

Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside
Flood Sequential Test



Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside
Framework Travel Plan





Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside
Planning Statement



Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside
Statement of Community Engagement









- Proposed Residential Redevelopment..... ■
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- Application Submission..... ■



February 2014



Teddington Riverside

Environmental Statement – Part 1, 2 & 3

February 2014



Teddington Riverside

Environmental Statement – Part 4

February 2014





Proposed Residential Redevelopment
Broom Road, Teddington TW11 9BE
Teddington Riverside

Application Submission
February 2014





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Application Submission
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Appendix A – Sequential Sites

1.0 INTRODUCTION

- 1.1 CgMs have been commissioned to undertake a Sequential Test in relation to the flood risk for the proposed development on the site of the existing Teddington Studios at Broom Road, Teddington, TW11 9BE.
- 1.2 The development proposal is for the demolition of all existing studio buildings excluding the entrance lodge, Weir Cottage which is a Building of Townscape Merit (BTM) and the construction of a mix of buildings providing [221] self-contained residential units.
- 1.3 The purpose of this document is to demonstrate that the site meets the requirements of the Sequential Test in accordance with the National Planning Policy Framework (NPPF). The report has been prepared in consultation with Planning Officers from London Borough of Richmond upon Thames.
- 1.4 A Flood Risk Assessment has been prepared and submitted to support the application and will be referenced in this document where relevant.

2.0 PROPOSED DEVELOPMENT

- 2.1 The development site occupies a broadly rectangular area of approximately 1.8ha. The development proposal is for the demolition of the existing studio buildings, with the exception of the entrance lodge, and the provision of [221] self-contained residential units.
- 2.2 The scheme will comprise of four separate buildings that are a mix of 3-7 storeys high, associated refuse spaces and car and cycle parking. A single basement level car parking is accessed by lift and stair access to each building.
- 2.3 Fronting onto Broom Road there will be a further two 3 storey high blocks that will feature front and back gardens for the respective ground floor units.
- 2.4 The site will be landscaped with mature trees, lawns and pathways to connect up to the river walk.
- 2.5 The suitability of the subject site for the proposed development is demonstrated by the following:
- There are no Tree Protection Orders on the site
 - The development will be contemporary in design but respecting of the adjacent conservation area.
 - The site is not within the Green Belt.
 - It is not considered that there will be any significant ecological constraint to development of the site.
 - The development would be safe over its lifetime with a positive reduction in flood risk being achieved through improvements to floodwater storage and flows and through a reduction in surface water runoff (see the submitted Flood Risk Assessment for further details).

2.6 The proposed development is both sustainable and suitable for the proposed location as demonstrated by the following:

- The proposed development is not considered to have an overbearing impact on any neighbouring properties.
- The proposed development would open up river views and would be of a density that would reduce the amount of built-on land without loss of gross floor space.
- Any contamination at the site will be remediated to the appropriate standard.
- The development will achieve Code for Sustainable Homes Level 4.
- The development would provide the required number of car parking spaces in line with Council standards whilst also negating the movement of HGV's currently associated with the site.

3.0 THE SEQUENTIAL TEST

- 3.1 The Environment Agency flood map indicates that the subject site is in Flood Risk Zone 3a, meaning the annual probability of flooding from fluvial sources is 1% (1 in 100) and the annual probability of flooding from tidal sources in the absence of any defences is 0.5% (1 in 200). Further detail can be found in the accompanying Flood Risk Assessment.
- 3.2 The Technical Guidance to the NPPF states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Where there are no *reasonably available* sites in Flood Zone 1 (as defined by the Environment Agency), the planning authority should consider *reasonably available* sites in Flood Zone 2 before Flood Zone 3.
- 3.3 The site will feature basement level parking and residential accommodation on the ground and upper floors. Table 2 of the NPPF Technical Guidance defines such as a use as 'more vulnerable' with regards to the impacts associated with floods. DM SD 6 explains that land uses in a zone 3a flood area are "restricted to water compatible, less and more vulnerable development", so residential accommodation is acceptable in this location subject to there being no 'Self-contained residential basements and bedrooms at basement level'.
- 3.4 DM SD 6 goes on to state that, whilst most developments within flood zone 3a will require a Sequential Test there are certain exceptions, one of those being that a test "will not be required if it is not a major development. By virtue of the size of the site and the number of residential units proposed, the subject proposal is a major development and therefore a sequential test is necessary.
- 3.5 In order to meet the requirements of the Sequential Test, it must be demonstrated that there are no *reasonably available* sites with a lower probability of flooding that would be appropriate for the development proposed.

Scope / Area of the Search

- 3.6 The London Borough of Richmond Upon Thames Housing Land Supply 2013/23 document, in Appendix 7 of the LDF Annual Monitoring Report for financial year

2010/11 outlines those sites within the Borough that, over the next five years have been deemed deliverable for housing. They include:

- Sites that are allocated for housing in the saved UDP
- Sites that have planning permission (not yet implemented)
- Sites under construction
- All residential conversion sites with full planning permission
- All residential conversion sites under construction

3.7 The Housing Land Supply Document illustrates those sites across the entire Borough, located in areas of a lower probability of flooding, that are reasonably available and appropriate for use as housing.

3.8 Following a previous recent discussion with a Planning Officer at the London Borough of Richmond Upon Thames for an application for a smaller residential scheme in a flood zone 3 area within the Borough, it was advised that this Document is appropriate to use as the basis of the Sequential Test, on the condition that all sites listed are carefully considered against the proposed scheme.

Defining *Reasonably Available Sites*

3.9 The National Planning Policy Framework (NPPF) came into force in April 2012, replacing all the previous Planning Policy Statements (PPSs) including PPS 25 'Development and Flood Risk'. The NPPF does not provide a definition of 'reasonably available'. However, the Environment Agency webpage 'Development and Flood Risk' states the following:

"In England, the National Planning Policy Framework (NPPF) has replaced Planning Policy Statement 25 'Development and Flood Risk'. However, the policy principles remain unchanged, supporting Technical Guidance has been issued and the associated Practical Guide remains in place until Government chooses to replace it".

3.10 Planning Policy Statement 25: Development and Flood Risk A Practical Guide defines 'reasonably available sites' as those that are "suitable, deliverable and developable". In the former Planning Policy Statement 3 for Housing (PPS3), for a site to be considered deliverable it should:

- Be available – the site is available now.
- Be suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

3.11 To be considered 'developable', the site should:

- Be in a suitable location for housing development
- Be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

3.12 The aforementioned definitions of 'deliverable' and 'developable' will therefore be used in the Sequential Test to ascertain whether alternative sites are 'reasonably available'.

Borough-wide considerations

3.13 Before considering individual sites, it is important to understand the overall housing position with regard to housing targets in the Borough.

3.14 The sites within the Borough that are available for housing were reviewed in the London Strategic Housing Land Availability Assessment (SHLAA), published in November 2009. This data was then used as a base for determining suitable housing provision and targets within the review of the London Plan. The London Plan 2011 Policy 3.3 states that Richmond upon Thames should meet and, if possible, exceed the target of 2450 additional homes between 2011 and 2021 with 1225 dwellings being constructed over the first five years.

