

**WATERSIDE BUSINESS CENTRE
RAILSHEAD ROAD, RICHMOND TW7 7DG**

FLOOD RISK SEQUENTIAL TEST

FOR

GOLDCREST LAND



August 2013

Our Ref: HLEF25703/002R

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1 INTRODUCTION

RPS was commissioned to undertake a Sequential Test in relation to flood risk, for the proposed development at Waterside Business Centre, Railshead Road, Richmond, TW7 7DG.

The development proposal is for the demolition of the existing light industrial units and the construction of a single property comprising commercial units and 21 residential flats.

The purpose of this document is to demonstrate that the site meets the requirements of the Sequential Test in accordance with the National Planning Policy Framework (NPPF). The report has been prepared in consultation with Planning Officers from London Borough of Richmond upon Thames.

A Flood Risk Assessment has been prepared to support the application and is provided under a separate cover (Ref. HLEF25703/001R, RPS, August 2013).

2 PROPOSED DEVELOPMENT

The development site occupies an area of approximately 0.2 hectares. The development proposal is for the demolition of the existing light industrial units and the construction of a single property comprising basement car parking, commercial units on the ground floor and part of the first floor and 21 residential flats on the first, second and third floors. External car parking will be present in the south of the site and a child's play area will be present in the west.

The suitability of the subject site for the proposed development is demonstrated by the following:

1. There are no Tree Protection Orders on the site. The Horse Chestnut Tree on site is considered to be of low quality.
2. The development will be a more traditional style building, in line with Council requirements.
3. The site is not within the Green Belt.
4. It is not considered that there are any significant ecological restrictions at the site.
5. The Flood Risk Assessment accompanying the application demonstrates that the development would be safe over its lifetime (taking climate change into account), and that a positive reduction in flood risk would be achieved through a reduction in surface water runoff (see Flood Risk Assessment report ref. HLEF24933/001R for further details).

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

1. The proposed development is not considered to have an overbearing impact on any neighbouring properties.
2. The commercial area will comprise workshops rather than offices as requested by the Council.
3. Any contamination at the site will be remediated to the appropriate standard.
4. The development will be BREEAM 'excellent' and Code for Sustainable Homes Level 4.
5. The development would provide the required number of car parking spaces, in line with Council requirements.

3 THE SEQUENTIAL TEST

3.1 Introduction

The Environment Agency flood map indicates that the annual probability of flooding is classified as greater than 1 in 100 from fluvial sources or greater than 1 in 200 from tidal sources in the absence of any defences (see Flood Risk Assessment report ref. HLEF25703/001R for further details).

The Technical Guidance to the NPPF states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Where there are no *reasonably available* sites in Flood Zone 1 (as defined by the Environment Agency), the planning authority should consider *reasonably available* sites in Flood Zone 2 before Flood Zone 3.

The London Borough of Richmond upon Thames has provided the following pre-application advice in relation to the application of the Sequential Test for the development site:

'In line with the NPPF / NPPF Technical Guidance, the existing and proposed additional business uses are classified as less vulnerable. However, the proposal involves residential units on the upper floors, which are classified as more vulnerable. Regardless of whether the residential units are proposed on the ground floor or upper floor levels, the proposed use would lead to an increase in the flood risk vulnerability and introduce a significant number of residents in a high flood probability area compared to the existing use.'

'As such, the sequential test as set out in the NPPF has to be carried out. Evidence should be submitted as part of the planning application that these residential units cannot be located elsewhere in the borough in an area of no or lower probability of flooding.'

In summary, in order to meet the requirements of the Sequential Test, it must be demonstrated that there are no *reasonably available* sites with a lower probability of flooding that would be appropriate for the development proposed.

3.2 Scope / Area of the Search

The scope and approach of this Sequential Test have been discussed with and approved by a Planning Officer at the London Borough of Richmond upon Thames.

A Planning Officer has advised that the London Borough of Richmond upon Thames Housing Land Supply 2013/23 document which is in Appendix 7 of the LDF Annual Monitoring Report 9 for financial year 2010/11 should be used as the basis for the search for alternative sites, and that this version of the document was the most recently issued. All sites listed within this report require consideration.

The Officer advised that the Sequential Test should be applied across the whole Borough of Richmond upon Thames.

In order to ensure that the assessment is based on the most up-to-date data, RPS has checked the development status of each site against the London Development Database (<http://www.london.gov.uk/webmaps/ldd/>).

3.3 Defining *Reasonably Available* Sites

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

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

Planning Policy Statement 25: Development and Flood Risk A Practical Guide (December 2009) defines *reasonably available* sites as being '*suitable, developable and deliverable*' and states that 'developable' and 'deliverable' are defined in Planning Policy Statement 3 'Housing'*.

Planning Policy Statement 3 'Housing' states that for a site to be considered as 'deliverable' they should:

'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.

Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years.'

To be considered 'developable', sites should '*be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.*'

RPS has, therefore, used the above definitions of 'deliverable' and 'developable' when considering whether alternative sites meet the definition of *reasonably available* within this Sequential Test.

* Note: Although PPS 3 has been withdrawn, the definition of *reasonably available* contained within this document remains valid.

3.4 Borough-wide considerations

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

The London Borough of Richmond upon Thames Housing Land Supply 2013/23 report outlines the anticipated housing land supply position in the Borough for the first five years of the period 2013 – 2023, and in relation to the Borough's housing target.

The availability of housing sites within the Borough was reviewed through the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 which was published in November 2009. This was then used as an evidence base for determining levels of housing provision in the review of the London Plan, and the Plan adopted in July 2011 set a new, lower target for the Borough.

The London Plan 2011 Policy 3.3 sets housing targets for all London Boroughs, and states that the Boroughs should aim to achieve and exceed these figures. The Housing Target for Richmond upon Thames is for 2450 additional homes between 2011 and 2021. This equates to 245 additional homes per year.

Using the London Plan 2011, the target over the first five years for the 2013 – 2023 housing supply would be 1225 dwellings. The Borough considers that all the sites within the Housing Land Supply report would provide 1873 residential units over the next five years, this exceeds the additional 5% buffer than NPPF requires.

The Borough, therefore, considers that the sites within the Housing Land Supply 2013/23 report will provide sufficient residential units to meet housing targets. This is reliant upon the expected number of units being constructed at the identified sites and therefore, considerable underdevelopment of the sites in the report could be detrimental to meeting these targets.

3.5 Consideration of alternative sites

As specified by the Planning Officer at the London Borough of Richmond upon Thames, each site identified within the Housing Land Supply 2013/23 has been assessed to determine whether it meets the definition of a *reasonably available* site with a lower probability of flooding that would be appropriate for the proposed development. The full assessment is provided in Appendix A (Sequential Sites). The assessment has considered a range of potential development restrictions including (but not limited to):

1. Availability timeframes;
2. Flood risk classification;
3. Capacity / yield (as identified within the Housing Land Supply 2013/23 report);
4. Policy restrictions;
5. Ecological designations (including tree preservation orders, Special Protection Areas); and
6. Listed status of buildings.

Discussion of the factors specific to each site is provided within Appendix A.

3.6 Summary of findings

RPS has carried out a Borough-wide search using the Housing Land Supply 2013/23 in order to establish whether there are any sites which meet the above definition of *reasonably available*, which are at a lower probability of flooding and would be appropriate for the proposed development. Each site has been individually assessed within Appendix A of this document on the basis of the criteria outlined in Section 3.5 above.

Sites within the 'New Builds with Construction Started' list and 'Conversions with Construction Started' are not considered to meet the definition of *reasonably available* as they are being progressed by another party and therefore do not meet the definition of 'available'. When checked against the London Development Database, two of these sites were reported as 'construction not started'. However, these sites are not considered 'reasonably available' due to capacity constraints.

If the proposed development was relocated to any of the sites within the 'New Build with Planning Permission' list, this would either result in considerable overdevelopment or underdevelopment of the site. This is also the case for the majority of the sites within the list of 'Conversions with Planning Permission'.

