

4 - 6 MANOR ROAD
TEDDINGTON

SEQUENTIAL TEST

Lulworth Homes

ISSUE: FINAL

ISSUE DATE: JUNE 2016

PROJECT NUMBER: 13078



Water Environment Limited
Highland House
165 The Broadway
Wimbledon
London
SW19 1NE

Tel: 020 8545 9720

www.WaterEnvironment.co.uk

This Flood Risk Sequential Test was commissioned by Lulworth Homes to assemble evidence and assess the potential availability of sequentially preferable alternative sites in London Borough of Richmond upon Thames to accommodate the proposed development at No. 4 and No. 6 Manor Road, Teddington.

**Prepared
by:** **Laura Sleightholme**
MSc DIC, BSc (Hons) Geol
MCIWEM, FGS



**Reviewed
by:** **Guy Laister**
MScEng BScEng (Civil)
CEng CEnv C.WEM MCIWEM



**Approved
by:** **Guy Laister**
Director
for and on behalf of
Water Environment Limited



Introduction

This report sets out the evidence and analysis in respect of the Flood Risk Sequential Test as applied to the proposed development at 4 - 6 Manor Road, Teddington. The site lies within Flood Zone 3a of the River Thames floodplain. Further detail can be found in the accompanying Flood Risk Assessment, which considers tidal and fluvial flood risk from the River Thames as well as the risk of flooding from all other sources.

Name and Location of Site

The site is situated on Manor Road in Teddington. The site is located approximately 65m west of the River Thames, immediately downstream of Teddington Lock, where the fluvial and tidal reaches of the River Thames meet.

The proposed development is for demolition of the pair of semi-detached dwellings currently occupying No. 6 Manor Road, and construction of a new building, housing twelve two-bedroom apartments over three floors. The proposed building is designed on stilts with the soffit of the ground slab level raised fully above the worst-case modelled floodwater level. Finished floor levels are set 600mm higher. The design includes extension of the semi basement car park under No. 4 beneath the proposed building at No. 6. An additional storey will also be constructed on the existing building at No. 4 Manor Road, creating three additional two-bedroom apartments at third floor level. The three new apartments at No. 4 will be accessed internally from within the existing building.

As a result of the proposed development, there will be a total of 15 new units across the two sites. Taking into account demolition of the two existing houses, this will result in a net increase of 13 dwellings. Whilst this site is located within the buffer area of Teddington Town centre, where schemes of less than 10 units are not required to pass the Sequential Test, the proposed development is classed as 'major' development (10 or more residential units) and therefore the London Borough of Richmond has confirmed that the Sequential Test will apply.

Choice of Current Site

The site at No. 6 Manor Road is located directly behind the existing development at No.4, with the existing dwellings at No 6 reached via an access road alongside No. 4, as shown in Figure 1. The front half of the combined site is occupied by a new, purpose built residential development completed approximately 7 years ago. The building currently comprises of 3 floors of modern apartments with balconies, plus car parking within a semi basement level.

The proposed development seeks to extend the existing building at No. 4, with the addition of a further floor and a linked block of 12 new apartments. This new block will replace the two dwellings presently occupying No. 6, replicating the style and character of existing block at No. 4 by offering modern apartments, with balconies, underground car parking, cycle stores, a lift linking the parking area to all floors of accommodation above and shared amenity space. As such, the choice of site for this development is inextricably linked to the previous development at No. 4 Manor Road.

Planning Policy

The London Borough of Richmond Strategic Flood Risk Assessment (SFRA), August 2010¹, and the Richmond Development Policy DM SD 6 (Flood Risk) both confirm that "future development in Zone 3a and Zone 2 will only be considered if there has been a Sequential Test applied in accordance with PPS 25 and guidance contained within any subsequent SPD".

¹ London Borough of Richmond upon Thames (August 2010) *Strategic Flood Risk Assessment, Level 1 SFRA (Update)*

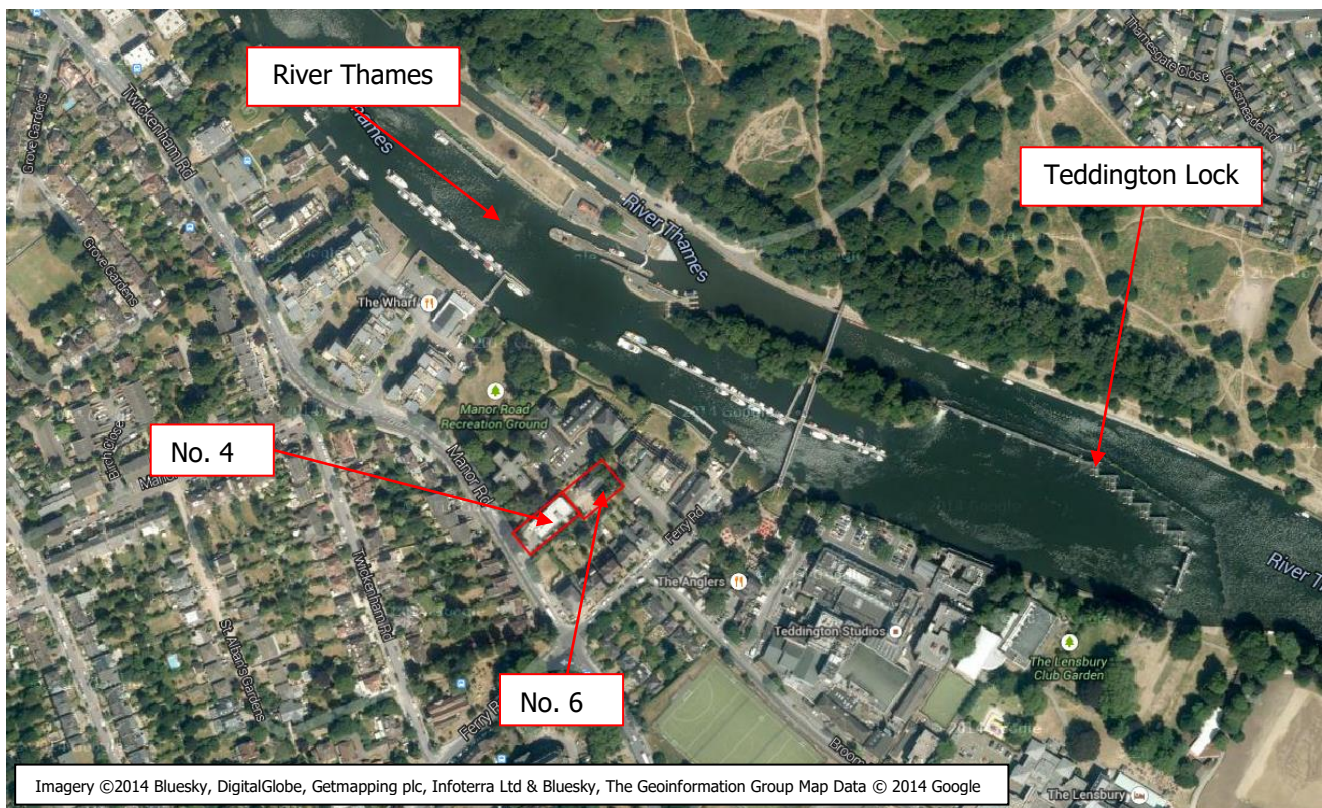


Figure 1 – Site Location

It is confirmed that around 16% of properties within the borough are in Flood Zone 3, many of which are located in and around town centres. It should be noted that DM SD 6 states that “relocating development from and around these centres (400m is considered to be walking distance from the town centres) is not realistic and in order to sustain the continuing role of these centres, development can be used as a way to help manage and reduce flood risk in these areas”. Policy DM DS 6 reinforces the importance of these town centres by confirming that small-scale residential development proposed within Flood Zone 3a is not required to pass the Sequential Test. The site at 4 - 6 Manor Road is located within the designated 400m Teddington town centre buffer zone and its development for a net additional 13 new homes will therefore help to sustain the continuing role of the town centre. However, since the proposed development is classed as major development a Sequential Test is required.

The National Planning Policy Framework (NPPF), released in March 2012, states that “the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding”. Further, the online Planning Practice Guidance: Flood Risk and Coastal Change, released in March 2014 to clarify aspects of flood risk management, confirms that “only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 [...] be considered, taking into account flood risk vulnerability of land uses and applying the Exception Test if required.

In addition, the SFRA confirms that the site lies within Character Area R6 (Strawberry Hill & Teddington Lock). Whilst section 7.5.6 acknowledges that there are existing housing and sports facilities between the A310 (Manor Road) and the River Thames at risk of flooding, the document also states that “giving due consideration to the existing development, a ***pragmatic approach to future redevelopment is permitted*** in accordance with Section 7.4 [application of the Sequential Test] above”.

In order to meet the requirements of the Sequential Test, it must therefore be demonstrated that there are *no reasonably available alternative sites* with a lower probability of flooding which would be appropriate for the development proposed at 4 – 6 Manor Road. As stated within the PPG, it is for local planning authorities

to consider the extent to which Sequential Test considerations have been satisfied. Therefore, this report will provide the necessary evidence to allow London Borough of Richmond to determine whether or not the proposed site satisfies the Sequential Test.

Selection of Alternative Sites

In order to undertake a full assessment of alternative sites, it must first be understood what consists an 'alternative'. Whilst the NPPF does not provide a clear definition of 'reasonably available', the previous guidance (PPS 25) considers that reasonably available sites are those which are "suitable, deliverable and developable"².

This guidance refers to "developable" and "deliverable" sites as defined in Planning Policy Statement 3 (PPS 3) for Housing. This confirms that, in order for a site to be considered **deliverable** it must:

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

In addition, for a site to be considered **developable**,

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

Housing Supply within the London Borough of Richmond upon Thames

The London Borough of Richmond upon Thames Local Plan Authority's Monitoring Report for Housing (AMR) outlines the sites within the Borough that have been identified and deemed deliverable for housing. The latest publicly available version is dated December 2014, covering financial year 2013/2014. The report covers key findings in terms of housing supply and affordable housing within the Borough, but also includes forecasting of Housing Land Supply for 2015 (Appendix A and Appendix B) which contains a full list of available housing sites within the Borough.

The report confirms that the London Borough of Richmond's housing target, based on the 2011 Long Plan, is for 2,450 additional homes between 2011 and 2021. This equates to a total of 245 additional homes per year. In 2013/2014, there was a net gain of 235 units completed, just below the target value. Of these additional homes, 73% were provided by large sites, with 10 or more units.

Early correspondence and discussions with the Borough's planning team confirms that sites for consideration in the Sequential Test should be taken from the latest AMR for Housing. Due to the size of the proposed development (15 units), it is likely that potential alternatives, in terms of size, could come from either allocated large sites or small windfall sites within the borough. Therefore, all sites detailed in Appendix A (small sites) and Appendix B (large sites) will be included within this assessment.

This includes the 5 year housing land supply (2015-2020), which comprises of:

- New build sites under construction;
- New build sites with planning permission, which has not yet been implemented;

² Planning Policy Statement 25 Practice Guide, The Sequential and Exception Tests, Section 4.27

- Conversion sites with construction started;
- Conversion sites with planning permission, not yet implemented;
- Prior approvals with construction started;
- Prior approvals with planning permission, not yet implemented; and
- Proposal sites and other known sites which have been identified.

In addition, although outside the usual “deliverable” timeframe of 5 years, this assessment will also include sites large sites detailed within the 6-10 year land supply (2020-2025). Local knowledge confirms that one of the sites listed (Barnes Green Police Station) has actually been brought forward. A planning application has already been submitted, and approved, and commencement of construction is imminent. For this reason, the full list of 6-10 year sites will be included and investigated further to ensure that no sites have been excluded.

A full list of sites has been compiled from the AMR, and is included in full within Annex A of this report. A handful of sites overlapped more than one list and therefore, with duplicates removed, the total number of unique sites within the Borough is 384. This complete list forms the basis of the Sequential Test.

Application of Sequential Test

Starting with the full list of sites compiled from Appendix A and B of the 2014 AMR, a step-based approach has been taken to exclude sites which are not a “reasonably available alternative”.

- 1) Sites were removed where construction was listed as started within the AMR. This approach was agreed with London Borough of Richmond prior to commencement of the test. These sites were already under construction at the time the list of sites was compiled and based on the 2014 report, a total of 101 sites had already started construction. These parcels of land are therefore no longer available as an alternative site for the proposed development and were removed from the test.
- 2) Next, sites with only long term availability were removed. The proposed development is available immediately following a successful planning application and could be delivered within 5 years. As such, sites were removed which the AMR listed as only long term availability (6–10 years). Nevertheless, as detailed above, prior to exclusion these sites were investigated to look for relevant planning applications. In addition to Barnes Green Police Station (ID: SQT181), a second site, Hampton Traffic Unit (SQT104), was found to have a current planning application in progress. As such, these two sites have been brought forward to offer more immediate availability and therefore these were not removed from the test. All remaining long term sites which are not deliverable within the next 5 years, a total of 27, were removed from the test.
- 3) Based on confirmation from Richmond, all sites which are within Flood Zone 3a or 3b can be discounted as these sites are not sequentially preferable in flood risk terms. Therefore, the test is only required to consider those within Flood Zone 2 and those outside of the area of flood risk (Flood Zone 1). As such, each of the listed sites has been checked against the Environment Agency’s Flood Map for Planning. All sites within Flood Zone 3 have been excluded from the test, a total of 26 sites.
- 4) Since the 2014 AMR document was published, several sites with planning permission have started and/or completed construction. Therefore the construction status information within the AMR is now out of date. In order to rule out completed and in progress sites, a number of other up-to-date internet data sources were consulted. These included; the London Development Database (LDD) website, Google Street View, Zoopla and Rightmove property sales. Finally, a number of sites likely contenders were visited in person to ascertain the construction status and evidence of this is included within Annex B. Where it was possible to confirm that construction had started and/or

completed, these sites were excluded from the test. Where construction was listed as not started in the LDD (“No”), or sites were not included and it was not possible to ascertain for certain (“Unknown”), these sites remained in the test. A total of 108 sites were able to be excluded at this stage.

