="#">05/2459/HOT</a>	2	1	Construction already started
Kew	Plot adjacent to 50, Dancer Road, Richmond.	<a href="#">07/1986/FUL</a>	1	1	Construction already started
Mortlake, Barnes Common	17 Beverley Gardens	<a href="#">09/3316/FUL</a>	2	1	Construction already started
Mortlake, Barnes Common	Land At Williams Lane Bowling Green	<a href="#">09/1490/FUL</a>	76	76	Construction already started
North Richmond	International Mail Express, Orchard Road	<a href="#">07/3733/FUL</a>	77	77	Construction already started
North Richmond	293 Lower Richmond Road	<a href="#">09/2104/FUL</a>	52	52	Construction already started
South Richmond	36 Friars Stile Road	<a href="#">03/3111/FUL</a>	1	0	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Richmond	22 Marchmont Road	<a href="#">08/2438/FUL</a>	3	2	Construction already started
South Richmond	3 and 5 Park Road	<a href="#">09/3143/FUL</a>	2	0	Construction already started
South Richmond	14a King Street Coach House The Old Workshop and CP	<a href="#">07/1455/FUL</a>	13	13	Construction already started
South Twickenham	158 Heath Road	<a href="#">08/2614/FUL</a>	1	1	Construction already started
South Twickenham	121 Heath Road, Twickenham	<a href="#">10/0415/FUL</a>	22	22	Construction already started
St Margaret's & North Twickenham	Land adj. 14 Craneford Close	<a href="#">05/1855/FUL</a>	2	2	Construction already started
St Margaret's & North Twickenham	57 The Avenue	<a href="#">06/1202/FUL</a>	2	1	Construction already started
St Margaret's & North Twickenham	Land at rear of 180 London Road	<a href="#">10/2857/FUL</a>	2	2	Construction already started
Teddington	47 Cambridge Crescent	<a href="#">04/1889/FUL</a>	1	1	Construction already started
Teddington	10 Udney Park Road (Rear of)	<a href="#">06/0763/EXT</a>	1	1	Construction already started
Teddington	209 Waldegrave Road	<a href="#">07/3470/FUL</a>	22	21	Construction already started
Teddington	54 – 76 Shacklegate Lane	<a href="#">08/3355/FUL</a>	6	6	Construction already started
Teddington	13 Church Road	<a href="#">09/0500/FUL</a>	4	3	Construction already started
Teddington	4 St Albans Gardens	<a href="#">09/2782/FUL</a>	2	1	Construction already started
Twickenham Riverside	The Old Garden, Cambridge Park	<a href="#">09/2392/FUL</a>	2	1	Construction already started
Twickenham Riverside	76 – 80 Heath Road	<a href="#">07/3481/FUL</a>	6	6	Construction already started
Twickenham Riverside	37b Cambridge Park	<a href="#">10/2833/EXT</a>	3	2	Construction already started
West Twickenham	Land Rear of 68 to 76 Fifth Cross Road	<a href="#">08/2911/FUL</a>	5	5	Construction already started
West Twickenham	67 Twining Avenue	<a href="#">10/3507/FUL</a>	1	1	Construction already started
West Twickenham	Air Sea House (Phase 2)	<a href="#">10/0612/FUL</a>	53	53	Construction already started
West Twickenham	2 Glebe Way	<a href="#">10/1762/FUL</a>	2	2	Construction already started
Whitton	44 to 48 and Rear of 52 Hounslow Road	<a href="#">09/3173/FUL</a>	1	1	Construction already started
			<b>706</b>	<b>653</b>	

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	2 Elm Grove, Barnes	<a href="#">08/4251/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	48 Glenthams Road	<a href="#">08/0514/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	95 Stillingfleet Road	<a href="#">08/1503/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Barnes	38 Lonsdale Road	<a href="#">09/0978/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	1 Parke Road	<a href="#">10/3233/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	<a href="#">09/0663/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	6 Well Lane	<a href="#">07/3077/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	198 Upper Richmond Road West	<a href="#">10/2113/UL</a>	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Sterling, School Road	<a href="#">08/3196/FUL</a>	10	10	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land adjacent 1 Princes Road	<a href="#">09/0358/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	81 Connaught Road	<a href="#">09/0464/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	139 – 141 Stanley Road	<a href="#">09/2207/FUL</a>	9	6	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Somerset House and 14 Elmtree Road	<a href="#">10/1447/FUL</a>	58	58	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	6 Clifford Road	<a href="#">08/4795/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land at rear of 293 Petersham Road	<a href="#">08/2038/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	162 Dukes Avenue	<a href="#">10/3552/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years



## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	<a href="#">08/2618/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Hampton	5 Chestnut Avenue	<a href="#">08/1125/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Hampton	73 Percy Road	<a href="#">10/2335/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Hampton North	22 Acacia Road	<a href="#">07/4095/FUL</a>	5	4	No known development constraint to delivery of housing over the next five years
Hampton North	San Toy, Old Farm Road	<a href="#">10/3161/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	1-5 And Outbuildings The Maples	<a href="#">06/3371/FUL</a>	10	5	No known development constraint to delivery of housing over the next five years
Hampton Wick	Normansfield	<a href="#">07/1871/FUL</a>	89	89	No known development constraint to delivery of housing over the next five years.
Hampton Wick	135 Fairfax Road	<a href="#">07/2872/FUL</a> , <a href="#">10/2780/FUL</a>	10	9	No known development constraint to delivery of housing over the next five years
Hampton Wick	128 Munster Road	<a href="#">08/0293/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	6 7 and 8 The Maples	<a href="#">08/3326/FUL</a>	8	5	No known development constraint to delivery of housing over the next five years
Hampton Wick	147 Fairfax Road	<a href="#">11/0149/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Hampton Wick	113 Fairfax Road	<a href="#">10/2902/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	<a href="#">11/0468/PS19</a>	11	11	No known development constraint to delivery of housing over the next five years
Heathfield	768 Hanworth Road	<a href="#">07/3649/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
Kew	24 Courtlands Avenue, Kew	<a href="#">08/1941/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	Land rear off 23-24 Courtlands Avenue, Kew	<a href="#">10/0660/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Kew	Garden Court, Lichfield Road	<a href="#">08/0125/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Kew	249 Mortlake Road	<a href="#">08/1710/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Kew	Ruth House, Burlington Avenue	<a href="#">08/2464/FUL</a>	8	7	No known development constraint to delivery of housing over the next five years
Kew	Land and Garages on the East Side, Cambridge Road	<a href="#">10/2817/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Kew	Queens School House, Cumberland Road	<a href="#">10/2907/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Land rear of Brooklyn Lodge	<a href="#">08/2349/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	29 Sheen Lane	<a href="#">07/4238/FUL</a>	15	15	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Former Goods Yard at Queens Ride	<a href="#">08/4383/FUL</a>	14	14	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Number 29 and Garages Adjacent to 27 Barnes High Street	<a href="#">08/0262/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Land Rear of 2 – 14 Stanton Road	<a href="#">09/1346/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	126 Ashleigh Road	<a href="#">09/3135/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	3 Queens Ride	<a href="#">10/3083/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	42-44 Charles Street, Barnes	<a href="#">10/1484/FUL</a>	5	5	No known development constraint to delivery of housing over the next five years
North Richmond	196 Kew Road	<a href="#">08/4841/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
North Richmond	Graemesdyke Cottage, Graemesdyke Avenue	<a href="#">09/1240/FUL</a>	6	5	No known development constraint to delivery of housing over the next five years
North Richmond	The Shakespeare, Lower Richmond Road	<a href="#">10/0076/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
North Richmond	3 – 5 Dee Road	<a href="#">10/3421/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Richmond	15 Montague Road	<a href="#">09/0668/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	Land at 122 Queens Road	<a href="#">09/1993/VRC</a>	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	Richmond Sea Scout Hut, Retreat Road	<a href="#">06/2359/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Asgill Lodge, Old Palace Lane	<a href="#">08/1997/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	33 Montague Road	<a href="#">09/0086/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	45 The Vineyard	<a href="#">09/0316/FUL</a>	6	5	No known development constraint to delivery of housing over the next five years
South Richmond	30 Montague Road	<a href="#">09/0561/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	1 Old Palace Place	<a href="#">09/1383/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	48 Kings Road	<a href="#">09/1401/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	36 Kings Road	<a href="#">08/4642/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	Car Park, Wakefield Road	<a href="#">09/2420/FUL</a>	11	11	No known development constraint to delivery of housing over the next five years
South Richmond	91 Mount Ararat Road	<a href="#">09/3179/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Twickenham	Norcutt House, Norcutt Road	<a href="#">06/2018/FUL</a>	22	22	No known development constraint to delivery of housing over the next five years
South Twickenham	285 Waldegrave Road	<a href="#">07/4246/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
South Twickenham	77 Colne Road	<a href="#">08/0651/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
South Twickenham	15A Colne Road	<a href="#">08/1069/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	Land at rear of 291 Waldegrave Road	<a href="#">09/0441/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Twickenham	Garages Rear Of Walpole Court, Hampton Road	<a href="#">08/3259/FUL</a>	6	6	No known development constraint to delivery of housing over the next five years
South Twickenham	The Croft, Walpole Gardens	<a href="#">10/0848/PS19</a>	1	0	No known development constraint to delivery of housing over the next five years
South Twickenham	25 Tower Road	<a href="#">10/1492/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
South Twickenham	10 Riverview Gardens	<a href="#">10/1977/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	<a href="#">09/3273/FUL</a>	115	115	No known development constraint to delivery of housing over the next five years.
St Margaret's & North Twickenham	96 Court Way	<a href="#">07/2192/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	361 to 376A St Margaret's Road	<a href="#">08/0307/FUL</a>	27	14	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	198 to 200 Amyand Park Road	<a href="#">08/3078/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	16A Crown Road	<a href="#">08/2274/FUL</a>	9	9	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Land To Rear Of 35 to 37 Orchard Road	<a href="#">08/3277/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Land adj to 1 Heron Road	<a href="#">09/1396/HOT</a>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	4 St Georges Road	<a href="#">10/3021/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	25 Heatham Park	<a href="#">10/0389/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Teddington	66 Stanley Road	<a href="#">08/1293/FUL</a>	6	5	No known development constraint to delivery of housing over the next five years
Teddington	Craig House, 24A Park Road	<a href="#">08/0007/FUL</a>	6	-6	No known development constraint to delivery of housing over the next five years
Teddington	Land North of North Place	<a href="#">08/0351/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
Teddington	23 Coleshill Road	<a href="#">08/1127/FUL</a>	2	1	No known development constraint to delivery of housing over