The list of 'Large Sites' includes those that are allocated for housing in the saved Unitary Development Plan (UDP) and other identified large sites which are coming forward. None of the sites within this appendix are within a lower flood zone than the subject site, available within the next 5 years and considered to be suitable for the proposed development and therefore these sites do not meet the definition of *reasonably available*.

Overall, the analysis set out in Appendix A demonstrates that there are no sequentially preferable sites with a lower probability of flooding within the Borough, that constitute reasonably available alternatives to the development site.

4 THE EXCEPTION TEST

The NPPF states that when it is not possible, following the application of the Sequential Test, for a development to be located in zones with a lower probability of flooding, the Exception Test can be applied. This test allows for the consideration of wider sustainable development objectives if the Sequential Test alone cannot deliver acceptable sites.

The proposed development would comprise commercial units on the ground floor and part of the first floor, and residential flats on the upper floors. According to Table 2 of the NPPF the development is therefore classified as 'more vulnerable'.

In accordance with the definitions of the flood zones provided in Table 1 of the Technical Guidance to the NPPF, the site is located within Flood Zone 3, whereby the annual probability of flooding is classified as greater than 1 in 100 in any given year.

Table 3 of the Technical Guidance to the NPPF specifies under which circumstances the application of the Exception Test is required.

Table 2: Flood risk vulnerability and flood zone 'compatibility' (Technical Guidance to NPPF, Table 3)

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

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

According to Table 3 of the Technical Guidance for the NPPF, 'more vulnerable' developments are required to apply the Exception Test when in Flood Zone 3.

This development is considered to meet the Exception Test due to the sustainability benefits it will provide. The development will be BREEAM 'excellent' and Code for Sustainable Homes Level 4 and therefore will be highly sustainable. Furthermore, the development is making use of a brownfield site and existing transport networks. Please see the accompanying Flood Risk Assessment (HLEF25703/001R) for further details.

5 SUMMARY AND CONCLUSIONS

The London Borough of Richmond upon Thames Housing Land Supply 2013/23 document outlines proposed development sites within the Borough. This report details how the Borough will meet the requirement for new housing as set by the London Plan. RPS has reviewed each site within this report to identify any sequentially preferable sites within the Borough.

The Sequential Test has demonstrated that there are no *reasonably available*, sequentially preferable sites within the London Borough of Richmond upon Thames which are at a lower probability of flooding and that would be appropriate for the type of development proposed. On this basis, it is considered that the Sequential Test has been satisfied.

The development is considered to meet the Exception Test as it will be highly sustainable, meeting BREEAM 'excellent' and Code for Sustainable Homes Level 4.

The Flood Risk Assessment accompanying the application demonstrates that the development would be safe over its lifetime (taking climate change into account), and that a positive reduction in flood risk would be achieved through a reduction in surface water runoff (see Flood Risk Assessment report ref. HLEF25703/001R for further details).

APPENDIX A

Sequential Sites

Introduction

This appendix provides a detailed discussion of each of the potential development sites listed within Appendix 7 and 7a of the London Borough of Richmond upon Thames Local Development Framework (LDF) Annual Monitoring Report 9 for Financial Year 2010/11 'Housing Land Supply 2013/23'. Information is included in the below tables if it is stated within the report or if it is necessary for demonstrating whether a site is sequentially preferable.

The current (August 2013) development status (i.e. construction 'not started', 'started' or 'completed') according to the London Development Database (LDD) is given in the notes column in the following tables, where available.

Key for Tables 1 to 5



Site not sequentially preferable for proposed development



Site located in an equivalent or higher risk flood zone

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

New Builds with Construction Started

These sites are residential developments where construction has started. These sites cannot be considered to meet the definition of *reasonably available* as they are not 'available' for the subject development because construction of a different development has started. These sites are also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

Table 1: New builds with construction started.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
1	17 Stanley Road TW11 8TP	East Sheen	08/1467/FUL	2	2		Construction already started (LDD - N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
2	106-108 and 1-8 Gordon Court TW12 2ST	Fulwell, Hampton Hill	08/2704/FUL	28	16		Construction already started, completion due in 2011/12 (LDD - N/A)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
3	130 Stanley Road TW11 8TX	Fulwell, Hampton Hill	08/4835/FUL	1	1		Construction already started (LDD - completed January 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
4	17 Richmond Hill TW10 6RE	Ham, Petersham, Richmond Riverside	05/2058/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
5	4 Richmond Hill TW10 6QX	Ham, Petersham, Richmond Riverside	07/0164/EXT	1	1		Construction already started (LDD - completed October 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
6	Terrace Yard, Petersham Road TW10 6UX	Ham, Petersham, Richmond Riverside	07/3906/FUL	9	9		Construction already started (LDD - completed June 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
7	289 Petersham Road TW10 7DA	Ham, Petersham, Richmond Riverside	07/3348/FUL	3	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
8	12 Sandy Lane TW10 7EL	Ham, Petersham, Richmond Riverside	11/2372/FUL	1	0		Construction already started (LDD - completed March 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
9	61 Ormond Avenue TW12 2RY	Hampton	08/0838/FUL	1	1		Construction already started (LDD - completed June 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
10	64 Ormond Avenue TW12 2RX	Hampton	07/3512/FUL	2	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
11	Glen Lynn, Upper Sunbury Road, Hampton TW12 2DL	Hampton	08/2618/FUL	2	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
12	6 Carlisle Road, TW12 2UL	Hampton	11/2073/FUL	2	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
13	91 Station Road, TW12 2BJ	Hampton	11/3009/FUL	1	1		Construction already started (LDD - completed June 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
14	12 Acacia Road, TW12 3DS	Hampton North	09/0649/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
15	25 High Street, Hampton Wick, KT1 4DA	Hampton Wick	10/1413/VRC	9	2		Construction already started (LDD – N/A)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
16	The Coach House, KT1 4AB	Hampton Wick	05/2050/FUL. 11/0804/FUL	1	0		Construction already started (LDD - completed April 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
17	1-5 And Outbuildings The Maples, KT1 4DR	Hampton Wick	06/3371/FUL	10	5		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
18	Former Seaboard Site, Sandy Lane, Teddington, TW11 0DS	Hampton Wick	07/3856/FUL	198	198		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
19	Normansfield, Kingston Road, TW11 9JH	Hampton Wick	07/1871/FUL	89	89		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
20	128 Munster Road, TW11 9LW	Hampton Wick	08/0293/FUL	1	1		Construction already started. (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
21	135 Fairfax Road, TW11 9BU	Hampton Wick	11/2077/FUL	1	1		Construction already started (LDD - completed March 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
22	6 Thameside, TW11 9PW	Hampton Wick	10/2276/FUL	1	0		Construction already started. (LDD - not started).	2	x	✓	According to the LDD, this development has not yet been started. However, this site is not suitable for the proposed development as it would result in considerable overdevelopment of the site.
23	2 Seymour Road, KT1 4HW	Hampton Wick	11/3431/FUL	9	3		Construction already started (LDD - completed May 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
24	570 Hanworth Road, TW4 5LH	Heathfield	09/0017/FUL, 11/1183/FUL	8	7		Construction already started, 8 affordable units (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
25	Land to the rear of 23 to 29 Heathside, Whitton, TW4 5NJ	Heathfield	07/0196/FUL	7	7		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
26	768 Hanworth Street, TW4 5NU	Heathfield	07/3649/FUL, 12/0840/FUL	4	3		Construction already started (LDD - completed October 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
27	269 & 271 Sandycombe Road, Kew, TW9 3LU	Kew	05/2459/HOT	2	1		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
28	Land and Garages on the East Side, Cambridge Road, TW9 3JB	Kew	10/2817/FUL	1	1		Construction already started (LDD – started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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29	Queens School House, Cumberland Road, TW9 3HJ	Kew	10/2907/FUL	2	1		Construction already started (LDD - completed June 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
30	Land At Williams Lane Bowling Green, SW14 7QU	Mortlake, Barnes Common	09/1490/FUL	76	76		Construction already started, completion due Summer 2012. 31 affordable units (LDD - completed July 2012)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
31	Former Goods Yard at Queens Ride, SW13 0JE	Mortlake, Barnes Common	08/4383/FUL	14	14		Construction already started (LDD - started)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

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32	Land Rear of 2 – 14 Stanton Road, SW13 0EX	Mortlake, Barnes Common	09/1346/FUL	1	1		Construction already started (LDD – started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
33	3 Queens Ride, SW13 0JB	Mortlake, Barnes Common	10/3212/FUL	2	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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34	42-44 Charles Street, Barnes, SW13 0NZ	Mortlake, Barnes Common	10/1484/FUL	5	5		Construction already started (LDD - completed December 2012)	3		✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
35	International Mail Express, Orchard Road, TW9 4NR	North Richmond	07/3733/FUL, 11/1244/FUL, 11/1245/FUL	89	89		Construction already started. 28 Affordable Units (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.