- 5) Finally, site size was considered. This assessment considered the total site area (approximately 0.1 hectares), number of units proposed (15 x 2-bed flats) and available space for the amenities required by the proposed development (including car parking, lift access, bike storage and shared gardens).
- A large portion of sites have planning permission in place for conversion of existing buildings, either under Prior Approval or as full planning applications. The majority of these were for conversion of offices to residential flats and were found to be too small to accommodate the number of units required by the proposed development and/or only offered internal refitting and therefore did not allow the car parking and amenity space required (85 sites removed).
 - A further 8 sites proposed small extensions to existing buildings, and the additional area offered was not large enough to accommodate the proposed development.
 - One conversion of an existing building was significantly too large to accommodate the number of units proposed. This site proposes conversion and remodelling of an existing block of social housing to provide 39 new social housing units. Therefore, the building could not accommodate the Manor Road development without significantly altering the size or density of units proposed. Regardless of the size of the existing building, this development site is in excess of 4 x larger than the site at Manor Road and owned by Richmond Housing Partnership. It is therefore considered unlikely that the site, or smaller parcels of it, would ever become available.
 - A total of 19 new-build sites were considered to be too small for the proposed development, and were therefore unable to offer the number of units and/or the required parking and amenities spaces offered. Trying to locate the proposed development on a site significantly smaller than the subject site would result in over-development of the site and/or sacrifice of amenities offered.
 - Finally, 7 sites were deemed to be significantly too large for the scale of the proposed development. Locating the proposed scheme on any of these options would result in under development of the site and a significant increase in cost per unit. Given market value of 2-bedroom apartments in this area of London, and the proposed target audience, this is likely to render the scheme completely unviable. In addition, several of these large sites are owned by large development companies, who are likely to see the development through in its entirety from planning stage, through construction to sales. It is therefore considered unlikely that smaller parcels of these large sites would ever become available.

This methodology was defined following consideration of the Sequential Test approach taken previously by other sites within the London Borough of Richmond including; Teddington Studios and Railshead Road (both applications approved). In line with those test completed previously, this methodology discounts sites based on a range of restrictions to potential development including; availability timeframes, flood risk classification and capacity or yield of the site. In addition, all previous Sequential Tests consider sites with construction already started as not being reasonably available. This aligns with advice given by London Borough of Richmond prior to commencement of this assessment.

For simplicity, on the basis of the methodology outlined above, a series of exclusion criterion have been defined and applied to the full list of sites included within Annex A. A summary of the exclusion criteria applied and the total number of sites excluded as a result is shown in Table 1.

Table 1 - Summary of exclusions from Sequential Test

REASON FOR EXCLUSION	EXCLUSION CRITERION	NUMBER OF SITES REMOVED
Site is no longer available due to commencement (and/or completion) of construction.	A	209
Site is not available within the next 5 years.	B	27
Site is located within a flood zone with similar (or greater) risk to the subject site.	C	26
Site is not an appropriate size for the proposed development (too large, too small or conversion of existing building).	D	120
	SITES REMAINING	2

Potentially Reasonably Available Alternative Sites

Following application of the Sequential Test, a total of 382 sites were excluded. Two sites remain which cannot be excluded based on the criteria listed above. These sites are therefore considered to be potentially “reasonably available alternatives” which require more detailed analysis. These are detailed in Table 2.

Table 2 – Potential alternatives sites in London Borough of Richmond upon Thames

	SITE A	SITE B
ID	SQT018	SQT126
WARD	East Sheen	Hampton Wick
SITE ADDRESS	21A St Leonards Road	252 Kingston Road
PLANNING REFERENCE	15/1696/FUL	11/3885/FUL
UNITS CURRENTLY PROPOSED	8 x townhouses	4 x townhouses
AVAILABILITY	Immediate (0 - 5 years)	Immediate (0 - 5 years)
FLOOD ZONE	Flood Zone 1	Flood Zone 2
PLANNING PERMISSION	Previous application (13/2477/P3JPA) granted for change of use of existing offices on site to residential dwellings. New application submitted (July 2015) for conversion of existing unit (to 5 dwellings) plus addition of 3 x 3-bed houses. Providing 8 units (mix of 3 and 4-bed) in total with 12 associated car parking spaces. Current planning permission expires 9 th July 2018.	Planning permission granted for conversion of existing building, presently containing 18 small flats/bedsits, into 4 family houses with 8 associated car parking spaces and large gardens proposed. Current planning permission expires 7 th August 2016.
CONSTRUCTION STATUS	Not started	Not started.
APPROPRIATE SIZE?	Yes. Site area is 0.15 hectares.	Yes. Site area is 0.17 hectares.

Consideration of Alternatives

Whilst both options are sequentially preferable, in terms of fluvial and tidal flood risk, and of an appropriate size, further assessment of the suitability of each to accommodate the proposed development is required. A comparison of the proposed development and the two alternative sites is presented below. In order to consider all aspects of the alternatives, in terms of location, planning restrictions and architectural style, this detailed analysis includes professional input from Brookes Architects and Powerhaus Consulting (Planning). In addition, all other sources of flooding were also considered consistent with the requirement of the PPG.

Proposed Site – 4-6 Manor Road, Teddington

The proposed development is located in a suburban location, within a quiet sylvan setting and with easy walking access to the local transport, amenities and shopping facilities of Teddington. The project proposes the addition of 15 two-bedroom apartments to an existing development of 8 modern, high quality units. The proposed apartments are light and modern, featuring open views from large living room windows and balconies. All apartments include access to attractive communal gardens, and 80% of the new homes will have the benefit of level access from the ground floor and parking area via lift facilities. The development complies with all current policies as regards parking provision, balconies to living rooms and secure protected cycle storage.

Alternative Site A – St Leonards Road, East Sheen

The site at St Leonards Road currently comprises of a block of offices behind residential houses, close to Mortlake Station. As stated within Table 2, the original application was for a Change of Use development, however a subsequent, full planning application has since been submitted and permission granted. The prospective development involves conversion, alteration and extension of the existing industrial styled building to create an urban mews of 8 three-bedroomed houses.

Planning restrictions and considerations on this site include:

- the retention of the architecture of the existing industrial building, including the existing roof form;
- the backland setting of the site adjacent to the Model Cottages Conservation Area; and
- the level of parking stress on surrounding roads dictates that the full parking requirements must be met on site.

As a result of the above restrictions on site, there are several limitations to accommodating the proposed Manor Road development in its entirety on the site at St Leonards Road. Details of the limitations are as follows:

- The present planning permission allows for 12 on-site parking spaces at St Leonards Road, however 6 of these are provided in the form of 3 tandem spaces. This is not acceptable for a development of flats. This limits the total parking available to 9 spaces. This may need to be reduced further to only 8 spaces once current policy requirements for both secure covered cycle storage and refuse facilities are met. As a result of parking limitations, the development would need to be reduced to a maximum of 9 flats within the existing building and its extension.
- In order to provide full parking provision for 15 flats, the design of the building would need to be amended to remove some of the ground floor residential space in order to facilitate 6 or 7 additional parking spaces. Such an amendment would ruin the design integrity of the building and is unlikely to be acceptable.
- A basement car parking arrangement is not considered appropriate as this would require complete redevelopment of the existing building. This may not be acceptable in planning terms and the costs of this basement would make a development of flats less viable, relative to the existing consented

scheme of houses with external parking which does not require a basement. Also, the ramp required to access a basement car parking level would be of considerable length and this would introduce other design problems.

- As a result of the required retention of the existing building and roof form, the second floor accommodation has restricted head room and allows only Velux style roof windows. The second floor of the building cannot therefore easily accommodate flats of the same size, quality and standard to that proposed at Manor Road.
- In order to comply with current policies for apartments which can be adhered to at Manor Road, balconies would need to be added to the building. This is likely to cause overlooking issues into adjacent gardens if added to the front of the building and may not be acceptable in terms of aesthetics. This would therefore dictate the form of such a development, and require balconies to be located on the rear elevation.
- Finally, in order to provide the same number of homes with full level access from the parking level as offered at Manor Road, the existing building would need to be modified and amended to allow installation of two lift cores. This would reduce the internal floor space for accommodation within the building, limiting the scale of the development.

Brookes Architects have investigated how the development of Alternative Site A might be amended to accommodate a development of flats of a similar quality, providing similar facilities, to those proposed on the site at Manor Road. Detailed drawings of the site, ground floor and upper floor plans are included in Annex C. The architect has assumed the retention of the existing building, as before within the limited roof height, incorporated lift cores to create similar accessibility and have complied with policy requirements to include provision of balconies.

This study indicates that the site at St Leonards Road could only accommodate a maximum of 8 two-bedroom flats and 4 smaller one-bedroom flats, a total of 12 units. Even with this revised design, the development would include an under provision of parking spaces. The size, shape and backland setting of the site, adjacent to the Model Cottages Conservation Area would prohibit any complete redevelopment of the site for proposals of larger scale with a larger number of units. The reduction in internal, sellable floor space that results from the incorporation of the two required lift and stair cores (coupled with the added costs involved) is also likely to result in a lower land value for the site when compared to the presently consented housing scheme which would result in this site being unavailable for the proposed development.

To conclude, Site A is considered to be an unsuitable alternative for the proposed development, primarily as a result of its size, shape and conversion nature. Once parking provisions, cycle storage, communal gardens, balconies and accessibility requirement are considered, the site at St Leonards Road is considered only able to support a smaller sized development of flats.

Alternative Site B – 252 Kingston Road, Hampton Wick

This site at 252 Kingston Road currently comprises of a large existing building divided into 18 small flats/bedsits and large mature gardens. As stated within Table 2, the site currently has planning permission for conversion of the existing building into a terrace of 4 large houses, with associated parking and large gardens.

Planning restrictions and considerations on this site include:

- the present building on the site is a Building of Townscape Merit (BTM) and the retention of the front façade of the building, including its roof, windows, doors and tiling, is a condition of the current planning permission;
- the open nature and number of existing trees on the rear part of the site is considered to be of importance to public amenity; and

- the parking stress on surrounding roads is highlighted and requires full parking policy requirements to be met on the site.

As a result of the above restrictions on site, there are several limitations to accommodating the proposed Manor Road development in its entirety on the site at Kingston Road. Details of the limitations are as follows:

- The existing consent provides 8 parking spaces, and permits some tree felling in order to accommodate this. A development of 15 x 2-bedroom apartments would require 15 parking spaces, covered cycle storage and refuse storage facilities to be in accordance with current policies. This would require the felling of a greater number of trees, which is likely to be unacceptable.
- In order to provide accessible flats, the design of the development would need to be amended to incorporate lift cores, which would reduce the internal floor space available for development.
- The site is located within Flood Zone 2, and therefore no bedrooms could be provided within the basement level. As such, maisonette style split-level accommodation over basement and ground floor would need to be designed.
- The retention of the existing building frontage would not allow balconies to be installed on the front elevation. Therefore for a development with flats to work, living rooms with balconies would ideally need to be located on the back of the building.
- Finally, restrictions to altering the roof would mean that the second floor of the building would only permit eaves style accommodation with some restricted headroom and dormer-styled windows. This would restrict the number of units able to be located on the second floor.

The architects have investigated how the development of Alternative Site B might be amended to accommodate a development of flats of a similar quality, providing similar facilities, to those proposed on the site at Manor Road. Detailed drawings of this study including site and floor plans are included in Annex C. As before, the architect has assumed retention of the existing building and its extension in accordance with the presently consented envelope, within the limited roof height, incorporated a lift core to create similar accessibility and complied with policy requirements to include provision of balconies where possible.

The study highlights that the constraints of Flood Zone 2 location, the limitations of the BTM designation, the size and shape of the consented building, the necessity to comply with current policies and the requirement to retain the open rear garden and its many trees makes it difficult to provide a sensible development of good quality apartments. This study concludes that a scheme of 10 apartments could be provided, comprising of; 4 two-bedroom maisonettes (over two floors), 4 two-bedroom flats and 2 one-bedroom flats. As a result of restrictions, 40% of the flats would not have level access and some of the upper floor units would not meet policy requirements regarding the provision of balconies. In addition, several units would have accommodation of reduced quality as a result of living rooms and kitchens being at basement level.

Alternative Site B is therefore considered to be an unsuitable alternative for the proposed development at Manor Road since it would only be able to support a smaller sized development of flats of lower quality. In addition, the site is located on a busy main road with reduced access to local facilities due to its distance from the town centre. As such, the site is not able to accommodate the proposed development in full and it not considered to provide a reasonable alternative to the site at Manor Road.

