

London Borough of Richmond upon Thames

Appendices

to

Annual Monitoring Report 7

for financial year **2009/10**

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Appendix 1: LDF Evidence Base

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

Table A1.1: Completed at April 2010

Title	Summary	Date completed	Update planned
Employment land study 2006 (URS Corporation)	<p>Consultants URS Corporation carried out an employment land review in line with Government Guidance in order to assess the Borough's employment sites and provide a robust evidence base to support the retention or release of existing employment land where appropriate.</p> <p>The findings confirm there is a very limited amount of employment land in the Borough. The study also found strong evidence for an increased demand in employment land for office and distribution uses. Such is the strength of demand and shortage of space that there is a strong case for the LDF to protect all existing employment sites unless they are inherently unsuitable for employment uses, whereupon a transfer to other employment generating uses such as health, sports, leisure, hotels and childcare facilities should be considered.</p> <p>Offices: There is additional demand for good quality offices and this is expected to grow. Where space is vacant it is more likely due to its lack of quality rather than due to a lack of demand. Premises last in B1 use (ie offices/light industry) should remain in this use class.</p> <p>Industrial & warehousing: A net demand for industrial land is also predicted and the report, in line with Regional Guidance recommends a very restrictive approach to the transfer of industrial land to alternative uses. A transfer of B2 (general industrial) to B8 (storage and distribution) should be considered in the first instance, subject to traffic and neighbourhood issues.</p> <p>New development: Where appropriate the Council should encourage new developments to provide premises suitable for small firms and start-up companies. Redevelopment for employment led mixed-use development should be encouraged subject to providing at least the same amount of employment floorspace.</p> <p>River related: As they contribute to the local economy and distinct quality of the Borough there is a case for a stronger policy in the LDF to protect river related uses.</p>	June 2006	
Employment land study 2009 (URS Corporation)	<p>The study provided advice on policy direction, included an audit of existing employment land and premises, and future supply, provided an analysis of the local economy and likely growth/contraction and identified potential gaps in provision.</p> <p>The Update confirms that there is a very limited amount of employment land in the borough. There is a strong case for the Local Development Framework to protect all existing employment sites unless they are inherently unsuitable.</p>	Updated November 2009	
Retail Study (GVA Grimley)	<p>GVA Grimley carried out a retail study in order to assess the Borough's capacity for further retail growth for convenience and comparison goods and to analyse the scope for new development in the main centres and suggest possible strategies for the LDF. Capacity projections were made using a model which predicts the amount of shopping floorspace required based on variables including the predicted level of population growth and expenditure. Several sets of projections were produced.</p>	March 2006, Updated 2009	

¹ The Evidence Base is wider than the research included in this document and includes **Annual Monitoring Reports**

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/ldf_udp_annual_monitoring_report.htm and also regular monitoring carried out by the Council as quarterly Town Centre Vacancy Surveys, Annual Town Centre Land Use Surveys & housing data collected for government returns. It also includes research carried out by the GLA and other organisations. See http://www.richmond.gov.uk/cs_background_document.pdf for more details.

Title	Summary	Date completed	Update planned
	<p><u>Convenience goods (food) net figures for 2013</u> Overall capacity for the borough is estimated to be 2,535 m2 of floorspace. Much of the capacity is in the East of the Borough. For town centres capacity is estimated as: Richmond: 1351 m2, East Sheen: 502 m2, Twickenham: -891 m2, Teddington: -341 m2, Whitton: 67m2. The performance of out of centre foodstores generates capacity for a further 1,847 m2 (in 2013). However, this does not justify the development of further out-of-centre convenience goods provision and any applications would need to meet policy tests.</p> <p><u>Comparison goods (non-food) (all figures are net for 2013)</u> Overall capacity for the borough is 7,222 m2 floorspace. In terms of the east/west split – in the east of the borough there is 5662m2 capacity & in the west a capacity for 1560m2. For town centres, capacity is estimated as, Richmond: 3646 m2, East Sheen: 495 m2, Twickenham: 651 m2, Teddington: 303 m2, Whitton: 272 m2. Out of centre development generates 1,854 m2. However the same caveats apply as above. A number of possible sites for retail/ mixed use allocations were also considered as part of the study. Viability assessments are to be commissioned were necessary when required.</p>		
<p>Retail Study Update (GVA Grimley)</p>	<p>GVA Grimley updated the 2006 Study using current population & expenditure forecasts from Experian. The assessment uses lower expenditure growth rates reflecting the economic downturn. For convenience goods, GVA Grimley estimate that there will be global capacity for an additional 8,292 sqm net of convenience goods floorspace by 2011, rising to 10,266 sqm net by 2016 and 14,096 sqm net by 2026. There is significantly more capacity arising in the east of the Borough, particularly in Richmond and Teddington. There is also capacity in East Sheen and Whitton, although in Twickenham there is negative capacity until after 2021.</p> <p>For comparison goods, the 2009 updated projections forecast significantly less capacity than in the 2006 Retail Study, mainly as a result of the lower expenditure growth rates that have been adopted up to 2016, which have offset the higher population forecasts. Globally, we estimate that there would be capacity to support an additional 153 sqm net of comparison goods floorspace by 2011, rising to 2,588 sqm net by 2016, rising to 8,929 sqm net by 2021 and 16,470 sqm net by 2026. The majority of this capacity is generated in the east of the Borough in Richmond. Additional capacity is generated by the performance of the Borough's out-of-centre food store and retail warehouses. However it is important to note that this does not justify the development of further out-of-centre floorspace.</p> <p>This update incorporates higher population figures, which are offset by lower expenditure growth figures, particularly for comparison goods, which reflects recent trends in the growth of internet sales and the significant implications of the economic downturn up to 2016.</p>	<p>Update Nov 2009</p>	<p>New telephone survey recommended by consultants by Nov 2011 to take account of Westfield. Elements of study will be updated by LEA 2010.</p>
<p>Distribution of Convenience Provision: Identifying Gaps in Provision</p>	<p>This exercise mapped convenience provision in the borough in order to identify residential areas which are more than 400 metres from shopping facilities. Other factors were considered including the location of areas of relative deprivation in the borough, recent major housing completions and commitments, and the relationship with Public Transport Accessibility Levels.</p>	<p>April 2007</p>	<p>Medium term</p>
<p>Analysis of Town and Local Centres 2006/7 (Incorporating health checks for main town centres) & Volumes 1 & 2 of Appendices</p>	<p>This Analysis of Town and Local Centres 2006/7 study (pdf, 1173KB) analysed town centres, local centres and parades in the borough taking into account their size, location and function, and whether the centre does or could be developed to fill a gap in provision. It takes into account whether a centre serves relatively disadvantaged communities in the borough. From this a hierarchy of centres was put forward for consideration, leading to the development of adopted Core Policy TC 8 - Town & Local Centres.</p>	<p>April 2007</p>	<p>Health check element to be reviewed Summer 2010.</p>
<p>Open land study (Allen Pyke Associates)</p>	<p>Allen Pyke Associates were commissioned in June 2005 to carry out a review of open land designations. They reviewed existing areas of Green Belt, Metropolitan Open Land and Other Open Land of Townscape</p>	<p>January 2006</p>	

Title	Summary	Date completed	Update planned
	<p>Importance against criteria for designation to ensure that these areas remain appropriately designated. They then reviewed 100 other open areas. Assessments took account of the physical elements of the site – size, vegetation, boundaries, current uses, level of public access; the existing landscape/townscape character and the areas contribution to it, views in and out of the site, proximity to other open areas, consequences if area were to be developed, nature conservation value, other designations, value to local people. As a result of the survey the consultants put forward 35 highly recommended areas for designation as Other Open Land of Townscape Importance, and a further 65 possible areas.</p>		
Open Space Strategy	<p>This Strategy analyses in detail by area the population size and socio-demographic details, the existing provision of open land including open space, riverside, cemeteries and allotments, including the size, function and quality of each space, and then identifies the opportunities in each area for improvements within specific sites, to improve access to certain sites, to promote dual use etc. Some of these actions may be taken forward as specific Local Development Framework policies and proposals. Due to be reviewed in 2011</p>	2003	
Sport, Open Space and Recreation Needs assessment	<p>This assessment has been carried out both to form a basis for the Local Development Framework and to feed into a review of the Borough-wide Strategy for Sport and Physical Activity. This study includes an assessment of existing provision (qualitative and quantitative) and future needs for specific activities based on consultation with sports clubs and other interested bodies. It covers indoor and outdoor sport, formal and informal recreational activities.</p>	March 2007	
Borough's Tree Strategy	<p>In recognition of the ecological, visual and historical importance of trees, the Strategy envisages that the characteristic high quality and level of tree cover in the London Borough of Richmond upon Thames should be maintained and enhanced for future generations; and that the special quality of local areas should be reinforced by distinctive tree planting. The aim of the Strategy is to provide detailed guidance on the implementation of relevant UDP policies. The strategy is currently under revision.</p>	1999 [This is currently being updated by Urban Design]	
Local Housing Assessment (Fordham Research)	<p>Fordham Research were commissioned jointly by the Planning and Housing and Social Services Departments to carry out a Local Housing Assessment. The assessment included a questionnaire survey of over 15,000 randomly selected households. The study showed that over 11,000 households are in housing need and there are currently 5,726 households on the Council's Housing Register. The lack of affordable housing is the biggest single problem in the Borough, prices are higher than average making it hard for people to buy homes and there is also a shortage of affordable rented or shared ownership homes in the Borough. The main need is for family accommodation for social rent.</p>	2006	
New Housing Survey	<p>A survey of the residents of all new housing schemes was undertaken in March 2006 to test our planning policies in relation to new housing developments. The survey included all dwellings in developments of 5 or more units built between 2002 and 2005. This was 1,313 households, 409 responded. Results of the survey are available on the Council's website². The majority of respondents previously lived within London Borough of Richmond upon Thames, and were home owners. Of the first time buyers most moved into flats. The main reason given for moving was to have more space/ larger home. Very few dwellings were bought as second homes. This research is to be used when reviewing housing design standards, dwelling size and other policies.</p>	April 2006	Update planned for 2010.
Financial viability assessment for affordable housing	<p>The assessment showed that in almost all of the Borough there was scope for requiring 40% affordable housing within a development without adversely affecting viability and in many circumstances 50%. This took account of</p>	February 2007	Summer 2010

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

Title	Summary	Date completed	Update planned
threshold and employment redevelopment (Christopher Marsh & Co. Ltd)	the requirements for planning obligations in accordance with the Planning Obligations Strategy. This is even the case for smaller sites where costs may be higher pro rata than on larger sites.		
Local Housing Availability Assessment	This paper sets out the housing land availability position in the London Borough of Richmond upon Thames, in order to provide supporting information for the Core Strategy Submission. The paper sets out the Housing Land Availability of known large sites in the borough and gives an estimate of where and how much housing is likely to take place. The paper looks at sites in three categories: proposal sites; sites with permission; and other large sites. In addition, it looks at the phasing of development and the borough's small site allowance. The conclusion gives a broad range of housing for 5 areas of the borough. In recent times, planning permissions on all sites have averaged 444 units per year. Although the numbers are likely to reduce in future, it seems most likely that the ten-year housing allocation will be achieved, and probably exceeded.	Feb 2008	Housing Land Supply Assessments published annually in AMR.
Education provision in the borough	In 2005 the Education Department carried out a survey of schools in relation to the need for more school places in the borough. A joint assessment was carried by Education and Planning Department out at various primary and secondary schools across the borough to review where there might be physical scope for expansion.	2005, updated 2007	See below
Education provision in the borough	Government Funding secured to rebuild Teddington school (secondary provision). Officers have identified the need for additional primary school places in <u>three</u> areas of the Borough: <ul style="list-style-type: none"> • Barnes/ East Sheen/ Richmond • Central and East Twickenham • Teddington and Hampton Wick 	Update March 2007, reviewed autumn 2010.	
Strategic Flood Risk Assessment (Jacobs)	A Strategic Flood Risk Assessment (SFRA) of the borough has been carried out by Jacobs . The study has been prepared in accordance with Government guidance (PPS 25) and agreed by the Environment Agency. It identifies areas in the borough at risk from flooding from the River Thames, its tributaries and other sources, which assists in the formulation of planning policies, in identifying the development potential of proposal sites and assessing future development proposals.	June 2008 Reviewed and published in 2010	
Flood Risk and Development Sequential Test Report (Jacobs)	Planning Policy Statement 25 (PPS 25): Flood Risk and Development introduced the Sequential Test to the planning system, which is designed to steer development to areas at low risk from flooding. The Sequential Test should be applied to all prospective development areas and sites. The Borough's Local Housing Availability Assessment (February 2008) has identified certain sites for development. To determine the most suitable areas in terms of flood risk, the Sequential Test has been applied. The Sequential Test has been undertaken by Jacobs, who has utilised flood risk data presented in the Strategic Flood Risk Assessment.	September 2008	
Appropriate Assessment <i>Assessment of likely significant effect carried out under Regulation 48(1) of the Conservation (Natural Habitats &c.) Regulations 1994</i> (Baker Shepherd Gillespie)	The Council appointed Baker Shepherd Gillespie to carry out an assessment of the Core Strategy Preferred Options, looking at its potential implications. The study identified two Special Areas of Conservation (SACs) and one Special Protection Area (SPA): Richmond Park SAC, Wimbledon Common SAC and the South West London Waterbodies SPA.	AUGUST 2007	
Evidence base for carbon emissions reduction policies (CEN)	This study investigates the sustainable energy measures that can be feasibly integrated into various types of development in order to meet or exceed the requirements of the Building Regulations, Housing Corporation targets and the London Plan. This study confirms current Core Strategy requirements (Code for Sustainable Homes Level 3) are practicably	Nov 2008	