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36	The Shakespeare, Lower Richmond Road, TW9 4PL	North Richmond	10/0076/FUL	8	8		Construction already started (LDD - completed June 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
37	36 Friars Stile Road, TW10 6NQ	South Richmond	03/3111/FUL	1	0		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
38	56 Friars Stile Road, TW10 6NQ	South Richmond	05/2826/FU	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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39	Asgill Lodge, Old Palace Lane, TW9 1PQ	South Richmond	08/1997/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
40	14a King Street Coach House The Old Workshop and CP, TW9 1NF	South Richmond	07/1455/FU	13	13		Construction already started (LDD - completed October 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
41	Land at 122 Queens Road, TW10 6HS	South Richmond	09/1993/VRC	3	3		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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42	15 Montague Road, TW10 6QW	South Richmond	11/2622/FUL	1	0		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
43	Norcutt House, Norcutt Road, TW2 6SR	South Twickenham	06/2018/FUL	22	22		Construction already started (LDD – started)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
44	77 Colne Road, TW2 6QL	South Twickenham	08/0651/FU	4	4		Construction already started (LDD - completed May 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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45	158 Heath Road, TW1 4BN	South Twickenham	08/2614/FUL	1	1		Construction already started (LDD - completed April 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
46	Garages Rear Of Walpole Court, Hampton Road, TW2 5QH	South Twickenham	08/3259/FUL	6	6		Construction already started (LDD - completed March 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
47	121 Heath Road, Twickenham, TW1 4BE	South Twickenham	10/0415/FUL	22	22		Construction already started. 10 affordable units (LDD - completed October 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

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48	Land Rear of 122 Heath Road, TW1 4AZ	South Twickenham	10/0289/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
49	25 Tower Road, TW1 4PJ	South Twickenham	10/1492/FUL	1	0		Construction already started (LDD - completed June 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
50	10 Riverview Gardens, SW13 8QY	South Twickenham	10/1977/FUL	2	1		Construction already started (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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51	Gifford House, Popes Avenue, TW2 5TP	South Twickenham	10/3719/FUL	29	29		Construction already started (LDD - completed July 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
52	361 to 376A St Margaret's Road, TW1 1PP	St Margaret's & North Twickenham	08/0307/FUL	27	14		Construction already started. 10 affordable units (LDD - completed March 2013)	2		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
53	Land To Rear Of 35 to 37 Orchard Road, TW1 1LX	St Margaret's & North Twickenham	08/3277/FUL	4	4		Construction already started (LDD - completed December 2012)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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54	25 Heatham Park, TW2 7SF	St Margaret's & North Twickenham	10/0389/FUL	1	0		Construction already started (LDD - completed June 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
55	Land at rear of 180 London Road, TW1 1EX	St Margaret's & North Twickenham	10/2857/FUL	2	2		Construction already started (LDD - completed May 2012)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
56	16A Crown Road, TW1 3EE	St Margaret's & North Twickenham	11/1086/FUL	9	9		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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57	4A St Georges Road, TW1 1QR	St Margaret's & North Twickenham	11/1752/FUL	1	1		Construction already started (LDD - completed December 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
58	47 Cambridge Crescent, TW11 8DX	Teddington	04/1889/FUL	1	1		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
59	209 Waldegrave Road, TW1 4SU	Teddington	07/3470/FUL	22	21		Construction already started. 9 affordable units (LDD – N/A)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

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60	Craig House, 26A Park Road, TW11 0AQ	Teddington	08/0007/FUL	6	-6		Construction already started. 6 affordable units (completed, April 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
61	66 Stanley Road, TW11 8TX	Teddington	08/1293/FUL	6	5		Construction already started (LDD - completed May 2012).	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
62	13 Church Road, TW11 8PF	Teddington	09/0500/FUL	4	3		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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63	Park House, Station Road, TW11 9AD	Teddington	11/1436/FUL	9	9		Construction already started (LDD - completed December 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
64	Garage Site, 92 – 102 Sherland Road, TW1	Twickenham Riverside	08/4195/FUL	3	3		Construction already started. 3 affordable Units (LDD - completed July 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
65	Land at Bell Lane and Water Lane, TW1 3NP	Twickenham Riverside	08/4839/FUL	2	2		Construction already started. 2 affordable Units (LDD - completed October 2012)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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66	Land Adjacent to 25 Ferry Road, TW1 3DW	Twickenham Riverside	10/1550/FUL	1	1		Construction already started (LDD - completed June 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
67	37B Cambridge Park, TW1 2JU	Twickenham Riverside	11/1847/FUL	2	1		Construction already started (LDD - completed January 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
68	Syds Quay and Sans Souci, TW1 3DY	Twickenham Riverside	10/1095/FUL, 12/1652/VRC	5	4		Construction already started (LDD – started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
69	Hurley Cottage, Eel Pie Island, TW1 3DY	Twickenham Riverside	11/2039/FUL	1	0		Construction already started (LDD - completed January 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
70	Land Rear of 46 and 47 Fourth Cross Road, TW2 5EL	West Twickenham	08/0774/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
71	16 Broadlands, TW13 6HF	West Twickenham	08/1404/FUL	1	1		Construction already started (LDD - completed June 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
72	Rear of Number 8-14 Staines Road TW2 5AH	West Twickenham	08/3172/FUL	3	3		Construction already started (LDD - completed July 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
73	Land Adjacent to 244 Lincoln Avenue TW2 6NN	West Twickenham	09/0434/FUL	2	2		Construction already started. 2 affordable Units (LDD - completed May 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
74	Air Sea House (Phase 2) TW2 5DU	West Twickenham	10/0612/FUL	53	53		Construction already started. 53 affordable Units (LDD - completed August 2012 / April 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
75	2 Glebe Way TW13 6HH	West Twickenham	10/1762/FUL	2	2		Construction already started (LDD - completed July 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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

New Build with Planning Permission

These sites have planning permission for a residential development; these are either outline or full planning permissions that have not currently been implemented.