Sequential Test Conclusions

This report details the Sequential Test methodology followed and provides evidence of the full sift of sites within the London Borough of Richmond upon Thames. With respect to the proposed development site at 4-6 Manor Road, only two available sites of an appropriate size were found to be sequentially preferable to the proposed site in terms of flood risk. These alternatives were considered in detail in terms of planning and other restrictions, and architectural sketches were produced to ascertain whether or not the alternatives site was able to accommodate the proposed development.

The study concludes that due to onsite restrictions, neither alternative is able to accommodate a similar number of apartments, with similar size, style and quality to that of Manor Road, whilst providing the required parking, cycle and refuse storage, balconies and amenity spaces. As a result, neither of the identified alternatives is considered to be a reasonably available alternative for the development proposed at Manor Road.

As a result, on the basis of this evidence provided within this report, the Sequential Test is considered to be passed.

Annex A – Full Assessment of Sites (Source: London Borough of Richmond upon Thames, Authority’s Monitoring Report Housing, December 2014)

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT001	Barnes	18-20 Church Road	12/3121/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT002	Barnes	58 Barnes High Street	12/3768/FUL	7	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT003	Barnes	Rodgers and Burton, 15 – 17 Church Road	10/1794/PS192	1	Yes										Construction already started. Site no longer available.	A	NO
SQT004	Barnes	101 Castelnau	10/3195/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT005	Barnes	14 Bracken Gardens	12/1282/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT006	Barnes	28 Barnes Avenue	13/3913/P3JPA	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT007	Barnes	283 Lonsdale Road	12/3966/FUL	2	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT008	Barnes	29 Castelnau	12/1615/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT009	Barnes	49 Castelnau	13/4733/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT010	Barnes	50 Glenthams Road	14/0080/P3JPA	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT011	Barnes	62 Glenthams Road	13/3299/P3JPA	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT012	East Sheen	4 Fife Road	12/0288/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT013	East Sheen	45 Sheen Lane	11/4076/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT014	East Sheen	6 Monroe Drive	10/3034/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT015	East Sheen	First Floor, Sheen Lane House, 254 Upper Richmond Road	13/2083/P3JPA	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of first floor office space to provide 2 x 1 bed and 1 x studio apartments. Too small for proposed scheme.	Yes	Prior approval granted August 2013 for change of use to 3 flats.	06 August 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT016	East Sheen	11 Fife Road	10/0917/HOT	2	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT017	East Sheen	172-176 Upper Richmond Road and Telephone Exchange to rear	Proposal Site (Ref: SA EM5)	5 to 10	No	6 - 10 years						No	Potential for redevelopment if telephone exchange became surplus. No applications for redevelopment found.		Not immediately available.	B	NO
SQT018	East Sheen	21A St Leonards Road	13/2477/P3JPA	5	No	0 - 5 years	Flood Zone 1	No	Newer application submitted (July 2015) - 15/1696/FUL for conversion of existing unit (to 5 dwellings, as per original) plus addition of 3 x 3-bed houses. 8 units in total.	Yes	0.15 hectare site with 8 houses proposed (mix of 3 and 4-bed) plus car parking.	Yes	Granted permission in July 2015 for 3 more houses under new application, making 8 houses in total (prior approval granted on 2013 application). 12 associated car parking spaces.	09 July 2018			POTENTIALLY – SEE DETAILED ANALYSIS
SQT019	East Sheen	278 – 282 Upper Richmond Road West	09/2921/FUL	4	No	0 - 5 years	Flood Zone 1	No	No corresponding application in LDD. Not started based on Google Streetview (Nov 2015).	No	Construction of retail unit plus 4 flats. 0.01ha site. Too small for proposed scheme.	No	Planning permission granted June 2011 for retail unit plus 4 x flats.	08 June 2014	Too small for proposed development.	D	NO
SQT020	East Sheen	28 Sheen Lane	11/2628/FUL	3	No	0 - 5 years	Flood Zone 2	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of vacant commercial premises to three self contained flats plus retail unit. Too small for proposed scheme.	No	Change of use from commercial to retail + 3 flats.	23 March 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT021	East Sheen	300 Upper Richmond Road West	13/2180/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 2 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use to 2 flats.	13 August 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT022	East Sheen	302 Upper Richmond Road West	07/2431/FUL	3	Yes										Construction already started. Site no longer available.	A	NO
SQT023	East Sheen	32 Clare Lawn Avenue, East Sheen	11/1473/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT024	East Sheen	329 Upper Richmond Road West	13/2952/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT025	East Sheen	38 Sheen Lane	07/3386/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT026	East Sheen	447 Upper Richmond Road West	13/0342/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT027	East Sheen	499 Upper Richmond Road West	13/4387/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT028	East Sheen	5 Howgate Road	13/2492/FUL	1	No	0 - 5 years	Flood Zone 2	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT029	East Sheen	55 East Sheen Avenue	14/0859/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT030	East Sheen	70 East Sheen Avenue	12/4059/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT031	East Sheen	99 South Worples Way	13/2845/P3JPA	6	No	0 - 5 years	Flood Zone 2	Unknown	Newer application submitted (June 2015) - 15/0384/FUL for 2 x 2-bed dwellings	No	Change of use from commercial into residential (2 units on new application). Too small for proposed scheme.	Yes	Planning permission granted for new application (2 houses) in June 2015.	24 June 2018	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT032	East Sheen	First Floor, 334 Upper Richmond Road West	13/2635/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from office to flat. Too small for proposed scheme.	Yes	Prior approval for change of use to 1 flat.	09 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT033	East Sheen	Mortlake Court, 28 Sheen Lane	11/2630/FUL	4	No	0 - 5 years	Flood Zone 2	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from commercial into 4 flats. Too small for proposed scheme.	No	Planning permission granted for change of use from commercial to 4 x flats.	23 March 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT034	East Sheen	Sheen Lane House, 254 Upper Richmond Road West (second floor)	12/2911/FUL	3	Yes										Construction already started. Site no longer available.	A	NO
SQT035	East Sheen	United Reformed Church, Vernon Road	10/0074/FUL	5	No	0 - 5 years	Flood Zone 2	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of existing building. Too small (0.035 ha) for proposed scheme.	No	Planning permission for conversion of Sunday School building into 5 flats.	21 March 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT036	Fulwell & Hampton Hill	105 Church Road	12/3452/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Minor extension to create 1 additional 1-bed flat. Too small for proposed scheme.	Yes	Current planning permission expires February 2017.	24 February 2017	Extension to existing building. Too small for proposed number of units.	D	NO
SQT037	Fulwell & Hampton Hill	107 Hampton Road	10/3494/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT038	Fulwell & Hampton Hill	110 Shacklegate Lane	13/3698/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from office to house. Too small for proposed scheme.	Yes	Prior approval for change of use to 1 house.	03 December 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT039	Fulwell & Hampton Hill	113 - 119 High Street	13/3121/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of ground and first floor offices to 6 x residential flats. Second floor to remain as 3 flats. Too small for proposed scheme.	Yes	Prior approval for change of use from offices to 6 flats.	18 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT040	Fulwell & Hampton Hill	15 High Street	13/3552/P3JPA	17	Yes										Construction already started. Site no longer available.	A	NO
SQT041	Fulwell & Hampton Hill	150 Stanley Road	12/0032/COU	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT042	Fulwell & Hampton Hill	35-37 Blandford Road	13/2890/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT043	Fulwell & Hampton Hill	54 St James Avenue	12/2309/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of single house into two maisonettes. Too small for proposed scheme.	No	Planning permission granted in Dec 2012 and expired in December 2015.	24 December 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT044	Fulwell & Hampton Hill	58 High Street	13/2213/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT045	Fulwell & Hampton Hill	64 Anlaby Road	12/2817/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT046	Fulwell & Hampton Hill	66 High Street	10/2338/FUL	2	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT047	Fulwell & Hampton Hill	7 Windlesham Mews	13/3421/P3JPA	1	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Prior approval for change of use from office to flat. Completion notice included on planning portal, completed in April 2014.						Construction completed. Site no longer available.	A	NO
SQT048	Fulwell & Hampton Hill	8 Windlesham Mews	13/3420/P3JPA	1	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Prior approval for change of use from office to flat. Completion notice included on planning portal, completed in April 2014.						Construction completed. Site no longer available.	A	NO
SQT049	Fulwell & Hampton Hill	Land adjacent 1 Princes Road	09/0358/EXT	1	Yes										Construction already started. Site no longer available.	A	NO
SQT050	Fulwell & Hampton Hill	Land at 139-141 Stanley Road	13/0998/FUL	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Small development of two (semi-detached) houses. 0.027ha site, too small for proposed scheme.	Yes	Planning permission granted for demolition of warehouse and construction of two houses with parking.	05 November 2016	Too small for proposed development.	D	NO
SQT051	Fulwell & Hampton Hill	Shrewsbury House 16 Hampton Road	13/4190/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 2 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use.	10 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT052	Fulwell & Hampton Hill	Strathmore Centre, Strathmore Road	Proposal Site (Ref: SA TD2)	30 to 50	No	6 - 10 years						No	Partially vacant site. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT053	Fulwell & Hampton Hill	Units 1 And 2 The Mews, 53 High Street	13/3984/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from offices to 6 flats (2 x 1-bed and 4 x 2-bed). Too small for proposed scheme.	Yes	Prior approval for change of use.	06 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT054	Ham, Petersham & Richmond Riverside	128 Richmond Hill	13/3039/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT055	Ham, Petersham & Richmond Riverside	17 Richmond Hill	05/2058/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT056	Ham, Petersham & Richmond Riverside	18 Petersham Road	08/3097/NMA	7	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT057	Ham, Petersham & Richmond Riverside	19 Dryden Court, Parkleys	12/2438/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT058	Ham, Petersham & Richmond Riverside	2 Rutland Drive	12/0185/FUL	1	No	0 - 5 years	Flood Zone 3a								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT059	Ham, Petersham & Richmond Riverside	2 x Garage Sites, Cowper Road	13/0389/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT060	Ham, Petersham & Richmond Riverside	289 Petersham Road	07/3348/FUL	3	Yes										Construction already started. Site no longer available.	A	NO
SQT061	Ham, Petersham & Richmond Riverside	33 Richmond Hill	13/2268/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT062	Ham, Petersham & Richmond Riverside	57 Ham Street	14/0297/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Replacement of single house. Site too small for proposed scheme.	Yes	Planning for replacement dwelling. Expires March 2017.	26 March 2017	Too small for proposed development.	D	NO
SQT063	Ham, Petersham & Richmond Riverside	Cassel Hospital, Ham Common, Ham	Proposal Site (Ref: SA HP3)	10 to 20	No	6 - 10 years						No	Potential for redevelopment if became surplus. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT064	Ham, Petersham & Richmond Riverside	Doughty House and Doughty Cottage, 142-142A Richmond Hill	13/1327/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of two properties into single house. Site too small for proposed scheme.	Yes	Planning for conversion of two properties into single dwelling. Expires September 2016.	03 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT065	Ham, Petersham & Richmond Riverside	Garage Site at Beard Road	13/0390/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT066	Ham, Petersham & Richmond Riverside	Garage Site, Meadlands Drive	13/0386/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT067	Ham, Petersham & Richmond Riverside	Garages Adjacent 1-6 Cave Road	13/2175/FUL	6	No	0 - 5 years	Flood Zone 1	Yes (started)	Not included in LDD. Planning portal confirms application for 0.16 hectare site despite only 6 units proposed in single block (3 storey) with 9 additional car parking spaces plus 14 replacement spaces for existing residents. Confirmed as construction started based on site visit (15/05/2016).						Construction already started. Site no longer available.	A	NO
SQT068	Ham, Petersham & Richmond Riverside	Garages, Sheridan Road	13/0387/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT069	Ham, Petersham & Richmond Riverside	Ham Central Area	Proposal Site (Ref: SA HP2)	50	No	6 - 10 years						No	Identified as a wider uplift area. Visioning work for rejuvenation of Ham Close undertaken in January 2014. No major planning applications to date.		Not immediately available.	B	NO
SQT070	Ham, Petersham & Richmond Riverside	HMP Latchmere House, Ham	14/0450/FUL and 14/0451/FUL	50	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Major development site. Expected to provide up to 42 units in this application. Total of 73 units proposed on site. Too large for scale of proposed development. Site owned by Berkeley, and therefore considered unlikely that the site will be split into smaller packages.	Yes	Two planning applications for different parts of the site (one to Richmond, one to Kingston). Richmond 14/0451/FUL granted permission for 42 residential units (35 new built plus conversion of existing building). Associated car parking. Total of 73 units when combined with adjacent application to Kingston.	03 July 2018	Too large for proposed development.	D	NO
SQT071	Ham, Petersham & Richmond Riverside	Land Adjacent to No. 48 Mead Road	13/1934/FUL	4	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT072	Ham, Petersham & Richmond Riverside	Land At 48 Mead Road	12/1497/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT073	Ham, Petersham & Richmond Riverside	Land at rear of 293 Petersham Road	12/0996/VRC	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Small development of two (semi-detached) houses. 0.049ha site, too small for proposed scheme.	No	Variation of condition from previous application (08/2038/FUL) for 2-semi detached houses.	11 January 2016	Too small for proposed development.	D	NO
SQT074	Ham, Petersham & Richmond Riverside	Royal Star & Garter	13/4409/FUL; Proposal Site (Ref: SA R15)	86	No	0 - 5 years	Flood Zone 1	Yes (started)	Major development site, comprising 86 dwelling units. Construction started based on site visit and online property sales.						Construction already started. Site no longer available.	A	NO
SQT075	Hampton	100 High Street	10/3140/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT076	Hampton	122 High Street	13/1167/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT077	Hampton	13 High Street	13/3187/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from office to two bed dwelling. Too small for proposed scheme.	Yes	Prior application for change of use from office to residential.	28 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT078	Hampton	137 Station Road	12/2824/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT079	Hampton	17 Church Street	10/1906/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT080	Hampton	18 Thames Street	12/3185/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT081	Hampton	2 Gloucester Road	13/1100/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT082	Hampton	2 Mount Mews	14/0293/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from offices to 2-bed self contained dwelling with parking. Too small for proposed scheme.	Yes	Prior application for change of use from office to residential.	26 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT083	Hampton	22 Linden Road	11/2586/FUL	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from office to 3-bed house. Too small for proposed scheme.	No	Planning permission granted for change of use in October 2011.	21 October 2014	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT084	Hampton	25-27 Thames Street	12/1020/FUL	6	No	0 - 5 years	Flood Zone 2	No	Not started.	No	Conversion of existing into 4 residential units. Too small for proposed scheme.	Yes	Planning permission for conversion of No. 25 to single house, plus conversion of ground and first floor of No. 27 into 3 x flats.	31 July 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT085	Hampton	3 Mount Mews	13/3833/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 2 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use to 2 x flats.	02 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT086	Hampton	5 Chestnut Avenue	08/1125/FUL	3	Yes										Construction already started. Site no longer available.	A	NO
SQT087	Hampton	5 Mount Mews	13/3604/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Single unit, change of use from office to 1-bed house. Too small for proposed scheme.	Yes	Prior approval for change of use to 1 house.	05 December 2016	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIAL TEST PREFERABLE?
SQT088	Hampton	64 Ormond Avenue	07/3512/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT089	Hampton	72A Priory Road	11/0316/COU	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use, shop to residential. Too small for proposed scheme.	No	Change of use application.	17 May 2014	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT090	Hampton	74 Gloucester Road	12/0983/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT091	Hampton	76D Station Road	13/2509/COU	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Change of use for single unit. Too small for proposed scheme.	Yes	Planning permission for change of use to single residential unit.	05 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT092	Hampton	77-79 Ormond Avenue	13/0682/FUL	5	Yes										Construction already started. Site no longer available.	A	NO