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
					the next five years
Teddington	2 to 4 Latimer Road	<a href="#">09/2759/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Teddington	22 The Causeway	<a href="#">09/1983/FUL</a>	5	5	No known development constraint to delivery of housing over the next five years
Teddington	72 Stanley Road	<a href="#">10/0312/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	60 Twickenham Road	<a href="#">10/2034/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14a London Road	<a href="#">08/0159/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Lynde House	<a href="#">07/1081/EXT</a>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent to 25 Ferry Road	<a href="#">10/1550/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	<a href="#">08/2739/FUL</a> <a href="#">09/2129/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land adjacent to 39 and 41 Candler Mews	<a href="#">10/1538/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land at the rear of 1 to 3 Park House Gardens	<a href="#">08/4411/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land at Bell Lane and Water Lane	<a href="#">08/4839/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Garage Site, 92 – 102 Sherland Road	<a href="#">08/4195/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 151 to 155 Staines Road	<a href="#">07/3700/FUL</a> , <a href="#">09/0001/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	<a href="#">08/0774/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	16 Broadlands	<a href="#">08/1404/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	9-23 Third Cross Road	<a href="#">08/2651/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
West Twickenham	Rear of Number 8-14 Staines Road	<a href="#">08/3172/FUL</a>	3	3	No known development constraint to delivery of housing over