Table 2: New build with planning permission.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
76	2 Elm Grove, Barnes SW13 0BT	Barnes	08/4251/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
77	38 Lonsdale Road SW13 9EB	Barnes	09/0978/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed July 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
78	1 Parke Road SW13 9NF	Barnes	10/3233/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not yet started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
79	41 Gerard Road SW13 9QH	Barnes	11/4161/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. Therefore this is not a <i>reasonably available</i> alternative site.
80	32 Clare Lawn Avenue, East Sheen SW14 8BG	East Sheen	11/1473/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not yet started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
81	32 Clare Lawn Avenue, East Sheen SW14 8BG	East Sheen	11/1473/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not yet started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
82	6 Well Lane SW14 7AJ	East Sheen	07/3077/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
83	198 Upper Richmond Road West SW14 8AN	East Sheen	10/2113/UL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
84	278 – 282 Upper Richmond Road West SW14 7JE	East Sheen	09/2921/FUL	4	4		No known development constraint to delivery of housing over the next five years (LDD - not yet started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
85	6 Monroe Drive SW14 7AR	East Sheen	10/3034/FU	2	1		No known development constraint to delivery of housing over the next five years (LDD - Started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
86	Land adjacent 1 Princes Road TW11 8UB	Fulwell, Hampton Hill	09/0358/EXT	1	1		No known development constraint to delivery of housing over the next five years. 1 affordable unit. (LDD – not yet started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
87	139 – 141 Stanley Road TW11 8UL	Fulwell, Hampton Hill	09/2207/FUL	9	6		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
88	Somerset House and 14 Elmtree Road TW11 8ST	Fulwell, Hampton Hill	10/1447/FUL	58	58		No known development constraint to delivery of housing over the next five years 26 affordable units. (LDD – started)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
89	Hampton Hill Library, 13 Windmill Road TW12 1RF	Fulwell, Hampton Hill	11/0604/FUL	4	4		No known development constraint to delivery of housing over the next five years (LDD - completed March 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
90	Land at rear of 293 Petersham Road TW10 7DB	Ham, Petersham, Richmond Riverside	08/2038/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – not yet started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
91	162 Dukes Avenue TW10 7YJ	Ham, Petersham, Richmond Riverside	10/3552/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
92	Quainton Cottage, Bute Avenue TW10 7AZ	Ham, Petersham, Richmond Riverside	11/3182/FUL	1	0		No known development constraint to delivery of housing over the next five years (LLD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
93	5 Chestnut Avenue, TW12 2NY	Hampton	08/1125/FU	3	2		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
94	San Toy, Old Farm Road, TW12 3QT	Hampton North	10/3161/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
95	6 7 and 8 The Maples, KT1 4DR	Hampton Wick	08/3326/FUL	8	5		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
96	147 Fairfax Road, TW11 9BU	Hampton Wick	11/0149/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
97	Becketts Wharf and Osbourne House, Becketts Place, KT1 4EQ	Hampton Wick	11/0468/PS19, 07/2991/FUL	11	11		No known development constraint to delivery of housing over the next five years (LDD – started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
98	157C Fairfax Road, TW11 9BU	Hampton Wick	11/2210/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
99	16 Ellerman Avenue, TW2 6AR	Heathfield	11/1716/FU	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
100	Willowdene, Millfield Road, TW4 5PN	Heathfield	11/3146/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
101	Land rear of 23-24 Courtlands Avenue, Kew, TW9 4EP	Kew	10/0660/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
102	249 Mortlake Road, TW9 4EW	Kew	08/1710/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
103	Ruth House, Burlington Avenue, TW9 4DQ	Kew	08/2464/FUL	8	7		No known development constraint to delivery of housing over the next five years (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
104	1 Royal Parade, TW9 3QD	Kew	09/0110/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
105	Number 29 and Garages Adjacent to 27 Barnes High Street, SW13 9LW	Mortlake, Barnes Common	10/2112/FUL	5	5		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
106	196 Kew Road, TW9 2AS	North Richmond	11/3279/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
107	Graemesdyke Cottage, Graemesdyke Avenue, SW14 7BJ	North Richmond	09/1240/FUL	6	5		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
108	3 – 5 Dee Road, TW9 2JN	North Richmond	10/3421/FUL	3	3		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
109	Richmond Sea Scout Hut, Retreat Road, TW9 1NN	South Richmond	09/3283/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed July 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
110	33 Montague Road, TW10 6QJ	South Richmond	09/0086/NMA1	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed March 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
111	45 The Vineyard, TW10 6AS	South Richmond	09/0318/EXT	6	5		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
112	30 Montague Road, TW10 6QJ	South Richmond	09/0561/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
113	1 Old Palace Place, TW9 1PG	South Richmond	09/1383/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
114	48 Kings Road, TW10 6NW	South Richmond	11/2538FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
115	36 Kings Road, TW10 6NW	South Richmond	08/4642/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
116	Car Park, Wakefield Road, TW10	South Richmond	09/2420/FUL	11	11		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
117	91 Mount Ararat Road, TW10 6PL	South Richmond	09/3179/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
118	569 Upper Richmond Road West, TW10 5DU	South Richmond	09/2357/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
119	12-14 Water Lane, TW9 1TJ	South Richmond	11/3010/FUL	3	3		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
120	Land at rear of 291 Waldegrave Road, TW1 4SU	South Twickenham	09/0441/FUL	1	1		No known development constraint to delivery of housing over the next five years. 1 affordable unit (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
121	The Croft, Walpole Gardens, TW2 5SJ	South Twickenham	10/3308/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
122	Garage Site Between Nos 3 and 5 Clifden Road, TW1 4LU	South Twickenham	10/0945/OUT	8	8		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
123	17A Tower Road, TW1 4PD	South Twickenham	10/2991/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
124	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road, TW1 1DG	St Margaret's & North Twickenham	09/3273/FUL	115	115		No known development constraint to delivery of housing over the next five years. 33 affordable units. (LDD - not started)	2	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets, therefore this is not a <i>reasonably available</i> alternative site.
125	198 to 200 Amyand Park Road, TW1 3HT	St Margaret's & North Twickenham	08/3078/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
126	Land adj to 1 Heron Road, TW1 1PQ	St Margaret's & North Twickenham	09/1396/HOT	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
127	2A Cole Park Road, TW1 1HW	St Margaret's & North Twickenham	11/0549/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
128	Twickenham Railway Station, TW1 1BD	St Margaret's & North Twickenham	11/1443/FUL	115	115		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets, therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
129	23 Coleshill Road, TW11 0LL	Teddington	08/1127/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
130	Elm Lodge, New Kelvin Avenue, TW11 0LL	Teddington	08/0230/FUL	8	8		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
131	2 to 4 Latimer Road, TW11 8QA	Teddington	09/2759/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
132	22 The Causeway, TW11 0HF	Teddington	09/1983/FUL	5	5		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
133	72 Stanley Road, TW11 8TX	Teddington	10/0312/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
134	60 Twickenham Road, TW11 8AW	Teddington	10/2034/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
135	Land North of North Place, TW11 0HN	Teddington	10/2482/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD - completed May 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
136	9 Bell Lane, TW1 3NU	Twickenham Riverside	09/2129/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
137	37A Cambridge Park, TW1 2JU	Twickenham Riverside	12/2206/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
138	40A Cambridge Park, TW1 2JU	Twickenham Riverside	11/0990/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
139	37 Grosvenor Road, TW1 4AD	Twickenham Riverside	11/3248/FUL	7	7		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
140	9-23 Third Cross Road, TW2 5DY	West Twickenham	08/2651/FUL	8	8		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
141	Pouparts Yard and land rear of 84A Hampton Road, TW2 5QS	West Twickenham	08/0225/FU	9	9		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
142	6 Trafalgar Road, TW2 5EJ	West Twickenham	11/1873/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
143	Land rear of 225-231 Hospital Bridge Road, TW2 7AA	Whitton	09/2521/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, the site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
144	47A High Street, TW2 7LB	Whitton	10/0613/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
145	Bridgeway House, 13A High Street, TW2 7LA	Whitton	10/1840/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
146	53-55 High Street, TW2 7LB	Whitton	11/3622/FUL	9	6		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

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

Conversions with Construction Started

These sites are residential conversions where construction has started. These sites cannot be considered to meet the definition of *reasonably available* as they are not ‘available’ for the subject development as construction of a different development has started. These sites are also not ‘achievable’ because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