SQT093	Hampton	8 Mount Mews	13/4225/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 2 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use to 2 x flats.	07 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT094	Hampton	9 - 11 High Street	13/3280/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of 2nd floor (only) into residential. Too small for proposed scheme.	Yes	Prior approval for change of use (2nd floor only).	05 November 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT095	Hampton	9 Mount Mews	13/4337/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 4 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use to 4 x flats.	07 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT096	Hampton	95 Station Road	13/3899/P3JPA	1	No	0 - 5 years	Flood Zone 1	No	Newer application submitted (Feb 2016) - 15/5278/FUL for conversion of property. Not started.	No	Conversion of house to retail + maisonette. Too small for proposed scheme.	Yes	Planning permission for conversion from house to shop + maisonette.	10 February 2019	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT097	Hampton	Albion House, 113 Station Road	13/2487/P3JPA and 12/3313/FUL	5	No	0 - 5 years	Flood Zone 1	No	Not started.	No	0.06 hectare site. Only 8 units proposed with 7 car parking spaces. Too small for proposed scheme.	Yes	Planning permission for part reconstruction and part conversion of existing office building to provide 8 residential units (3 x 1-bed + 5 no. 2-bed) plus 7 car parking spaces.	28 May 2016	Too small for proposed development.	D	NO
SQT098	Hampton	Beveree, Richmond and Hampton Football Club, Station Road	Proposal Site (Ref: SA HA3)	5 to 10	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT099	Hampton	Bushy Lodge, Hampton Court Road	13/1614/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT100	Hampton	Castle Business Village, 36 Station Road	13/3507/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of one office to 2 x 1-bed and 2 x 2-bed flats. Too small for proposed scheme.	Yes	Prior approval for change of use.	26 November 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT101	Hampton	Garages at Chandler Close	13/0384/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT102	Hampton	Glen Lynn, Upper Sunbury Road, Hampton	08/2618/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT103	Hampton	Hampton Delivery Office, Rosehill, Hampton	Proposal Site (Ref: SA HA10)	10	No	6 - 10 years						No	Previous application for development of 9 units (2005) withdrawn by applicant. No more recent applications for redevelopment.		Not immediately available.	B	NO
SQT104	Hampton	Hampton Traffic Unit, 60-68, Station Road, Hampton	Proposal Site (Ref: SA HA9)	20	No	0 - 5 years	Flood Zone 1	No	No planning permission to date.	No	Planning application for 28 residential units. 0.285 ha site, considered to be too large for scale and density of proposed development. Site application submitted by Pinnacle Regeneration Group, who cover all stages of development process, and therefore unlikely to be split into smaller packages.	No	Originally listed as 6-10yr availability within AMR but planning application (16/0606/FUL) currently in progress. Decision due 16/05/2016 but nothing to date (19/05/2016). Application for 28 units (16 houses + 12 flats) with parking (40 spaces) and landscaping.		Too large for proposed development.	D	NO
SQT105	Hampton	Land Rear Of 70 – 76 Station Road	12/0052/FUL	1	No	0 - 5 years	Flood Zone 1	No	Newer application submitted (June 2015) - 15/1968/FUL. Not started.	No	Extension to provide 2 flats. Too small for proposed scheme.	Yes	Renewal of previous application (12/2084/FUL) with proposals for two flats.	29 June 2018	Too small for proposed development.	D	NO
SQT106	Hampton	North 156 Broad Lane	11/1545/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT107	Hampton	North 34 Oak Avenue	11/2853/FUL, 12/1272/FUL	5	Yes										Construction already started. Site no longer available.	A	NO
SQT108	Hampton	North 47 Nightingale Road	12/1202/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Single additional house. Site too small for proposed scheme.	No	Planning permission for addition of single 4-bed house within garden of No. 47. PP granted in February 2013 and expired in 2016.	15 February 2016	Too small for proposed development.	D	NO
SQT109	Hampton	North Garages at Arundel Close	13/0383/FUL	9	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT110	Hampton	North San Toy, Old Farm Road	10/3161/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT111	Hampton	North Vacant Plot between Pippins and Hawthorns, Old Farm Road	12/2504/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT112	Hampton	Platts Eyott	05/0270/FUL; Proposal Site (Ref: UDP H15; SA HA5)	30	No	0 - 5 years	Mixed	No	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Major redevelopment of whole island with mixed use; housing, light industrial and business use, along with parking and new bridge. Too large for scale of proposed development. Original application submitted by Terrace Hill Group, now part of Urban & Civic.	No	Previous application (2005). Decided no further action to be taken (01/09/2009).		Too large for proposed development.	D	NO
SQT113	Hampton	Rear of 70-74 Station Road	07/1624/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT114	Hampton	Scout Hall, Station Road	Proposal Site (Ref: SA HA4)	5 to 10	No	6 - 10 years						No	Potential for redevelopment subject to relocation of scout hall. No applications found to date.		Not immediately available.	B	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT115	Hampton	Trident House, 30-32 Thames Street	12/1305/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT116	Hampton	Warfield Court, Station Road	12/0918/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT117	Hampton	Whistle Stop, Hampton Court Road	11/3417/FUL	5	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT118	Hampton Wick	147 Fairfax Road	11/0149/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT119	Hampton Wick	157C Fairfax Road	12/0284/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Replacement of single house. Too small for proposed scheme.	No	Planning permission for single replacement dwelling, expired in June 2015.	07 June 2015	Too small for proposed development.	D	NO
SQT120	Hampton Wick	18 And 20 Broom Water West	10/3153/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT121	Hampton Wick	2 St Johns Road	13/4317/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use to single house. Too small for proposed scheme.	Yes	Prior approval for change of use; office to 4-bed house.	21 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT122	Hampton Wick	210 Kingston Road	13/0906/FUL	7	No	0 - 5 years	Flood Zone 2	No	Not started.	No	Replacement of existing retail + maisonette with new retail + 7 flats (2 x 1-bed + 5 x 2-bed) with 2 parking spaces. 0.07ha site, too small for proposed scheme.	Yes	Planning permission for construction of 3-storey building, with retail unit and 7 flats above. Expires November 2016	07 November 2016	Too small for proposed development.	D	NO
SQT123	Hampton Wick	212 Kingston Road	12/2483/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT124	Hampton Wick	218 – 220 Kingston Road	12/3239/FUL	8	Yes										Construction already started. Site no longer available.	A	NO
SQT125	Hampton Wick	239 Kingston Road	13/2163/FUL	1	No	0 - 5 years	Flood Zone 2	No	Not started.	No	Conversion to two maisonettes into single house. Too small for proposed scheme.	Yes	Conversion of two maisonettes back into single family house.	28 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT126	Hampton Wick	252 Kingston Road	11/3885/FUL	4	No	0 - 5 years	Flood Zone 2	No	Not started.	Yes	0.17 hectare site, despite only 4 houses proposed. Private parking for 8 cars and large gardens proposed.	Yes	Planning permission for conversion of building containing 18 flats/bedsits into 4 family houses, with 8 associated car parking spaces.	07 August 2016			POTENTIALLY – SEE DETAILED ANALYSIS
SQT127	Hampton Wick	33 High Street	13/2476/P3JPA	2	No	0 - 5 years	Flood Zone 2	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 2 x small flats. Too small for proposed scheme.	Yes	Prior approval for change of use to 2 x flats.	05 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT128	Hampton Wick	44 Bushy Park Road	13/1855/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT129	Hampton Wick	46 High Street	13/1098/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT130	Hampton Wick	6 7 and 8 The Maples	08/3326/FUL	8	Yes										Construction already started. Site no longer available.	A	NO
SQT131	Hampton Wick	6 Thameside	10/2276/FUL	1	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT132	Hampton Wick	72 Kingston Road	13/1558/FUL	1	No	0 - 5 years	Flood Zone 2	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT133	Hampton Wick	7-9 St Marks Road	12/3149/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT134	Hampton Wick	91 High Street	11/1596/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT135	Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	11/0468/PS192	11	No	0 - 5 years	Flood Zone 3a								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT136	Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	06/2724/FUL	9	Yes										Construction already started. Site no longer available.	A	NO
SQT137	Hampton Wick	Brentham House And Bermuda House, High Street	13/3693/P3JPA	22	No	0 - 5 years	Flood Zone 2	Yes (started)	No corresponding application in LDD for Bermuda House, however site visit confirms construction has started.						Construction already started. Site no longer available.	A	NO
SQT138	Hampton Wick	Burgoine House, Burgoine, Quay 8 Lower Teddington Road	12/0427/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT139	Hampton Wick	Ground Floor Flat, 60 Kingston Road	14/0144/FUL	1	No	0 - 5 years	Flood Zone 2	No	Not started.	No	Conversion of two flats into single house. Too small for proposed scheme.	Yes	Planning permission for change of use to single residential unit.	11 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT140	Hampton Wick	The Avenue Centre, 1 Normansfield Avenue		17	No	0 - 5 years	Flood Zone 1	No	No corresponding application in LDD. No planning permission granted at this stage and site visit confirms vacant site with no construction to date.	No	Major development site. Total site area is 0.3ha, approx. 3 x larger than our site. Current proposals are for 5 houses (4 + 5-bed), 14 flats (1,2,3-bed) and a 10-bed care home with staff accommodation. Too large for scale of proposed development. Application for redevelopment submitted on behalf of The Adult and Community Services Department. Unlikely that smaller parcels of this site would become available.	No	Planning application (15/5216/FUL) currently in progress (at assessment stage) for large redevelopment of the site; including affordable houses, flats, independent living units and a care home. Decision due 02/05/2016 however no response to date (13/05/2016).		Too large for proposed development.	D	NO
SQT141	Hampton Wick	The Maples, Upper Teddington Road	12/3132/FUL	10	Yes										Construction already started. Site no longer available.	A	NO
SQT142	Heathfield	14 Nelson Gardens	09/3198/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT143	Heathfield	160 Percy Road	12/4047/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT144	Heathfield	20 Conway Road	12/3413/FUL	2	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT145	Heathfield	31A Whitton Way	12/3325/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Replacement dwelling. Site too small for proposed scheme.	No	Planning permission for replacement of bungalow with 4 bed house.	09 April 2016	Too small for proposed development.	D	NO
SQT146	Heathfield	548 Hanworth Road	12/3332/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT147	Heathfield	65 Heathside	11/1719/OUT	1	No	0 - 5 years	Flood Zone 1	No	Newer application submitted (Feb 2015) -14/4801/FUL for a detached 3 bedroom dwelling.	No	Single additional house (0.05ha). Site too small for proposed scheme.	Yes	Planning permission granted for erection of single 3-bed house with parking on garden land.	16 February 2018	Too small for proposed development.	D	NO
SQT148	Heathfield	Garages at Stirling Road	13/0392/FUL	6	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT149	Heathfield	Garages to Rear of 725 to 737 Hanworth Road	13/0393/FUL	5	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT150	Heathfield	Mill Farm Road, Hanworth	14/2578/FUL	24	No	0 - 5 years	Flood Zone 1	No	Not started.	No	0.37 hectare site, almost 4 x the size of our site. PP for 24 units (including 5 houses). Site too large for proposed scheme. The developer of the site is Richmond Housing Partnership, registered social landlord. The site is therefore unlikely to be split into smaller parcels.	Yes	Prior approval granted in November 2014 for 5 houses and 19 flats with 24 parking spaces. Expires November 2017.	11 November 2017	Too large for proposed development.	D	NO
SQT151	Heathfield	Willowdene, Millfield Road	11/3146/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (started)	No corresponding application in LDD. Planning granted March 2012 for demolition of existing bungalow and erection of two chalet bungalows on site. Bungalow demolished between June and Sept 2012 (based on Google Streetview).						Construction already started. Site no longer available.	A	NO
SQT152	Kew	1 Kew Gardens Road	12/2094/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT153	Kew	1 Royal Parade	09/0110/FUL	2	No	0 - 5 years	Flood Zone 2	Yes (started)	Newer application submitted to vary previous conditions (May 2015) - 14/2004/VRF. LDD confirms development on site has started.						Construction already started. Site no longer available.	A	NO
SQT154	Kew	108 North Road	13/2172/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT155	Kew	173 Mortlake Road	11/2921/FUL	2	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT156	Kew	2 Kew Gardens Road	13/2992/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT157	Kew	21 Gainsborough Road	11/2274/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT158	Kew	269 & 271 Sandycombe Road, Kew	05/2459/HOT	2	Yes										Construction already started. Site no longer available.	A	NO
SQT159	Kew	2A Blake Mews	13/4441/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use office to residential, single unit. Too small for proposed scheme.	Yes	Prior approval for change of use.	23 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT160	Kew	2B Blake Mews	13/4443/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use office to residential, single unit. Too small for proposed scheme.	Yes	Prior approval for change of use.	23 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT161	Kew	305 Sandycombe Road	13/3588/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT162	Kew	373A Sandycombe Road	13/4513/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use office to residential, single unit. Too small for proposed scheme.	Yes	Prior approval for change of use.	28 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT163	Kew	5 Royal Parade	12/3116/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Change of use from shop to flat. Too small for proposed scheme.	No	Prior approval for change of use for rear to shop to maisonette. Expired April 2016.	19 April 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT164	Kew	6 Blake Mews	13/3017/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use office to residential, single unit (2-bed house with parking). Too small for proposed scheme.	Yes	Prior approval for change of use.	10 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT165	Kew	7 Broomfield Road	11/3374/FUL	1	No	0 - 5 years	Flood Zone 2	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT166	Kew	78 Forest Road	11/3392/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT167	Kew	9 Mortlake Terrace	12/1564/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT168	Kew	Cumberland House, 274 Kew Road	12/2433/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT169	Kew	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	Proposal Site (Ref: SA KW1)	170	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT170	Kew	Kew Biothane Plant, Melliss Avenue	Proposal Site (Ref: SA KW3)	10 to 20	No	6 - 10 years						No	Pre-application discussions with Richmond which considered potential for residential development exceeding 100 apartments (0.71ha site). No formal application to date.		Not immediately available.	B	NO
SQT171	Kew	Land rear off 23-24 Courtlands Avenue, Kew	10/0660/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT172	Kew	Ruth House, Burlington Avenue	12/3893/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT173	Kew	Ruth House, Burlington Avenue (Land Adjacent to 36 Mortlake Road)	12/3894/FUL	2	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT174	Mortlake & Barnes Common	13 - 17 White Hart Lane	13/3607/P3JPA	7	No	0 - 5 years	Flood Zone 2	Yes (started)	Not included within LDD. Planning portal confirms newer application submitted April 2015 - 14/1564/FUL for conversion of two office buildings into 8 residential dwellings (6 x 2-bed + 1 x 3-bed) with car parking and cycle spaces. Total site area is 0.11ha. Construction started based on site visit (15/05/2016).						Construction already started. Site no longer available.	A	NO
SQT175	Mortlake & Barnes Common	22 White Hart Lane	13/0263/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT176	Mortlake & Barnes Common	3 Queens Ride	10/3212/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT177	Mortlake & Barnes Common	35 Barnes High Street	11/1820/FUL	2	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT178	Mortlake & Barnes Common	48 White Hart Lane	12/3742/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT179	Mortlake & Barnes Common	6 The Broadway	11/0692/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT180	Mortlake & Barnes Common	8 Laurel Road	11/0690/FUL	1	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT181	Mortlake & Barnes Common	Barnes Green Police Station, 96-102, Station Road, Barnes	Proposal Site (Ref: SA BA4)	10	No	0 - 5 years	Flood Zone 3 Defended					Yes	Originally noted as 6-10yr availability within the AMR, but brought forwards with planning application 15/0057/FUL for 7 x 5-bed townhouses, parking and landscaping. Permission granted February 2015 and construction about to begin.	26/02/2015	Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT182	Mortlake & Barnes Common	Barnes Hospital	Proposal Site (Ref: SA BA2)	50 to 100	No	0 - 5 years	Flood Zone 1	No	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Significantly too large for scale of proposed development. Expected to provide up to 100 units.	No	No applications for redevelopment to date.		Too large for proposed development.	D	NO
SQT183	Mortlake & Barnes Common	Bracken View, Mill Hill	12/2624/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT184	Mortlake & Barnes Common	Budweiser Stag Brewery, Mortlake	Proposal Site (Ref: UDP S4; SA EM1)	200 to 300	No	6 - 10 years						No	Brewery closed end 2015, and site purchased by City Developments. Site brief adopted in 2011. Expected to provide major development with residential, green spaces, school and community hub. No formal applications to date.		Not immediately available.	B	NO
SQT185	Mortlake & Barnes Common	Bus Station, Avondale Road	Proposal Site (Ref: SA EM4)	5 to 10	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT186	Mortlake & Barnes Common	Garages Adjacent Railway Cottage, White Hart Lane	13/0316/FUL	7	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT187	Mortlake & Barnes Common	Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake	Proposal Site (Ref: SA EM7)	10	No	6 - 10 years						No	No applications for redevelopment to date. Recent application for replacement of illuminated display sign (allowed at appeal 12/05/2016).		Not immediately available.	B	NO
SQT188	Mortlake & Barnes Common	Number 29 and Garages Adjacent to 27 Barnes High Street	10/2112/NMA	5	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT189	Mortlake & Barnes Common	Railway Cottage, White Hart Lane	13/3801/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of house to 2x flats. Too small for proposed scheme.	Yes	Revised application in October 2013. Granted January 2014. Planning permission for conversion of single house into two flats.	23 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT190	Mortlake & Barnes Common	The Limes, 123 Mortlake High Street	12/0973/FUL	6	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT191	North Richmond	1 - 4 Elsinore Way	13/1933/P3JPA	9	Yes										Construction already started. Site no longer available.	A	NO