- 3.15 The London Borough of Richmond upon Thames Housing Land Supply 2013/23 report outlines that the anticipated housing land supply in the Borough for the first five years of the period 2013 – 2023 would facilitate the construction of up to 1,873 houses. This therefore exceeds both the London Plan target and the 5% buffer the NPPF requires.
- 3.16 The Borough therefore considers that the sites highlighted in the Housing Land Supply 2013/23 report will facilitate the construction of a sufficient number of residential units in line with housing targets.

Consideration of and criteria for assessing alternative sites

- 3.17 As confirmed previously by a Planning Officer at the London Borough of Richmond upon Thames, the Housing Land Supply 2013/23 has been used as a base for the Sequential Test, with each site mentioned being considered and assessed to determine whether it meets the definition of a 'reasonably available site' that has a lower probability of flooding. The full assessment is provided in Appendix A of this document and considers a range of potential development restrictions including but not limited to:
- Availability timeframes;
 - Flood risk classification;
 - Capacity / yield (as identified within the Housing Land Supply 2013/23 report);
 - Policy restrictions;
 - Ecological designations (including tree preservation orders, Special Protection Areas);
 - Listed status of buildings.

Summary of findings

- 3.18 A Borough-wide search was undertaken in August/September 2013 using the sites highlighted in the Housing Land Supply 2013/23 in order to establish whether there are any sites outside of the one currently selected that meet the above definition of 'reasonably available' and which have a lower probability of flooding. Each site has been individually assessed within Appendix A of this document on the basis of the criteria in the previous section of this document.
- 3.19 The selected sites were expanded to include those in the Council's draft Site Allocations document, published for consultation in October 2013. This document includes the application site as a potential housing allocation.
- 3.20 Sites within the 'New Builds with Construction Started' list and 'Conversions with Construction Started' are not considered reasonably available as they are being progressed by another party.
- 3.21 If the proposed development were to be relocated to any of the sites that are marked as being 'New Build with Planning Permission', this could result in considerable overdevelopment of the site. This is also the case for the majority of the sites that are 'Conversions with Planning Permission'.
- 3.22 The list of 'Large Sites' includes those that are allocated for housing in the saved Unitary Development Plan (UDP) and other identified large sites which are coming forward. None of the sites within this appendix are within a lower flood zone than the subject site, are available within the next 5 years and are also considered suitable for the proposed development. Therefore these sites do not meet the definition of 'reasonably available'.
- 3.23 Overall, the analysis set out in Appendix A demonstrates that there are no sequentially preferable sites with a lower probability of flooding within the Borough, that constitute reasonably available alternatives to the development site.

4.0 THE EXCEPTION TEST

4.1 The NPPF states that following the carrying out of a Sequential Test, if it is shown that it is not possible for the development to be located in a zone that has a lower probability of flooding then the Exception Test should be applied. This test allows for the consideration of the wider sustainable benefits of the development and its impact on the area should it be constructed.

4.2 The proposed development would comprise of basement parking with residential flats on the ground and upper floors. This is defined by the NPPF as a 'more vulnerable' scheme. The site is also located within Flood Zone 3a whereby the annual probability of flooding is classified as greater than 1 in 100 in any given year. As such, Table 3 of the Technical Guidance to the NPPF illustrates that an Exception Test is required.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
 ✗ Development should not be permitted.

Flood risk vulnerability and flood zone 'compatibility', the NPPF Technical Guidance

4.3 This development is considered to meet the Exception Test due to the sustainability benefits it will provide. The development will achieve Code for Sustainable Homes Level 4 and therefore will be highly sustainable. Furthermore, the development is making use of a brownfield site and existing transport networks, opening up views to the river and reducing the amount of impermeable surfaces and surface water runoff. More details are provided in the accompanying Flood Risk Assessment.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 The London Borough of Richmond upon Thames Housing Land Supply 2013/23 document illustrates those sites that are considered suitable for housing within the Borough. This report reviews each site within this document to identify any sequentially preferable sites within the Borough, other than the site currently selected. The site has been allocated for housing development as part of the Councils recent Site Allocations consultation.
- 5.2 The Sequential Test has demonstrated that there are no *reasonably available*, sequentially preferable sites within the London Borough of Richmond upon Thames which are both at a lower probability of flooding and that would be appropriate for the type of development proposed. On this basis, it is considered that the Sequential Test has been satisfied.
- 5.3 The development is considered to meet the Exception Test as it will be highly sustainable, meeting BREEAM 'excellent' and Code for Sustainable Homes Level 4 whilst also reducing the flood risk in the area by virtue of reducing the amount of built-on land and increasing the planting, landscaping and permeable surfaces on site.
- 5.4 The Flood Risk Assessment accompanying the application further demonstrates that the development would be safe over its lifetime (taking climate change into account) and would reduce the flood risk in the area through a reduction in surface water runoff.

APPENDIX A

Sequential Sites

Introduction

This appendix provides a detailed assessment of each of the potential development sites that was listed in the Borough's Local Development Framework Annual Monitoring Report 9 for Financial Year 2010/11 'Housing Land Supply 2013/23' as being suitable for housing. Later in the Appendix we consider sites proposed as part of the draft Site Allocations (October 2013).

Key for Tables 1 to 5



Site not sequentially preferable
for proposed development



Site located in an equivalent or higher
risk flood zone



The subject site

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix One: Sources of Land Supply
New Builds with Construction Started or Completed

These sites are recognised as being suitable for the provision of housing and as such, construction of new residential developments on these sites has either started or else has been fully completed and is now habitable. As such, these sites cannot be considered to meet the definition of being *reasonably available* for the proposed development as they are no longer 'available' and vacant. These sites are also not considered 'achievable' as there is not a reasonable prospect that the subject development could be delivered on the site within five years; due to the fact that a different development is currently being constructed or else has been completed and is now occupying the site.