Table 3: Conversions with construction started.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
147	64 Church Road, SW13 0DQ	Barnes	08/1413/EXT	3	2		Construction already started (LDD - completed May 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more ‘suitable’ than the proposed site. This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not ‘available’ for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not ‘achievable’ because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
148	302 Upper Richmond Road West, SW14 7JG	East Sheen	07/2431/FUL	3	3		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
149	38 Sheen Lane, SW14 8AB	East Sheen	07/3386/FUL	2	1		Construction already started (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
150	304 Upper Richmond Road West, SW14 7JG	East Sheen	09/2528/FUL	4	3		Construction already started (LDD - completed May 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
151	32A Colston Road, SW14 7PG	East Sheen	09/0557/FUL	2	1		Construction already started (LDD - completed July 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
152	18-24 Penryhn Crescent, East Sheen, SW14 7PF	East Sheen	07/3690/EXT	1	1		Construction already started (LDD - completed April 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
153	11 Fife Road, SW14 7EJ	East Sheen	10/0917/HOT	2	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
154	93 Hampton Road, TW12 1JQ	Fulwell, Hampton Hill	09/3050/FUL	2	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
155	33 Park Road, TW11 0AB	Fulwell, Hampton Hill	11/0065/COU	1	-7		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
156	Rear of 70-74 Station Road, TW12 2AX	Hampton	04/3088/COU 07/1624/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
157	Rear of 70-74 Station Road, TW12 2AX	Hampton	04/3704/FUL, 07/1624/FUL	1	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
158	Rear of 70-74 Station Road, TW12 2AX	Hampton	07/1624/FUL	2	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
159	The Chalet and Fortier, Hampton Court Road, KT8 9BP	Hampton	07/2585/FUL, 12/3331/FUL	2	-1		Construction already started (LDD - completed December 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
160	17 Church Street, TW12 2EE	Hampton	10/1906/FUL	2	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
161	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close, TW11 9NL	Hampton Wick	06/2724/FUL	9	9		Construction already started (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
162	12 Glamorgan Road, KT1 4HP	Hampton Wick	10/1105/FUL	2	1		Construction already started (LDD - completed January 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
163	91 High Street, KT1 4DG	Hampton Wick	11/1596/FUL	2	2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
164	1 and 3 Upper Teddington Road, KT1 4DL	Hampton Wick	11/1713/FUL	2	2		Construction already started (LDD - completed July 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
165	47 Vicarage Road, KT1 4EB	Hampton Wick	11/1830/FUL	1	-2		Construction already started (LDD - completed July 2013)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
166	673 Hanworth Road, TW4 5PS	Heathfield	08/4661/FUL	3	2		Construction already started (LDD - completed October 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
167	22 Thompson Avenue, TW9 4JW	Kew	08/3332/HOT	2	1		Construction already started (LDD - completed January 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
168	17 Kew Gardens Road, TW9 3HG	Kew	11/0393/FUL	4	-4		Construction already started (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
169	52 White Hart Lane, SW13 0PZ	Mortlake, Barnes Common	10/0662/HOT	2	1		Construction already started (LDD - completed February 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
170	17B Sheen Lane, SW14 8HY	Mortlake, Barnes Common	10/3663/FUL	4	4		Construction already started (LDD - completed April 2013)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
171	26 Salisbury Road, TW9 2JB	North Richmond	07/0256/FUL	2	2		Construction already started (LDD - N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
172	76-84 Kew Road, TW9 3EA	North Richmond	09/2147/FUL	9	9		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
173	10 Marchmont Road, TW10 6HH	South Richmond	07/2834/FUL	1	1		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
174	32 Lancaster Park, TW10 6AD	South Richmond	09/0758/FUL	1	-2		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
175	21 and 22 The Green, TW9 1PX	South Richmond	09/2893/FUL	2	2		Construction already started (LDD - completed January 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
176	32 – 38 The Green, TW9 1PX	South Twickenham	07/3041/FUL, 09/0292/FUL	7	7		Construction already started (LDD - completed October 2010)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
177	29 South Road, TW2 5NU	South Twickenham	10/2929/FUL	4	3		Construction already started (LDD - completed March 2013)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
178	147 Whitton Road, TW2 7QU	St Margaret's & North Twickenham	07/2824/EXT	3	2		Construction already started (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site.
179	165 Whitton Road, TW2 7QU	St Margaret's & North Twickenham	08/2305/FUL	3	2		Construction already started (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
180	Top Flat, 62 Northcote Road, TW1 1PA	St Margaret's & North Twickenham	10/1673/FUL	1	1		Construction already started (LDD - completed May 2012)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
181	85 Whitton Road, TW1 1BT	St Margaret's & North Twickenham	11/2143/FUL	2	-1		Construction already started (LDD - completed June 2013)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
182	115A Waldegrave Road, TW11 8LL	Teddington	09/3024/FUL	3	2		Construction already started (LDD - completed June 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
183	61 Holly Road, TW1 4HF	Twickenham Riverside	10/1411/FUL	2	2		Construction already started (LDD - completed July 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
184	71 Queens Road, TW1 4EZ	Twickenham Riverside	07/0789/FUL	2	2		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
185	6 Haggard Road, TW1 3AF	Twickenham Riverside	09/3132/FUL	2	1		Construction already started (LDD - completed November 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
186	68 Meadway, TW2 6PQ	West Twickenham	09/2464/FUL	2	1		Construction already started (LDD – started)	2	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
187	42 Glebe Way, TW13 6HJ	West Twickenham	11/2149/HOT	2	1		Construction already started (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
188	29 Whitton Dene, TW3 2JN	Whitton	07/0356/FUL	2	1		Construction already started (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
189	41 Hounslow Road, TW2 7BZ	Whitton	10/3642/FUL	2	1		Construction already started (LDD - completed July 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

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

The sites have full planning permission for a residential conversion.