SQT192	North Richmond	1 Victoria Villas (ground and first floors)	13/3505/P3JPA	15	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Flats completed and currently listed for sale on Zoopla (13/05/2016).						Construction completed. Site no longer available.	A	NO
SQT193	North Richmond	1 Victoria Villas (second floor)	14/0130/P3JPA	7	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Flats completed and currently listed for sale on Zoopla (13/05/2016).						Construction completed. Site no longer available.	A	NO
SQT194	North Richmond	120-120A Kew Road	13/1026/FUL	7	Yes										Construction already started. Site no longer available.	A	NO
SQT195	North Richmond	14 Kew Foot Road	13/0090/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT196	North Richmond	14 Old Deer Park Gardens	13/4414/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of two flats into single house. Too small for proposed scheme.	Yes	Planning permission for conversion of two flats into single family house, granted February 2014.	26 February 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT197	North Richmond	1-5 Dee Road	13/1090/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Addition of extra floor to existing building. Too small for proposed scheme.	Yes	Planning permission for addition of extra floor containing 2 additional flats.	16 January 2017	Extension to existing building. Too small for proposed number of units.	D	NO
SQT198	North Richmond	156 Kew Road	13/4668/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT199	North Richmond	183 - 185 Lower Richmond Road	13/2267/P3JPA	12	Yes										Construction already started. Site no longer available.	A	NO
SQT200	North Richmond	196 Kew Road	11/3279/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT201	North Richmond	2 – 6 Bardolph Road	11/2393/FUL	8	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Addition of extra floor to existing building. Offices below to be retained. Too small for proposed scheme.	No	Planning permission for additional floor to existing office building with 8 new flats. Offices to be retained.	21 June 2015	Extension to existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT202	North Richmond	21 St Johns Road	12/3988/FUL	2	No	0 - 5 years	Flood Zone 1	No	Newer application submitted - 14/5306/FUL. Not started.	No	Conversion + extension of office + small unit into single bespoke family house. Too small for proposed scheme.	Yes	Planning permission granted for change of use and extension.	21 June 2018	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT203	North Richmond	24 Larkfield Road	11/0362/PS192	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from house to bedsits to single family dwelling. Too small for proposed scheme.	No	Planning permission granted for change of use.	07 April 2014	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT204	North Richmond	3 – 5 Dee Road	10/3421/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT205	North Richmond	30 Larkfield Road	13/4415/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT206	North Richmond	36 Pagoda Avenue	13/4622/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT207	North Richmond	41A Sheendale Road	13/2777/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT208	North Richmond	5 Kew Foot Road	13/2076/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT209	North Richmond	76 Lower Mortlake Road	13/2655/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of ground floor offices to 4 x 1bed flats. Too small for proposed scheme.	Yes	Prior approval for change of use office to residential.	16 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT210	North Richmond	Block C, 1 - 26 Orchard Road (units 11, 12 and 13 on second floor)	14/0453/P3JPA	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from 2nd floor offices to 3 x apartments. Too small for proposed scheme.	Yes	Prior approval for change of use office to residential.	21 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT211	North Richmond	Block C, 1 - 26 Orchard Road (units 3, 4 & 8 on the first floor)	14/0363/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from 1st floor offices to 2 x apartments. Too small for proposed scheme.	Yes	Prior approval for change of use office to residential.	21 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT212	North Richmond	Block C, 1 - 26 Orchard Road (units 9, 10 and 14 on second floor)	14/0174/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from 2nd floor offices to 2 x apartments. Too small for proposed scheme.	Yes	Prior approval for change of use office to residential.	21 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT213	North Richmond	Calvert Court, 26 Manor Park	11/3083/FUL	39	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Too large for scale of proposed development (site area approx. 0.42 ha).	No	Planning permission granted for remodelling of existing bedsit block into 39 flats.	12 March 2016	Conversion of existing building. Too large for proposed number of units.	D	NO
SQT214	North Richmond	Express Dairies, Orchard Road	13/4648/FUL	31	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT215	North Richmond	Former 293 Lower Richmond Road	13/4458/FUL	12	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT216	North Richmond	Forsyth House, 211 - 217 Lower Richmond Road	13/4771/P3JPA	26	No	0 - 5 years	Flood Zone 3 Defended								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT217	North Richmond	Graemesdyke Cottage, Graemesdyke Avenue	09/1240/FUL	6	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Site area approx. 0.17 ha. Current proposals are for 2 x 1-bed flats, 1 x 3-bed house and 3 x 4-bed houses with 6 parking spaces, cycle and bin stores. Confirmed completed based on aerial photography and Rightmove sales (late 2014). Development called "Pembroke Gardens".						Construction completed. Site no longer available.	A	NO
SQT218	North Richmond	Land Rear of 2 Church Road	13/0465/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT219	North Richmond	Lower Richmond Road, Richmond		30	No	6 - 10 years						No	Exact site location unknown but no appropriate, recent applications found on Lower Richmond Road.		Not immediately available.	B	NO
SQT220	North Richmond	Sainsbury's, Manor Road/Lower Richmond Road		60 to 255	No	6 - 10 years						No	Application for residential above supermarket submitted previously and decided no further action to be taken (17/02/2004). No recent applications for residential.		Not immediately available.	B	NO
SQT221	South Richmond	30A Red Lion Street	12/1904/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of maisonette to two separate flats. Too small for proposed scheme.	No	Planning permission for conversion of existing flat (above shop) into two flats.	16 October 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT222	South Richmond	4 Old Palace Lane	12/2687/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 8 flats back into single family dwelling. Site too small for proposed scheme.	No	Planning permission granted Oct 2012 for conversion of 8 flats back into large single house.	17 October 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT223	South Richmond	91 Mount Ararat Road	13/1085/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Replacement dwelling. Too small for proposed scheme. Application submitted by owner, assumed not for sale.	Yes	Planning permission for replacement of existing house with another family house.	12 June 2016	Too small for proposed development.	D	NO
SQT224	South Richmond	93 Church Road	12/1988/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 4 flats into single family house. Too small for proposed scheme.	No	Planning permission for change of use from four flats to single dwellings.	05 September 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT225	South Richmond	1 Pembroke Villas	11/2247/FUL, 11/2250/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT226	South Richmond	1 Towers Place (ground and first floor)	13/3470/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from offices to 6 flats (1 + 2-bed). Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	19 November 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT227	South Richmond	10 Marchmont Road	07/2834/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT228	South Richmond	12 - 14 Hill Rise	13/2829/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from offices to 6 flats (1 + 2-bed). Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	23 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT229	South Richmond	14 King Street	13/4774/P3JPA	8	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use application of whole building from B1 offices to 8 residential dwellings. Too small for proposed scheme.	Yes	Prior approval granted February 2014	17 February 2017	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT230	South Richmond	16A and 16B Chisholm Road	12/1809/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT231	South Richmond	17 Cambrian Road	13/4609/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 2 flats into single house. Too small for proposed scheme.	Yes	Conversion of two flats back into single family house.	27 February 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT232	South Richmond	19 The Hermitage	13/0969/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 4 flats into single family house. Too small for proposed scheme.	No	Conversion of existing building from four flats into single family house.	03 May 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT233	South Richmond	25 Ellerker Gardens	12/3638/ES191	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT234	South Richmond	26 Onslow Avenue	13/2563/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 2 flats into single dwelling. Too small for proposed scheme.	Yes	Change of use of two flats to single dwelling.	12 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT235	South Richmond	3 Kings Road	13/1725/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 3 flats into single dwelling. Too small for proposed scheme.	Yes	Conversion of 3 flats back into single family dwelling.	02 August 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT236	South Richmond	32 Lancaster Park	09/0758/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT237	South Richmond	32-34 Friars Stile Road	13/1046/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT238	South Richmond	34 - 40 The Quadrant	13/3680/P3JPA	18	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Confirmed development completed based on Streetview (Oct 2015). Apartments sold early 2015.						Construction completed. Site no longer available.	A	NO
SQT239	South Richmond	37 Onslow Road	14/0253/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT240	South Richmond	45 The Vineyard	13/2928/P3JPA	5	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of existing. Site area approx. 0.07ha. 6 houses proposed with car parking. Site too small to offer 15 units.	Yes	Prior approval for change of use from office to 6 small houses (1, 2 and 3-bed).	07 October 2013	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT241	South Richmond	4-6 George Street	11/3448/FUL	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of 2nd floor offices to 3 x 1-bed flats. Too small for proposed scheme.	No	Planning permission granted for change of use (3 flats).	30 January 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT242	South Richmond	4A Church Court	12/3660/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT243	South Richmond	5 - 7 Hill Rise	12/1390/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT244	South Richmond	5 Cambrian Road	11/1962/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT245	South Richmond	5 Paradise Road	13/0768/FUL	1	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT246	South Richmond	6 The Quadrant	09/3162/EXT	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Sub-division of single unit into two flats. Too small for proposed scheme.	No	Extension of planning application 09/3162/FUL (approved February 2010) for sub-division of first floor into 2 flats.	04 February 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT247	South Richmond	68 Mount Ararat Road	13/2666/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 2 flats into single dwelling. Too small for proposed scheme.	Yes	Conversion of two flats (maisonette and basement) into single house.	10 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT248	South Richmond	80 Sheen Park	12/2738/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT249	South Richmond	Asgill Lodge, Old Palace Lane	08/1997/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT250	South Richmond	Friars Lane Car Park	Proposal Site (Ref: UDP R4; SA RI6)	15 to 20	No	0 - 5 years	Flood Zone 3a								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT251	South Richmond	Holbrooke House, 34-38 Hill Rise	08/0605/EXT	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of 1st/2nd/3rd floor offices to 2 x 3-bed and 1 x 2-bed flats. Too small for proposed scheme.	No	Extension of planning application 08/0605/FUL for demolition of existing rear extensions and replacement with new two-storey extension. Conversion of existing offices, with new extensions to provide 3 flats.	21 December 2014	Extension to existing building. Too small for proposed number of units.	D	NO
SQT252	South Richmond	Land Rear Of 569 Upper Richmond Road West	09/2357/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT253	South Richmond	Lion House, Red Lion Street (first floor)	11/3456/FUL	8	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of single floor of office building into 8 small flats. Too small for proposed development (0.03 ha) and rest of building not included in the application.	No	Conversion of first floor office into 8 residential units (5 x studios + 3 x 1-bed flats).	10 October 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT254	South Richmond	Merevale House, Parkshot	14/0427/P3JPA	9	No	0 - 5 years	Flood Zone 1	Yes (completed)	Google Streetview (dated Oct 2015) confirms complete. LDD references additional application submitted (Feb 2015) - 13/4289/FUL for two more units.						Construction completed. Site no longer available.	A	NO
SQT255	South Richmond	Midmoor House, Kew Road And Merevale House, Parkshot (roof extension)	13/4289/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT256	South Richmond	Petrocon House, 1 Princes Street Richmond	13/2489/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use 1st/2nd/3rd floor offices to apartments (4 x 1-bed and 2 x 2-bed). Too small for proposed scheme.	Yes	Prior approval for change of use from offices to 6 flats.	28 August 2016	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING						ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS			
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT257	South Richmond	Quadrant House, The Quadrant	13/4181/P3JPA	16	No	0 - 5 years	Flood Zone 1	No	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use 1st/2nd/3rd floor office to 16 x 1 and 2-bed flats. Although the building offers 0.12ha of accommodation, the building footprint is only approx. 600m2 and the application only covers upper floors (with entrance on ground floor). As such, the site is not large enough to include the parking required to accommodate the proposed development.	Yes	Prior approval granted for change of use office to residential.	02 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT258	South Richmond	Richmond Police Station, Red Lion Street	13/4739/FUL; Proposal Site (Ref: SA RI3)	28	No	0 - 5 years	Flood Zone 1	Yes (started)	No corresponding application in LDD. Project confirmed as started based on Google Streetview (dated Oct 2015). Site being built out by Bespoke property, building 27 contemporary apartments plus retail unit.						Construction already started. Site no longer available.	A	NO
SQT259	South Richmond	Richmond Station and above track, The Quadrant	Proposal Site (Ref: UDP R6; SA RI2)	15 to 20	No	6 - 10 years						No	Planning brief undertaken previously. No applications for development found.		Not immediately available.	B	NO
SQT260	South Twickenham	Kings Arms, 40 Albion Road	11/3749/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT261	South Twickenham	120 Heath Road	13/0494/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Minor extension to create 1 additional 1-bed flat. Too small for proposed scheme.	Yes	Part conversion and part extension of existing unit to create one-bed flat.	03 July 2016	Extension to existing building. Too small for proposed number of units.	D	NO
SQT262	South Twickenham	144 Heath Road	09/2538/EXT	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Change of use commercial to flat. Too small for proposed scheme.	Yes	Previous application expires June 2016. New application granted on appeal, November 2015 -14/2600/FUL. Conversion of various parts of commercial unit into two flats (combined application - previous application for one flat only).	17 November 2018	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT263	South Twickenham	15A Colne Road	08/1069/EXT	8	Yes										Construction already started. Site no longer available.	A	NO
SQT264	South Twickenham	17A Tower Road	10/2991/FUL	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Demolition of existing bungalow and construction of two dwellings. Site area 0.03ha. Too small for proposed scheme.	No	Planning permission granted for demolition and redevelopment of site with two dwellings.	23 February 2015	Too small for proposed development.	D	NO
SQT265	South Twickenham	2 to 3 Stable Mews and 114-116 Heath Road	11/3276/FUL	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of existing building to form two live-work units. Site area only 90m2. Too small for proposed scheme.	No	Planning permission granted for 2 x 1-bed live-work units.	27 February 2015	Too small for proposed development.	D	NO
SQT266	South Twickenham	37 Hamilton Road	10/1691/FUL	27	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT267	South Twickenham	69 The Green	13/4439/P3JPA	5	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use application of whole building from B1 offices to 5 residential dwellings (1 + 2-bed flats). Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	20 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT268	South Twickenham	78 The Green (first floor)	09/0044/COU	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT269	South Twickenham	78 The Green (second floor)	12/1637/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT270	South Twickenham	Garage Site Between Nos 3 and 5 Clifden Road	10/0945/OUT	8	Yes										Construction already started. Site no longer available.	A	NO
SQT271	South Twickenham	Greggs Bakery, Gould Road	Proposal Site (Ref: SA TW11)	75 to 200	No	6 - 10 years						No	Bakery plan to relocate, residential would be part of a mixed use scheme. No applications for development found to date.		Not immediately available.	B	NO
SQT272	South Twickenham	Mereway Day Centre, Mereway Road	Proposal Site (Ref: SA TW13)	10 to 20	No	6 - 10 years						No	Surplus to Council requirements. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT273	South Twickenham	The Croft, Walpole Gardens	10/3308/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT274	South Twickenham	Vehicle Repair Unit and Number 70 Tower Road	12/3446/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT275	St Margaret's & North Twickenham	139 Haliburton Road	12/3565/FUL	1	No	0 - 5 years	Mixed	No	Not started.	No	Conversion of two flats to single family dwelling with side and rear extensions. Too small for proposed scheme.	No	Planning permission granted Jan 2013. Minor extension with garden partially in FZ3 of River Crane.	09 January 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT276	St Margaret's & North Twickenham	14 Whitton Road	07/3840/EXT	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of house to two small flats. Too small for proposed scheme.	No	Extension of time application for planning application 07/3840/COU.	27 May 2014	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT277	St Margaret's & North Twickenham	153 St Margarets Road	13/0257/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)	Newer application submitted (Nov 2015)- 14/3825/FUL. Confirmed as completed based on LDD.						Construction completed. Site no longer available.	A	NO