Table 1: New builds with construction started/completed.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
1	17 Stanley Road	East Sheen	08/1467/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
2	106-108 and 1-8 Gordon Court, High Street	Fulwell, Hampton Hill	08/2704/FUL	28	16	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
3	130 Stanley Road	Fulwell, Hampton Hill	08/4835/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
4	17 Richmond Hill	Ham, Petersham, Richmond Riverside	05/2058/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
5	4 Richmond Hill	Ham, Petersham, Richmond Riverside	07/0164/EXT	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
6	Terrace Yard, Petersham Road	Ham, Petersham, Richmond Riverside	07/3906/FUL	9	9	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
7	289 Petersham Road	Ham, Petersham, Richmond Riverside	07/3348/FUL	3	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
8	12 Sandy Lane	Ham, Petersham, Richmond Riverside	11/2372/FUL	1	0	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
9	61 Ormond Avenue	Hampton	08/0838/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
10	64 Hampton Road	Hampton	07/3512/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
11	Glen Lynn, Upper Sunbury Road, Hampton	Hampton	08/2618/FUL	2	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
12	6 Carlisle Road	Hampton	11/2073/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
13	91 Station Road	Hampton	11/3009/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
14	12 Acacia Road	Hampton North	09/0649/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
15	25 High Street, Hampton Wick	Hampton Wick	10/1413/VRC	9	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
16	The Coach House	Hampton Wick	05/2050/FUL 11/0804/FUL	1	0	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
17	1-5 And Outbuildings The Maples	Hampton Wick	06/3371/FUL	10	5	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
18	Former Seeboard Site, Sandy Lane, Teddington	Hampton Wick	07/3856/FUL	198	198	Construction complete	x	x	✓	x	✓	<p>By virtue of the size and location of the site, it is considered suitable for the subject development. However the site still does not meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there.
19	Normansfield	Hampton Wick	07/1871/FUL	89	89	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
20	128 Munster Road	Hampton Wick	08/0293/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
21	135 Fairfax Road	Hampton Wick	11/2077/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
22	6 Thameside	Hampton Wick	10/2276/FUL	1	0	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
23	2 Seymour Road	Hampton Wick	11/3431/FUL	9	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
24	570 Hanworth Road	Heathfield	09/0017/FUL 11/1183/FUL	8	7	Construction already started, 8 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
25	Land to the rear of 23 to 29 Heathside, Whitton	Heathfield	07/0196/FUL	7	7	Construction complete			x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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26	768 Hanworth Street	Heathfield	07/3649/FUL	4	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
27	269 & 271 Sandycombe Road, Kew	Kew	05/2459/HOT	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
28	Land and Garages on the East Side, Cambridge Road	Kew	10/2817/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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29	Queens School House, Cumberland Road	Kew	10/2907/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
30	Land At Williams Lane Bowling Green	Mortlake, Barnes Common	09/1490/FUL	76	76	Construction complete. 31 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
31	Former Goods Yard at Queens Ride	Mortlake, Barnes Common	08/4383/FUL	14	14	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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32	Land Rear of 2 – 14 Stanton Road	Mortlake, Barnes Common	09/1346/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
33	3 Queens Ride	Mortlake, Barnes Common	10/3212/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
34	42-44 Charles Street, Barnes	Mortlake, Barnes Common	10/1484/FUL	5	5	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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35	International Mail Express, Orchard Road	North Richmond	07/3733/FUL 11/1244/FUL 11/1245/FUL	89	89	Construction already started. 28 Affordable Units	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
36	The Shakespeare, Lower Richmond Road	North Richmond	10/0076/FUL	8	8	Construction complete	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
37	36 Friars Stile Road	South Richmond	03/3111/FUL	1	0	Construction already started	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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38	56 Friars Stile Road	South Richmond	05/2826/FU	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
39	Asgill Lodge, Old Palace Lane	South Richmond	08/1997/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
40	14a King Street Coach House, The Old Workshop and CP	South Richmond	07/1455/FUL	13	13	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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41	Land at 122 Queens Road	South Richmond	09/1993/VRC	3	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
42	15 Montague Road	South Richmond	11/2622/FUL	1	0	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
43	Norcutt House, Norcutt Road	South Twickenham	06/2018/FUL	22	22	Construction already started. 11 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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44	77 Colne Road	South Twickenham	08/0651/FUL	4	4	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
45	158 Heath Road	South Twickenham	08/2614/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
46	Garages Rear Of Walpole Court, Hampton Road	South Twickenham	08/3259/FUL	6	6	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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47	121 Heath Road, Twickenham	South Twickenham	10/0415/FUL	22	22	Construction complete. 8 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
48	Land Rear of 122 Heath Road	South Twickenham	10/0289/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
49	25 Tower Road	South Twickenham	10/1492/FUL	1	0	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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50	10 Riverview Gardens	South Twickenham	10/1977/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
51	Gifford House, Popes Avenue	South Twickenham	10/3719/FUL	29	29	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
52	361 to 376A St Margaret's Road	St Margaret's & North Twickenham	08/0307/FUL	27	14	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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53	Land To Rear Of 35 to 37 Orchard Road	St Margaret's & North Twickenham	08/3277/FUL	4	4	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
54	25 Heatham Park	St Margaret's & North Twickenham	10/0389/FUL	1	0	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
55	Land at rear of 180 London Road	St Margaret's & North Twickenham	10/2857/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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56	16A Crown Road	St Margaret's & North Twickenham	11/1086/FUL	9	9	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
57	4A St Georges Road	St Margaret's & North Twickenham	11/1752/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
58	47 Cambridge Crescent	Teddington	04/1889/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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59	209 Waldegrave Road	Teddington	07/3470/FUL	22	21	Construction complete. 9 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
60	Craig House, 26A Park Road	Teddington	08/0007/FUL	6	6	Construction complete. 6 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
61	66 Stanley Road	Teddington	08/1293/FUL	6	5	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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62	13 Church Road	Teddington	09/0500/FUL	4	3	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
63	Park House, Station Road	Teddington	11/1436/FUL	9	9	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
64	Garage Site, 92 – 102 Sherland Road	Twickenham Riverside	08/4195/FUL	3	3	Construction complete. 3 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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65	Land at Bell Lane and Water Lane	Twickenham Riverside	08/4839/FUL	2	2	Construction complete. 2 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
66	Land Adjacent to 25 Ferry Road	Twickenham Riverside	10/1550/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
67	37B Cambridge Park	Twickenham Riverside	11/1847/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
68	Syds Quay and Sans Souci	Twickenham Riverside	10/1095/FUL	5	4	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
69	Hurley Cottage, Eel Pie Island	Twickenham Riverside	11/2039/FUL	1	0	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
70	Land Rear of 46 and 47 Fourth Cross Road	West Twickenham	08/0774/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
71	16 Broadlands	West Twickenham	08/1404/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
72	Rear of Number 8-14 Staines Road	West Twickenham	08/3172/FUL	3	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
73	Land Adjacent to 244 Lincoln Avenue	West Twickenham	09/0434/FUL	2	2	Construction complete. 2 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
74	Air Sea House (Phase 2)	West Twickenham	10/0612/FUL	53	53	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
75	2 Glebe Way	West Twickenham	10/1762/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
76	2 Elm Grove, Barnes	Barnes	08/4251/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
77	38 Lonsdale Road	Barnes	09/0978/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
78	41 Gerard Road	Barnes	11/4161/FUL	1	0	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
79	198 Upper Richmond Road West	East Sheen	10/2113/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
80	6 Monroe Drive	East Sheen	10/3034/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
81	Somerset House and 14 Elmtree Road	Fulwell, Hampton Hill	10/1447/FUL	58	58	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
82	Hampton Hill Library, 13 Windmill Road	Fulwell, Hampton Hill	11/0604/FUL	4	4	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
83	162 Dukes Avenue	Ham, Petersham, Richmond Riverside	10/3552/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
84	Quainton Cottage, Bute Avenue	Ham, Petersham, Richmond Riverside	11/3182/FUL	1	0	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
85	5 Chestnut Avenue	Hampton	08/1125/FUL	3	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
86	6 7 and 8 The Maples	Hampton Wick	08/3326/FUL	8	5	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
87	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11/0468/PS19	11	11	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
88	16 Ellerman Avenue	Heathfield	11/1716/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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89	Land rear off 23-24 Courtlands Avenue, Kew	Kew	10/0660/FUL	1	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
90	249 Mortlake Road	Kew	08/1710/FUL	2	1	Construction complete	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
91	Richmond Sea Scout Hut, Retreat Road	South Richmond	09/3283/FUL	1	1	Construction complete	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
92	33 Montague Road	South Richmond	09/0086/NMA1	2	1	Construction complete	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
93	30 Montague Road	South Richmond	09/0561/FUL	2	2	Construction complete	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
94	48 Kings Road	South Richmond	11/2538/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
95	Car Park, Wakefield Road	South Richmond	09/2420/FUL	11	11	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
96	12-14 Water Lane	South Richmond	11/3010/FUL	3	3	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
97	The Croft, Walpole Gardens	South Twickenham	10/3308/FUL	1	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
98	2 to 4 Latimer Road	Teddington	09/2759/FUL	2	2	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
99	Land North of North Place	Teddington	10/2482/FUL	2	2	Construction complete	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
100	37 Grosvenor Road	Twickenham Riverside	11/3248/FUL	7	7	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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101	9-23 Third Cross Road	West Twickenham	08/2651/FUL	8	8	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
102	Pouparts Yard and land rear of 84A Hampton Road	West Twickenham	08/0225/FU	9	9	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
103	Land rear of 225-231 Hospital Bridge Road	Whitton	09/2521/FUL	1	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix One: Sources of Land Supply
New Build with Planning Permission