Title	Summary	Date completed	Update planned
	achievable at the given costs and the Council could consider Code level 4 at the next stage of the LDF production.		
Twickenham Campus Low Carbon Energy Options Study	This study of low carbon energy options for London Borough of Richmond upon Thames has identified solutions with the potential of reducing CO2 emissions by up to 234 tonnes per year (17%). The low carbon energy option identified in this study comprises a district heating network fuelled by biomass boiler (wood pellet or wood chip) plant to provide 50% of the Campus heating requirement. The estimated capital costs are between £100-1110K, net of potential grants and excluding the costs of any enabling works, such as building work, which can only be reliably established as part of further, more detailed study once a decision of principle has been made.	2009	
Borough-wide Sustainable Urban Development Study (Turley Associates)	A research project has been carried out by consultants into high density development and tall buildings to identify areas of the Borough that are unsuitable, sensitive or have the potential for such type of development. The study findings conclude that large parts of the Borough are unsuitable or sensitive to large scale development due to factors including restrictive planning designations, special local character and levels of public transport accessibility. Careful consideration will therefore be required for any proposals that come forward and taller buildings will often be inappropriate, although every proposal must be assessed on its individual merits. The study applies a local density matrix and sets out design guidance for each of the Borough's settlement areas. It suggests that parts of the Borough's five town centres are the most appropriate areas for higher density development and taller buildings. Generally only Richmond and Twickenham would be suitable for tall buildings (defined as six or more storeys), located close to the town centre railway stations.	September 2008	
Richmond Biodiversity Action Plan 2005	The Richmond Biodiversity Action Plan (BAP) sets out the framework for the protection, conservation and enhancement of wildlife within Richmond upon Thames. This is a policy document which includes research. The plan aims to protect, conserve and enhance species that are rare and in decline, such as the stag beetle, the water vole and the song thrush. Implications for planning include the protection of specific habitats or species within sites which already have general protection for nature conservation and where development proposals may impact on such habitats or species.	2005	
Independently & Objectively assessing the need for a Cumulative Impact Policy for Richmond and Twickenham (Erskine Corporation)	<p>An independent assessment of anti-social behaviour & nuisance in and around Richmond and Twickenham town centres.</p> <p>4,000 survey forms were sent to selected business & residential addresses in the area. The Survey revealed:</p> <ul style="list-style-type: none"> the most regularly encountered crime, disorder, nuisance and /or antisocial behaviour is excess noise and littering the notable majority of respondents experienced difficulty in sleeping in the main due to disturbance & noise of individuals after closing time of licensed premises over half of respondents are deterred from using facilities at night in town centres due to their experiences and/or fear of anti-social and criminal behaviour 80% thought there should be a special policy <ul style="list-style-type: none"> o the majority agreed with the boundaries proposed. <p>An observation exercise was undertaken. It revealed:</p> <ul style="list-style-type: none"> o Richmond experiences the most environmental grime issues such as vomiting and public urination, whereas Twickenham experiences more aggressive behaviour. o In Richmond the station is the focal point for anti-social behaviour, criminal behaviour and nuisance. In Twickenham, it is the corner of Water Lane where the main roads intersect. o Most activity occurs on Friday followed by Saturday. <p>On 6th June 2005 Full Council agreed to implement a special policy on cumulative impact for zones in Richmond & Twickenham. A revised Licensing Policy came into effect from 8 January 2008.</p>	May 2005	

Table A1.2: Research completed in monitoring year 2009/10

Title	Summary	Date completed	Update planned
Local Economic Assessment	Produced by Roger Tym & Partners and Renaisi. Factual report on state of borough economy. The analysis suggests five key issues specific to the local economy. In a workshop setting as part of this work, stakeholders agreed with these conclusions and that, although not exhaustive, they are the most critical to the competitiveness of the borough: <ul style="list-style-type: none"> <input type="checkbox"/> Quality, quantity and price of premises <input type="checkbox"/> Competitiveness of local centres <input type="checkbox"/> Growth opportunities for small businesses <input type="checkbox"/> Recruitment and skills progression for lower paid jobs <input type="checkbox"/> Housing affordability Please see link for full summary and Report. http://www.richmond.gov.uk/local_economic_assessment	Oct 2010	
DMDPD Viability Study Update	Update of Viability Study by Christopher Marsh and Co.	Late 2010	

Table A1.3: Further research currently proposed

Title	Summary	Expected Completion Date	Update planned
New Homes Survey	Update of previous surveys of occupants of newly built housing.	2011	
Housing Market Assessment		-	
Gypsy and Travellers Assessment (including Assessment of Need).	Sites to be taken forward in Site Allocations DPD.	-	
Twickenham Town Centre Health Check	Health Check assessment for Twickenham town centre drawing on published data and empirical research.	February 2011	

Appendix 2: Unreported and Deleted indicators

Table A2.1 – Unreported Indicators

indicator number 2008/9	Indicator	Reason unreported
30	Average journey time per mile during the morning peak (NI 167)	Not available on CLG hub at time of publication
*	Allocation of road space to sustainable modes (Parallel Initiatives Programme)	Data not available at time of publication
*	Progress on the implementation of parking controls to discourage commuter parking	Data not available at time of publication
*	Level of parking in town and local centres and parking controls	Data not available at time of publication
39	The level of satisfaction with the design and layout of new housing schemes	No new data available. New Housing Survey is not an annual survey. It is due to be updated and will be reported in the next AMR.
60	Progress on Public transport improvements in 5 areas of relative disadvantage	Not supplied.
80	Overall/ general satisfaction with local area (Place Survey).	Place Survey not undertaken in 2010. The Council's All-In-One Consultation was still underway at publication which will cover similar issues. Results are expected Feb 2011.
*	Completed small business units under 250 m²	Not available
90	Skills gaps in the current workforce reported by employers	Not available
Please note DCLG Core Output Indicators M1 & M2 relating to minerals are not relevant to this authority.		

Table A2.2 – Deleted Indicators

Indicator number 2008/9	Indicator
22	Area of derelict land available for re-use (previously developed) (ha)
31	Progress on completion of London Cycle Network
33	Vehicles flows by mode (million vehicle kms per annum)
*	Percentage of developments accompanied by either a Transport Assessment or Transport Statement as appropriate.
42	Number of "Conservation Area Appraisals" completed
43	Number of Article 4 Directions made in financial year
61	Number of claimants of unemployment benefits in 5 areas of relative disadvantage
81	Number of recorded crimes per annum, violence against the person; burglary from a dwelling; theft from a motor vehicle.
93	Proportion of residents of working age in employment (rate to be calculated when NI monitoring becomes statutory 1.4.08)
96	Number of visitors to major attractions (Hampton Court Palace, Ham House, Barn Elms Wetlands Centre, RBG Kew) in the borough per annum

Appendix 3: Implementation of Proposal sites

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented	not implemented	not implemented
B3	Hammersmith Bridge-Putney: cycle route	cycle route	not saved	not saved	not saved
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	feasibility study commissioned	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
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented	not implemented	not implemented
B7	Barnes Bridge Station	interchange improvements	not saved. phase 1 underway	implemented	Implemented
S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented	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
S6	Mortlake Station	interchange improvements	part completed	implemented	Implemented
S7	North Sheen Station	interchange improvements	not implemented	not implemented	not implemented
P2	Reservoir Land	agriculture	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
P4	King George's Pavillion	Housing/Employment/Community Use	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
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented	Implemented	Implemented
H3	Hydes Fields, Upper Sunbury Road	short stay camping and caravanning	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
H5	Hampton Station	interchange improvements	not implemented	not implemented	not implemented
H6	North end of Oak Avenue, Hampton	recreation use	not implemented	not implemented	not implemented
H7	Open space, north end of Oak Avenue	bridle path	not implemented	not implemented	not implemented
H9	Beveree, Beaver Close	children's playground	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
H12	Page's Green, Hampton Nursery Lands	children's playground	not saved	not saved	not saved
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	not saved	not saved	not saved
H14	Hatherop Recreation Ground	public open space improvement	partially 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
H16	Church Street/High Street	paving & street lighting, create pedestrian priority area	not implemented	not implemented	not implemented
H17	Church Street	reduction in carriageway width	not implemented	not implemented	not implemented
H18	Station Road/ Ormond Ave/ Tudor Rd/ Oldfield Road	junction improvement	not implemented	not implemented	not implemented
H19	High St/ Thames St	junction improvement	not implemented	not implemented	not implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10
H20	Thames Street/ Church St	traffic signals	not implemented	not implemented	not implemented
H21	Hampton Court Road/ Chestnut Avenue	junction realignment & improvement	not implemented	not implemented	not implemented
H22	Fulwell Bus Garage/ BR Station	interchange improvements	not implemented	not implemented	not implemented
H23	Hampton Water Works	operational water works development	partially completed	implemented	implemented
H24	Former Council Depot Oldfield Rd	housing	plg perm granted but not implemented	under construction	under construction
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
K2	Kew Riverside	housing/ nature conservation	completed end April 2008	completed end April 2008 (not saved)	completed end April 2008 (not saved)
K4	Kew Gardens Station	interchange improvements	completed	completed	completed
R1	George Street	improved conditions for pedestrians, feasibility of pedestrianisation	partially completed	partially completed	partially completed
R2	The Quadrant	service road extension	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
R4	Friars Lane car park	housing	not implemented	not implemented	not implemented
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	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
R7	Land at rear of 10 Kings Road	housing	not implemented	Under construction	Under construction
R8	Pools on the Park	intensification of sports use	not implemented	implemented	implemented
R10	Christs School	primary school	not saved	not saved	not saved
R11	Terrace Yard, Petersham Rd	housing	not implemented	not implemented	not implemented
D1	Normansfield	institution use/ hotel/ training centre, leisure, open space, nature conservation, housing	partially completed	partially completed	partially completed
D2	Hampton Wick Station	station redevelopment, business use	not implemented	not implemented	not implemented
D3	Teddington Library	library extension	not implemented	not implemented	implemented
D4	Teddington station	station car park & environmental improvements	not implemented	not implemented	not implemented
D5	Queens Road Clinic	rebuild clinic	not implemented	Under construction	Under construction
D6	The Causeway, Teddington	pedestrian enhancement	not implemented	not implemented	not implemented
D7	Former playing field, School House Lane	children's playground	not implemented	implemented	implemented
D9	Collis Primary School	extension & improvement of school. In long term possible rebuilding of primary school	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
D12	Teddington School	rebuild school etc	not implemented	under construction	under construction

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not 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
T2	Stable Block, Orleans House	art gallery extension, local studies museum	implemented	implemented	implemented
T3	Post Office Sorting Office, London Road	public service/ mixed use	not implemented	not implemented	not implemented
T4	Oak Lane Cemetery	public open space	implemented	implemented	implemented
T5	Garfield Road	pedestrian priority area, shared use, landscaping	not implemented	not implemented	not implemented
T6	Church Street	limited pedestrianisation	implemented	implemented	implemented
T7	Waldegrave School	alteration, extension & improvement of school premises etc.	not implemented	not implemented	not implemented
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented	not implemented	not implemented
T14	Craneford Way Depot	depot facilities/ residential	not implemented	not implemented	not implemented
T15	Holly Road	improvements to rear servicing	not implemented	not implemented	not implemented
T16	Fountain Public House	hotel	implemented	implemented	implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented	not implemented
T18	Marble Hill Park	landscaping improvements	partially implemented	implemented	implemented
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented	implemented
T20	Whitton Road/ Rugby Road	roundabout improvement	ATS introduced Oct 2008	implemented	implemented
T21	St Margarets Road/ Richmond Road/ Rosslyn Road	junction improvement	implemented	implemented	implemented
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	implemented	implemented	implemented
T23	Station Yard	car free housing/ business use	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
T25	St Margarets Station	interchange improvements	not implemented	not implemented	not implemented
T26	Strawberry Hill Station	interchange improvements	not implemented	not implemented	not implemented
T28	Harlequins	continued use of sports ground with associated facilities, enabling devt & new road	partially implemented	implemented	implemented
T29	RuT College	redevelopment of college etc	not implemented	not implemented	not implemented
W1	Twickenham Rugby Ground	increased sports and recreational use	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
W3	Nelson Primary School, Nelson Road	redevelopment of school, affordable housing, use of playground out of hours	not implemented	not implemented	not implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09	Progress in 2009/10
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented	not implemented	not implemented
W7	Hanworth Road	railway bridge reconstruction with footways	not implemented	not implemented	not implemented
W8	Powder Mill Lane	heavy goods vehicles restriction	not implemented	not implemented	not implemented
W10	High Street	environmental improvements	not implemented	not implemented	not implemented
W11	A316 near Hospital Bridge Road	footbridge extensions	not implemented	not implemented	not implemented
W12	Hanworth Road/ Powder Mill Lane	junction improvement	implemented	implemented	implemented
W13	Mill Farm Site	housing	not saved	not saved	not saved
W13	Mill Farm Site	industrial	not implemented	not saved	not saved
W14	Whitton Station	interchange improvements	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