SQT278	St Margaret's & North Twickenham	16 Crown Road	13/3043/P3JPA	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from B1 office to 3 x flats. Too small for proposed scheme.	Yes	Prior approval change of use from office to residential.	29 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT279	St Margaret's & North Twickenham	18 Crown Road	12/2903/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT280	St Margaret's & North Twickenham	20 Crown Road	11/1620/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT281	St Margaret's & North Twickenham	21 Glebe Side	12/3551/VRC	3	No	0 - 5 years	Flood Zone 2	Yes (completed)	There are two applications listed on LDD. 11/1709/FUL was not started but more recent application (15/1772/FUL) is completed. Flats seen for sale on Rightmove. Site completed.						Construction completed. Site no longer available.	A	NO
SQT282	St Margaret's & North Twickenham	21 St Georges Road	10/1026/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT283	St Margaret's & North Twickenham	2A Cole Park Road	11/0549/FUL	1	No	0 - 5 years	Flood Zone 2	Yes (started)							Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT284	St Margaret's & North Twickenham	Council Depot, Langhorn Drive St	Proposal Site (Ref: UDP T14; SA TW9)	25 to 55	No	6 - 10 years						No	Potential for partial redevelopment. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT285	St Margaret's & North Twickenham	Garage Site At Egerton Road	13/0391/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT286	St Margaret's & North Twickenham	Phelps House 125-135 St Margarets Road	12/3458/FUL	8	Yes										Construction already started. Site no longer available.	A	NO
SQT287	St Margaret's & North Twickenham	Phelps House, 133 - 135 St Margarets Road	13/2474/P3JPA	5	No	0 - 5 years	Flood Zone 1	Yes (started)	There is an application for Phelps House 125-135 - 12/3458/FUL (LDD confirms started) and another for 133-135. Based on Streetview (Sept 2013) construction is already underway. Some units seen for sale on Rightmove.						Construction already started. Site no longer available.	A	NO
SQT288	St Margaret's & North Twickenham	Richmond College, Egerton Road	Proposal Site (Ref: SA TW10)	50	No	0 - 5 years	Flood Zone 1	No	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Major development site. Expected to provide new educational facility and up to 180 residential units. Site significantly too large for proposed development.	No	Outline planning application currently in progress (reference: 15/3038/OUT)		Too large for proposed development.	D	NO
SQT289	St Margaret's & North Twickenham	Twickenham Railway Station	11/1443/FUL	115	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT290	St Margaret's & North Twickenham	Twickenham Sorting Office	12/3650/FUL; Proposal Site (Ref: TAAP TW1)	110	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT291	St Margaret's & North Twickenham	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	09/3273/FUL (Expired); Proposal Site (Ref: SA TW14)	115	No	6 - 10 years						No	Previous application for residential on site expired (09/3273/FUL). No reapplications to date.		Not immediately available.	B	NO
SQT292	St Margaret's & North Twickenham	Unit B Globe House, 1 Chertsey Road	13/2937/P3JPA	8	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Flats completed as confirmed by Streetview & advertisement on Rightmove (Oct 2015).						Construction completed. Site no longer available.	A	NO
SQT293	St Margaret's & North Twickenham	Unit C Globe House, 1 Chertsey Road	13/3799/P3JPA	17	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Flats completed as confirmed by Streetview & advertisement on Rightmove (Oct 2015).						Construction completed. Site no longer available.	A	NO
SQT294	St Margaret's & North Twickenham	Waterside Business Centre, Railshead Road	13/3388/FUL, 13/3390/FUL	21	No	0 - 5 years	Flood Zone 3a								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT295	Teddington	24 The Causeway	13/4103/PS192	2	Yes										Construction already started. Site no longer available.	A	NO
SQT296	Teddington	30 Church Road	12/0827/FUL	1	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT297	Teddington	1 Latimer Road	13/3498/P3JPA	1	No	0 - 5 years	Flood Zone 1	No	Original application for change of use (office to residential). Newer application submitted (Feb. 2016) - 15/0160/FUL for 1 house plus 2 apartments. Not started.	No	Regardless of application type, site is too small for proposed development (0.02ha).	Yes	Granted full planning for demolition of existing building and erection of 1 x house and 2 x apartments in two buildings on the site.	04 February 2019	Too small for proposed development.	D	NO
SQT298	Teddington	101 And 103 And 105 Waldegrave Road	13/0368/FUL	36	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT299	Teddington	127 High Street	14/0156/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office to residential (1 studio + 3 x 2-bed flats). Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	05 March 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT300	Teddington	129 Waldegrave Road	13/4467/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT301	Teddington	13 Church Road	09/0500/FUL	4	Yes										Construction already started. Site no longer available.	A	NO
SQT302	Teddington	172 High Street	12/1404/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT303	Teddington	23 Coleshill Road	08/1127/EXT	2	No	0 - 5 years	Flood Zone 1	Yes (completed)	Previous application for extension. Newer application submitted (Apr 2015) - 13/1672/FUL for rebuild of 1 house. LDD confirms completed.						Construction completed. Site no longer available.	A	NO
SQT304	Teddington	30 Broad Street	09/0382/FUL	7	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Site area only 0.017ha. Extension and conversion of existing building to provide 6 studios + 2 x 1-bed flats. Too small for proposed scheme.	Yes	Granted planning permission for conversion to 8 small residential dwellings.	19 June 2016	Extension to existing building. Too small for proposed number of units.	D	NO
SQT305	Teddington	5 Ellery Road	11/3989/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT306	Teddington	68 Stanley Road	13/0053/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT307	Teddington	7 Trinder Mews	13/3716/P3JPA	2	No	0 - 5 years	Flood Zone 2	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office to 2 x 1-bed units. Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	11 December 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT308	Teddington	72 Stanley Road	10/0312/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT309	Teddington	Elm Lodge, New Kelvin Avenue	13/4503/VRC	8	Yes										Construction already started. Site no longer available.	A	NO
SQT310	Teddington	First And Second Floors, 10 - 12 The Causeway	13/3122/P3JPA	6	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT311	Teddington	Garages At Little Queens Road	13/0394/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT312	Teddington	Land Adjoining 20 Field Lane	12/3288/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT313	Teddington	Stanley Lodge, 66 Stanley Road	12/0006/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT314	Teddington	Systems House, 68 Waldegrave Road	13/3012/PS192	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use ground floor office to single residential flats. Too small for proposed scheme.	Yes	Planning permission granted for conversion to residential including minor alterations.	19 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT315	Teddington	Teddington Delivery Office, 19 High Street, Teddington	Proposal Site (Ref: SA TD7)	5 to 10	No	6 - 10 years						No	Potential for redevelopment if became surplus. No applications for redevelopment found.		Not immediately available.	B	NO
SQT316	Teddington	Teddington Studios, Broom Road	14/0914/FUL; Proposal Site (Ref: SA TD4)	220	No	0 - 5 years	Flood Zone 3b								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT317	Teddington	Telephone Exchange, High Street, Teddington	Proposal Site (Ref: SA TD1)	10 to 20	No	6 - 10 years						No	Potential for redevelopment if became surplus. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT318	Teddington	Victoria House, Queens Road	13/3599/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of four storey office building into 4 x 2-bed flats. Too small for proposed scheme.	Yes	Prior approval granted for change of use office to residential.	02 December 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT319	Twickenham Riverside	10-12 King Street	12/1114/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT320	Twickenham Riverside	14 Greville Close	13/2511/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Roof extension for additional studio flat. Too small for proposed scheme.	Yes	Planning permission for dormer extension and conversion to create self-contained studio flat.	12 November 2016	Extension to existing building. Too small for proposed number of units.	D	NO
SQT321	Twickenham Riverside	18 Haggard Road	12/3508/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT322	Twickenham Riverside	18-20 King Street	10/1254/FUL	9	Yes										Construction already started. Site no longer available.	A	NO
SQT323	Twickenham Riverside	2 York Street	13/3071/FUL	2	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Conversion of 2nd floor offices to form 2 x 2bed flats. Too small for proposed scheme.	Yes		22 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT324	Twickenham Riverside	20 Haggard Road	13/0110/FUL	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of two dwellings into single house. Too small for proposed scheme.	No	Planning permission granted for amalgamation of dwellings.	17 April 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT325	Twickenham Riverside	21 And 23 York Street And 31 Garfield Road	13/2783/P3JPA	6	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of 1st and 2nd floor to 6x 1-bed flats. Too small for proposed scheme.	Yes	Prior approval for change of use.	20 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT326	Twickenham Riverside	2-4 Heath Road	13/3940/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of first floor office space to provide 3 x 1 bed and 1 x studio apartments. Too small for proposed scheme.	Yes	Prior approval for change of use.	03 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT327	Twickenham Riverside	257 Richmond Road	11/3823/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT328	Twickenham Riverside	26 St Stephens Gardens	11/4033/FUL	1	No	0 - 5 years	Flood Zone 1	No	Newer application submitted Jun 2015 - 15/1485/FUL for conversion of 3 flats to single house with associated extension. Not started based on LDD.	No	Conversion of three flats back into single house. Too small for proposed scheme.	Yes	Planning permission granted for conversion back to single unit.	04 June 2018	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT329	Twickenham Riverside	27 Orleans Road	12/4010/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT330	Twickenham Riverside	32 York Street	13/3147/P3JPA	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use 1st/2nd/3rd floor office into flats. Too small for proposed scheme.	Yes	Prior approval for change of use.	10 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT331	Twickenham Riverside	33 Candler Mews	13/4437/P3JPA	3	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office to 3 x apartments. Too small for proposed scheme.	Yes	Prior approval for change of use.	28 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT332	Twickenham Riverside	336B Richmond Road	13/3253/FUL	4	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT333	Twickenham Riverside	34-36 King Street	12/3318/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT334	Twickenham Riverside	351 Richmond Road	13/1864/FUL	8	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT335	Twickenham Riverside	37 Grosvenor Road	11/3248/FUL	7	Yes										Construction already started. Site no longer available.	A	NO
SQT336	Twickenham Riverside	37A Cambridge Park	10/2206/FUL	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Demolition of existing dwelling and erection to two semi-detached houses. Site area too small for proposed development (approx. 0.05ha).	No	Granted permission for two houses with amenity space and parking.	08 June 2014	Too small for proposed development.	D	NO
SQT337	Twickenham Riverside	40-42 King Street	13/2742/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of office to 4 flats (3 x 1-bed and 1 x 2-bed). Too small for proposed scheme.	Yes	Prior approval for change of use.	19 September 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT338	Twickenham Riverside	40A Cambridge Park	11/0990/FUL	1	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT339	Twickenham Riverside	5 Holly Road	13/4813/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office to single residential unit. Too small for proposed scheme.	Yes	Prior approval for change of use.	28 February 2017	Conversion of existing building. Too small for proposed number of units.	D	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT340	Twickenham Riverside	52 - 64 Heath Road	13/3094/P3JPA	7	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use of 1st floor office (only) to 7 flats (mix of 1,2 and 3-bed). No parking or outside amenity space. Too small for proposed scheme.	Yes	Prior approval for change of use.	14 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT341	Twickenham Riverside	57 King Street Parade, King Street	13/1903/FUL	3	Yes										Construction already started. Site no longer available.	A	NO
SQT342	Twickenham Riverside	77-79 Richmond Road	11/3863/FUL	1	No	0 - 5 years	Flood Zone 1	No	Newer application submitted Jul 2015 - 15/2452/FUL for same development with employment unit and 3-bed dwelling. LDD confirms not started.	No	Mixture of demolition + erection and refurbishment to buildings on site. New employment unit and detached 3-bed family unit. Too small (0.05ha) for proposed scheme.	Yes	Granted permission for refurbishment of site to include 3-bed dwelling.	26 July 2018	Too small for proposed development.	D	NO
SQT343	Twickenham Riverside	9 Bell Lane	09/2129/EXT (extension to 09/2129/FUL)	1	No	0 - 5 years	Flood Zone 2	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT344	Twickenham Riverside	9 King Street	13/2270/FUL	4	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Part replacement with mixed use leisure scheme + 4 small flats. 0.03ha site, too small for proposed scheme.	Yes	Planning permission for partial demolition of existing building and redevelopment for mixed use scheme with leisure use and 2 x 2-bed flats + 2 x 1-bed flats. No parking.	03 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT345	Twickenham Riverside	90 Queens Road	13/4208/P3JPA	4	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office to 4 x 1-bed flats. Too small for proposed scheme.	Yes	Prior approval for change of use.	10 January 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT346	Twickenham Riverside	First Floor, 34 York Street	13/2867/P3JPA	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of existing first floor office to 1-bed flat. Too small for proposed scheme.	Yes	Prior approval for change of use.	07 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT347	Twickenham Riverside	Holly House, 36 - 40 Heath Road	13/2927/P3JPA	8	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Conversion of 1st and 2nd floor office to 8 residential flats. No parking or amenity space. Too small for proposed scheme.	Yes	Prior approval for change of use.	07 October 2016	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT348	Twickenham Riverside	Land at Bell Lane and Water Lane	08/4839/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT349	Twickenham Riverside	Newland House, Oak Lane	13/1923/FUL	7	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT350	Twickenham Riverside	Police Station, London Road, Twickenham	Proposal Site (Ref: TAAP TW6)	10 to 20	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT351	Twickenham Riverside	Shamrock, Eel Pie Island	12/2486/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT352	Twickenham Riverside	Sovereign House, 28 - 30 London Road	13/4310/P3JPA	12	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Flats within Sovereign House for sale on Rightmove (Jan 2016).						Construction completed. Site no longer available.	A	NO
SQT353	Twickenham Riverside	St Georges House, 3 St Georges Place	14/0097/P3JPA	9	No	0 - 5 years	Flood Zone 1	Yes (completed)	No corresponding application in LDD. Zoopla confirms flats within St Georges House were sold in mid 2015.						Construction completed. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT354	Twickenham Riverside	Station Yard, Twickenham	Proposal Site (Ref: TAAP TW2)	15 to 20	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT355	Twickenham Riverside	Syds Quay and Sans Souci	12/1652/VRC	5	Yes										Construction already started. Site no longer available.	A	NO
SQT356	Twickenham Riverside	Telephone Exchange, Garfield Road, Twickenham	Proposal Site (Ref: TAAP TW5)	10 to 20	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT357	Twickenham Riverside	Twickenham Riverside (Former Pool Site) and south of King Street	Proposal Site (Ref: TAAP TW7)	5 to 10	No	6 - 10 years						No	Twickenham Area Action Plan adopted July 2013. Mix of uses could include an element of residential. Development brief dated 2008, but no full application seen to date.		Not immediately available.	B	NO
SQT358	Twickenham Riverside	Unit 1 Lion Boathouse, Eel Pie Island	13/4636/P3JPA	1	No	0 - 5 years	Flood Zone 3a								Site located in flood zone with similar (or greater) risk to the subject site.	C	NO
SQT359	West Twickenham	18 Third Cross Road	12/3810/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT360	West Twickenham	2 Belmont Road	12/3878/FUL	4	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT361	West Twickenham	30 Belmont Road	09/2000/COU	8	Yes										Construction already started. Site no longer available.	A	NO
SQT362	West Twickenham	34 Fulwell Park Avenue	11/3853/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Single additional house. Too small for proposed scheme.	No	Planning permission for construction of end terrace property adjacent to No. 34 with off-street parking.	07 September 2015	Too small for proposed development.	D	NO
SQT363	West Twickenham	35 Staines Road	11/2882/FUL	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Extension to existing building and partial change of use to create single dwelling from office space. Too small for proposed scheme.	No	Planning permission granted for single dwelling.	10 September 2015	Extension to existing building. Too small for proposed number of units.	D	NO
SQT364	West Twickenham	42 Glebe Way	11/2149/HOT	2	Yes										Construction already started. Site no longer available.	A	NO
SQT365	West Twickenham	68 Meadway	09/2464/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT366	West Twickenham	9-23 Third Cross Road	08/2651/FUL	8	Yes										Construction already started. Site no longer available.	A	NO
SQT367	West Twickenham	Air Sea House, Third Cross Road	11/3556/FUL	5	Yes										Construction already started. Site no longer available.	A	NO
SQT368	West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	08/0774/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT369	West Twickenham	Pouparts Yard and land rear of 84A Hampton Road	08/0225/FUL	9	Yes										Construction already started. Site no longer available.	A	NO
SQT370	West Twickenham	Unit 1, 48 Staines Road	12/3665/FUL	2	Yes										Construction already started. Site no longer available.	A	NO