These sites have either full or outline planning permission for a residential development that as at March 2012 had not yet been implemented. These sites are recognised as being available and achievable at that date due to the fact that they are under developed, no construction work has yet taken place and construction could begin in 0-5 years. However, the sites are not suitable for the development due to its high density and size. As such, the sites cannot be considered to meet the definition of being *reasonably available*.

Some of the sites included due to the age of the base material may not also be unavailable if they have progressed from having received planning permissions. Some new sites may also have been granted permission but will not be included in the housing land supply until the current AMR is published in December 2013.

Table 2: New build with planning permission.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
104	1 Parke Road	Barnes	10/3233/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
105	32 Clare Lawn Avenue, East Sheen	East Sheen	11/1473/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
106	32 Clare Lawn Avenue, East Sheen	East Sheen	11/1473/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
107	6 Well Lane	East Sheen	07/3077/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
108	278 – 282 Upper Richmond Road West	East Sheen	09/2921/FUL	4	4	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
109	Land adjacent 1 Princes Road	Fulwell, Hampton Hill	09/0358/EXT	1	1	Construction not started. No known development constraint to delivery of housing over the next five years 1 affordable unit.	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
110	139 – 141 Stanley Road	Fulwell, Hampton Hill	09/2207/FUL	9	6	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
111	Land at rear of 293 Petersham Road	Ham, Petersham, Richmond Riverside	08/2038/FUL	2	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
112	San Toy, Old Farm Road	Hampton North	10/1361/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
113	147 Fairfax Road	Hampton Wick	11/0149/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
114	157C Fairfax Road	Hampton Wick	11/2210/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
115	Willowdene, Millfield Road	Heathfield	11/3146/FUL	2	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
116	Ruth House, Burlington Avenue	Kew	08/2464/FUL	8	7	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
117	1 Royal Parade	Kew	09/0110/FUL	2	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
118	Number 29 and Garages Adjacent to 27 Barnes High Street	Mortlake, Barnes Common	10/2112/FUL	5	5	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
119	196 Kew Road	North Richmond	11/3279/FUL	2	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
120	Graemesdyke Cottage, Graemesdyke Avenue	North Richmond	09/1240/FUL	6	5	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
121	3 – 5 Dee Road	North Richmond	10/3421/FUL	3	3	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
122	45 The Vineyard	South Richmond	09/0316/EXT	6	5	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
123	1 Old Palace Place	South Richmond	09/1383/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
124	36 Kings Road	South Richmond	08/4642/FUL	3	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
125	91 Mount Ararat Road	South Richmond	09/3179/FUL	3	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
126	569 Upper Richmond Road West	South Richmond	09/2357/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
127	Land at rear of 291 Waldegrave Road	South Twickenham	09/0441/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years. 1 affordable unit.	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
128	Garage Site Between Nos 3 and 5 Clifden Road	South Twickenham	10/0945/OUT	8	8	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
129	17A Tower Road	South Twickenham	10/2991/FUL	2	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
130	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	09/3273/FUL	115	115	Construction not started. No known development constraint to delivery of housing over the next five years. 33 affordable units.	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
131	198 to 200 Amyand Park Road	St Margaret's & North Twickenham	08/3078/FUL	2	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
132	Land adj to 1 Heron Road	St Margaret's & North Twickenham	09/1396/HOT	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
133	2A Cole Park Road	St Margaret's & North Twickenham	11/0549/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
134	Twickenham Railway Station	St Margaret's & North Twickenham	11/1443/FUL	115	115	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
135	23 Coleshill Road	Teddington	08/1127/FUL	2	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
136	Elm Lodge, New Kelvin Avenue	Teddington	08/0230/FUL	8	8	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
137	22 The Causeway	Teddington	09/1983/FUL	5	5	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
138	72 Stanley Road	Teddington	10/0312/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
139	60 Twickenham Road	Teddington	10/2034/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
140	9 Bell Lane	Twickenham Riverside	09/2129/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
141	37A Cambridge Park	Twickenham Riverside	10/2206/FUL	2	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
142	40A Cambridge Park	Twickenham Riverside	11/0990/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
143	6 Trafalgar Road	West Twickenham	11/1873/FUL	1	0	Construction not started. No known development constraint to delivery of housing over the next five years	x	x	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
144	47A High Street	Whitton	10/0613/FUL	1	1	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
145	Bridgeway House, 13A High Street	Whitton	10/1840/FUL	2	2	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
146	53-55 High Street	Whitton	11/3622/FUL	9	6	Construction not started. No known development constraint to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix One: Sources of Land Supply
Conversions with Construction Started

These sites are residential conversions where construction has been started or else is completed. These sites cannot be considered to meet the definition of *reasonably available* as they are not 'available' for the subject development as construction of a different development has taken place. These sites are also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being or has been recently constructed. The sites are further not suitable as the proposed development would result in their overdevelopment.