Source: LBRuT Planning Policy

Appendix 4: Detailed data on Planning Obligations

Table A4.1: Planning Obligations in Sec 106 Agreements 2009-2010

Planning app no.	Address	Date signed	Contribution
08/4263/out	Richmond Adult and Community college, Clifden Road, Twickenham	23.4.09	£15,000 transport £125 monitoring
07/4199/ful	136-138 Broad Lane, Hampton	30.4.09	£8,486 education £424 monitoring
09/0041/ful	Land r/o 180 London Road, Twickenham	16.4.09	£27,190.80 education
08/1467/ful	17 Stanley Road, East Sheen	14.5.09	£2,500 transport
07/2100/ful	3 Thames Street	27.5.09	£64,442.28 affordable housing
07/0789/ful	71 Queens Road, Twickenham	5.6.09	£125 monitoring
08/2927/ful	120 St Margaret's Road, Twickenham	5.6.09	£125 monitoring
07/1233/cou	129 Sheen Road, Richmond	24.6.09	£125 monitoring
08/2438/ful	22 Marchmont Road	22.6.09	£125 monitoring
08/3097/ful	Petersham Brewery, 18 Petersham Road, Richmond	1.7.09	£16,345 education £1,690.50 health £9,451.20 transport £5,210 public realm £1,634.83 monitoring
08/4124/ful	111 St Margaret's Road	8.7.09	£250 monitoring
07/0095/ful	38 Cranmer Road Hampton Hill	13.07.09	£5,946 education £1,646.40 health £7,616 pub realm £32,220 transport
09/0249/hot	5a – 5b Cross Deep Twickenham	24.7.09	£250 monitoring
08/0847/ful	17 Beverley Gardens, Barnes	4.8.09	£2500 transport
07/3470/ful	Waldegrave Arms, 209 Waldegrave Road, Teddington	26.8.09	£25,492 education £4,699.59 health £21,739.60 public realm £100,240 transport 9 Affordable housing units
09/0364/ful	Flat C 132 Sheen Road, Richmond	25.8.09	Monitoring £250
09/0337/ful	Rowntree House, Rowntree Road, Twickenham	8.9.09	8 affordable housing units Monitoring £375
08/1972/ful	99 Ashleigh Road, Mortlake	29.6.09	Monitoring £250
09/1294/ful	Land At 1-5 Lower George Street, Richmond	14.09.09	£2,500 Transport £375 monitoring
07/3481/ful	Land At 76-84 Heath Road, Twickenham	16.9.09	£18,526 transport £1226 health £6505 public realm £762.90 monitoring
09/0316/ful	Land At 45 The Vineyard, Richmond	21.09.09	£1,021.65 health £4,031 public realm £5,406 transport £250 monitoring
08/2464/ful	Ruth House, Burlington Ave, Kew	14.10.09	£1,430.31 health £14,320 transport £6,610.40 pub realm £1,118.34 monitoring
09/0017/ful	Land Known As 570 Hanworth Road & Land To Rear Of 566,568, 570 And 574 Hanworth Road, Hounslow	5.10.09	£345.50 health £1,500 monitoring £10,797.11 education £1363.21 public realm £17,494.18 transport
08/2306/ful	Abbey Court, Percy Road, Hampton	21.10.09	£51,100 education £2562.11 health £7555.66 monitoring £5803.03 public realm £91,648 transport

Planning app no.	Address	Date signed	Contribution
07/2441/ful	206 – 208 Stanley Road	11.09.09	£2049.67 health £11,716.92 education £9481.47 public realm £42,201.43 transport
09/1199/ful	87 Twickenham Road	30.10.09	£11,456 transport £3,764.20 pub realm £954.03 health £399 education £825.66 monitoring
08/0175/ful	193b Richmond Road, Twickenham	11.11.09	£125 monitoring
08/0481/ful	Former Goods Yard Site Barnes Station	13.11.09	£5000 affordable housing
08/2834/ful	193 Richmond Road, Twickenham	17.9.09	£125 monitoring
08/0646/ful	238 London Road, Twickenham	4.12.09	£954.03 health £839.56 monitoring £339 education £4042.20 public realm £11,456 transport
06/1422/ful	4 – 6 George Street, Richmond	16.12.09	£125 monitoring
08/3063/ful	Regal House, 70 London Road, Twickenham	05.01.10	£25,409 transport £49,591 stairwell
07/35/94/ful	56-58 Glenthams Road, Barnes	18.01.10	£2,500 transport £14,476 education £723.80 monitoring
09/3142/ful	77 Lion Road, Twickenham	08.02.10	£125 monitoring
09/0431/ful	2 Rosedale Road, Richmond	09.03.10	£5,911 education £295.55 monitoring

Source: LBRuT Sec 106 monitoring

Table A4.2: Sec 106 Agreements 2009/2010 which included clauses for parking permits and car clubs

Planning app no	Address	Date signed	Parking permits/ car clubs
07/0528/ful	1B Burlington Ave Kew (Formerly 46 Mortlake Road)	21.8.09	No permits
09/0364/ful	Flat C 132 Sheen Road, Richmond	25.8.09	No permits Car club
06/3187/ful	Toll House Studio, Cambridge Cottages, Kew	2.9.09	No permits
08/2747/ful	First Floor Premises, 29-39 London Road, Twickenham	7.9.09	No permits
09/0337/ful	Rowntree House, Rowntree Road, Twickenham	8.9.09	No permits if CPZ introduced Car club
08/1972/ful	99 Ashleigh Road, Mortlake	29.6.09	No permits Car club
09/1294/ful	Land At 1-5 Lower George Street, Richmond	14.09.09	No business permits Car club
07/3481/ful	Land At 76-84 Heath Road, Twickenham	16.9.09	No parking permits
09/0316/ful	Land At 45 The Vineyard	21.09.09	Car club No permits
07/0789/ful	71 Queens Rd, Twickenham	5.6.09	No parking permits
08/2927/ful	120 St Margaret's Road, Twickenham	5.06.09	No business permits
07/1233/cou	129 Sheen Road, Richmond	24.06.09	No parking permits
09/0536/ful	22 Marchmont Road	22.06.09	No parking permits
08/3097/ful	Petersham Brewery, 18 Petersham Road, Richmond	01.07.09	No parking permits
08/4124/ful	111 St Margaret's Road	8.7.09	No parking permits Car club
08/2784/ful	1a Duncan Road, Richmond	10.7.09	No parking permits
09/0249/ful	5a – 5b Cross Deep Twickenham	24.07.09	No parking permits
09/3316/ful	17 Beverley Gardens, Barnes	4.8.09	No parking permits
06/2334/ful	23/24 Courtland's Ave Kew	12.5.09	No parking permits
08/1467	17 Stanley Road	14.5.09	Car club

Planning app no	Address	Date signed	Parking permits/ car clubs
08/2464/ful	Ruth House, Burlington Ave, Kew	14.10.09	Car club No parking permits
08/0175/ful	193b Richmond Road, Twickenham	11.11.09	No parking permits
08/2834/ful	193 Richmond Road, Twickenham	17.9.09	No parking permits
08/0646/ful	238 London Road, Twickenham	4.12.09	No parking permits
06/1422/ful	4 – 6 George Street, Richmond	16.12.09	Parking restriction
98/0007/ful	Craig House, Park Road, Teddington	08.01.10	No parking permits
07/35/94/ful	56-58 Glenthams Road, Barnes	18.01.10	Car club
09/3142/ful	77 Lion Road, Twickenham	08.02.10	Parking permit restriction
09/1454/ful	St Catherine's School, Cross Deep, Twickenham	12.2.10	Parking permit restriction
08/1710/ful	249 Mortlake Road, Kew	10.02.10	No parking permits
09/0431/ful	2 Rosedale Road, Richmond	09.03.10	Parking permit restriction Car club

Source: LBRuT Sec 106 monitoring

Table A4.3: Other Sec 106 Agreements 2009/2010

Planning app no	Address	Date signed	Contribution
	The White house, 40 Broom Water, Teddington	28.8.09	Remove pd rights
09/1454/ful	St Catherine's school, Cross Deep, Twickenham	12.2.10	Community access
07/2585/ful & 09/2033/ful	The Chalet and Fortier, Hampton Court Road, Hampton	16.02.10	Riverside walkway access allowed over property
08/4074/ful	Land r/o 61 Cambridge Crescent Teddington (stoke mews)	23.4.09	Deed of variation
	Richmond Adult and Community College, Clifden Road, Twickenham		Travel plan, parking plans and community access

Source: LBRuT Sec 106 monitoring

Appendix 5: Environment Agency flood risk objections – detailed analysis

LPA Ref.	Proposed Major Development	Site Address	Reason For Objection	Decision and date
Table A5.1 Environment Agency objections from 2009/10				
09/0610/FUL	Erection Of Six 5 Storey Building Comprising 111 Self-Contained Flats (Use Class C3), 5,644 Sq M Floorspace To Be Used As A Care Home (Use Class C2) And Commercial Floorspace (Use Class B1 Offices And A1 Retail/A3 Cafe) Landscaping, And Associated Car Parking At Basement Level.	Inland Revenue, Ruskin Avenue, Kew, Surrey, TW9 4DW	No sequential test and Unsatisfactory FRA/FCA submitted (Surface Water)	Permission was refused on 09/09/2009 in line with the EA's advice. An appeal has been lodged by the applicant on 03/03/2010
08/1760/DD12	Discharge Of Condition U29586 (Details Of Functional Services) In Connection With Landscape And Ecology Conditions (08/1760/Dd07) Of Planning Permission 08/1760/Out.	St Paul's School, Lonsdale Road, Barnes, London SW13 9JT	Development next to a watercourse/ flood defence	Environment Agency confirms no objection to Discharge of Condition on 09/03/2010; subsequent permission granted on 10/03/2010
09/3265/FUL	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	Application was approved on 15/04/2010, subject to S106 which has not been signed yet (28/10/2010); EA objection letter was not received by LBRuT but EA had previously considered the application and FRA acceptable, subject to a condition relating to surface water run off limitation. This condition was appended. As there is no decision yet, this application will be reported in next year's AMR 2010/11
10/0227/FUL	New Arts Centre And New Theatre, New Music Department And New Art Department And General Teaching Rooms. Refurbishment Of Existing Dining Room And Drama Department. New Secondary Entrance Area And Public Frontage. Demolition Of The Existing Art Department And VI Form Common Room Building. Associated Landscape Works. New Building To Form Extension To The School's Existing Building.	The Lady Eleanor Holles School Hanworth Road Hampton TW12 3HF	Unsatisfactory FRA/FCA submitted (Surface Water)	Environment Agency objected on drainage grounds; satisfactory drainage strategy submitted and agreed by EA; subsequent permission granted on 30/04/2010 and therefore to be reported in next year's AMR 2010/11
08/4778/FUL	Proposed Two-Storey Rear Extension With Part Mansard Roof To Provide 14 Additional Bedrooms And Landscaping	The Coach And Horses 8 Kew Green Kew Surrey TW9 3BH	No sequential test	Pending decision (28/10/2010); but Environment Agency has withdrawn their objection; this application will be no longer considered as an EA objection
09/0914/FUL	The Re-Creation, By The Use Of Hard And Soft Landscaping, Of The Currently Derelict Part Of The Old Swimming Pool Site To Form Public Open Space. This Application Includes A New Balcony At Terrace Level, A Scent Garden, Shrub Lined Walks And All Landscaped Areas For A Variety Of Open Air Activities Including An Open Air Arena, A Basketball Court And Sites For Future Associated Buildings.	Twickenham Pool Site The Embankment Twickenham TW1 3DX	Unsatisfactory FRA/FCA submitted (Surface Water)	Pending decision (28/10/2010); but Environment Agency has withdrawn their objection on 27/07/2010; this application will be no longer considered as an EA objection
Table A5.2 Environment Agency objections from 2008/09				
08/4681/FUL	Conversion of existing roof space to provide 2 x 2 bedroom and 2 x 1 bedroom flats with four off-street parking spaces	Barons Court Broom Road Teddington Middlesex TW11 9NX	Loss of access to the development	The application was refused permission on 16/04/2010 in line with the EA's advice. An appeal has been lodged by the applicant on 05/10/2010.
08/4839/FUL	Erection of 2, two and a half storey houses (100% affordable housing); one five bed/eight person and one four bed/seven person	Land At Bell Lane And Water Lane Twickenham	PPS25/TAN15	Environment Agency objection withdrawn on 09/10/2010 due to satisfactory FRA; granted permission on 09/12/2009.