SITE ID			DATA FROM RICHMOND AMR (2014)		SEQUENTIAL TEST SIFTING							ADDITIONAL INFORMATION			SEQUENTIAL TEST RESULTS		
ID	WARD	SITE ADDRESS	PLANNING REFERENCE	NO. OF UNITS	CONSTRUCTION STARTED (BASED ON 2014 AMR)	AVAILABILITY (0-5 YRS or 6-10 YRS)	FLOOD ZONE	CONSTRUCTION STARTED (SINCE 2014) BASED ON LDD, INTERNET SEARCHES + SITE VISITS	CONSTRUCTION STATUS COMMENTS	APPROPRIATE SIZE?	SIZE + DENSITY COMMENTS	CURRENT PLANNING PERMISSION?	PLANNING COMMENTS	CURRENT PLANNING PERMISSION EXPIRY DATE	REASON FOR EXCLUSION	EXCLUSION CRITERION	SEQUENTIALLY PREFERABLE?
SQT371	West Twickenham	Unit 2, Former 48 Staines Road	13/4663/P3JPA	2	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from office (Unit 2) to 2 x 1-bed flats with parking. Too small for proposed scheme.	Yes	Prior approval for change of use to residential.	05 February 2017	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT372	Whitton	106A High Street	08/1571/FUL	4	Yes										Construction already started. Site no longer available.	A	NO
SQT373	Whitton	29 Whitton Dene	07/0356/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT374	Whitton	53-55 High Street	11/3622/FUL	9	Yes										Construction already started. Site no longer available.	A	NO
SQT375	Whitton	67 Crane Way	13/2373/FUL	2	Yes										Construction already started. Site no longer available.	A	NO
SQT376	Whitton	7 Cedar Avenue	12/0673/FUL	1	No	0 - 5 years	Flood Zone 1	Unknown	No corresponding application in LDD. Construction status unknown, must be assumed site is available.	No	Change of use from multiple occupancy to single family house. Site area 0.03ha, too small for proposed scheme.	No	Granted planning permission for change of use to single dwelling.	19 April 2015	Conversion of existing building. Too small for proposed number of units.	D	NO
SQT377	Whitton	85-87 High Street	12/2591/FUL	2	No	0 - 5 years	Flood Zone 1	Yes (completed)							Construction completed. Site no longer available.	A	NO
SQT378	Whitton	Bridgeway House, 113A High Street	10/1840/EXT	2	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT379	Whitton	Iceland Store, 26-30 High Street	Proposal Site (Ref: SA WT2)	5 to 10	No	6 - 10 years						No	Options for mixed uses to include residential, retail or services, new library. No applications for redevelopment to date.		Not immediately available.	B	NO
SQT380	Whitton	Kneller Hall Telephone Exchange, Ashdale Road	Proposal Site (Ref: SA WT3)	10 to 20	No	6 - 10 years						No	No applications for redevelopment to date.		Not immediately available.	B	NO
SQT381	Whitton	Land Rear Of 12 To 36 Vincam Close	12/3283/FUL	1	No	0 - 5 years	Flood Zone 1	No	Not started.	No	Single additional house. Too small for proposed scheme.	Yes	Planning permission for construction of new 3-bed family house.	12 September 2016	Too small for proposed development.	D	NO
SQT382	Whitton	Land rear of 225-231 Hospital Bridge Road	09/2521/FUL	1	Yes										Construction already started. Site no longer available.	A	NO
SQT383	Whitton	Marzena Court, Whitton Dene	13/0086/FUL	3	No	0 - 5 years	Flood Zone 1	Yes (started)							Construction already started. Site no longer available.	A	NO
SQT384	Whitton	Whitton Library, Nelson Road	Proposal Site (Ref: SAWT1)	5 to 10	No	6 - 10 years						No	Potential for residential subject to reprovision of library. No applications for redevelopment to date.		Not immediately available.	B	NO