## New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
					the next five years
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	<a href="#">08/0225/FUL</a>	9	9	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Adjacent to 244 Lincoln Avenue	<a href="#">09/0434/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
Whitton	105a High Street	<a href="#">07/2990/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Whitton	Land rear of 225-231 Hospital Bridge Road	<a href="#">09/2521/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	47A High Street	<a href="#">08/1584/FUL</a> , <a href="#">10/0613/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Garage Block, Ross Road	<a href="#">08/2363/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
Whitton	Bridgeway House, 13A High Street	<a href="#">10/1840/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
			<b>643</b>	<b>571</b>	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
East Sheen	302 Upper Richmond Road West	<a href="#">07/2431/FUL</a>	3	3	Construction already started
East Sheen	38 Sheen Lane	<a href="#">07/3386/FUL</a>	2	1	Construction already started
East Sheen	304 Upper Richmond Road West	<a href="#">09/2528/FUL</a>	4	3	Construction already started
East Sheen	Pavilion, Palewell Common Drive	<a href="#">10/0101/FUL</a>	1	0	Construction already started
Fulwell, Hampton Hill	58 Wellington Road	<a href="#">04/1890/FUL</a>	2	1	Construction already started
Fulwell, Hampton Hill	93 Hampton Road	<a href="#">09/3050/FUL</a>	2	2	Construction already started
Fulwell, Hampton Hill	Longford, 92 – 98 High Street	<a href="#">09/3403/FUL</a>	6	4	Construction already started
Ham, Petersham, Richmond Riverside	3 Lock Road	<a href="#">07/3491/COU</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">04/3088/COU</a> , <a href="#">07/1624/FUL</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">04/3704/FUL</a> , <a href="#">07/1624/FUL</a>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<a href="#">07/1624/FUL</a>	2	2	Construction already started
Hampton	The Chalet and Fortier, Hampton Court Road	<a href="#">07/2585/FUL</a>	2	-1	Construction already started
Hampton	The Railway Inn, 127 Station Road	<a href="#">10/0013/FUL</a>	4	3	Construction already started
Hampton	80 Station Road	<a href="#">10/2599/FUL</a>	2	1	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	<a href="#">06/2724/FUL</a>	9	9	Construction already started
Heathfield	673 Hanworth Road	<a href="#">08/4661/FUL</a>	3	2	Construction already started
Heathfield	306 Nelson Road	<a href="#">09/0413/FUL</a>	1	1	Construction already started
Heathfield	467 Hanworth Road	<a href="#">10/0287/FUL</a>	2	1	Construction already started
Kew	22 Thompson Avenue	<a href="#">08/3332/HOT</a>	2	1	Construction already started
Kew	Toll House Studio, Cambridge Cottages	<a href="#">06/3187/FUL</a>	1	1	Construction already started
Mortlake, Barnes Common	4 Beverley Road	<a href="#">08/0541/FUL</a>	2	1	Construction already started
Mortlake, Barnes Common	52 White Hart Lane	<a href="#">10/0662/HOT</a>	2	1	Construction already started
North Richmond	26 Salisbury Road	<a href="#">07/0256/FUL</a>	2	1	Construction already started
North Richmond	76-84 Kew Road	<a href="#">09/2147/FUL</a>	9	9	Construction already started
North Richmond	22 Bardolph Road	<a href="#">08/0626/FUL</a>	5	5	Construction already started
South Richmond	15 The Green	<a href="#">06/0865/FUL</a>	1	1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Richmond	Albion House and No 27 Kings Road	<a href="#">08/1177/PS19</a>	1	-1	Construction already started
South Richmond	1-18 The Gateways, Park Lane	<a href="#">05/0637/FUL</a>	2	2	Construction already started
South Richmond	112 Sheen Road	<a href="#">07/4306/FUL</a>	3	2	Construction already started
South Richmond	7 Petersham Road	<a href="#">10/0241/FUL</a>	3	2	Construction already started
St Margaret's & North Twickenham	147 Whitton Road	<a href="#">07/2824/EXT</a>	3	2	Construction already started
St Margaret's & North Twickenham	50 Crown Road	<a href="#">08/0372/FUL</a>	2	1	Construction already started
Teddington	87 Twickenham Road	<a href="#">09/1199/FUL</a>	6	5	Construction already started
Teddington	23 Broad Street	<a href="#">10/0787/FUL</a>	1	0	Construction already started
Twickenham Riverside	106 Amyand Park Road	<a href="#">04/0080/FUL</a>	1	-2	Construction already started
Twickenham Riverside	34 Sandycombe Road	<a href="#">04/2170/FUL</a>	2	1	Construction already started
Twickenham Riverside	61 Holly Road	<a href="#">10/1411/FUL</a>	2	2	Construction already started
Twickenham Riverside	71 Queens Road	<a href="#">07/0789/FUL</a>	2	2	Construction already started
West Twickenham	42 Glebe Way	<a href="#">08/2110/FUL</a>	2	1	Construction already started
West Twickenham	69 Twining Avenue	<a href="#">08/4134/FUL</a>	1	1	Construction already started
Whitton	29 Whitton Dene	<a href="#">07/0356/FUL</a>	2	1	Construction already started
Whitton	93A High Street	<a href="#">09/2295/FUL</a>	2	1	Construction already started
Whitton	43 Hounslow Road	<a href="#">10/0290/ES191</a>	8	7	Construction already started
			<b>115</b>	<b>82</b>	



Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	64 Church Road	<a href="#">08/1413/EXT</a>	3	2	No known development constraint to delivery of housing over the next five years
Barnes	Rodgers and Burton, 15 – 17 Church Road	<a href="#">10/1794/PS192</a>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	77 Church Road	<a href="#">10/1988/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	32A Colston Road	<a href="#">09/0557/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	485 Upper Richmond Road West	<a href="#">09/3119/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	First Floor Flat, 14 Sheen Gate Gardens, East Sheen	<a href="#">08/1076/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Flat 1 (ground floor) 14 Sheen Gate Gardens, East Sheen	<a href="#">08/2163/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Second Floor Flat, 14 Sheen Gate Gardens, East Sheen	<a href="#">08/0936/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Basement Flat, 14 Sheen Gate Gardens, East Sheen	<a href="#">08/0966/FUL</a> , <a href="#">08/2161/FUL</a> <a href="#">09/0968/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	18-24 Penryhn Crescent, East Sheen	<a href="#">07/3690/EXT</a>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	11 Fife Road	<a href="#">10/0917/HOT</a>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	335 Upper Richmond Road West	<a href="#">10/3229/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	8 – 10 Windmill Road	<a href="#">09/0184/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Flat 6, 3 Gloucester Road	<a href="#">09/0345/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	28 Elmtree Road	<a href="#">10/2193/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	66 High Street	<a href="#">10/2338/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years

## Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Fulwell, Hampton Hill	107 Hampton Road	<a href="#">10/3494/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	18 Petersham Road	<a href="#">08/3097/FUL</a>	7	7	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Wick House, Richmond Hill	<a href="#">08/2162/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	100 High Street	<a href="#">10/3140/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Flats 1 – 4 At Annexe to No 3 Thames Street	<a href="#">11/0040/FUL</a>	4	4	No known development constraint to delivery of housing over the next five years
Hampton	3 Thames Street	<a href="#">09/1221/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Garricks Lodge, Church Street	<a href="#">10/2623/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Hampton	Natures Medicine Clinic, 76D Station Road	<a href="#">10/2657/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Palace Gate House, Hampton Court Road	<a href="#">10/3513/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	Casa Tertia, Old Farm Road	<a href="#">09/3160/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	190 Kingston Road	<a href="#">09/0654/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	12 Glamorgan Road	<a href="#">10/1105/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	32 Curtis Road	<a href="#">08/1984/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	451 Chertsey Road	<a href="#">09/1470/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Heathfield	151 Hospital Bridge Road	<a href="#">10/0161/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	53 Clifford Avenue	<a href="#">08/4247/FUL</a>	5	4	No known development constraint to delivery of housing over the next five years
North Richmond	17 – 20 Tersha Street	<a href="#">09/0038/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years

## Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
North Richmond	28 Holmesdale Avenue	<a href="#">10/3706/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	<a href="#">08/0605/FUL</a>	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	7 Kings Road	<a href="#">08/0716/PS19</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	130 Sheen Road	<a href="#">08/4291/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
South Richmond	11 – 18 Church Estate Almshouses, Sheen Road	<a href="#">09/0144/FUL</a>	3	-1	No known development constraint to delivery of housing over the next five years
South Richmond	32 Lancaster Park	<a href="#">09/0758/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	21 and 22 The Green	<a href="#">09/2893/FUL</a>	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	<a href="#">09/3162/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	Lion House, Red Lion Street	<a href="#">09/2050/FUL</a>	8	8	No known development constraint to delivery of housing over the next five years
South Richmond	69 Sheen Road	<a href="#">10/2577/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	13 Montague Road	<a href="#">10/2720/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
South Twickenham	32 – 38 The Green	<a href="#">07/3041/FUL</a>	7	7	No known development constraint to delivery of housing over the next five years
South Twickenham	24 Edwin Road	<a href="#">09/1041/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	146 Heath Road	<a href="#">09/1273/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
South Twickenham	78 The Green	<a href="#">09/0044/COU</a>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	144 Heath Road	<a href="#">09/2538/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Kings Arms, 40 Albion Road	<a href="#">10/0019/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North	14 Whitton Road	<a href="#">07/3840/COU</a>	2	1	No known development constraint to delivery of housing over the next five years

## Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Twickenham					next five years
St Margaret's & North Twickenham	165 Whitton Road	<a href="#">08/2305/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	296 St Margarets Road	<a href="#">10/0537/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	21 St Georges Road	<a href="#">10/1026/FUL</a>	1	-2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Top Flat, 62 Northcote Road	<a href="#">10/1673/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	8-10 High Street	<a href="#">05/0007/EXT</a>	4	2	No known development constraint to delivery of housing over the next five years
Teddington	22 North Place	<a href="#">08/1929/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Teddington	20 – 22 High Street	<a href="#">08/4038/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	115A Waldegrave Road	<a href="#">09/3024/FUL</a>	3	2	No known development constraint to delivery of housing over the next five years
Teddington	31 Park Road	<a href="#">09/2762/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	7 Ferry Road	<a href="#">10/1845/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
Teddington	159 Waldegrave Road	<a href="#">11/0167/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	10 Strafford Road	<a href="#">08/2146/FUL</a>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Church Street	<a href="#">08/4727/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	19 Richmond Road	<a href="#">09/2063/FUL</a>	4	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	6 Haggard Road	<a href="#">09/3132/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Riverside House, Riverside	<a href="#">10/1070/FUL</a>	1	1	No known development constraint to delivery of housing over the next five years

## Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Twickenham Riverside	36 Cambridge Park	<a href="#">10/1636/FUL</a>	1	-5	No known development constraint to delivery of housing over the next five years
West Twickenham	3 Melbourne Court, Meadway	<a href="#">10/1062/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	13 Trafalgar Road	<a href="#">10/3528/FUL</a>	1	-1	No known development constraint to delivery of housing over the next five years
Whitton	83A High Street	<a href="#">08/2308/COU</a>	2	1	No known development constraint to delivery of housing over the next five years
Whitton	94A High Street	<a href="#">09/0800/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
Whitton	106A High Street	<a href="#">08/1571/FUL</a>	4	2	No known development constraint to delivery of housing over the next five years
Whitton	41 Hounslow Road	<a href="#">10/3640/FUL</a> , <a href="#">10/3642/FUL</a>	2	1	No known development constraint to delivery of housing over the next five years
			<b>160</b>	<b>94</b>	