LPA Ref.	Proposed Major Development	Site Address	Reason For Objection	Decision and date
07/3572/FUL	Demolition of existing garages and erection of new single storey one bedroom flat for a disabled person.	332 Richmond Road Twickenham TW1 2DU	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 28/10/2010); to be reported in next year's AMR 2010/11
08/1021/FUL	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 28/10/2010); to be reported in next year's AMR 2010/11
08/2400/FUL	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	Pending decision (as of 28/10/2010); to be reported in next year's AMR 2010/11
08/4150/FUL	Proposed Change Of Use Of The Existing Stables Into A Self Contained Residential Maisonette.	101 Strawberry Vale Twickenham TW1 4SJ	Unsatisfactory FRA/FCA Submitted	Pending decision (as of 28/10/2010); to be reported in next year's AMR 2010/11
08/4394/FUL	Redevelopment Of The Site To Provide 3 Blocks Of Flats Comprising Of 120 Residential Units; Car Parking for 80 Vehicles, Landscaping And Creation Of Two Additional Vehicular And Pedestrian Access Points Onto Rugby Road.	Rugby Football Union Rugby Road Twickenham Middlesex TW1 1DZ	Sequential Test not adequately demonstrated	Application withdrawn by the applicant on 10/12/2009
07/2649/FUL	Extend car park from 25 to 52 spaces. Develop 2 floodlit multi - sports courts with floodlighting, green weldmesh fencing, green panelling enclosures, safety nets. Floodlighting to operate from dusk to 10.00 pm. daily, install CCTV cameras.	Rocks Lane Recreation Ground Rocks Lane Barnes London	PPS25/TAN15 – Request for FRA/FCA	Application withdrawn by the applicant on 11/08/2009
08/0909/FUL	New detached single family dwelling to the rear of 28 Cole Park Road, Twickenham	Land Rear Of 28 Cole Park Road Twickenham TW1	Part C of Exception Test not passed	Application was declared invalid

Appendix 6: Detailed comments on the condition of Richmond Park SSSI units

Unit No	Adverse Reason	Condition Assessment Comments
1	Under-grazing	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.
2		The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhododendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good levels of scrub, lying dead wood but has a closed canopy and is very shaded. Garden escapes and rhododendron are a problem.
4	Under-grazing	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.
5	Under-grazing	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.
6		The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhododendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides nectar sources: bramble, rhododendron and has a high proportion of young oak and birch trees but few saplings

Unit No	Adverse Reason	Condition Assessment Comments
7		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhododendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good levels of scrub and has a good age structure. Overall volume of fallen timber is high</p>
9		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhododendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good levels of scrub, young and middle aged trees. Ground flora provides good nectar sources. Rhododendron is a problem in this unit.</p>
10	Deer Grazing/Browsing	<p>Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.</p>
11		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhododendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good levels of scrub, young and middle aged trees. Ground flora provides good nectar sources. Little dead wood evident, however abundant dead wood attached to trees.</p>

Unit No	Adverse Reason	Condition Assessment Comments
12		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhodendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good nectar sources through planted shrubberies. There are many planted saplings and middle aged trees but few old/veteran trees. Dead wood resource was scarce</p>
13	Under-grazing	<p>Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.</p>
14		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhodendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good dead wood resource - lying fallen timber, stumps and loggeries. There is a poor scrub layer and few saplings/young trees. Nectar sources are in short supply. Rhododendron is present but not widespread.</p>
15		<p>The unit was assessed as a component part of the wider lowland parkland and wood pasture habitat supporting invertebrate assemblages. As such the unit does not contain all features necessary to support the assemblage. The assessment of the habitat as a whole follows: SRS assessment: Average of 4.3 surfaces across the site. Average of 4 surfaces for the unit. Preferred surfaces for the site as a whole: Scrub: Less than 10% across the site. However there are a number of enclosures which have allowed the development of hawthorn and gorse scrub for example. Tree age structure: Across the site there are fewer saplings than veteran trees. There are greater than 25% of middle aged trees as there are veterans. The shortage of saplings is being addressed through a program of tree planting. Nectar sources: Less than 10% of the sward is able to flower across the site due to deer grazing. However, new enclosures in the open parkland and woodland management in closed woodland areas will result in ground flora development. Dead Wood, No. of veteran trees: A baseline of 1517 trees was established in a 2008 Royal Parks survey. Dead Wood, No of tree with attached dead wood: Most veteran trees observed had a significant amount of attached deadwood greater than 20cm diameter. Dead organic matter: This was variable across the site, in much of the parkland, cover was 5-10%. Negative factors: Rhodendron cover in many of the enclosed woodlands. This is being addressed through a program of clearance. High bracken coverage increases fire risk. Bracken is being controlled through herbicide spraying and periodic rolling. Poor age structure of trees: This is being addressed through a tree planting program. The unit provides good dead wood resource - a high proportion of trees have signs of decay/hollowing and the quantity of fallen timber is good. Many of the logs are in open and dappled conditions. Scrub resource is poor.</p>

Source: GiGL; Natural England (Compiled: 1 August 2010 by Natural England)

Appendix 7: Detailed Water Framework Directive data

Table A7.1: Detailed Water Framework Directive data for River Thames

Thames (Egham to Teddington)	
Management Catchment	Maidenhead to Sunbury
River Basin District	Thames
Typology Description	Low, Large, Calcareous
Hydromorphological Status	Heavily Modified
Current Ecological Quality	Poor Potential
Current Chemical Quality	Fail
2015 Predicted Ecological Quality	Poor Potential
2015 Predicted Chemical Quality	Good
Overall Risk	At Risk
Protected Area	Yes
Biological Quality:	
OVERALL BIOLOGICAL QUALITY	Poor
Diatoms	Poor
Fish	High
Macrophytes	Good
Macro-invertebrates	Good
General Physico Chemical Quality:	
OVERALL PHYSICO CHEMICAL QUALITY	Moderate
Ammonia	High
Dissolved Oxygen	High
pH	High
Phosphate	Moderate
Specific Pollutants Quality:	
OVERALL SPECIFIC POLLUTANTS QUALITY	High
Ammonia	High
Arsenic	High
Copper	High
Iron	High
Permethrin	High
Zinc	High
Mitigation Measure Assessment:	
Mitigation Measure Assessment	Moderate

Source: Environment Agency website, accessed on 18/10/2010

Table A7.2: Detailed Water Framework Directive data for River Crane

Crane (including part of the Yeading Brook):	
Management Catchment	London
River Basin District	Thames
Typology Description	Low, Small, Calcareous
Hydromorphological Status	Heavily Modified
Current Ecological Quality	Poor Potential
Current Chemical Quality	Good
2015 Predicted Ecological Quality	Poor Potential
2015 Predicted Chemical Quality	Good
Overall Risk	At Risk
Protected Area	Yes
Biological Quality:	
OVERALL BIOLOGICAL QUALITY	Poor
Diatoms	Poor
Fish	Poor
Macrophytes	Moderate
Macro-invertebrates	Moderate
General Physico Chemical Quality:	
OVERALL PHYSICO-CHEMICAL QUALITY	Moderate
Ammonia	Good
Dissolved Oxygen	Good
pH	High
Phosphate	Poor
Hydro Morphological Quality:	
OVERALL HYDRO MORPHOLOGICAL QUALITY	Not High
Hydrology	Not High
Specific Pollutants Quality:	
OVERALL SPECIFIC POLLUTANTS QUALITY	Good
Ammonia	Good
Arsenic	High

Copper	High
Iron	High
Zinc	High
Mitigation Measure Assessment:	
Mitigation Measure Assessment	Moderate

Table A7.3: Detailed Water Framework Directive data for Beverley Brook

Beverley Brook (Motspur Park to Thames) and Pyl Brook at West Barnes:	
Management Catchment	London
River Basin District	Thames
Typology Description	Low, Large, Calcareous
Hydromorphological Status	Heavily Modified
Current Ecological Quality	Poor Potential
Current Chemical Quality	Fail
2015 Predicted Ecological Quality	Moderate Potential
2015 Predicted Chemical Quality	Fail
Overall Risk	At Risk
Protected Area	Yes
Biological Quality:	
OVERALL BIOLOGICAL QUALITY	Poor
Diatoms	Moderate
Fish	Poor
Macrophytes	Poor
Macro-invertebrates	Moderate
General Physico Chemical Quality:	
OVERALL PHYSICO CHEMICAL QUALITY	Moderate
Ammonia	Moderate
Dissolved Oxygen	Good
pH	High
Phosphate	Bad
Hydro Morphological Quality:	
OVERALL HYDRO MORPHOLOGICAL QUALITY	Not High
Hydrology	Moderate
Specific Pollutants Quality:	
OVERALL SPECIFIC POLLUTANTS QUALITY	Moderate
2-4-dichlorophenoxyacetic acid	High
Ammonia	Moderate
Arsenic	High
Dimethoate	High
Iron	High
Linuron	High
Mecoprop	High
Permethrin	High
Toluene	High
Zinc	High
Mitigation Measure Assessment:	
Mitigation Measure Assessment	Moderate

Table A7.4: Detailed Water Framework Directive data for Port Lane Brook

Port Lane Brook (including Longford River):	
Management Catchment	Maidenhead to Sunbury
River Basin District	Thames
Typology Description	Low, Small, Calcareous
Hydromorphological Status	Heavily Modified
Current Ecological Quality	Moderate Potential
Current Chemical Quality	Good
2015 Predicted Ecological Quality	Moderate Potential
2015 Predicted Chemical Quality	Good
Overall Risk	At Risk
Protected Area	Yes
Biological Quality:	
OVERALL BIOLOGICAL QUALITY	Poor
Macro-invertebrates	Poor
General Physico Chemical Quality:	
OVERALL PHYSICO CHEMICAL QUALITY	Moderate
Ammonia	High
Dissolved Oxygen	High
pH	High
Phosphate	Poor

Hydro Morphological Quality:	
OVERALL HYDRO MORPHOLOGICAL QUALITY	Not High
Hydrology	Not High
Specific Pollutants Quality:	
OVERALL SPECIFIC POLLUTANTS QUALITY	High
Ammonia	High
Arsenic	High
Copper	High
Iron	High
Zinc	High
Mitigation Measure Assessment:	
Mitigation Measure Assessment	Moderate

Appendix 8: Key shops & services in local centres

type of centre	Chemist*1				Newsagents				Hairdresser				Pub/ restaurant				Post Office				Bank			
	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010
local centres																								
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	ATM
neighbourhood																								
Castelnau	*	*	D	D	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				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					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
local parades																								
Ashburnham Road	*	*	D	D	*	*	*	*														ATM	ATM	ATM
Fulwell					*				*	*	*	*	*	*	*	*	*	*	*	*				
Ham Street/ Back Lane	*	*	D	D	*	*			*	*	*	*			*	*								
Hampton Nursery Lands	*	*	D	D	*				*	*	*	*	*	*	*	*					ATM	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									*	*	*	*	*	*	*	*							ATM in shop	
Whitton Road					*	*	*	*					*	*	*	*								
No. of Centres with Services	20	19	20	20	27	26	24	24	24	24	23	22	24	24	24	25	14	15	14	13	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			
	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010	2005	2007	2009	2010
local centres																												
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	11	11	11	11
East Twickenham	*	*	*	*								*	*			*	*	*	*					8	8	6	6	
Ham Common	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			*	*	10	10	10	9
Hampton Hill	*	*			*	*	*	*					*	*	*	*	*	*	*	*		*	*	9	10	10	10	
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*				*	*	*	*					10	10	10	10	
Kew Gardens Station	*	*	*	*					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	9	10	10	10	
St Margarets	*	*	*	*					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	9	9	9	9	
neighbourhood																												
Castelnau	*	*	*	*	*	*	*	*													*	*	*	*1	8	8	8	8
Friars Stile Road	*	*	*	*	*	*	*	*	*	*			*	*	*	*	*	*	*	*					8	8	7	7
Hampton Wick					*											*	*	*	*					6	5	5	5	
Heathside	*	*	*	*	*	*			*	*	*	*				*	*	*	*					9	9	8	8	
Kingston Road	*	*	*		*	*	*	*								*	*	*	*					7	7	7	6	
Sheen Road	*	*	*													*	*	*	*					7	7	7	6	
Stanley Road	*	*	*	*	*	*	*	*								*	*	*	*					7	7	7	6	
White Hart Lane	*	*	*	*	*	*	*	*								*	*	*	*					6	6	6	6	
local parades																												
Ashburnham Road	*	*	*	*	*	*	*	*													*	*	*	*	5	5	5	5
Fulwell																*	*	*	*					5	4	4	4	
Ham Street/ Back Lane						*	*							*	*	*	*							4	4	6	5	
Hampton Nursery Lands																*	*	*	*	J Sainsbury				6	5	4	5	
Hospital Bridge Road	*	*	*	*					*	*	*	*				*	*	*	*					6	6	6	6	
Kew Green																*	*	*	*					3	3	3	3	
Kew Road	*	*	*	*	*	*										*	*	*	*					6	7	6	6	
Lower Mortlake Road	*	*	*	*					*	*	*	*				*	*	*	*					6	7	5	5	
Nelson Road	*	*	*													*	*	*	*					4	4	4	2	
Sandycombe Road																*	*	*	*					3	3	3	3	
Strawberry Hill	*	*	*	*												*	*	*	*					7	7	7	7	
Twickenham Green	*	*	*	*					*	*						*	*	*	*					8	8	8	7	
Waldegrave Rd	*	*	*	*					*	*	*	*				*	*	*	*					5	5	5	5	
Whitton Road	*	*	*	*												*	*	*	*					4	4	4	3	
No. of Centres with Services	23	23	22	18	13	12	11	11	11	11	9	9	6	6	7	6	27	27	27	25	6	6	7	7				

Source: LBRuT, Town Centre Land Use Surveys

Notes:

Does not include St Margarets Rd, and 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