Table 4: Conversions with planning permission.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
190	Rodgers and Burton, 15 – 17 Church Road, SW13 9HH	Barnes	10/1794/PS192	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
191	18-20 Church Road, SW13 9HN	Barnes	11/2507/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
192	24 Castelnau, SW13 9RU	Barnes	11/0622/FUL	1	-4		No known development constraint to delivery of housing over the next five years (LDD - completed June 2013)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
193	United Reformed Church, Vernon Road, SW14 8NH	East Sheen	10/0074/FUL	5	5		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
194	34 St Leonards Road, SW14 7LX	East Sheen	11/2268/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
195	28 Sheen Lane, SW14 8LW	East Sheen	11/2628/FUL	3	3		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
196	Mortlake Court, 28 Sheen Lane, SW14 8LW	East Sheen	11/2630/FUL	4	4		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
197	8 – 10 Windmill Road, TW12 1RF	Fulwell, Hampton Hill	09/0184/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
198	Flat 6, 3 Gloucester Road, TW12 2UQ	Fulwell, Hampton Hill	09/0345/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
199	28 Elmtree Road, TW11 8ST	Fulwell, Hampton Hill	10/2193/FUL	1	1		No known development constraint to delivery of housing over the next five years. (LDD - completed April 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
200	66 High Street, TW12 1NY	Fulwell, Hampton Hill	10/2338/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
201	107 Hampton Road, TW12 1JQ	Fulwell, Hampton Hill	10/3494/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
202	150 Stanley Road, TW11 8UD	Fulwell, Hampton Hill	12/0032/COU	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
203	18 Petersham Road, TW10 6UW	Ham, Petersham, Richmond Riverside	08/3097/FUL	7	7		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
204	88 – 102 Petersham Road, TW10 6UU	Ham, Petersham, Richmond Riverside	11/1332/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD - completed December 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
205	2 Ham Street, TW10 7HT	Ham, Petersham, Richmond Riverside	11/3025/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
206	100 High Street, TW12 1NP	Hampton	10/3140/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
207	Natures Medicine Clinic, 76D Station Road, TW12 2AX	Hampton	10/2657/COU	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
208	72A Priory Road, TW12 2PN	Hampton	11/0316/COU	1	0		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
209	117 Station Road, TW12 2AL	Hampton	11/0593/COU	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed August 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
210	3 Holly Bush Lane, TW12 2QR	Hampton	11/1317/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
211	Millennium House, 7 High Street, TW12 2SA	Hampton	11/1809/FUL, 11/3655/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - completed December 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
212	22 Linden Road, TW12 2JQ	Hampton	11/2586/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
213	Casa Tertia, Old Farm Road, TW12 3RL	Hampton North	09/3160/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
214	34 Oak Avenue, TW12 3QN	Hampton North	11/2853/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
215	190 Kingston Road, TW11 9JD	Hampton Wick	09/0654/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
216	451 Chertsey Road, TW2 6LS	Heathfield	09/1470/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
217	151 Hospital Bridge Road, TW2 6LE	Heathfield	10/0161/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
218	2 Meadow Close, TW4 5LN	Heathfield	11/1559/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
219	300 Nelson Road, TW2 7AJ	Heathfield	12/0076/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed September 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
220	21 Gainsborough Road, TW9 2DZ	Kew	11/2274/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
221	173 Mortlake Road, TW9 4AW	Kew	11/2921/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
222	First and Second Floor, 37 Mortlake Road, TW9 3JQ	Kew	11/3329/PS192	6	5		No known development constraint to delivery of housing over the next five years. Started	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
223	St Patricks House, 24A Grove Road, SW13 0HH	Mortlake, Barnes Common	11/0200/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed December 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
224	8 Laurel Road, SW13 0EE	Mortlake, Barnes Common	11/0690/FUL	1	-7		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
225	6 The Broadway, SW13 0NY	Mortlake, Barnes Common	11/0692/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
226	35 Barnes High Street, SW13 9LP	Mortlake, Barnes Common	11/1820/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
227	104 Westfields Avenue, SW13 0AZ	Mortlake, Barnes Common	11/2489/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
228	17 – 20 Tersha Street, TW9 2LY	North Richmond	09/0038/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
229	24 Larkfield Road, TW9 2PF	North Richmond	11/0362/PS192	1	-4		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
230	172 Sheen Road, TW9 1XD	North Richmond	11/3714/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - completed March 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
231	152 Sheen Road, TW9 1UU	North Richmond	11/4038/FUL	1	-3		No known development constraint to delivery of housing over the next five years (LDD - completed July 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
232	Holbrook House, 34-38 Hill Rise, TW10 6UA	South Richmond	08/0605/EXT	3	3		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
233	130 Sheen Road, TW9 1UR	South Richmond	08/4291/FUL	4	3		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
234	11-18 Church Estate Almshouses, Sheen Road, TW9 1UX	South Richmond	09/0144/FUL	3	-1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
235	6 The Quadrant, TW9 1BP	South Richmond	09/3162/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
236	Lion House, Red Lion Street (second floor), TW9 1RE	South Richmond	09/2050/FUL	8	8		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
237	13 Montague Road, TW10 6QW	South Richmond	10/2720/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
238	73 Mount Ararat Road, TW10 6PL	South Richmond	11/0129/FUL	1	0		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
239	1 Pembroke Villas, TW9 1QF	South Richmond	11/2247/FUL	1	-4		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
240	First and Second Floors, 29 The Green, TW9 1LX	South Richmond	12/0286/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
241	24 Edwin Road, TW2 6SL	South Twickenham	09/1041/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed February 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
242	146 Heath Road, TW1 4BN	South Twickenham	09/1273/FUL	4	3		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
243	78 The Green, TW2 5AG	South Twickenham	09/0044/COU	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
244	144 Heath Road, TW1 4BN	South Twickenham	09/2538/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
245	Kings Arms, 40 Albion Road, TW2 6QJ	South Twickenham	11/3749/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
246	37 Hamilton Road, TW2 6SN	South Twickenham	10/1691/FUL	27	27		No known development constraint to delivery of housing over the next five years (LDD - not started)	1		✓	Planning permission was granted following appeal in July 2011. It appears that construction has started at this site as the developer has requested for a number of the conditions to be discharged (refs. DC/GEH/10/1691/DD01/DD01 and DC/GEH/10/1691/DD02/DD02) in October 2012. This site, therefore, cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
247	2 to 3 Stable Mews and 114 – 116 Heath Road, TW1 4LE	South Twickenham	11/3276/FUL	2	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
248	14 Whitton Road, TW1 1BJ	St Margaret's & North Twickenham	07/3840/EXT	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
249	296 St Margarets Road, TW1 1PR	St Margaret's & North Twickenham	10/0537/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
250	21 St Georges Road, TW1 1QS	St Margaret's & North Twickenham	10/1026/FUL	1	-2		No known development constraint to delivery of housing over the next five years (LDD - not started)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
251	357 St Margarets Road, TW1 1PW	St Margaret's & North Twickenham	11/1306/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2012)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
252	20 Crown Road, TW1 3EE	St Margaret's & North Twickenham	11/1620/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
253	21 Glebe Side, TW1 1DB	St Margaret's & North Twickenham	11/1709/FUL	3	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	2	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
254	8-10 High Street, TW11 8EW	Teddington	05/0007/EXT	4	2		No known development constraint to delivery of housing over the next five years (LDD - N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
255	20 – 22 High Street, TW11 8EW	Teddington	08/4038/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
256	31 Park Road, TW11 0AB	Teddington	09/2762/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - completed May 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
257	7 Ferry Road, TW11 9NN	Teddington	10/1845/FUL	4	3		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
258	70 Church Road, TW11 8EY	Teddington	11/0465/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
259	40 Church Road, TW11 8PB	Teddington	12/0050/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - completed March 2013)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
260	27 Church Street, TW1 3NJ	Twickenham Riverside	08/4727/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
261	19 Richmond Road, TW1 3AB	Twickenham Riverside	09/2063/FUL	4	3		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
262	Riverside House, Riverside, TW1 3DJ	Twickenham Riverside	10/1070/FUL	1	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Therefore this is not a <i>reasonably available</i> alternative site.
263	18-20 King Street, TW1 3SN	Twickenham Riverside	10/1254/FUL	9	9		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
264	36 Cambridge Park, TW1 2JU	Twickenham Riverside	10/1636/FUL	1	-5		No known development constraint to delivery of housing over the next five years (LDD - completed August 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore, this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
265	13 Cross Deep, TW1 4QJ	Twickenham Riverside	11/1115/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - completed April 2012)	3	x	✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site is also not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
266	257 Richmond Road, TW1 2NN	Twickenham Riverside	11/3823/FUL	1	-2		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.
267	26 St Stephens Gardens, TW1 2LS	Twickenham Riverside	11/4033/FUL	1	-2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
268	3 Melbourne Court, Meadway, TW2 6PH	West Twickenham	10/1062/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
269	13 Trafalgar Road, TW2 5EJ	West Twickenham	10/3528/FUL	1	-1		No known development constraint to delivery of housing over the next five years (LDD - completed December 2012)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed. Therefore this is not a <i>reasonably available</i> alternative site.
270	94A High Street, TW2 7LN	Whitton	09/0800/FUL	2	1		No known development constraint to delivery of housing over the next five years (LDD – N/A)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
271	106A High Street, TW2 7LN	Whitton	08/1571/FUL	4	2		No known development constraint to delivery of housing over the next five years (LDD - not started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site and therefore this is not a <i>reasonably available</i> alternative site.
272	121 Nelson Road, TW2 7AZ	Whitton	11/1091/FUL	3	3		No known development constraint to delivery of housing over the next five years (LDD – started)	1	x	✓	This site is not suitable for the proposed development as it would result in overdevelopment of the site. Furthermore, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been started. Therefore this is not a <i>reasonably available</i> alternative site.

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

Large Sites

These sites include those that are allocated for housing in the saved Unitary Development Plan (UDP) and other identified large sites which are coming forward.