Table 3: Conversions with construction started.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
147	64 Church Road	Barnes	08/1413/EXT	3	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
148	302 Upper Richmond Road West	East Sheen	07/2431/FUL	3	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
149	38 Sheen Lane	East Sheen	07/3386/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
150	304 Upper Richmond Road West	East Sheen	09/2528/FUL	4	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
151	32A Colston Road	East Sheen	09/0557/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
152	18-24 Penryhn Crescent, East Sheen	East Sheen	07/3690/EXT	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
153	11 Fife Road	East Sheen	10/0917/HOT	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
154	93 Hampton Road	Fulwell, Hampton Hill	09/3050/FUL	2	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
155	33 Park Road	Fulwell, Hampton Hill	11/0065/COU	1	-7	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
156	Rear of 70-74 Station Road	Hampton	04/3088/COU	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
157	Rear of 70-74 Station Road	Hampton	04/3704/FUL,	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
158	The Chalet and Fortier, Hampton Court Road	Hampton	07/2585/FUL	2	-1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
159	17 Church Street	Hampton	10/1906/FUL	2	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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160	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	Hampton Wick	06/2724/FUL	9	9	Construction already started	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
161	12 Glamorgan Road	Hampton Wick	10/1105/FUL	2	1	Construction complete	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
162	91 High Street	Hampton Wick	11/1596/FUL	2	2	Construction already started	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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163	1 and 3 Upper Teddington Road	Hampton Wick	11/1713/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
164	47 Vicarage Road	Hampton Wick	11/1830/FUL	1	-2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
165	673 Hanworth Road	Heathfield	08/4661/FUL	3	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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166	22 Thompson Avenue	Kew	08/3332/HOT	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
167	17 Kew Gardens Road	Kew	11/0393/FUL	4	-4	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
168	52 White Hart Lane	Mortlake, Barnes Common	10/0662/HOT	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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169	17B Sheen Lane	Mortlake, Barnes Common	10/3663/FUL	4	4	construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
170	26 Salisbury Road	North Richmond	07/0256/FUL	2	2	construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
171	76-84 Kew Road	North Richmond	09/2147/FUL	9	9	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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172	10 Marchmont Road	South Richmond	07/2834/FUL	1	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
173	32 Lancaster Park	South Richmond	09/0758/FUL	1	-2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
174	21 and 22 The Green	South Richmond	09/2893/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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175	32 – 38 The Green	South Twickenham	07/3041/FUL	7	7	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
176	29 South Road	South Twickenham	10/2929/FUL	4	3	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
177	165 Whitton Road	St Margaret's & North Twickenham	08/2305/FUL	3	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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178	Top Flat, 62 Northcote Road	St Margaret's & North Twickenham	10/1673/FUL	1	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
179	85 Whitton Road	St Margaret's & North Twickenham	11/2143/FUL	2	-1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
180	115A Waldegrave Road	Teddington	09/3024/FUL	3	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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181	61 Holly Road	Twickenham Riverside	10/1411/FUL	2	2	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
182	71 Queens Road	Twickenham Riverside	07/0789/FUL	2	2	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
183	6 Haggard Road	Twickenham Riverside	09/3132/FUL	2	1	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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184	68 Meadway	West Twickenham	09/2464/FUL	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
185	42 Glebe Way	West Twickenham	11/2149/HOT	2	1	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
186	29 Whitton Dene	Whitton	07/0356/FUL	2	1	Construction completed	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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187	41 Hounslow Road	Whitton	10/3642/FUL	2	1	Construction completed	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
188	Rodgers and Burton, 15 – 17 Church Road	Barnes	10/1794/PS19 2	1	1	Construction completed	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
189	24 Castelnuau	Barnes	11/0622/FUL	1	-4	Construction completed	✓	✓	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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190	34 St Leonards Road	East Sheen	11/2268/FUL	1	-1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
191	Flat 6, 3 Gloucester Road	Fulwell, Hampton Hill	09/0345/FUL	2	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
192	28 Elmtree Road	Fulwell, Hampton Hill	10/2193/FUL	1	1	Construction completed	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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193	66 High Street	Fulwell, Hampton Hill	10/2338/FUL	2	2	Construction already started	✓	✓	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
194	107 Hampton Road	Fulwell, Hampton Hill	10/3494/FUL	1	1	Construction already started	✓	✓	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
195	88 – 102 Petersham Road	Ham, Petersham, Richmond Riverside	11/1332/FUL	2	2	Construction completed	✓	✓	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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196	2 Ham Street	Ham, Petersham, Richmond Riverside	11/3025/FUL	1	1	Construction completed	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
197	100 High Street	Hampton	10/3140/FUL	1	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
198	117 Station Road	Hampton	11/0593/COU	1	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

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199	Millennium House, 7 High Street	Hampton	11/1809/FUL, 11/3655/FUL	3	2	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
200	2 Meadow Close	Heathfield	11/1559/FUL	2	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
201	300 Nelson Road	Heathfield	12/0076/FUL	2	1	Construction completed	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
202	First and Second Floor, 37 Mortlake Road	Kew	11/3329/PS19 2	6	5	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
203	St Patricks House, 24A Grove Road	Mortlake, Barnes Common	11/0200/FUL	1	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
204	104 Westfields Avenue	Mortlake, Barnes Common	11/2489/FUL	1	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
205	172 Sheen Road	North Richmond	11/3714/FUL	3	2	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
206	152 Sheen Road	North Richmond	11/4038/FUL	1	-3	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
207	13 Montague Road	South Richmond	10/2720/FUL	1	-1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
208	73 Mount Ararat Road	South Richmond	11/0129/FUL	1	0	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
209	First and Second Floors, 29 The Green	South Richmond	12/0286/FUL	1	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
210	24 Edwin Road	South Twickenham	09/1041/FUL	2	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
211	Kings Arms, 40 Albion Road	South Twickenham	11/3749/FUL	2	1	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
212	37 Hamilton Road	South Twickenham	10/1691/FUL	27	27	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
213	357 St Margarets Road	St Margaret's & North Twickenham	11/1306/FUL	1	-1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
214	31 Park Road	Teddington	09/2762/FUL	1	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
215	40 Church Road	Teddington	12/0050/FUL	1	-1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
216	36 Cambridge Park	Twickenham Riverside	10/1636/FUL	1	-5	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
217	13 Cross Deep	Twickenham Riverside	11/1115/FUL	2	1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
218	257 Richmond Road	Twickenham Riverside	11/3823/FUL	1	-2	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
219	13 Trafalgar Road	West Twickenham	10/3528/FUL	1	-1	Construction completed	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
220	106A High Street	Whitton	08/1571/FUL	4	2	Construction completed	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered on site within five years given that a different development has recently been completed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
221	121 Nelson Road	Whitton	11/1091/FUL	3	3	Construction already started	✓	✓	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as the construction of a different development has started on site. - It is not 'achievable' as there is no reasonable prospect that the subject development could be delivered on site within five years given that a different development is currently being constructed there. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix One: Sources of Land Supply
Conversions with Planning Permission

These sites have full planning permission for a residential conversion that has not yet been implemented. Due to the fact that no construction has started the sites are considered available and achievable. However, they cannot be considered *reasonably available* due to the fact that the proposed scheme would result in their overdevelopment.