Appendix 9: Total amount of floorspace for town centre uses

Table A9.1 - A1 completions for financial year 2009-10

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within mixed use area/ within/ adjacent frontages5*?
			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	
07/2651	49 Church Road, Barnes	Change of use to unify the existing retail floor space into 1 no. self contained (A1) shop unit with ...first floor extension, various roof extensions and alterations to form 1 no. one bedroom flat and 2no. studio bed-sitting room flats.				-11	-10.6	-2	yes
07/2974	185 Castelnau, Barnes	Proposed two bedroom house to rear of property.				-33	-31.8	0.0	yes
08/1334	83 Church Road, Barnes	Alterations ..to form a self contained one bedroom flat above an existing shop.				-21	-20.2	11	yes
07/1716 (08/3848 revision)	68-78 High Street, Hampton Hill	Redevelopment of Petrol Filling Station involving erection of a single storey building comprising two units for A1 retail and A3 restaurant/café....[Sainsburys Local]	371	357.1	285.7	271	260.8	208.7	yes
08/4555	171A High Street, Hampton Hill	Use of GF rear rooms in connection with Osteopathic Practice and front room for retail and reception area.				-49	-47.2	-37.7	yes
08/2299	Richmond Park Golf Club	Alteration and extension to golf shop	15	14.4	14.4	15	14.4	14.4	no
07/3972	63 High Street, Hampton Wick	Redevelopment of retail, residential and gym to provide new A1 /A2 retail unit B1 office and 2x 1 bed & 2 studio flats	8	7.7	6.2	8	7.7	6.2	yes
08/2154	209 Lower Mortlake Road	Single storey extension to rear of property to accomodate living quarters for shop manager.				-7	-6.7	0.0	yes
06/3300	5-7 Hill Rise, Richmond	New shop front to No.7. Change of use of rear ground floor of no.5 to ancillary store use in connection with ground floor use of nos.1-3 Hill Rise and rear of first floor of No.5 to A3 use ancillary to club on first floor of nos.1-3 Hill Rise. Change of use of basement and ground floor of No.7 from A3 to A1.	115	110.7	27	115	110.7	27.0	yes
04/2389	Twickenham Stadium, Rugby Road, Twickenham	Variation Of 02/2759/FUL. Application includes development Of Existing South Stand including Spectator Stand, RFU Store, Ticket Sales Facilities....Includes housing, offices and hotel.	860	827.8	662.2	596	573.7	458.9	no
07/4300	154 Waldegrave Road, Teddington	Creation of self contained flat on FF, existing shop unit connected to unit at 156. Creation of ground floor studio flat	15	14.4375	20	15	14.4	20.0	yes
09/2455	80 Broad Street	Change of use from A1/A2 retail to D1 Physiotherapy use.				-76	-73.2	-58.5	yes

Table A9.1 - A1 completions for financial year 2009-10

application ref	address	summary of proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within mixed use area/ within/ adjacent frontages5*?
			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	
08/3110	18 Kew Foot Road, Richmond	Change of use from shop to residential				-45	-43.3	-34.7	no
09/1063	432 Richmond Road (Ham Common)	Change of use from shop to sui generis (pottery café)				-86	-82.8	-66.2	yes
08/2977	41 Priory Road, Hampton	Change of Use of shop premises to form a veterinary surgery.				-67	-64.5	-26.0	yes
08/2690	36-37 Church Street, Twickenham	Change of use of rear of shop at No. 37 to A3 restaurant use, in connection with No. 36. Retention of front of No. 37 as A1 retail use.				-15	-14.4	-14.4	yes
08/3195	16-18 London Road, Twickenham	Change of use of second & third floors from storage ancillary to the ground floor shop to uses ancillary to the Physiotherapy and Sports Injury Clinic on the first floor (16a).				-203	-195.4	0.0	yes
08/3396	154 Upper Richmond Road West, East Sheen	Use of ground floor as Class D1 (Dental Practice).				-90	-86.6	-69.3	yes
09/1191	115 Stanley Road, Teddington	Change of use from A1 (retail) to dog grooming parlour				-60	-57.8	-46.2	yes
08/2818	102 High Street, Whitton	Change of use from 1st floor store room to 1 bedroom flat.				-27	-26.0	0.0	yes
	total		1384	1332.1	1015.5	230	221.4	391.1	

Appendix 9: Total amount of floorspace for town centre uses

Table A9.2 - A2 Use Class completions for financial year 2009-2010			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area?
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (gross external)*3	net additional floorspace (gross internal)*3	
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 (Class A2)	32	30.8	32	30.8	yes
07/2611	44 Sheen Lane, East Sheen	Change of use from class A2 (Offices) to class A3 (Restaurant) and changes to front elevation at ground floor level.			-57	-54.9	yes
09/0868	136 Twickenham Road, Hanworth	Change Of Use Of The Ground Floor From A2 Use To Sui Generis Use			-83	-79.9	no
09/1609	26-28 The Causeway, Teddington	Change of use from A2 to D1 for use as a dental surgery			-84	-80.9	yes
08/4389	120 High Street, Whitton	Proposed Change Of Use Of The Ground Floor Unit From A Bank (A2 Use) To A Dental Practise (D1 Use).			-89	-85.7	yes
09/0629	670 Hanworth Road, Whitton	Proposed Change Of Use Of The Ground Floor From A2 Use To A3/A5 Use (Pizza, Cafe And Take Away).			-63	-60.6	yes
Total			32	30.8	-344	-331.1	

Appendix 9: Total amount of floorspace for town centre uses

Table A9.3 - B1a Use Class completions for financial year 2009-10			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area?
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)	
07/3520	64-66 Glenthams Road, Barnes	Change of use of half a garage to office space	34	32.7	34	32.7	no
07/2275	44 High Street, Hampton Hill	Erection of two storey rear extension	98	94.3	-6	-5.8	yes
06/3740	3 -11 Hampton Court Road, Hampton	Conversion of existing building to form 3 B1 units at ground floor	335	322.4	-25	-24.1	yes
07/3942	63 High Street, Hampton Wick	Redevelopment of retail, residential and gymnasium to provide new A1/A2 retail unit, B1 office and 4 flats	121	116.5	121	116.5	yes
07/4444	Synergy House, Kew	Extensions to existing building to provide additional offices	522	502.4	242	232.9	yes
08/2564	24A Grove Road, Barnes	Erection of a 3 storey building containing B1 offices, and 4 flats	144	138.6	144	138.6	no
04/3035	land rear of 146 Heath Road, Twickenham	Mixed Use Residential And Office At Rear Of 146 Heath Road.	30	28.8	30	28.9	yes
09/0936	81A High Street Teddington	Change of use of ground and first floor offices to flexible use of ground and first floor as offices and/or Financial and Professional Services (Class A2)	33	31.8	-32	-30.8	yes
04/2389	Twickenham Rugby Stadium	New RFU Offices and part of major redevelopment of stadium	458	440.8	458	440.8	no
09/2045	27 Ferry Road, Teddington	Change of use of the first floor, currently a bar A4 to B1 office	172	165.6	172	165.6	no
07/1854	33 Candler Mews	creation of sleeping facilities for office staff	76	73.2	-42	-40.4	no
05/0576	46-50 Staines Road, Twickenham	Mixed Use re development with some replacement B1a	185	178.06	19	18.3	no
09/0865	82 Hampton Road, Twickenham	Mixed B1/D1 use providing offices and treatment rooms	122	117.43	-121	-116.5	no
		Total	2330.0	2242.5	994	956.7	

Appendix 9: Total amount of floorspace for town centre uses

Table A9.4 - D2 Use Class completions for financial year 2009-2010			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		within mixed use area?
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)	
09/2600	Vestry House, 21 First Floor Front, Paradise Road, Richmond	Change of use of part of first floor from offices (B1) to use class D2 (fitness/exercise studio)	59	56.8	59	56.8	yes
08/4540	Royal Richmond Archery Club, Old Deer Park Kew	Demolition of existing club house, construction of new club house, archery store and indoor archery range. (Amendment to planning permission 08/2509/FUL).	91	87.6	30	28.9	no
07/3972	63 High Street, Hampton Wick	Redevelopment of retail, residential and gym to provide new A1 /A2 retail unit B1 office and 2x 1 bed & 2 studio flats			-66	-63.5	yes
total			150	144.4	23	22.1	

Source: LBRuT Planning Policy

Notes – check & revise

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

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

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

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

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

Appendix 10: Housing Land Supply

London Borough of Richmond upon Thames Housing Land Supply 2011/21

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 2011-2021, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2009/10 AMR for the period 2010-2020. 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. 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 is under review through the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 which was published in November 2009. It is an important evidence document for determining levels of housing provision in the review of the London Plan. This will result in new targets for the borough. Following public examination, the final version is expected to be published Winter 2011/2012. This is reflected in Core Strategy Policy CP14 as the Council has committed to reviewing the housing element of the Core Strategy after the London wide SHLAA and new housing targets have been completed. This is in conjunction with the GLA and all other London boroughs.

Housing Targets

The London Plan Policy 3A.1 sets housing targets for all London Boroughs, and states that borough's should seek to exceed figures in table 3A.1. The London Borough of Richmond upon Thames's housing target in the Alterations to the London Plan, are for 2700 additional homes in LB Richmond upon Thames between 2007/08 and 2016/17. This is the equivalent of 270 additional homes per year. Core Policy CP14 states that the Borough will exceed the target. Beyond this the borough is rolling forward its 270 annual housing target in line with the GLA/GOL advice note. The draft replacement London Plan suggests the borough target will be revised downwards to 245 homes per annum for 2011-2021 (Table 3.1, consultation draft replacement Plan October 2009), but until this is confirmed monitoring will continue to be assessed against the adopted target.

5 Year Housing Land Supply (2011-2016)

The target over the first five years (01 April 2011 – 31 March 2016) would be 1350 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 Annex 1. 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:

- **293 Lower Richmond Road** – currently being worked on through the planning process, ongoing work with Landowner with the both housing and planning departments. The site is maximising the delivery of affordable housing. Potential to deliver 52 units. (subsequent to time of writing 09/2104/FUL has been granted permission)
- **Platts Eyott** – currently subject to a planning application for 70 units.
- **Friars Lane Car Park** - site brief published and a planning application is expected to be submitted in 2010/11. Potential to deliver 5-20 units.
- **Richmond College** – site brief developed by the planning department in conjunction with the Land Owner was adopted in December 2008. Possible limited enabling development. Potential to deliver 50 units.
- **Twickenham Station** – Network Rail/Kier are expected to submit a planning application in 2010/11. Possible mixed use so only part of the site for housing. Potential to deliver 75 units.
- **121 Heath Road** – mixed use scheme (application for 22 units). (subsequent to time of writing 10/0415/FUL has been granted permission)
- **Land at Williams Lane Bowling Green** – currently subject to a planning application for 76 units. (subsequent to time of writing 09/1490/FUL has been granted permission)
- **Rugby Football Union Site** – Currently has permission for 24 units (included in five year housing land supply). However the size of the site for housing has been increased. A small section of the site is within MOL. An application for 115 units, 29% affordable housing is under consideration. Therefore potential to deliver an additional 91 units.
- **Star and Garter** - Need for Star and Garter to relocate. They are expected to relocate from Richmond in 2010. Site brief finalised August 2008. Potential to deliver 60 units.
- **The Avenue Centre, 1 Normansfield Avenue** – currently subject to a planning application for 17 units.
- **Air Sea House (Phase 2)** – currently subject to a planning application for 53 units. (subsequent to time of writing 10/0612/FUL has been granted permission)

Combined the Council considers these sites could deliver approximately a further 586 units. The Borough has identified a potential 1870 units over the 5 year period, which is 520 units more than the target supply. The table below details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	653	608	608
New Build Sites with planning permission	573	476	476
Conversion sites under construction	129	74	74
Conversion sites with planning permission	194	126	126
Proposal/ other known Sites	586		586
Total 5 year supply			1870 units

Years 6-10 Housing Land Supply (2016-2021)

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

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

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Sainsbury's, Manor Road/Lower Richmond Road	No	60-255	Airspace development. Number of units will depend on storeys
Lower Richmond Road, Richmond	No	100	Current planning application on part of site. Mixed use re-development.

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
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	Planning application refused but appeal pending at time of writing.
Twickenham Sorting Office, 109 London Road	Yes (Ref: T3)	30-170	Royal Mail relocating to new centre on Rugby Road in the LB Hounslow. Residential would be part of a mixed use scheme. Crane Valley Guidelines apply.
Gifford House, Popes Avenue, Twickenham	No	29	Council owned land which is coming forward for housing, currently in the process of being sold.
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	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)	90	Closure of brewery expected 2012. Redevelopment should provide for the retention of existing employment and river related uses. Site brief to be prepared.
Total (based on maximum estimates): 1052 units			

In addition to the large sites identified the council expects smaller sites to continue to come forward during this time. Over the last five years the average net completions on small sites has yielded 154 units. Although this is slightly lower than the 170 annualised as indicated in the 2005 housing capacity study, the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 identified 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 (1052 large sites + 154x5) 1822. Given the supply from large and small sites the Council considers that the target of 1350 in years 6-10 will be exceeded. Clearly, other sites that may be allocated as part of the Site Allocations DPD 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. 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
2005/06	143	699	842
2006/07	128	102	230
2007/08	191	69*	260
2008/09	171	265	436
2009/10	136	9	145
Total	769	1144	1913
Annual average	154	229	383

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
2005/06	151	225
2006/07	186	314
2007/08	190	354
2008/09	162	283
2009/10	135	231
Total	824	1407