Table 5: Large sites.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
273	Gordon Court TW12 2ST	Fulwell, Hampton Hill	PP granted (08/2704/FUL). Construction already started.	28	16	✓	Large site with PP (LDD - construction already started)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
274	Somerset House and 14 Elmtree Road TW11 8ST	Fulwell, Hampton Hill	PP granted (10/1447/FUL). 26 affordable units.	58		✓	Large site with PP (LDD - construction already started)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets. Furthermore, planning permission was granted following appeal (March 2011) for the construction of 58 houses. Construction of this development has started therefore this site is not 'available' for the subject development. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
275	Former Seaboard Site, Sandy Lane, Teddington TW11 0DF	Hampton Wick	PP granted (07/3856/FUL). Construction already started, completion due 2012. 79 affordable units.	198		✓	Large Site with PP (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
276	1-5 And Outbuildings The Maples KT1 4DR	Hampton Wick	PP granted (06/3371/FUL) Construction already started	10	5	✓	Large Site with PP (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.
277	Becketts Wharf and Osbourne House, Becketts Place KT1 4EQ	Hampton Wick	PP granted (11/0468/PS19)	11		✓	Large Site with PP (LDD – started)	1	x	✓	Planning permission was granted for 'continuing construction of block of 11 flats' under planning permission 07/2991/FUL after February 2011 when the permission would otherwise have expired. This confirms that construction has already started at the site therefore this site is not 'available' for the subject development. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not suitable for the proposed development as it would result in overdevelopment of the site.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
278	Normansfield Hospital TW11 9JH	Hampton Wick	PP granted (07/1871/FUL) Construction already started	89		✓	Large Site with PP (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
279	Former Goods Yard Land At Queens Ride SW13 0JB	Mortlake, Barnes Common	PP granted (08/4383/FUL) Construction already started	14		✓	Large Site with PP (LDD – started)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
280	Land at Williams Lane Bowling Green, Mortlake SW14 7ET	Mortlake, Barnes Common	PP granted (09/1490/FUL) Construction already started, completion due 2012. 31 affordable units.	76		✓	Large Site with PP (LDD – N/A)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
281	International Mail Express, Orchard Road TW9 4NE	North Richmond	PP granted (07/3733/FUL11/1244/FUL11/1245/FUL) Construction already started. 28 affordable units.	89		✓	Large Site with PP (LDD – started)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
282	Norcutt House TW2 6SR	South Twickenham	PP granted (06/2018/FUL) Construction already started. 11 affordable units.	22		22	Large Site with PP (LDD – started)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
283	121 Heath Road, Twickenham TW1 4BF	South Twickenham	PP granted (10/0415/FUL) Construction already started. 8 affordable units.	22		✓	Large Site with PP (LDD - completed October 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
284	37 Hamilton Road TW2 6SN	South Twickenham	PP granted (10/1691/FUL). 8 affordable units.	27		✓	Large Site with PP (LDD - not started)	1		✓	Planning permission was granted following appeal in July 2011. The developer has requested for a number of the conditions to be discharged (refs. DC/GEH/10/1691/DD01/DD01 and DC/GEH/10/1691/DD02/DD02) in October 2012. This site, therefore, cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development is imminent. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being brought forward.
285	Gifford House, Popes Avenue, Twickenham TW2 5TP	South Twickenham	PP granted (10/3719/FUL) Construction already started.	29		✓	Large Site with PP (LDD - completed July 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed.
286	14a King Street Coach House The Old Workshop and CP TW9 1NF	South Richmond	PP granted (07/1455/FUL) Construction already started.	13		✓	Large Site with PP (LDD - completed October 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
287	Car Park, Wakefield Road tw10 (6tn)	South Richmond	PP granted (09/2420/FUL)	11		✓	Large Site with PP (LDD – started)	1	x	✓	Planning permission was granted in January 2011 for the construction of 11 flats. This site is not suitable for the proposed development as it would result in overdevelopment of the site. In addition, this site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started
288	Twickenham Stadium / Rugby Football Union (RFU) Site, Rugby Road	St Margaret's & North Twickenham	PP granted (09/3273/FUL). 33 affordable units.	115		✓	Large Site with PP (LDD – N/A)	2	x	✓	Planning permission was granted for 115 residential units following appeal in December 2010. This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
289	361 to 376 St Margarets Road TW1 1PP	St Margaret's & North Twickenham	PP granted (08/0307/FUL) Construction already started. 10 affordable units.	27	14	✓	Large Site with PP (LDD - completed May 2012)	3		✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. This site also cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been completed.
290	Twickenham Railway Station TW1 1BD	St Margaret's & North Twickenham	PP granted (11/1443/FUL)	115		✓	Large Site with PP Proposal Site (Ref: T17) (LDD - not started)	1	x	✓	Planning permission was granted for a mixed use development including 115 residential units in March 2012. This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
291	209 Waldegrave Road TW1 4SU	Teddington	PP granted (07/3470/FUL) Construction already started. 9 affordable units.	22	21	✓	Large Site with PP (LDD – N/A)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started. This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development is currently being constructed.
292	Air Sea House (Phase 2) TW2 5DU	West Twickenham	PP granted (10/0612/FUL) Construction already started. 53 affordable units.	53		✓	Large Site with PP (LDD - completed August 2010 / April 2012)	1	x	✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has started (according to the LDD, this development has been completed). This site is also not 'achievable' because there is not a reasonable prospect that the subject development will be delivered on the site within five years given that a different development has been constructed. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
293	Platts Eyott TW12 2HF	Hampton	Progressing (05/0270/FUL under consideration)	70		✓	Proposal Site (Ref: H15) (LDD – N/A)	Dry island – zone 3	x	✓	This site is located in a dry island surrounded by flood zone 3. Generally dry islands are assigned the flood zone of the surrounding land (i.e. flood zone 3) due to the implications to access and egress. This is therefore not more 'suitable' than the subject site as it equates to the same flood risk zone. Furthermore, this site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
294	Friars Lane Car Park TW9 1NL	South Richmond		5-20		✓	Proposal Site (Ref: R4) (LDD – N/A)	3		✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Furthermore, in the London Borough of Richmond upon Thames's Sequential Test (2008) this site was deemed 'unacceptable'.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
295	Richmond College, Egerton Road TW2 7SJ	St Margaret's & North Twickenham		50		✓	Proposal Site (Ref T29) (LDD – N/A)		x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets.
296	Twickenham Sorting Office, 109 London Road TW1 1AA	St Margaret's & North Twickenham		30 - 110		✓	Proposal Site (Ref: T3) (LDD – N/A)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets as the Local Authority consider that this site would provide 110 residential units by 2018.
297	Barnes Hospital SW14 8SU	Mortlake and Barnes Common		50 - 100		✓	Other known large site (LDD – N/A)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets as the Local Authority consider that this site would provide 100 residential units by 2018.
298	Royal Star & Garter TW10 6RR	Ham, Petersham, Richmond Riverside		25-60		✓	Other known large site (LDD – N/A)	1	x	✓	This site is not considered to be suitable as the proposed development would result in a considerable underdevelopment of the site and would be detrimental to meeting housing targets as the Local Authority consider that this site would provide 60 residential units by 2018.