Annex B – Site Visit Photographs

SQT137 – Brentham House and Bermuda House, High Street, Hampton Wick
Construction already started, site no longer available.



SQT126 – 252 Kingston Road, Hampton Wick

Construction not started. Site of an appropriate size and considered to be available.



SQT067 – Garages Adjacent to 1-6 Cave Road, Ham
Construction already started, site no longer available.



SQT018 – 21A St Leonards Road, East Sheen

Construction not started. Site of an appropriate size and considered to be available.



SQT174 – 13-17 White Hart Lane, Barnes

Construction already started, site no longer available.



Annex C – Alternative Site Sketches, Brookes Architects

Drawing 1 – 21A St Leonards Road, Site Plan and Ground Floor

Brookes Architects, Drawing No. 4707|2|100

Drawing 2 – 21A St Leonards Road, Upper Floor Plans and Section

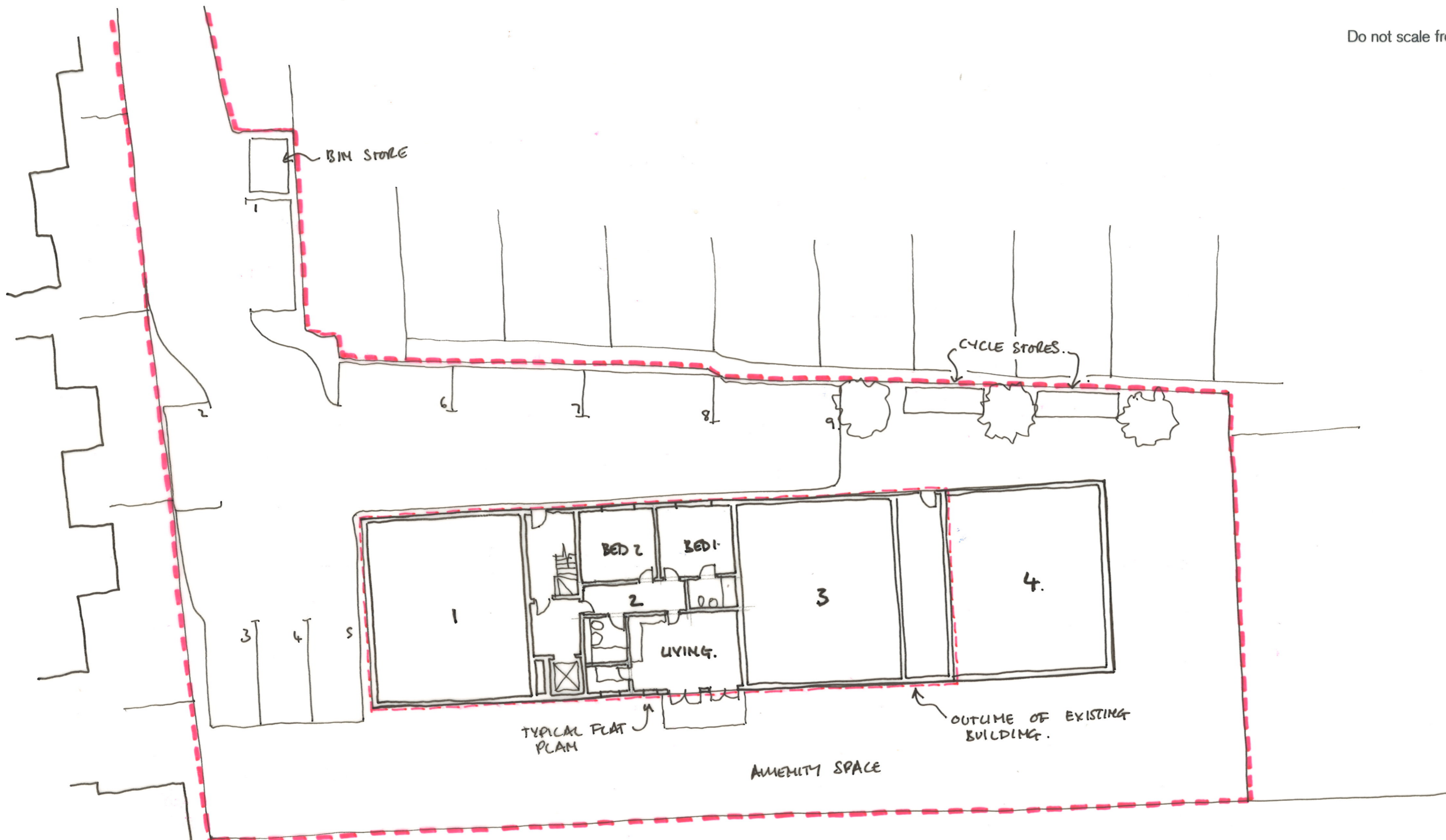
Brookes Architects, Drawing No. 4707|2|101

Drawing 3 – 252 Kingston Road, Site Plan and Ground Floor

Brookes Architects, Drawing No. 4707|2|110

Drawing 4 – 252 Kingston Road, Floor Plans

Brookes Architects, Drawing No. 4707|2|111



Project
21A ST. LEONARDS ROAD

Brookes Architects

Upstairs at The Grange
 Bank Lane London SW15 5JT
 T 020 8487 1223
 F 020 8876 4172
 E info@brookesarchitects.co.uk
 www.brookesarchitects.co.uk

Scale **1:200** Date **MAY 16** Drawn **If.**

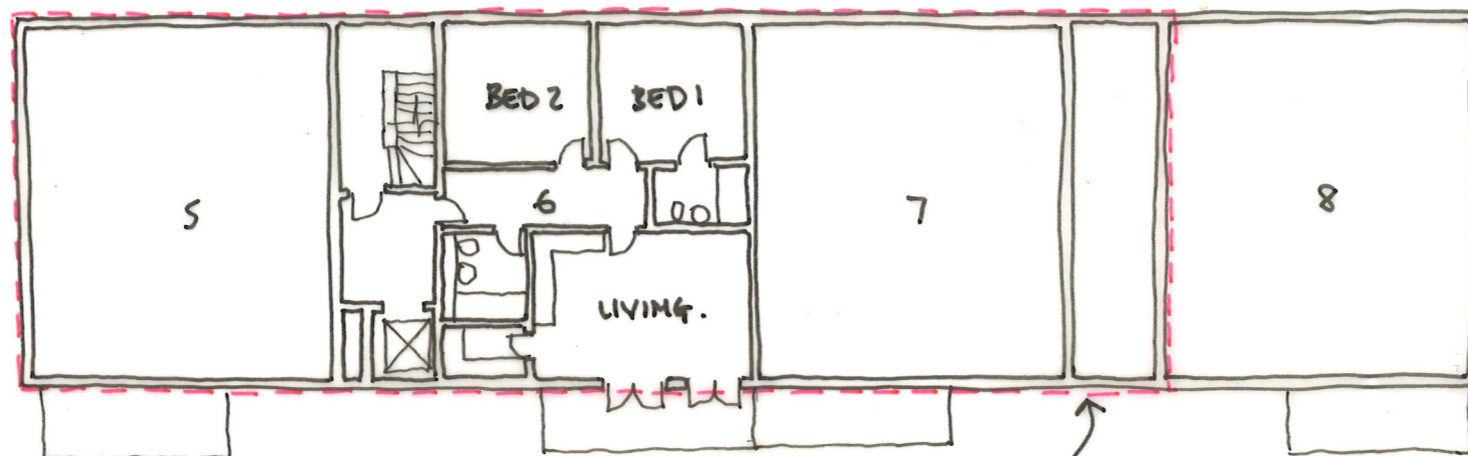
Drawing
SITE PLAN AND GROUND FLOOR

Drawing No.	Rev. No.
470.7 2 100	

SCHEDULE

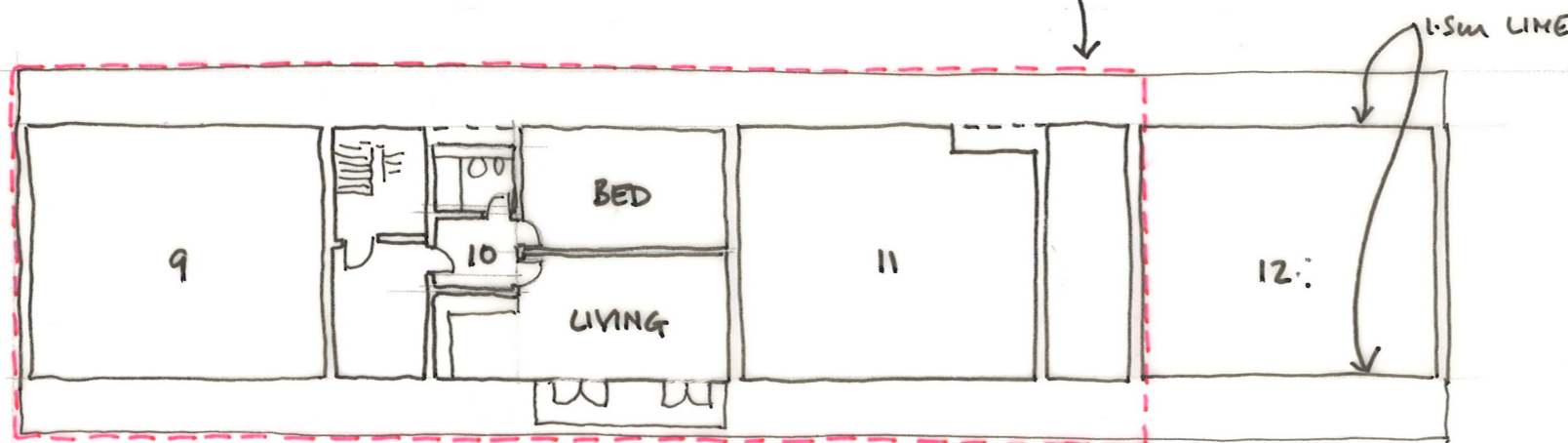
FLAT	BEDS	PERSONS	AREA
1	2B	4P	75m ²
2	2B	4P	75m ²
3	2B	4P	75m ²
4	2B	4P	75m ²
5	2B	4P	75m ²
6	2B	4P	75m ²
7	2B	4P	75m ²
8	2B	4P	75m ²
9	1B	2P	50m ²
10	1B	2P	50m ²
11	1B	2P	50m ²
12	1B	2P	50m ²

12 FLATS.
 4 x 1 BED 2 PERSON
 8 x 2 BED 4 PERSON.



FIRST FLOOR PLAN.

EXISTING BUILDING
OUTLINE



SECOND FLOOR PLAN.



SITE SECTION

Project
21 A ST. LEONARDS ROAD

Brookes Architects

Upstairs at The Grange
 Bank Lane London SW15 5JT
 T 020 8487 1223
 F 020 8876 4172
 E info@brookesarchitects.co.uk
 www.brookesarchitects.co.uk

Scale 1:200 Date MAY 16 Drawn JF.

Drawing
UPPER FLOOR PLANS AND
SECTION

Drawing No.	Rev. No.
470.7 2 101.	