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

Annex 1: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	41A, 41B and 43A Lonsdale Road	<u>06/4022/FUL</u>	3	0	Construction already started
Barnes	172-174 Castelnau	<u>07/0276/FUL</u>	2	2	Construction already started
East Sheen	The White Cottage, Colston Road, East Sheen	<u>07/3368/FUL</u>	9	8	Construction already started
East Sheen	17 Stanley Road	<u>08/1467/FUL</u>	2	2	Construction already started
Fulwell, Hampton Hill	106-108 and 1-8 Gordon Court	<u>08/2704/FUL</u>	28	16	Construction already started, completion due in 2010/11
Fulwell, Hampton Hill	38 Cranmer Road	<u>07/0095/FUL</u>	9	8	Construction already started
Fulwell, Hampton Hill	Land Rear of 2 Windmill Road, Hampton Hill	<u>07/3854/FUL</u>	7	7	Construction already started
Fulwell, Hampton Hill	1 Victor Road	<u>08/1109/FUL</u>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	<u>05/2058/FUL</u>	1	1	Construction already started
Hampton	Depot Site, Oldfield Road, Hampton	<u>05/1390/FUL</u>	5	5	Construction already started
Hampton	39 Hampton Court Road	<u>08/0721/FUL</u>	3	3	Construction already started
Hampton	137 Station Road	<u>08/3194/FUL</u>	4	4	Construction already started
Hampton	Abbey Court, Percy Road	<u>08/2306/FUL</u>	7	7	Construction already started
Hampton	68-72 Gloucester Road	<u>09/3370/FUL</u>	5	2	Construction already started
Hampton North	12 Acacia Road	<u>09/0649/FUL</u>	1	1	Construction already started
Hampton Wick	25 High Street, Hampton Wick	<u>03/2568/FUL</u>	9	7	Construction already started
Hampton Wick	The Coach House	<u>05/2050/FUL</u>	1	0	Construction already started
Hampton Wick	Former Seeboard Site, Sandy Lane, Teddington	<u>07/3856/FUL</u>	198	198	Construction already started, completion due in 20010/11
Hampton Wick	131 Fairfax Road	<u>07/2067/FUL</u>	3	2	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Hampton Wick	1A Station Road	<u>07/1157/FUL</u>	9	9	Construction already started
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	<u>07/2991/FUL</u>	26	26	Construction already started
Hampton Wick	12 Glamorgan Road	<u>09/0908/FUL</u>	3	3	Construction already started
Heathfield	34 Mill Farm Crescent	<u>08/3902/FUL</u>	1	1	Construction already started
Kew	Land adjacent 373 Sandycombe Road	<u>07/3471/FUL</u>	1	1	Construction already started
Kew	Templeton House, 274A Kew Road	<u>08/1777/FUL</u>	4	3	Construction already started
Kew	269 & 271 Sandycombe Road, Kew	<u>05/2459/HOT</u>	2	1	Construction already started
Kew	Plot adjacent to 50, Dancer Road, Richmond.	<u>07/1986/FUL</u>	1	1	Construction already started
Mortlake, Barnes Common	17 Beverley Gardens	<u>08/0847/FUL</u>	2	1	Construction already started
North Richmond	88 Kew Road	<u>04/2592/FUL</u>	4	4	Construction already started
North Richmond	76 Lower Mortlake Road	<u>08/0679/FUL</u>	12	10	Construction already started
North Richmond	86-88 Kew Road	<u>06/2749/FUL</u>	7	6	Construction already started
South Richmond	36 Friars Stile Road	<u>03/3111/FUL</u>	1	0	Construction already started
South Richmond	22 Marchmont Road	<u>08/2438/FUL</u>	3	2	Construction already started
South Richmond	Jasmine Cottage, Spring Grove Road	<u>09/0582/FUL</u>	3	2	Construction already started
South Twickenham	279 Waldegrave Road	<u>08/4121/FUL</u>	5	3	Construction already started
South Twickenham	158 Heath Road	<u>08/2614/FUL</u>	1	1	Construction already started
St Margaret's & North Twickenham	Richmond Lock	<u>02/3734</u>	171	171	Construction already started, completion due in 2010/11
St Margaret's & North Twickenham	Land adj. 14 Craneford Close	<u>05/1855/FUL</u>	2	2	Construction already started
St Margaret's & North Twickenham	57 The Avenue	<u>06/1202/FUL</u>	2	1	Construction already started
St Margaret's & North Twickenham	12 Crown Road	<u>07/3287/FUL</u>	1	1	Construction already started
St Margaret's & North Twickenham	Land at rear of 180 London Road	<u>09/0041/FUL</u>	3	3	Construction already started
St Margaret's &	Land adj to 1Heron Road	<u>09/1396/HOT</u>	1	1	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
North Twickenham					
St Margaret's & North Twickenham	39 Lime Grove	<u>09/2553/FUL</u>	1	0	Construction already started
St Margaret's & North Twickenham	77 Winchester Road	<u>09/2971/FUL</u>	1	1	Construction already started
Teddington	47 Cambridge Crescent	<u>04/1889/FUL</u>	1	1	Construction already started
Teddington	38 Twickenham Road	<u>05/1455/FUL</u>	15	14	Construction already started
Teddington	Rowan House, Field Lane	<u>07/3000/FUL</u>	8	7	Construction already started
Teddington	209 Waldegrave Road	<u>07/3470/FUL</u>	22	21	Construction already started
Teddington	48 Waldegrave Park	<u>08/4049/FUL</u>	1	0	Construction already started
Teddington	13 Church Road	<u>09/0500/FUL</u>	4	3	Construction already started
Teddington	Work Store Land for Development, Stable Yard Mews	<u>07/3803/FUL</u>	2	2	Construction already started
Twickenham Riverside	The Old Garden, Cambridge Park	<u>09/2392/FUL</u>	2	1	Construction already started
Twickenham Riverside	76 – 80 Heath Road	<u>07/3481/FUL</u>	6	6	Construction already started
Twickenham Riverside	Lebanon Park Day Nursery, Little Ferry Road	<u>08/2525/FUL</u>	1	1	Construction already started
West Twickenham	Air Sea House	<u>09/1693/FUL</u>	14	14	Construction already started
Whitton	53 Whitton Dene	<u>06/2434/FUL</u>	4	3	Construction already started
Whitton	31 Whitton Dene	<u>07/1578/FUL</u>	8	7	Construction already started
			653	608	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	56-58 Glenthams Road, Barnes	07/3594/FUL	3	3	No known development constraint to delivery of housing over the next five years
Barnes	2 Elm Grove, Barnes	08/4251/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	Rear of 29 Castelnau	07/2027/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	48 Glenthams Road	08/0514/FUL	1	1	No known development constraint to delivery of housing over the next five years
Barnes	95 Stillingfleet Road	08/1503/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	09/0663/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	262 Sheen Lane, East Sheen	05/0644/FUL	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	Pinelees Court, Sheen Gate Gardens, East Sheen	09/3386/FUL	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	6 Well Lane	07/3077/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	47C Sheen Lane	09/0576/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Courtyard Apartments, 70B Hampton Road, Teddington	05/0172/FUL	3	3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Sterling, School Road	08/0710/FUL	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	31 – 35 Railway Road	08/3314/FUL	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	130 Stanley Road	08/4835/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land adjacent 1 Princes Road	09/0358/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	81 Connaught Road	09/0464/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land at rear of Rutland Lodge, Anlaby Road	09/0465/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	139 – 141 Stanley Road	09/2207/FUL	9	6	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Ham, Petersham, Richmond Riverside	4 Richmond Hill	07/0164/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Ginnels House, Sandpits Road, Petersham	07/3519/FUL	3	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	6 Clifford Road	08/4795/FUL	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	08/2038/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Terrace Yard, Petersham Road	07/3906/FUL	9	9	No known development constraint to delivery of housing over the next five years
Hampton	75-79 Percy Road, Hampton	08/1418/FUL	9	8	No known development constraint to delivery of housing over the next five years
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	61 Ormond Avenue	08/0838/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	73 Percy Road	08/1250/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	08/2618/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton	5 Chestnut Avenue	08/1125/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton North	22 Acacia Road	07/4095/FUL	5	4	No known development constraint to delivery of housing over the next five years
Hampton North	17 to 27 Dean Road and 2 to 4 Rectory Grove	08/0156/FUL	41	29	No known development constraint to delivery of housing over the next five years. Completion expected 2010/11.
Hampton North	2 Acacia Road	08/1701/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	22 Lower Teddington Road, Hampton Wick	07/0764/FUL (net gain 1), 08/2415/FUL (net gain 0)	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	1-5 And Outbuildings The Maples	06/3371/FUL	10	5	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Hampton Wick	Heron House (rear of), Church Grove	04/4063/FUL	3	3	No known development constraint to delivery of housing over the next five years
Hampton Wick	15 Lower Teddington Road	05/0379/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	48 Cedars Road	07/0529/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	Normansfield	07/1871/FUL	89	89	No known development constraint to delivery of housing over the next five years.
Hampton Wick	135 Fairfax Road	07/2872/FUL	8	7	No known development constraint to delivery of housing over the next five years
Hampton Wick	128 Munster Road	08/0293/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	39 Vicarage Road	08/1993/FUL	3	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	6 7 and 8 The Maples	08/3326/FUL	8	5	No known development constraint to delivery of housing over the next five years
Hampton Wick	35 Cedars Road	09/0033/FUL	8	0	No known development constraint to delivery of housing over the next five years
Hampton Wick	147 Fairfax Road	09/1317/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	47 Langham Road	09/2060/FUL	1	0	No known development constraint to delivery of housing over the next five years
Heathfield	Land to the rear of 23 to 29 Heathside, Whitton	07/0196/FUL	7	7	No known development constraint to delivery of housing over the next five years
Heathfield	768 Hanworth Road	07/3649/FUL	4	3	No known development constraint to delivery of housing over the next five years
Heathfield	223 Powder Mill Lane	07/2809/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	570 Hanworth Road	09/0017/FUL	8	7	No known development constraint to delivery of housing over the next five years
Kew	24 Courtlands Avenue, Kew	08/1941/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	119-123 Sandycombe Road	06/3124/FUL	8	8	No known development constraint to delivery of housing over the next five years
Kew	2 Marksbury Avenue	10/0198/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	Garden Court, Lichfield Road	08/0125/FUL	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Kew	249 Mortlake Road	08/1710/FUL	2	1	No known development constraint to delivery of housing over the next five years
Kew	Ruth House, Burlington Avenue	08/2464/FUL	8	7	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	42-44 Charles Street, Barnes	05/0315/FUL	3	3	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Land rear of Brooklyn Lodge	08/2349/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	29 Sheen Lane	07/4238/FUL	15	15	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Former Goods Yard at Queens Ride	08/4383/FUL	14	14	No known development constraint to delivery of housing over the next five years
North Richmond	Rear of 88 Kew Road	06/2710/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	196 Kew Road	08/4841/FUL	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	15 Montague Road	09/0668/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	Dunstable Studio, Land rear of 80-82 Sheen Road	06/3063/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Land Rear of 10 Kings Road	07/3822/FUL	4	4	No known development constraint to delivery of housing over the next five years
South Richmond	Land at 122 Queens Road	09/1993/VR C	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	14a King Street Coach House The Old Workshop and CP	07/1455/FUL	13	13	No known development constraint to delivery of housing over the next five years
South Richmond	Richmond Sea Scout Hut, Retreat Road	06/2359/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Asgill Lodge, Old Palace Lane	08/1997/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	33 Montague Road	09/0086/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	45 The Vineyard	09/0316/FUL	6	5	No known development constraint to delivery of housing over the next five years
South Richmond	30 Montague Road	09/0561/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	1 Old Palace Place	09/1383/FUL	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Richmond	48 Kings Road	<u>09/1401/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	3 and 5 Park Road	<u>09/3143/FUL</u>	2	0	No known development constraint to delivery of housing over the next five years
South Twickenham	Norcutt House, Norcutt Road	<u>06/2018/FUL</u>	22	22	No known development constraint to delivery of housing over the next five years
South Twickenham	11 Walpole Gardens	<u>07/4156/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	285 Waldegrave Road	<u>07/4246/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
South Twickenham	77 Colne Road	<u>08/0651/FUL</u>	4	4	No known development constraint to delivery of housing over the next five years
South Twickenham	15A Colne Road	<u>08/1069/FUL</u>	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	Land at rear of 291 Waldegrave Road	<u>09/0441/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Stadium, Rugby Road	<u>04/2389/FUL</u>	24	24	No known development constraint to delivery of housing over the next five years, potential increase in supply of units on the site which will be determined under separate application.
St Margaret's & North Twickenham	96 Court Way	<u>07/2192/FUL</u>	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	<u>08/0307/FUL</u>	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	<u>08/3078/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Teddington	10 Udney Park Road (Rear of)	<u>06/0763/FUL</u> <u>06/0763/EXT</u>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	66 Stanley Road	<u>08/1293/FUL</u>	6	5	No known development constraint to delivery of housing over the next five years
Teddington	4 Elmfield Avenue	<u>07/3451/FUL</u>	5	4	No known development constraint to delivery of housing over the next five years
Teddington	Craig House	<u>08/0007/FUL</u>	6	-6	No known development constraint to delivery of housing over the next five years
Teddington	Land North of North Place	<u>08/0351/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Teddington	23 Coleshill Road	<u>08/1127/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	54 – 76 Shacklegate Lane	<u>08/3355/FUL</u>	6	6	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	<u>09/2759/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Teddington	4 St Albans Gardens	<u>09/2782/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14a London Road	<u>08/0159/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Lynde House	<u>07/1081/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37b Cambridge Park	<u>07/2203/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent to 25 Ferry Road	<u>07/2330/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	<u>08/2739/FUL</u>	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	<u>08/3281/FUL</u>	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	<u>08/4411/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land at Bell Lane and Water Lane	<u>08/4839/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
West Twickenham	Land rear of 51 Third Cross Road	<u>07/1749/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 151 to 155 Staines Road	<u>07/3700/FUL</u>	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	<u>08/0774/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	16 Broadlands	<u>08/1404/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	67 Twining Avenue	<u>08/3928/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	9-23 Third Cross Road	<u>08/2651/FUL</u>	8	8	No known development constraint to delivery of housing over the next five years
West Twickenham	Rear of Number 8-14 Staines Road	<u>08/3172/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	<u>08/0225/FUL</u>	9	9	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
West Twickenham	Land Rear of 68 to 76 Fifth Cross Road	<u>08/2911/FUL</u>	5	5	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 151 to 155 Staines Road	<u>09/0001/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Adjacent to 244 Lincoln Avenue	<u>09/0434/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Whitton	Land Rear of 55 Prospect Crescent	<u>05/1585/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	105a High Street	<u>07/2990/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Whitton	Land rear of 225-231 Hospital Bridge Road	<u>06/2995/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	38-48 High Street	<u>07/1579/FUL</u>	12	6	No known development constraint to delivery of housing over the next five years
Whitton	11 Grasmere Avenue	<u>07/2178/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	47A High Street	<u>08/1584/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Garage Block, Ross Road	<u>08/2363/FUL</u>	4	4	No known development constraint to delivery of housing over the next five years
			573	476	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	27 Elm Grove Road	<u>08/2405/PS192</u>	1	-1	Construction already started
Barnes	10 Lowther Mansions	<u>08/4309/FUL</u>	2	1	Construction already started
East Sheen	302 Upper Richmond Road West	<u>07/2431/FUL</u>	3	3	Construction already started
East Sheen	38 Sheen Lane	<u>07/3386/FUL</u>	2	1	Construction already started
East Sheen	75 Sheen Lane	<u>07/1518/COU</u>	2	2	Construction already started
East Sheen	345 Upper Richmond Road West	<u>08/4458/FUL</u>	3	3	Construction already started
Fulwell, Hampton Hill	206-208 Stanley Road, Teddington	<u>07/2441/FUL</u>	9	9	Construction already started
Fulwell, Hampton Hill	191 Stanley Road	<u>08/0695/FUL</u>	4	3	Construction already started
Fulwell, Hampton Hill	78 Park Road	<u>08/3260/FUL</u>	1	-7	Construction already started
Fulwell, Hampton Hill	101A Stanley Road	<u>09/2457/FUL</u>	3	2	Construction already started
Fulwell, Hampton Hill	141 – 143 High Street, Hampton Hill	<u>09/2680/FUL</u>	1	1	Construction already started
Fulwell, Hampton Hill	101 High Street, Hampton Hill	<u>08/4258/COU</u>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	120 and 122 Richmond Hill	<u>08/1938/FUL</u>	4	-1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>04/3088/COU</u> , <u>07/1624/FUL</u>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>04/3704/FUL</u> , <u>07/1624/FUL</u>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>05/2047/FUL</u> , <u>07/1624/FUL</u>	2	2	Construction already started
Hampton	The Chalet and Fortier, Hampton Court Road	<u>07/2585/FUL</u>	2	-1	Construction already started
Hampton	7 Tudor Road	<u>08/0292/FUL</u>	3	2	Construction already started
Hampton	Lion Gate News Agents, Hampton Court Road	<u>08/3359/FUL</u>	1	0	Construction already started
Hampton North	106 Uxbridge Road	<u>08/3112/FUL</u> , <u>09/0877/FUL</u>	2	1	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	<u>06/2724/FUL</u>	9	9	Construction already started
Hampton Wick	20 Seymour Road	<u>07/4408/FUL</u>	5	3	Construction already started
Heathfield	62 Mill Farm Crescent	<u>07/2346/FUL</u>	3	2	Construction already started
Kew	22 Thompson Avenue	<u>08/3332/HOT</u>	2	1	Construction already started
Kew	236 Sandycombe Road	<u>08/2907/FUL</u>	1	1	Construction already started
Kew	Toll House Studio, Cambridge Cottages	<u>06/3187/FUL</u>	1	1	Construction already started
Mortlake, Barnes Common	4 Beverley Road	<u>08/0541/FUL</u>	2	1	Construction already started
Mortlake, Barnes Common	4A The Broadway	<u>08/2859/FUL</u>	2	1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
North Richmond	23 Kings Farm Avenue	04/2967/FUL	2	1	Construction already started
North Richmond	26 Salisbury Road	07/0256/FUL	2	1	Construction already started
North Richmond	188 Sheen Road	08/0850/COU	1	0	Construction already started
North Richmond	76-84 Kew Road	08/3234/FUL	9	9	Construction already started
North Richmond	22 Bardolph Road	08/0626/FUL	5	5	Construction already started
South Richmond	15 The Green	06/0865/FUL	1	1	Construction already started
South Richmond	Albion House and No 27 Kings Road	08/1177/PS19	1	-1	Construction already started
South Twickenham	Rear of 92 Heath Road	08/1453/FUL	2	2	Construction already started
St Margaret's & North Twickenham	147 Whitton Road	07/2824/FUL	3	2	Construction already started
St Margaret's & North Twickenham	50 Crown Road	08/0372/FUL	2	1	Construction already started
St Margaret's & North Twickenham	238 London Road	08/0646/FUL	6	5	Construction already started
St Margaret's & North Twickenham	111 St Margaret's Road	08/4124/FUL	1	1	Construction already started
St Margaret's & North Twickenham	17 The Barons	09/0135/FUL	1	1	Construction already started
St Margaret's & North Twickenham	37 and 38 Moormead Road	07/1174/FUL	1	-1	Construction already started
Teddington	58 Wellington Road	04/1890/FUL	2	1	Construction already started
Teddington	52 Broad Street	09/0314/FUL	1	1	Construction already started
Teddington	66 Broad Street	09/2615/FUL	3	1	Construction already started
Twickenham Riverside	106 Amyand Park Road	04/0080/FUL	1	-2	Construction already started
Twickenham Riverside	34 Sandycoombe Road	04/2170/FUL	2	1	Construction already started
Twickenham Riverside	9 St Stephens Gardens	08/2326/FUL	1	-2	Construction already started
Twickenham Riverside	30 York Street	08/3193/FUL	2	2	Construction already started
West Twickenham	42 Glebe Way	08/2110/FUL	2	1	Construction already started
Whitton	15 Nelson Road	07/1253/FUL	1	0	Construction already started
Whitton	29 Whitton Dene	07/0356/FUL	2	1	Construction already started
Whitton	73 High Street	07/3575/FUL	2	1	Construction already started
			129	74	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	190 Castlenau	07/3004/COU	3	2	No known development constraint to delivery of housing over the next five years
Barnes	64 Church Road	08/1413/FUL	3	2	No known development constraint to delivery of housing over the next five years
East Sheen	45 Sheen Lane	06/2630/FUL	3	2	No known development constraint to delivery of housing over the next five years
East Sheen	77A Sheen Lane	07/1454/FUL	5	4	No known development constraint to delivery of housing over the next five years
East Sheen	32A Colston Road	09/0557/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	304 Upper Richmond Road West	09/2528/FUL	4	3	No known development constraint to delivery of housing over the next five years
East Sheen	485 Upper Richmond Road West	09/3119/COU	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	Pavilion, Palewell Common Drive	10/0101/FUL	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	First Floor Flat, 14 Sheen Gate Gardens, East Sheen	07/3581/FUL , 08/1076/FUL	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	07/3605/FUL , 08/2163/FUL	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	08/0936/FUL	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	08/0966/FUL , 08/2161/FUL 09/0968/FUL	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	18-24 Penryhn Crescent, East Sheen	07/3690/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Top Flat, 218A Stanley Road, Teddington	05/1486/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	105 Hampton Road	07/0652/FUL	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	1A Oxford Road	07/1301/FUL	3	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	8 – 10 Windmill Road	09/0184/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Flat 6, 3 Gloucester Road	09/0345/FUL	2	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Fulwell, Hampton Hill	31 High Street, Hampton Hill	09/1890/FUL	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	93 Hampton Road	09/3050/FUL	2	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	18 Petersham Road	08/3097/FUL	7	7	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	3 Lock Road	07/3491/COU	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Wick House, Richmond Hill	08/2162/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	23A Priory Road	05/1039/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	76 Station Road	07/1622/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	100 High Street	08/0435/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Annex to No 3 Thames Street	07/2100/FUL	4	4	No known development constraint to delivery of housing over the next five years
Hampton	3 Thames Street	09/1221/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	Casa Tertia, Old Farm Road	09/3160/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	212A Kingston Road	07/3145/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	190 Kingston Road	09/0654/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	67 Mill Farm Crescent	07/2347/FUL	3	2	No known development constraint to delivery of housing over the next five years
Heathfield	13 Longford Road	07/3139/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	53 Jubilee Avenue	07/3324/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	50 Powder Mill Lane	07/3525/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	32 Curtis Road	08/1984/FUL	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	673 Hanworth Road	08/4661/FUL	3	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
Heathfield	306 Nelson Road	09/0413/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	245 Sandycombe Road	07/4047/COU	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	25 Clifford Avenue	07/4293/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	138 Kew Road	07/4353/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	53 Clifford Avenue	08/4247/FUL	5	4	No known development constraint to delivery of housing over the next five years
North Richmond	17 – 20 Tersha Street	09/0038/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	1-18 The Gateways, Park Lane	05/0637/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	112 Sheen Road	07/4306/FUL	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	08/0605/FUL	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	7 Kings Road	08/0716/PS19	1	-1	No known development constraint to delivery of housing over the next five years
South Richmond	130 Sheen Road	08/4291/FUL	4	3	No known development constraint to delivery of housing over the next five years
South Richmond	11 – 18 Church Estate Almshouses, Sheen Road	09/0144/FUL	3	-1	No known development constraint to delivery of housing over the next five years
South Richmond	32 The Green	09/0292/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	32 Lancaster Park	09/0758/FUL	1	-2	No known development constraint to delivery of housing over the next five years
South Richmond	7 The Quadrant	09/1109/PS19	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	21 and 22 The Green	09/2893/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	6 The Quadrant	09/3162/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	77 and 79a Colne Road	04/3761/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	1,2 and 3 Stable Mews	05/0371/FUL	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
South Twickenham	114-116 Heath Road	07/3881/FUL	6	2	No known development constraint to delivery of housing over the next five years
South Twickenham	24 Edwin Road	09/1041/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Twickenham	146 Heath Road	09/1273/FUL	4	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	46 Moormead Road	04/2671/FUL	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	11 Egerton Road	07/3039/FUL	4	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	115 St Margarets Road	08/0044/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	14 Whitton Road	07/3840/COU	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	165 Whitton Road	08/2305/FUL	3	2	No known development constraint to delivery of housing over the next five years
Teddington	8-10 High Street	05/0007/EXT	4	2	No known development constraint to delivery of housing over the next five years
Teddington	22 North Place	08/1929/FUL	3	2	No known development constraint to delivery of housing over the next five years
Teddington	20 – 22 High Street	08/4038/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	87 Twickenham Road	09/1199/FUL	6	5	No known development constraint to delivery of housing over the next five years
Teddington	115A Waldegrave Road	09/3024/FUL	3	2	No known development constraint to delivery of housing over the next five years
Teddington	28A High Street	09/3175/COU	1	0	No known development constraint to delivery of housing over the next five years
Teddington	74 Church Road	09/3343/FUL	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	114 Amyand Park Road	05/0815/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	71 Queens Road	07/0789/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	257 Richmond Road	07/3986/HOT	4	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	10 Strafford Road	08/2146/FUL	1	0	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	27 Church Street	08/4727/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	19 Richmond Road	09/2063/FUL	4	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	6 Haggard Road	09/3132/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	25 London Road	10/0118/FUL	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	1a Glebe Cottages	05/0439/FUL	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	220 Hampton Road	07/0009/FUL	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	3 The Hollies	07/3457/FUL	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	69 Twining Avenue	08/4134/FUL	1	1	No known development constraint to delivery of housing over the next five years
Whitton	43 High Street	07/2055/FUL	2	1	No known development constraint to delivery of housing over the next five years
Whitton	83A High Street	08/2308/COU	2	1	No known development constraint to delivery of housing over the next five years
Whitton	94A High Street	09/0800/FUL	2	1	No known development constraint to delivery of housing over the next five years
Whitton	93A High Street	09/2295/FUL	2	1	No known development constraint to delivery of housing over the next five years
			194	126	