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
299	HMP Latchmere House, Ham TW10 5HH	Ham, Petersham, Richmond Riverside		30		✓	Other known large site (LDD – N/A)	1	x	✓	<p>The Draft Latchmere House and HM Remand Centre Planning Brief from the Local Authority (January 2013) states the following in respect to the Council's vision for the development of the site. The development should:</p> <ul style="list-style-type: none"> - respect the character of the local area and heritage, enriching the quality of the wider area (predominantly family houses) - have a strong emphasis on overall open space - create a number of new high quality open spaces including formal place space - provide family housing - deliver a range of homes for different tenures and income groups - provide for the viable reuse of Latchmere House and any other buildings identified as contributing to the character of the area - provide appropriate community facilities - reduce and mitigate any adverse impact on the wider area. <p>The proposed development would not meet the large majority of the above criteria which the Council has set out for this site. This site is, therefore, not considered a suitable option for the proposed development.</p>

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
300	The Avenue Centre, 1 Normansfield Avenue TW11 9RP	Hampton Wick		17		✓	Other known large site (LDD – N/A)	1	x	✓	<p>The London Borough of Richmond upon Thames Report of 'Deputy Leader and Cabinet Member for Finance and Resources' (June 2011) in regards to this site states the following:</p> <ul style="list-style-type: none"> - a number of trees on this site are protected - mitigation measures would need to be put in place for badgers and bats - the site is shown as 'other open land of townscape importance and 'other site of nature importance' - the current building contains some asbestos containing materials - planning permission was submitted (September 2009) for a proposed mixed use development including 17 dwellings - objections were made relating to the potential noise and impact on existing traffic - this site was considered suitable for the construction of a new residential care home by Elizabeth Fitzroy Homes - this would occupy 0.15ha of the site, leaving 0.526ha to be sold off for residential development <p>The proposed development site does not have the above ecology restriction. The proposed site is therefore considered to be more suitable for the proposed development than this site.</p> <p>Furthermore, the proposed development is approximately half the size of the area remaining for residential development so would result in underdevelopment of the site.</p>

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
301	Mill Farm Road, Hanworth TW4 5PY	Heathfield		15-25		✓	Other known large site (LDD – N/A)	1	x	✓	The London Borough of Richmond upon Thames Report of 'Deputy Leader and Cabinet Member for Finance and Resources' (November 2012) in regards to 'property sales / re-investment programme' states the following: <ul style="list-style-type: none"> - 'Cabinet approve the sale of land at Mill Farm Road, Hanworth to a social housing provider' - This site is 0.9Ha - It is proposed that the land be sold for use for an affordable housing development - Two registered providers have been invited to put forward an offer and proposal for the site This site is, therefore, not considered to be suitable for the proposed development as it is not a social housing development. Furthermore, this site is considerably larger than the proposed development site so it would result in underdevelopment of the site. It is also unlikely to be available to the proposed developer as it has been offered to two other housing providers.
302	Sainsbury's, Manor Road/Lower Richmond Road TW9 4LT	North Richmond		60-255		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
303	Lower Richmond Road, Richmond TW9 4LU	North Richmond		30		x	Other known large site (LDD - completed March 2012)	1		✓	This site cannot be considered to meet the definition of <i>reasonably available</i> as it is not 'available' for the subject development as construction of a different development has been completed.
304	Greggs Bakery, Gould Road TW2 6RT	South Twickenham		70-200		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
305	Hampton Water Treatment Works TW12	Hampton		25-55		x	Proposal Site (Ref: H1) (LDD – N/A)	1/2		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .

RPS Site Ref.	Site Address	Ward	Relevant Planning Applications	Gross Units	Net Gain Units	Available within 0-5 years	Notes	Flood Zone	Suitable	Discounted	Reason for Decision
306	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew TW9 4DJ	Kew		50		x	Other known large site (LDD – N/A)	3		✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Also, this site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
307	Nelson Primary School TW2 7BU	Whitton		28		x	Proposal Site (Ref: W3) (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
308	Council Depot, Langhorn Drive	St Margaret's & North Twickenham		25-55		x	Proposal Site (Ref: T14) (LDD – N/A)	1/2		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
309	Richmond Station TW9 2AZ	South Richmond		5-20		x	Proposal Site (Ref: R6) (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
310	Budweiser Stag Brewery, Mortlake SW14 7ET	Mortlake, Barnes Common		200-300		x	Proposal Site (Ref: S4) (LDD – N/A)	3		✓	This site is located within flood zone 3 and therefore is not more 'suitable' than the proposed site. Also, this site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
311	Station Yard, Twickenham TW1 4LJ	Twickenham Riverside		15-20		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
312	Twickenham Riverside (Former Pool Site) and south of King Street TW1 3DX	Twickenham Riverside		5-10		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
313	Telephone Exchange, Garfield Road, Twickenham TW1 3JS	Twickenham Riverside		10-20		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .
314	Police Station, London Road, Twickenham TW1 3SY	Twickenham Riverside		10-20		x	Other known large site (LDD – N/A)	1		✓	This site is not available within 5 years and therefore does not meet the definition of 'available' so cannot be considered to be <i>reasonably available</i> .

APPENDIX B

Figures

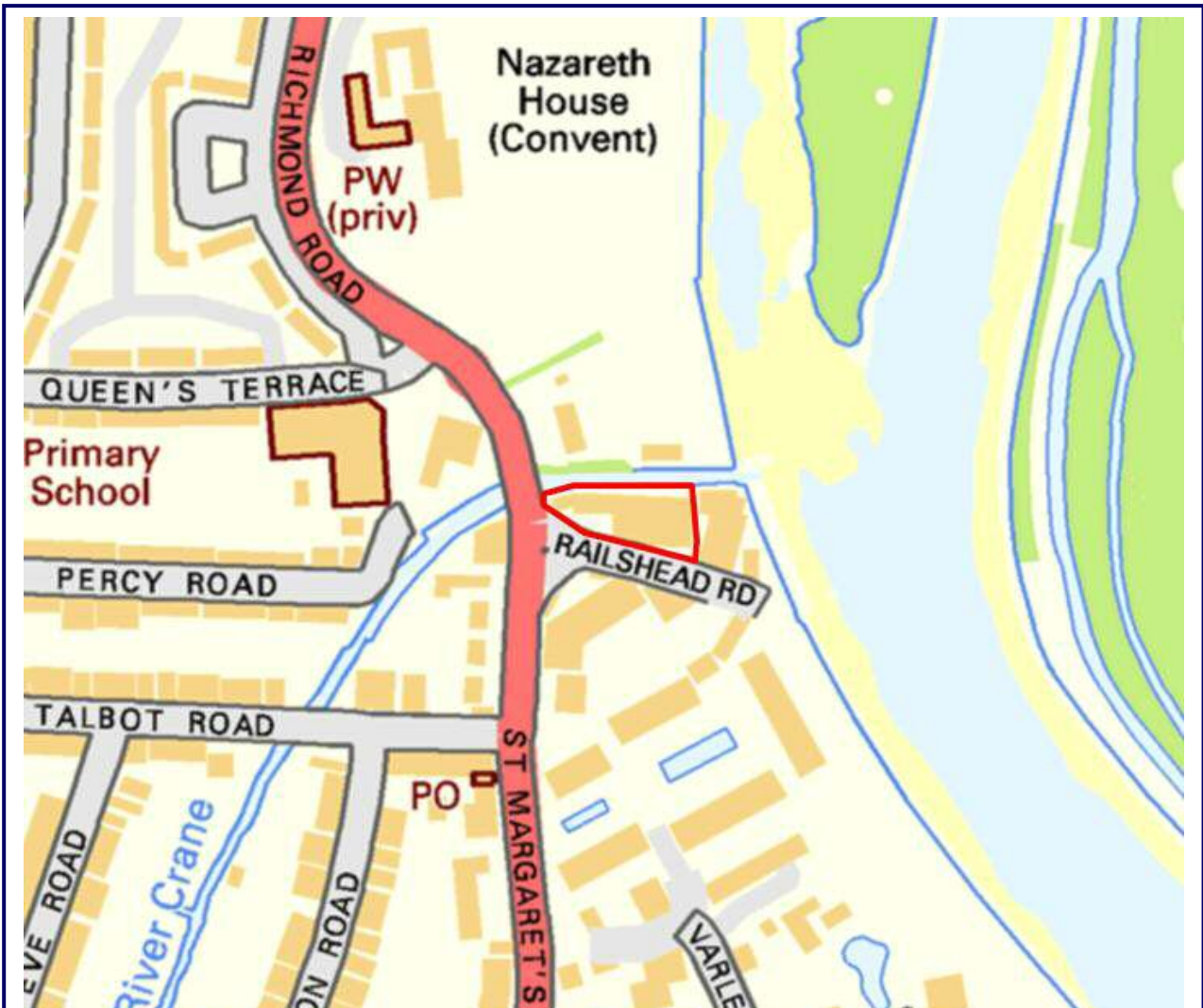


Figure 1: Site Location Plan

Map Date: Current

Scale: Not to scale

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