Table 4: Conversions with planning permission.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
222	147 Whitton Road	St Margaret's & North Twickenham	07/2824/EXT	3	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
223	Rear of 70-74 Station Road	Hampton	07/1624/FUL	2	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
224	18-20 Church Road	Barnes	11/2507/FUL	1	-1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
225	United Reformed Church, Vernon Road	East Sheen	10/0074/FUL	5	5	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
226	28 Sheen Lane	East Sheen	11/2628/FUL	3	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
227	Mortlake Court, 28 Sheen Lane	East Sheen	11/2630/FUL	4	4	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
228	8 – 10 Windmill Road	Fulwell, Hampton Hill	09/0184/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
229	150 Stanley Road	Fulwell, Hampton Hill	12/0032/COU	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
230	18 Petersham Road	Ham, Petersham, Richmond Riverside	08/3097/FUL	7	7	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
231	Natures Medicine Clinic, 76D Station Road	Hampton	10/2657/COU	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
232	72A Priory Road	Hampton	11/0316/COU	1	0	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
233	3 Holly Bush Lane	Hampton	11/1317/FUL	1	-1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
234	22 Linden Road	Hampton	11/2586/FUL	1	0	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
235	Casa Tertia, Old Farm Road	Hampton North	09/3160/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
236	34 Oak Avenue	Hampton North	11/2853/FUL	3	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
237	190 Kingston Road	Hampton Wick	09/0654/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
238	451 Chertsey Road	Heathfield	09/1470/FUL	3	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
239	151 Hospital Bridge Road	Heathfield	10/0161/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
240	21 Gainsborough Road	Kew	11/2274/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
241	173 Mortlake Road	Kew	11/2921/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
242	8 Laurel Road	Mortlake, Barnes Common	11/0690/FUL	1	-7	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
243	6 The Broadway	Mortlake, Barnes Common	11/0692/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
244	35 Barnes High Street	Mortlake, Barnes Common	11/1820/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
245	17 – 20 Tersha Street	North Richmond	09/0038/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
246	24 Larkfield Road	North Richmond	11/0362/PS19 2	1	-4	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
247	Holbrook House, 34-38 Hill Rise	South Richmond	08/0605/EXT	3	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
248	130 Sheen Road	South Richmond	08/4291/FUL	4	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
249	11-18 Church Estate Almshouses, Sheen Road	South Richmond	09/0144/FUL	3	-1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
250	6 The Quadrant	South Richmond	09/3162/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
251	Lion House, Red Lion Street (second floor)	South Richmond	09/2050/FUL	8	8	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
252	1 Pembroke Villas	South Richmond	11/2247/FUL	1	-4	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
253	146 Heath Road	South Twickenham	09/1273/FUL	4	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
254	78 The Green	South Twickenham	09/0044/COU	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
255	144 Heath Road	South Twickenham	09/2538/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
256	2 to 3 Stable Mews and 114 – 116 Heath Road	South Twickenham	11/3276/FUL	2	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
257	14 Whitton Road	St Margaret's & North Twickenham	07/3840/EXT	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
258	296 St Margarets Road	St Margaret's & North Twickenham	10/0537/FUL	3	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
259	21 St Georges Road	St Margaret's & North Twickenham	10/1026/FUL	1	-2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
260	20 Crown Road	St Margaret's & North Twickenham	11/1620/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
261	21 Glebe Side	St Margaret's & North Twickenham	11/1709/FUL	3	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
262	8-10 High Street	Teddington	05/0007/EXT	4	2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
263	20 – 22 High Street	Teddington	08/4038/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
264	7 Ferry Road	Teddington	10/1845/FUL	4	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
265	70 Church Road	Teddington	11/0465/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
266	27 Church Street	Twickenham Riverside	08/4727/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
267	19 Richmond Road	Twickenham Riverside	09/2063/FUL	4	3	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
268	Riverside House, Riverside	Twickenham Riverside	10/1070/FUL	1	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
269	18-20 King Street	Twickenham Riverside	10/1254/FUL	9	9	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
270	26 St Stephens Gardens	Twickenham Riverside	11/4033/FUL	1	-2	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
271	3 Melbourne Court, Meadway	West Twickenham	10/1062/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
272	94A High Street	Whitton	09/0800/FUL	2	1	Construction not started. No known development constraints to delivery of housing over the next five years	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix 7a: Housing Land Supply
Large Sites

These sites include those with and without planning permission that are either allocated for housing in the saved Unitary Development Plan (UDP) or else are other identified Large Sites which are coming forward. For the reasons explained in the table, none of these sites can be considered *reasonably available*.

Table 5: Large sites.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
273	Gordon Court	Fulwell, Hampton Hill	08/2704/FUL	28	16	Construction complete	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
274	Somerset House and 14 Elmtree Road	Fulwell, Hampton Hill	10/1447/FUL	58	58	Construction already started. 26 affordable units	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
275	Former Seeboard Site, Sandy Lane, Teddington	Hampton Wick	07/3856/FUL	198	198	Construction already started. 79 affordable units.	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
276	1-5 And Outbuildings The Maples	Hampton Wick	06/3371/FUL	10	5	Construction already started	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
277	Becketts Wharf and Osbourne House, Becketts Place	Hampton Wick	11/0468/PS19	11	11	Construction complete	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
278	Normansfield Hospital	Hampton Wick	07/1871/FUL	89	89	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
279	Former Goods Yard Land At Queens Ride	Mortlake, Barnes Common	08/4383/FUL	14	14	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
280	Land at Williams Lane Bowling Green, Mortlake	Mortlake, Barnes Common	09/1490/FUL	76	76	Construction complete. 31 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
281	International Mail Express, Orchard Road	North Richmond	07/3733/FUL1 1/1244/FUL 11/1245/FUL	89	89	Construction complete. 28 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
282	Norcutt House	South Twickenham	06/2018/FUL	22	22	Construction already started. 11 affordable units.	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
283	121 Heath Road, Twickenham	South Twickenham	10/0415/FUL	22	22	Construction complete. 8 affordable units	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
284	37 Hamilton Road	South Twickenham	10/1691/FUL	27	27	Construction complete	x	x	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
285	Gifford House, Popes Avenue, Twickenham	South Twickenham	10/3719/FUL	29	29	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
286	14a King Street Coach House The Old Workshop and CP	South Richmond	07/1455/FUL	13	13	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
287	Car Park, Wakefield Road	South Richmond	09/2420/FUL	11	11	Construction already started	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development is currently being constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development is being constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
288	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	09/3273/FUL	115	115	Large Site with PP. Construction not started though no known development constraint to delivery over the next five years. 33 affordable units	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
289	361 to 376 St Margarets Road	St Margaret's & North Twickenham	08/0307/FUL	27	14	Construction complete	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
290	Twickenham Railway Station	St Margaret's & North Twickenham	11/1443/FUL	115	115	Proposal Site (Ref: T17) Construction not started though no known development constraint to delivery over the next five years	✓	✓	x	x	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
291	209 Waldegrave Road	Teddington	07/3470/FUL	22	21	Construction complete. 9 affordable units	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
292	Air Sea House (Phase 2)	West Twickenham	10/0612/FUL	53	53	Construction complete	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'available' for the subject development as a new development has recently been constructed on site. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that a different development has recently been constructed on the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
293	Platts Eyott	Hampton	05/0270/FUL (no decision made)	70		Proposal Site (Ref: H15)	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site. - As a dry island it is assigned the flood zone of the surrounding land, which in this case is Flood Zone 3. This site therefore is not more 'suitable' than the subject site as it equates to the same flood risk zone.
294	Friars Lane Car Park	South Richmond	x	5-20		Proposal Site (Ref: R4)	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site. - It is in a Flood Zone 3 area and is therefore not more 'suitable' than the subject site as it equates to the same flood risk zone.
295	Richmond College, Egerton Road	St Margaret's & North Twickenham	x	50		Proposal Site (Ref T29)	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
296	Twickenham Sorting Office, 109 London Road	St Margaret's & North Twickenham	x	30 - 110		Proposal Site (Ref: T3)	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
297	Barnes Hospital	Mortlake and Barnes Common	x	50 - 100		Other known large site	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>
298	Royal Star & Garter	Ham, Petersham, Richmond Riverside	x	25-60		Other known large site	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.</p>