Appendix 11: 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 2011-21		Planning Permission Status
				1-5 yrs (2011-16)	6-10 yrs (2016-21)	
Large Site with PP	Gordon Court	Fulwell, Hampton Hill	28 (16)	16		PP granted (08/2704/FUL)
Large Site with PP	Former Seeboard Site, Sandy Lane, Teddington	Hampton Wick	198	198		PP granted (07/3856/FUL). Construction already started.
Large Site with PP	76 Lower Mortlake Road	North Richmond	12 (10)	10		PP granted (08/0679/FUL)
Large Site with PP	Richmond Lock	St Margaret's & North Twickenham	171	171		PP granted (02/3734)
Large Site with PP	38 Twickenham Road	Teddington	15 (14)	14		PP granted (05/1455/FUL) Construction already started
Large Site with PP	Air Sea House	West Twickenham	14	14		PP granted (09/1693/FUL) Construction already started
Large Site with PP	Dean Road	Hampton North	41 (29)	29		PP granted (08/0156/FUL)
Large Site with PP	1-5 And Outbuildings The Maples	Hampton Wick	10 (5)	5		PP granted (06/3371/FUL)
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	26	26		PP granted (07/2991/FUL). Started on site 2009.
Large Site with PP	Normansfield Hospital	Hampton Wick	89	89		PP granted (07/1871/FUL)
Large Site with PP	29 Sheen Lane	Mortlake, Barnes Common	15	15		PP granted (07/4238/FUL)
Large Site with PP	Norcutt House	South Twickenham	22	22		PP granted (06/2018/FUL)