## Appendix 7a: Housing Land Supply: large sites

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

Type	Site Name	Ward	No of units (net gain)	Phasing 2012-22		Planning Permission Status
				1-5 yrs (2012-17)	6-10 yrs (2017-22)	
Large Site with PP	Gordon Court	Fulwell, Hampton Hill	28 (16)	16		PP granted ( <a href="#">08/2704/FUL</a> ). Construction already started.
Large Site with PP	Somerset House and 14 Elmtree Road	Fulwell, Hampton Hill	58	58		PP granted ( <a href="#">10/1447/FUL</a> )
Large Site with PP	Sterling, School Road	Fulwell, Hampton Hill	10	10		PP granted ( <a href="#">08/3196/FUL</a> )
Large Site with PP	Former Seeboard Site, Sandy Lane, Teddington	Hampton Wick	198	198		PP granted ( <a href="#">07/3856/FUL</a> ). Construction already started.
Hampton Wick	135 Fairfax Road	Hampton Wick	10 (9)	9		PP granted ( <a href="#">07/2872/FUL</a> , <a href="#">10/2780/FUL</a> )
Large Site with PP	1-5 And Outbuildings The Maples	Hampton Wick	10 (5)	5		PP granted ( <a href="#">06/3371/FUL</a> )
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11	11		PP granted ( <a href="#">11/0468/PS19</a> )
Large Site with PP	Normansfield Hospital	Hampton Wick	89	89		PP granted ( <a href="#">07/1871/FUL</a> )
Large Site with PP	29 Sheen Lane	Mortlake, Barnes Common	15	15		PP granted ( <a href="#">07/4238/FUL</a> )
Large Site with PP	Former Goods Yard Land At Queens Ride	Mortlake, Barnes Common	14	14		PP granted ( <a href="#">08/4383/FUL</a> )
Large Site with PP	Land at Williams Lane Bowling Green, Mortlake	Mortlake, Barnes Common	76	76		PP granted ( <a href="#">09/1490/FUL</a> ) Construction already

Type	Site Name	Ward	No of units (net gain)	Phasing 2012-22		Planning Permission Status
				1-5 yrs (2012-17)	6-10 yrs (2017-22)	
						started
Large Site with PP	International Mail Express, Orchard Road	North Richmond	77	77		PP granted (07/3733/FUL) Construction already started
Large Site with PP	293 Lower Richmond Road	North Richmond	52	52		PP granted (09/2104/FUL) Construction already started
Large Site with PP	Norcutt House	South Twickenham	22	22		PP granted (06/2018/FUL)
Large Site with PP	121 Heath Road, Twickenham	South Twickenham	22	22		PP granted (10/0415/FUL) Construction already started
Large Site with PP	14a King Street Coach House The Old Workshop and CP	South Richmond	13	13		PP granted (07/1455/FUL) Construction already started
Large Site with PP	Car Park, Wakefield Road	South Richmond	11	11		PP granted (09/2420/FUL)
Large Site with PP	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	115	115		PP granted (09/3273/FUL subject to legal agreement)
Large Site with PP	361 to 376 St Margarets Road	St Margaret's & North Twickenham	27 (14)	14		PP granted (08/0307/FUL)
Large Site with PP	209 Waldegrave Road	Teddington	22 (21)	21		PP granted (07/3470/FUL) Construction already started
Large Site with PP	Air Sea House (Phase 2)	West Twickenham	53	53		PP granted (10/0612/FUL) Construction already started
Proposal Site (Ref: H15)	Platts Eyott	Hampton	70	70		Progressing (05/0270/FUL under

Type	Site Name	Ward	No of units (net gain)	Phasing 2012-22		Planning Permission Status
				1-5 yrs (2012-17)	6-10 yrs (2017-22)	
						consideration)
Proposal Site (Ref: R4)	Friars Lane Car Park	South Richmond	5-20	20		
Proposal Site (Ref T29)	Richmond College, Egerton Road	St Margaret's & North Twickenham	50	50		
Proposal Site (Ref: T17)	Twickenham Station	St Margaret's & North Twickenham	25-75	75		Progressing ( <a href="#">10/1972/FUL</a> , <a href="#">10/3465/FUL</a> , <a href="#">11/1443/FUL</a> under consideration)
Proposal Site (Ref: T3)	Twickenham Sorting Office, 109 London Road	St Margaret's & North Twickenham	30-170	170		
Other known large site	Royal Star & Garter	Ham, Petersham, Richmond Riverside	25-60	60		
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	17	17		
Other known large site	Gifford House, Popes Avenue, Twickenham	South Twickenham	29	29		Progressing ( <a href="#">10/3719/FUL</a> under consideration)
Other known large site	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	60-255		255	
Other known large site	Lower Richmond Road, Richmond	North Richmond	30		30	
Other known large site	Greggs Bakery, Gould Road	South Twickenham	75-200		200	
Proposal Site (Ref: H1)	Hampton Water Treatment Works	Hampton	25-55		55	
Other known large site	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	50		50	Progressing ( <a href="#">10/1256/FUL</a> )
Proposal Site (Ref: W3)	Nelson Primary School	Whitton	28		28	
Proposal Site (Ref: T14)	Council Depot, Langhorn Drive	St Margaret's & North Twickenham	25-55		55	
Proposal Site (Ref: R6)	Richmond Station	South Richmond	5-20		20	
Proposal Site (Ref: S4)	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	200-300		300	
<b>TOTALS</b>				<b>1392</b>	<b>993</b>	