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
299	HMP Latchmere House, Ham	Ham, Petersham, Richmond Riverside	x	30		Other known large site	✓	✓	x	x	✓	<p>The Draft Latchmere House and HM Remand Centre Planning Brief from the Local Authority (January 2013) states the following in respect to the development of the site. The development should:</p> <ul style="list-style-type: none"> - respect the character of the local area and heritage, enriching the quality of the wider area (predominantly family houses) - have a strong emphasis on overall open space - create a number of new high quality open spaces including formal place space - deliver a range of homes for different tenures and income groups - provide for the viable reuse of Latchmere House and any other buildings identified as contributing to the character of the area - provide appropriate community facilities - reduce and mitigate any adverse impact on the wider area. <p>This site is considered 'available' and 'achievable'. Though it cannot be considered <i>reasonably available</i> for the proposed development because:</p> <ul style="list-style-type: none"> - The proposed development would be 'unsuitable' for the site as it would not meet the large majority of the above criteria and further would result in the site's overdevelopment.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
300	The Avenue Centre, 1 Normansfield Avenue	Hampton Wick	09/2573/FUL 09/2574/CAC (no further action)	17		Other known large site	✓	✓	x	x	✓	<p>The London Borough of Richmond upon Thames Report of 'Deputy Leader and Cabinet Member for Finance and Resources' (June 2011) in regards to this site states the following:</p> <ul style="list-style-type: none"> - a number of trees on this site are protected - mitigation measures would need to be put in place for badgers and bats - the site is shown as 'other open land of townscape importance and 'other site of nature importance' - the current building contains some asbestos containing materials - planning permission was submitted (September 2009) for a proposed mixed use development including 17 dwellings - objections were made relating to the potential noise and impact on existing traffic <p>This site is considered 'available' and 'achievable' due to the fact that no new development has taken place here. However, this site cannot be considered <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - The proposed site does not have the above ecology restrictions so is therefore considered to be more suitable for the proposed development than this site. Furthermore, this site is approximately 0.53ha with a mixed use capacity for 17 units so the proposed development here would constitute overdevelopment

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
301	Mill Farm Road, Hanworth	Heathfield	x	15-25		Other known large site	✓	x	x	x	✓	<p>The London Borough of Richmond upon Thames Report of 'Deputy Leader and Cabinet Member for Finance and Resources' (November 2012) in regards to 'property sales / re-investment programme' states the following:</p> <ul style="list-style-type: none"> - 'Cabinet approve the sale of land at Mill Farm Road, Hanworth to a social housing provider' - It is proposed that the land be sold for use for an affordable housing development - Two registered providers have been invited to put forward an offer and proposal for the site <p>This site is 'available' as no development has taken place here. However it cannot be considered <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not considered to be 'achievable' as it has been offered to two other housing providers. - It is considered 'unsuitable' for this site as the proposed scheme would not be a social housing scheme. Further, this site is approximately 0.9ha so the proposed scheme would constitute overdevelopment.
302	Sainsbury's, Manor Road/Lower Richmond Road	North Richmond	x	60-255		Other known large site	x	x	x	x	✓	<p>This site is of a suitable size to accommodate the proposed development. However, it cannot be considered <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
303	Lower Richmond Road, Richmond	North Richmond	x	30		Other known large site	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
304	Greggs Bakery, Gould Road	South Twickenham	x	70-200		Other known large site	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
305	Hampton Water Treatment Works	Hampton	x	25-55		Proposal Site (Ref: H1)	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it is in Green Belt. Further, it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
306	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Kew	x	50		Other known large site	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
307	Nelson Primary School	Whitton	x	28		Proposal Site (Ref: W3)	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.
308	Council Depot, Langhorn Drive	St Margaret's & North Twickenham	x	25-55		Proposal Site (Ref: T14)	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
309	Richmond Station	South Richmond	x	5-20		Proposal Site (Ref: R6)	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not as 'suitable' for the proposed development as is the proposed site, as here it would be required to accommodate the operational requirements of the railway and underground station. Further, the proposed development would result in the overdevelopment of this site.
310	Budweiser Stag Brewery, Mortlake	Mortlake, Barnes Common	x	200-300		Proposal Site (Ref: S4)	x	x	x	x	✓	<p>This site is of a suitable size to accommodate the proposed development. However, it cannot be considered <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site.
311	Station Yard, Twickenham	Twickenham Riverside	x	15-20		Other known large site	x	x	x	x	✓	<p>This site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not as 'suitable' as the proposed development would constitute overdevelopment of this site.

Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
312	Twickenham Riverside (Former Pool Site) and south of King Street	Twickenham Riverside	x	5-10		Other known large site	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not as 'suitable' as the proposed development would constitute overdevelopment of this site.
313	Telephone Exchange, Garfield Road, Twickenham	Twickenham Riverside	x	10-20		Other known large site	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not as 'suitable' as the proposed development would constitute overdevelopment of this site.
314	Police Station, London Road, Twickenham	Twickenham Riverside	x	10-20		Other known large site	x	x	x	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> because: <ul style="list-style-type: none"> - It is not currently 'available' due to it still being operational under another use. - It is not 'achievable' as there is no reasonable prospect that the subject development will be delivered within five years given that another operational use currently occupies the site. - It is not as 'suitable' as the proposed development would constitute overdevelopment of this site.

London Borough of Richmond upon Thames Housing Land Supply 2013/23 – Appendix One: Emerging sites that the Site Allocations Plan has brought forward for housing

The Site Allocations Plan (SA Plan) is one of a suite of the Borough’s emerging development management documents. It highlights site specific proposals for the Borough that reflect current and future needs, National, Regional and local policies and local constraints and opportunities. Subject to publication, consultation and examination, the SA Plan is expected to be adopted in May 2015.

Whilst the SA Plan currently holds limited weight, the sites it puts forward as being suitable for housing allocations have still been assessed to ascertain the extent to which they are reasonably available for the proposed development. This ensures the comprehensiveness of this sequential test.

Table 6: Sites for housing as recommended by the emerging Site Allocations Plan

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
315	Hampton Square (HA1)	Hampton	x	Unknown		Allocated uses: - community - retail - service - residential	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
316	Beveree, Richmond and Hampton Football Club, Station Road (HA3)	Hampton	x	Unknown		Allocated uses: - upgrading of club and ancillary uses - limited residential	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment. Further, the SA plan highlights the site's potential for only a 'limited' residential provision.
317	Scout Hall, Station Road (HA4)	Hampton	x	Unknown		Allocated uses: - re-provision of scout hall - residential and affordable	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment of the site.
318	Telephone Exchange, High Street (TD1)	Teddington	x	Unknown		Allocated uses: - retail and commercial on ground floor - residential and affordable above	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment of the site with heights and design that would not "complement the existing surrounding town centre".