Type	Site Name	Ward	No of units (net gain)	Phasing 2011-21		Planning Permission Status
				1-5 yrs (2011-16)	6-10 yrs (2016-21)	
Large Site with PP	14a King Street Coach House The Old Workshop and CP	South Richmond	13	13		PP granted (07/1455/FUL)
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	38-48 High Street, Whitton	Whitton	12 (6)	6		PP granted (07/1579/FUL)
Large Site with PP	Former Goods Yard Land At Queens Ride	Mortlake, Barnes Common	14	14		PP granted (08/4383/FUL)
Other known large site	293 Lower Richmond Road	North Richmond	52	52		Progressing (09/2104/FUL under consideration)
Proposal Site (Ref: H15)	Platts Eyott	Hampton	70	70		Progressing (05/0270/FUL under consideration)
Proposal Site (Ref: R4)	Friars Lane Car Park	South Richmond	5-20	20		
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		Planning application expected in 2010/11
Other known large site	121 Heath Road, Twickenham	South Twickenham	22	22		Progressing
Other known large site	Land at Williams Lane Bowling Green, Mortlake	Mortlake, Barnes Common	76	76		Progressing (09/1490/FUL under consideration)
Large Site with PP	Twickenham Stadium / Rugby Football Union (RFU) Site	St Margaret's & North Twickenham	24-115	115		PP granted (04/2389/FUL) for 24 units. Progressing (09/3273/FUL under consideration)
Other known large site	Royal Star & Garter	Ham, Petersham, Richmond Riverside	25-60	60		

Type	Site Name	Ward	No of units (net gain)	Phasing 2011-21		Planning Permission Status
				1-5 yrs (2011-16)	6-10 yrs (2016-21)	
Other known large site	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	17	17		Progressing (09/2573/FUL under consideration)
Other known large site	Air Sea House (Phase 2)	West Twickenham	53	53		Progressing (10/0612/FUL 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	100		100	Progressing (07/3733/FUL under consideration)
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 (09/0610/FUL)
Proposal Site (Ref: T3)	Twickenham Sorting Office, 109 London Road	St Margaret's & North Twickenham	30-170		170	
Other known large site	Gifford House, Popes Avenue, Twickenham	South Twickenham	29		29	
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	90		90	
	TOTALS			1287	1052	

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. It is expected to be completed in 20011-16.

Appendix 12: Summary of future housing land supply by ward (net gain)

ward	Five Year Housing Land Supply 2011 – 2016					2016-2021	Total 2011-2021
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Proposal/Other known large sites	Proposal/Other known large sites	
Barnes	2	6	0	4	0	0	12
East Sheen	10	4	9	17	0	0	40
Fulwell and Hampton Hill	32	21	9	10	0	0	72
Ham, Petersham and Richmond Riverside	1	16	-1	9	60	0	85
Hampton	21	16	5	8	70	55	175
Hampton North	1	34	1	1	0	0	37
Hampton Wick	245	117	12	2	17	0	393
Heathfield	1	18	2	9	0	0	30
Kew	6	19	3	1	0	50	79
Mortlake and Barnes Common	1	33	2	0	76	90	202
North Richmond	20	3	16	7	52	355	453
South Richmond	4	34	0	11	20	20	89
South Twickenham	4	38	2	9	22	229	304
St Margarets and North Twickenham	180	41	9	8	216	225	679
Teddington	48	17	3	13	0	0	81
Twickenham Riverside	8	10	-1	10	0	0	27
West Twickenham	14	33	1	3	53	0	104
Whitton	10	16	2	4	0	28	60

Source LBRuT Planning Policy Section

Appendix 13: Employment land completions

applicn ref	Address	overall loss (m ²)	Gain (m ²)	Proposed land uses ha	completed employment floorspace by type m ²	located in mixed use area	loss to other use	notes
		Gross external			Gross internal			
(Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)								
07/3520	64-66 Glenham Road, Barnes		34 B1a	B1a 0.0342	B1a 34 - (34x0.0375) = 32.7	no		Change of use of half a garage to office space
07/2275	44 High Street, Hampton Hill	6 B1a		B1a 0.0072 C3 0.0053	B1a 98 - (98 x0.0375) = 94.3	yes	Existing office space of 104sqm in total. Two storey rear extension to create office of 98sqm and conversion of first floor to 1 flat.	Erection of two storey rear extension and conversion of first floor to a flat.
06/0814	Petersham Meadows Farm Richmond	156 B2		B2 & Sui generis = 1.12 C3 0.09	B2 347-(347x0.0375) = 334 SG 278 - (278x0.0375) = 267.6	no	503 sq m of B2 reduced to 347 sqm of B2. and livery stables of 500 sqm Sui generis reduced to 278 sqm. 2 x residential units	demolition of existing buildings on mixed use site to 1 residential unit with garage and 1 staff unit with 4 commercial workshop/storage units and commercial livery stables. All to replace existing facilities.
06/3740	3 -11 Hampton Court Road, Hampton	459 B8 25 B1a		B1a 0.0121 C3 0.0268	B1a 335 GEA =322.4 GIA	yes	360 sqm B1 reduced to 335 sqm B1 and 459 sqm B8 converted to 8 residential units.	Conversion of existing building to form 3 B1 units at ground floor in building numbered 5-11 Hampton Court Road, conversion of upper parts of numbered 5-11 including a second floor and side extension to form 7 residential apartments and conversion of number 3 to form an end of terrace residential cottage.
07/3942	63 High Street, Hampton Wick	80 B8	121 B1a	B1a 0.0063 A1/A2 0.0042 C3 0.0079	B1a 116.46 GIA	yes	Loss of retail 32sqm with 1 flat and 66sqm dance studio/gym D2 and 60 sqm of B8. Redeveloped to form 80 sqm A1/A2 retail, 121sqm B1a and 4 flats.	Redevelopment of retail, residential and gymnasium to provide new A1/A2 retail unit, B1 office and 2 x 1-bed and 2 x studio flats.
07/4444	Synergy House, Lindley Place, Kew		242 B1a	B1a 0.0145	B1a 502.4	yes	280 sqm B1a remodelled to form total 522 sqm B1a	Extensions to existing building to provide additional employment floorspace
08/1140	16a Barnes High Street	95 B1a	95 B2	B2 0.0048	B2 91.44	yes	95 sqm of B1a changed to B2	Change of use B1 (office) to B2 (light industrial).
08/2564	24A Grove Road, Barnes	125 B2	144 B1a	B1a 0.009 C3 0.016	B1a 138.6	no	125 sqm B2 demolished for mixed use offices and 4 flats.	Erection of a 3 storey building containing B1 offices, 2 x 2-bed apartments and 2 x 1- bed apartments.
04/3035	Land rear of 146 Heath Road, Twickenham	60 B8	30 B1a	B1a 0.0015 C3 0.0015	B1a 28.8	yes	Loss of storage 60 sqm B8 to form offices and 1 x1-bed flat	Mixed Use Residential And Office At Rear Of 146 Heath Road.
09/1266	Railway Arches, Pope's Grove, Twickenham	56 B2	56 B1c	B1c 0.0056	B1c 53.9	no	56 sqm of B2 general industrial change of use to 56 sqm B1c light industry	Use of Railway Arch as an antique restoration workshop specialising in the restoration of Marble (B1 Use)
04/2389	Twickenham Rugby Stadium		596 A1 458 B1a 9892 S.G. 3864 D2	A1 B1a SG D2 Total 12.5ha stadium site	B1a 440.8	no	264 sqm A1shop, 2762 sqm B1a and C3 x24 varied to provide 860 sqm A1; 3220 sqm B1a; 9892 sqm of Sui Generis conference theatre; 3864 sqm of D2 indoor sports and 1x C1 hotel.	Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi- Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking

applicn ref	Address	overall loss (m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external			Gross internal (Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)			
09/0936	81A High Street Teddington	32 B1a		B1a 0.0019 A2 0.0019	B1a 31.76	yes	65 sqm B1a granted changes of use for mixed uses 33 sqm B1a and 32 sqm A2	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)
09/2045	27 Ferry Road, Teddington		172 B1a	B1a 0.035	B1a 165.6	no	204 sqm A4 converted to 172 sqm B1a and ancillary space.	Change of use of the first floor, currently a bar A4 to B1 office.
07/1854	33 Candler Mews, Twickenham	42 B1a		C3 0.0014 B1a 0.0028	B1a 73.15	no	118 sqm B1a reduced to 76 sqm and 1xC3 unit.	Creation of two livework rooms on the top floor in connection with existing business to safeguard a Legal Aid Criminal Department.
09/2182	Syds Quay, Eel Pie Island, Twickenham	459 B2	459 B1c	B1c 0.0459	B1c 441.79	no	459 B2 cou to B1c light industrial	Establish use of building as works studio (B1) use class.
05/0576	46-50 Staines Road, Twickenham		19 B1a	C3 0.0287 B1a 0.0126	B1a 178.06	no	Demolition of existing 166 sqm B1a and 2 flats above. Replacement with 185 sqm of ground floor B1a and two upper floors & total of 8 flats, C3.	Proposed Mixed Use Development. Demolition Of Existing Building And Replacement With 187sqm Of Ground Floor B1 Use And Two Upper Floors Of 4 No.1 Bedroom Flats Each (Total of 8 No.1 Bedroom Flats).
09/0865	82 Hampton Road, Twickenham	121 B1a		B1a 0.0182 D1 0.0182	B1a 117.43	no	243 B1a offices given permission for mixed use as B1a 122sqm and D1 121sqm	Mixed B1/D1 use providing offices and treatment rooms for a rehabilitation and support service to people suffering from debilitating neurological conditions.
08/2067	50 Ashburnam Road, Ham	54 B1a		D1 0.0033		no	54 sqm B1a to 54 sqm D1	Change of use of vacant office to dental surgery.
09/1267	Railway Arches, Popes Grove, Twickenham	46 B2	46 B8	B8 0.0046	B8 44.28	no	46 sqm B2 to 46 sqm B8	Use of Railway Arch 29 as a Storage Facility for Documents in relation to the Tenants Business (B8 Use).
07/3412	Sun Alley, Richmond	110 B1a		D1 0.0055		yes	Cou of 110 sqm of B1a to 110 sqm of D1	Change of use from B1 office to D1 for the purpose of pilates apparatus studio with attendant physiotherapy and osteopathic facility.
09/2122	3 Paradise Road, Richmond	47 B1a		D1 0.005 A1 0.003		yes	Change of use: 47 sqm B1a, to 47 sqm D1. Retain 29 sqm A1 on groundfloor.	Convert the first floor, B1 to D1 (consulting rooms) while retaining the ground floor A1.
08/1167	70 Church Road, Teddington	40 B1a		C3 0.0074 A1 0.0033		no	A1, 59 sqm, B1a, 40 sqm and 1 flat redeveloped to form A1 of 24sqm and 3 flats.	Change of use from retail/office (2 units) plus 1 residential unit into retail (A1 use) unit x 1 plus 3 residential units
08/2412	146 & 146a Amyand Park Road, Twickenham	72 B1b		C3 0.059		no	B1b 72 sqm converted to 2 units of C3	Change of use from photo studio /shop to two self contained dwellings (One 1 bedroom flat and 1 Bedsit)
04/2255	70 Wellington Road, Twickenham		50 B2	B2 0.0177	B2 173.25	no	Demolition of 130 sqm B2 and replace with 180 sqm new B2	Demolition of existing and erection of new vehicle repair workshop

applicn ref	Address	overall loss (m2)	Gain (m2)	Propo sed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external			Gross internal (Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)			
06/2511	56 Barnes High Street	284 B2		A3 0.0284		yes	Loss of 284 sqm B2 to form restaurant of 152 sqm A3	Change of use to restaurant (A3) with new side and rear extensions.
08/4168	108 Uxbridge Road, Hampton	59 B8		C3 0.0182		no	Loss of building 59 sqm used for builder's store B8	Conversion of former chapel to provide single family dwellinghouse
08/1178	4-6 George Street, Richmond	288 B1a		D1 0.045 C3 0.0224		yes	Change of use of 288sqm of B1a into 288 sqm of D1clinic.	Change of use of first and second floors from B1 office to D1 healthcare use. (Conversion of 3rd floor into 2 flats already approved under planning permission ref: 06/1422/FUL).
07/3054	358A Richmond Road , Twickenham	390 B1a		D1 0.0269		yes	390 sqm B1a change of use to 390 sqm D1clinic	Change of use from B1 (office) to D1 (dental practice) specialising pedeodonticts
08/2747	29-39 London Road, Twickenham	470 B1a		D1 0.0192		yes	Loss of B1a 470 sqm to D1 education 470 sqm	Change of use of first floor from class B1 offices to a class D1 language school for a temporary period of up to 10 years.
08/4003	Ilex House, Holly Road, Twickenham	240 B1a		D1 0.0394		yes	240sqm B1a changed into 240 sqm D1	Change of use from B1 to D1 use to operate a clinical and non-clinical substance misuse service
09/2600	Vestry House, Paradise Road, Richmond	59 B1a		D2 0.0044		yes	59 sqm B1a converted to 59 sqm D2	Change of use of part of first floor from offices (B1) to use class D2 (fitness/exercise studio).
	Total	-3,875	+1,926		B1a = 2,242.33 B1c = 495.69 B2 = 598.69 B8 = 44.28 GIA = 3,380.99 sqm			

Appendix 14: Guide to the Use Classes Order

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

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