Type	Site Name	Ward	No of units (net gain)	Phasing 2012-22		Planning Permission Status
				1-5 yrs (2012-17)	6-10 yrs (2017-22)	

PP = planning permission

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

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

	Five Year Housing Land Supply 2012 – 2017					2017-2022	Total 2012- 2022
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Proposal/Other known large sites	Proposal/Other known large sites	
<b>Barnes</b>	3	3	0	4	0	0	10
<b>East Sheen</b>	2	1	7	10	0	0	20
<b>Fulwell and Hampton Hill</b>	29	76	7	6	0	0	118
<b>Ham, Petersham and Richmond Riverside</b>	13	4	1	8	60	0	86
<b>Hampton</b>	23	5	7	9	70	55	169
<b>Hampton North</b>	1	5	0	1	0	0	7
<b>Hampton Wick</b>	211	122	9	2	17	0	361
<b>Heathfield</b>	15	3	4	4	0	0	26
<b>Kew</b>	3	13	2	0	0	50	68
<b>Mortlake and Barnes Common</b>	77	42	2	0	0	300	421
<b>North Richmond</b>	129	18	15	3	0	285	450
<b>South Richmond</b>	15	31	6	13	20	20	105
<b>South Twickenham</b>	23	44	0	14	29	200	310
<b>St Margarets and North Twickenham</b>	5	147	3	4	295	55	509
<b>Teddington</b>	33	11	5	10	0	0	59
<b>Twickenham Riverside</b>	9	11	3	1	0	0	24
<b>West Twickenham</b>	61	25	2	0	0	0	88
<b>Whitton</b>	1	10	9	5	0	28	53

## Appendix 8: Employment land completions

applicn ref	Address	overall loss( m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external						
07/1518	75 Sheen Lane, East Sheen	163 B1a		B1a 0.0023 C3 0.0038 A1 0.0046		yes	Change of use of 196 sqm of B1 office to A1 93sqm, 2x C3 and B1a 33sqm.	Change of use from offices to retail on basement and part ground floor. Two residential units on first and second floor and retention of part ground floor rear as small business unit.
10/0940	206 -208 Stanley Road, Teddington	130 B1a		B1a 0.0063 D1 0.0064 D2 0.0064 C3 0.046		yes	B1a office space 195 sqm and 9 flats approved. Allow reduction of use to 65sqm of D1,65 sqm of D2 and 65 sqm of B1a	Allow for change of use of the ground floor B1 office space to D1 and D2 to allow for physiotherapy practice combined with personal wellness /fitness training and sports massage
10/0990	297 Richmond Road, Ham		48 B2	B2 0.0048		no	Car showroom Sui Generis, site area 0.04ha. Continued use of 48 sqm part of the site for vehicle repairs and MOT testing, B2.	Continued use for Class B2 purposes (motorcycle MOT testing station) (Retrospective application).
09/3417	37- 43 High Street, Hampton Wick	874 B1a	150 B1b	B1a 0.0046 B1b 0.0099 A1 0.048		yes	Loss of 944 B1a to 644 sqm A1, 70 sqm B1a offices, 150 sqm B1b, and 80 sqm of repair workshops associated with the main retail function	Change of use from office space to a combination of retail and some office and light industrial use
10/2526	13 Lower Teddington Road, Hampton Wick		373 B1a	B1a 0.0429 D1 0.0172 C3 0.0085		no	Former Old people's home (C2) changed to 373 sqm of B1a, 98 sqm of D1 and 1 flat (C3).	Lawful Use of ground and part first floor for office use. Use of remainder of first floor as flat. Use of the rear of the premises for meetings, interviews, training, functions and evening meetings.
08/0679	76 Lower Mortlake Road, Richmond		165 B1a	B1a 0.00525 A2 0.00525 C3 0.0238		no	350 sqm of A1 retail and 2x C3 units redeveloped to form 165 sqm of A2, 165 B1a and 12 flats.	Alterations During The Course Of Construction To Permission For 12 Flats With 322 Sqm Of Commercial Space (A2 Or B1) And Associated Car Parking (Revision To Application 05/3749/Ful).
10/1317	1 Heathlands Close Heath Road, Twickenham	750 B1c	750 B8	B8 0.0919		yes	Change of use of one light industrial unit of 750 sqm B1c with storage of 750sqm B8 to 1500sqm of B8.	Use as a timber and builders merchant with small trade counter and ancillary associated office space
06/3063	Dunstable Studio, rear of Sheen Road, Richmond.	75 B8	80 B1a	B1a 0.004 C3 0.004		yes	75 sqm of B8 replaced with 80 sqm B1a office space and residential to form one live/work unit.	Demolition of existing store and erection of one live/work unit.
07/3287	12 Crown Road Mews, Twickenham	52 B2	21 B1a	B1a 0.0021 C3 0.0043		yes	52 sqm of B2 vehicle repairs lost to provide 1flat and 21 sqm ground floor work space	Demolition of existing derelict two storey building/erection of new two storey live/work unit with garden.