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
319	Strathmore Centre, Strathmore Road (TD2)	Teddington	x	Unknown		Allocated uses: - residential and affordable	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment of the site and would require a density far exceeding that stated in the SA Plan – which calls here for the provision of “family houses with gardens”.
320	Teddington Studios, Broom Road (TD4)	Teddington	x	Unknown		Allocated uses: - residential and affordable - open space - river walk	✓	✓	✓	3	x	This site is considered to meet the definition of <i>reasonably available</i> because: - It is currently 'available' in the sense that it is yet to be developed - Development is 'achievable' within 0-5 years - It is more 'suitable' than any other site in this sequential assessment by virtue of its size. Further, the proposed scheme is in full accordance with those uses allocated for this site in the SA Plan.
321	Central Depot, Langhorn Way (TW9)	South Twickenham	x	Unknown		Allocated uses: - continued waste management - sports/ancillary leisure - limited residential	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment. Further, the SA plan highlights the site's potential for only a 'limited' residential provision.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
322	Richmond upon Thames College, Egerton Road (TW10)	South Twickenham	x	Unknown		Allocated uses: - new college, offices and secondary school - residential and affordable	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment. A limited amount of residential is required only as a way of assisting the funding of the college's redevelopment.
323	West Twickenham cluster (TW11)	South Twickenham	06/2018/FUL	Unknown		Allocated uses: - small scale business space - primary school - mixed residential Construction on residential element already started (site ref. 43 and 282)	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site.
324	Mereway Day Centre, Mereway Road (TW13)	South Twickenham	x	Unknown		Allocated uses: - residential and affordable or; - education	✓	✓	x	1	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site. This site is in a flood zone but lesser at risk than the subject site.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
325	Rugby Football Union, Whitton Road (TW14)	South Twickenham	x	Unknown		Allocated uses: - continued use as a rugby ground - leisure - residential and affordable	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment.
326	Whitton Library, Nelson Road (WT1)	Whitton	x	Unknown		Allocated uses: - residential and affordable	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site.
327	Iceland Store, 26-30 High Street (WT2)	Whitton	x	Unknown		Allocated uses: - residential and affordable - retail/services - new library	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site. Further, it would be out of keeping with the low rise "predominantly 1930's style" that the SA Plan states all new development must reflect.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
328	Kneller Hall Telephone Exchange, Ashdale Road (WT3)	Whitton	x	Unknown		Allocated uses: - residential and affordable	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as it would result in overdevelopment on the site. It would necessitate building heights that would not "complement the existing surrounding residential area", contrary to the requirements of the SA Plan.</p>
329	Barnes Hospital, South Worple Way (BA2)	Barnes	x	Unknown		Allocated uses: - social use - care housing and education - residential and affordable	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for it would result in overdevelopment. Further, the SA Plan high lights the need for the preservation and enhancement of original buildings, trees and boundaries on site – not conducive to a scheme the size of the subject development.</p>
330	Stag Brewery, Lower Richmond Road (EM1)	Mortlake	x	Unknown		Allocated uses: - residential and affordable - community and health - business - sports/leisure - river uses	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <p>- It is not 'suitable' for the proposed development as, when combined with the other functions the site is allocated for, it would result in overdevelopment.</p> <p>- The majority of the site sits in Flood Zone 3. This site therefore is not more 'suitable' than the subject site as it equates to the same flood risk zone.</p>

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
331	Bus Station Avondale Road (EM4)	East Sheen	x	Unknown		Allocated uses: - residential and affordable	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in overdevelopment. - The site sits in Flood Zone 3. This site therefore is not more 'suitable' than the subject site as it equates to the same flood risk zone.
332	172-176 Upper Richmond Road and Telephone Exchange to rear (EM5)	East Sheen	x	Unknown		Allocated uses: - residential and affordable - employment or primary school	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as, particularly when combined with the other functions the site is allocated for, it would result in overdevelopment.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
333	HM Latchmere Prison, Church Road (HP1)	Ham	x	Unknown		<p>Allocated uses:</p> <ul style="list-style-type: none"> - residential and affordable - open space - community 	✓	✓	x	x	✓	<p>The site is within LB Richmond and RB Kingston. They collaborated to create a planning brief (March 2013) for the site that highlights the need for a scheme that:</p> <ul style="list-style-type: none"> - provides a mix of family housing and community uses - respects area's suburban character - has a strong emphasis on open space and landscaping - enhance existing green space network and delivers strong green links - provides plenty of family housing as part of a sustainable community - reuse of Latchmere House and any other buildings of character - provides appropriate community facilities on site <p>With the planning brief in mind, the site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as the density required to accommodate the proposed number of units far exceeds that which would comply with the March 2013 Planning Brief, and would result in overdevelopment of the site.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
334	Former Inland Revenue, Ruskin Avenue (KW1)	Kew	x	Unknown		Allocated uses: - residential and affordable - employment - community or health uses	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as, particularly when combined with the other functions the site is allocated for, it would result in overdevelopment. - The site sits in Flood Zone 3. This site therefore is not more 'suitable' than the subject site as it equates to the same flood risk zone.
335	Kew Biothane Plant, Mellis Avenue (KW3)	Kew	x	Unknown		Allocated uses: - residential and affordable	✓	✓	x	3	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in overdevelopment of the site. - The site sits in Flood Zone 3. This site therefore is not more 'suitable' than the subject site as it equates to the same flood risk zone.
336	Richmond Station and above track (R12)	South Richmond	x	Unknown		Allocated uses: - improved transport - larger retail units - business and offices - leisure and entertainmen - residential	✓	✓	x	x	✓	<p>The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because:</p> <ul style="list-style-type: none"> - It is not 'suitable' for the proposed development as it would result in overdevelopment. Further, the SA Plan allocates this site for a heterogeneous mix of town centre uses whereas the proposed scheme is predominantly residential led.

Site Ref.	Site Address	Ward	Relevant Planning Application	Gross Units	Net Gain Units	Notes	Available	Achievable within 0-5 years	Suitable	Flood Zone	Discounted	Reason for Decision
337	Richmond Police Station, Red Lion Street (R13)	South Richmond	x	Unknown		Allocated uses: - ground floor commercial - residential and affordable on upper floors	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site.
338	Star and Garter Homes, Richmond Hill (R15)	Richmond	x	Unknown		Allocated uses: - hotel - other institutional uses or; - residential and affordable - retention of chapel	✓	✓	x	x	✓	The site is currently 'available' in the sense that it is yet to be developed, with the potential for development being 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in overdevelopment on the site. - Further, its use for the high density residential proposal would significantly adversely impact the character of existing Listed Building on site.
339	Friars Lane Car Park (R16)	South Richmond	x	Unknown		Allocated uses: - residential (5-20 units) See site ref. 294	✓	✓	x	3	✓	The site is currently 'available' in the sense that development has yet to be carried out. Further, development here is 'achievable' within 0-5 years. However, this site cannot be considered to meet the definition of <i>reasonably available</i> because: - It is not 'suitable' for the proposed development as it would result in the overdevelopment of the site. - It is in a Flood Zone 3 area and is therefore not more 'suitable' than the subject site as it equates to the same flood risk zone.