applicn ref	Address	overall	Gain	Propose d land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		loss( m2)	(m2)					
		Gross external						
07/3000	Rowan House, Field Lane, Teddington		13 B1a	A2/B1a 0.012 C3 0.024		yes	B1 office building 110 sqm with 1 flat above demolished. New build 123 sqm of either A2/B1 on ground floor and 8 flats above.	Demolition of existing building and erection of two storey building comprising ground floor commercial accommodation (Class A2/B1) and 8 residential flats
08/2577	8 Waldegrave Road, Teddington	4,405 B1b	5,203 B1a	B1a 0.498		yes	Demolition of offices and laboratories of 4,405 sqm of research establishment (B1b) and replace with new B1a office space 5,203 sqm	Demolition of existing buildings (use class B1b) and erection of replacement office building (use class B1a) with associated car parking and landscaping.
09/3343	74 Church Road, Teddington	17 B1a		B1a 0.0032 C3 0.0037		no	Office B1a of 48 sqm on ground floor, reduced to 31 sqm B1a and 1 residential unit.	Conversion and extension of rear ground floor to residential unit.
09/2755	5 Montpelier Row, Twickenham		46 B8	B8 0.0046		no	Ancillary C3 garage used for storage 46sqm, to B8 46sqm	use of existing Coach House for storage purposes independent of dwelling.
10/0769	Tudor House, Upper Teddington Road, Hampton Wick	1,026 B1a		D1 0.2904		no	Change of use of 1026 sqm offices B1a to a 1029 sqm Doctors' surgery D1c.	Change of use from offices (B1) to a surgery (D1) and alterations, to Tudor House and Sheridan House.
09/2748	Grosvenor House, Twickenham	457 B1a		D1 0.034		yes	Change of use from office B1a 457 sqm to nursery D1 457sqm.	Change of use of office B1a to nursery centre D1 for up to 48 children.
10/2593	Regal House, Twickenham	163 B1a		D1 0.014		yes	163 sqm of B1a) converted to D1	3 <sup>rd</sup> floor change of use of several units of from B1a to D1 educational centre
10/0616	6-8 Onslow Road Richmond	78 B1a		C3 0.0032		no	Change of use of 78 sqm of B1a to C3. No new unit created.	B1 office to residential to create annexe/ancillary residential accommodation to number 8.
08/3193	30 York Street, Twickenham	153 B1a		C3 0.0074		yes	153 sqm of B1a converted into 2x C3 units.	Conversion of office accommodation on 1st, 2nd and 3rd floors to 2 no. residential units.
10/2274	48 Heath Road, Twickenham	120 B1a		A2 0.004		yes	B1a Business use to A2 Solicitor's shop	Established A2 Use (Solicitors) to ground floor of 48 Heath Road
10/4258	101 High Street, Hampton Hill	73 B1a		C3 0.00675		yes	First floor B1a converted to 1 flat C3	Change of use of first floor from office to residential flat
09/0337	Rowntree Road Twickenham	615 B1a		C3 0.0777		no	Conversion of 615 sqm B1a into 8 flats C3.	Conversion Of The Building Into 8 No.1 And 2 Bedroom Flats For Social Rented Purposes (100% Affordable Housing).
08/4458	345 Upper Richmond Road West, East Sheen	164 B1a		C3 0.00942		Yes	164 sqm of B1a converted into 3x C3 units	The conversion of existing offices on the first and second floor of the property into 2 no. studio flats on the first floor and one 1 bedroom flat on the second floor
09/2007	37 Barnes High Street, Barnes	60 B1a		C3 0.0025		Yes	Change Of Use From B1a To C3 (Dwelling House)	Change Of Use From B1 (Office) To C3 (Dwelling House)

applicn ref	Address	overall loss( m2)	Gain (m2)	Propose d' land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external						
10/2692	28 High Street, Hampton Hill	20 B1a		C3 0.002		yes	20 sqm of B1a use to be changed and incorporated into existing residential. No new C3 unit.	Change of use unit C to residential and incorporate with unit G which is currently residential
09/0292	32 The Green, Richmond	445 B1a		C3 0.0131		yes	Change of use from 445 sqm offices in Listed Building on the Green to 1 residential dwelling house	Change of use from offices to residential.
	<b>Total</b>	<b>- 9840</b>	<b>+6,849</b>		<b>B1a = 5,855</b> <b>B1b = 150</b> <b>B2 = 48</b> <b>B8 = 796</b> <b>Gross = +6,849sqm</b> <b>Overall loss = 2,991</b>			

## Appendix 9: Guide to the Use Classes Order

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

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