

Twickenham Riverside

Sequential Test Analysis

September 2022



Introduction

The Twickenham Riverside planning application was submitted by Savills on behalf of the London Borough of Richmond upon Thames in August 2021 (Ref. 21/2758/FUL). The formal description of development is as follows:

Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.

The Twickenham Riverside site falls partly within Flood Zone 2, 3, 3a and 3b. This means the proposed development is vulnerable to flooding with flood defences to mitigate against that risk. Paragraph 161 of the National Planning Policy ('NPPF') steers development away from the areas at the highest risk of flooding.

The borough's Strategic Flood Risk Assessment (SFRA) includes the Twickenham Riverside site as per Site 7 of the adopted Twickenham Area Action Plan ('TAAP'). However, the small area of the proposed Wharf Lane building outlined in orange in the figure below in addition to proposed hard and soft landscaping on Wharf Lane, Water Lane and the Embankment, falls outside of the TAAP 7 proposal site boundary and therefore has not been tested by the SFRA.



It has been agreed with Officers that the uses contained within the proposed Wharf Lane building should be disaggregated to provide as accurate a site search as possible. The uses therefore considered in this sequential test are:

- Residential;
- Office; and
- Pub/restaurant.

Other proposed uses include the boathouse storage lockers and new flood defence wall. These have been omitted from the sequential assessment. The boat store use is not considered as there are no other sites in the borough (based upon our source of sites) that are appropriately located next to the River Thames with a pontoon in which users can access the river from the site.

The search area for the sequential test has been the whole borough and this was agreed with by officers. The sources of each of the assessed sites were agreed with officers and are:

- Adopted Local Plan (2018);
- Open market sites provided by Savills Agency Team;
- Authority Monitoring Report (2020/21); and
- Twickenham Area Action Plan (2013).

Updated Flood Risk and Coastal Change Planning Practice Guidance (PPG, August 2022)

The Department for Levelling Up, Housing and Communities ('DLUHC') published updated guidance to the Flood Risk & Coastal Change PPG on 25 August 2022. The Applicant team has reviewed the guidance and consider there to be no significant changes in the assumptions, methodology or conclusions to the sequential test results.

However, one change that the Applicant has considered is the source of sites which are being assessed. A new clause within the PPG now requires applicants to:

'Identify whether there are any other 'reasonably available' sites within the area of search, that have not already been identified by the planning authority in site allocations or relevant housing and/or economic land availability assessments, such as sites currently available on the open market. [bold emphasis added].'

To ensure the sequential test is in accordance with the latest guidance it was agreed with planning officers that the Applicant can approach one local agent. The selected agent will search and identify all sites in the London Borough of Richmond upon Thames that are available on the open market, with a view to provide a list of sites to be assessed. The Savills agency team was instructed by the Applicant to undertake this piece of work given Savills' breadth and depth of local knowledge of the borough.

The list of sites identified by the Savills Agency team is provided below. For the avoidance of doubt these sites have been assessed using the same agreed methodology and assumptions are outlined in the section below.

Methodology and Assumptions

Approximate residential capacity

The search for alternative sites has been a desk-based exercise making best use of publicly available information on the sites. For the purposes of this exercise we have used the approved quantum of residential units as per the planning permission listed for each relevant site within the AMR. Where a site does not have a corresponding planning application and approved number of units we have calculated an approximate site capacity has been estimated using a high level density calculation, informed by density ranges set out in the previous version of the London Plan.

While GLA policy has moved away from the density matrix in favour of a design-led approach, the density ranges remain a useful tool for benchmarking site capacity for exercises such as this.

In preparing our high level approximate residential capacity for each site we have assumed the following:

- Sites located in Richmond are 'Central'
- Sites located in Twickenham, Teddington, East Sheen and Whitton are 'Urban';
- Sites located everywhere else in the borough are 'Suburban'
- A typical unit has 2.5 habitable rooms
- Approximately one third of each site is available for residential development taking account of other uses and the provision of open space, amenity space etc
- A range of target densities for Suburban locations:
 - PTAL 0-1 areas – 200 hr/ha
 - PTAL 2-3 areas – 250 hr/ha; and
 - PTAL 4-6 areas – 350 hr/ha
- A range of target densities for Urban locations:
 - PTAL 0-1 areas – 250 hr/ha
 - PTAL 2-3 areas – 450 hr/ha; and
 - PTAL 4-6 areas – 700 hr/ha
- A range of target densities for Central locations:

- PTAL 0-1 areas – 300 hr/ha
- PTAL 2-3 areas – 650 hr/ha; and
- PTAL 4-6 areas – 1100 hr/ha

Flood Zone

As the Twickenham Riverside site falls within Flood Zone 3, an area of which national and local planning policy directs development away from, it was agreed with officers that potential sites located within Flood Zone 3 can be discounted from the analysis. As such, alternative sites located within Flood Zone 3 are automatically discounted and a 'Yes' is inserted in the 'Discounted' column of the sequential table.

Office Land Use

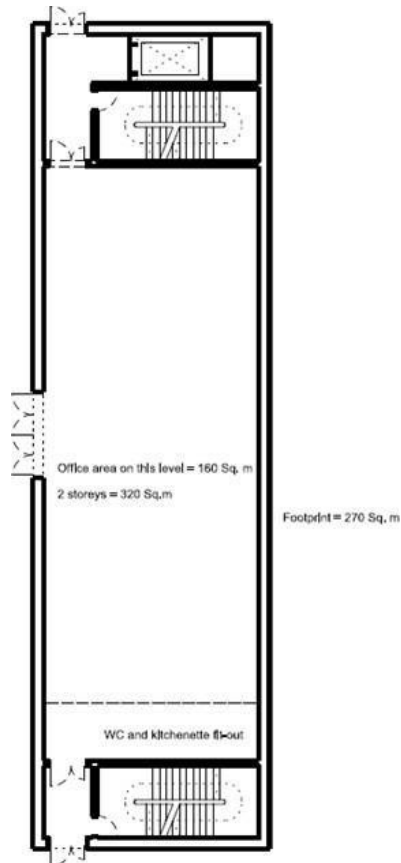
It was agreed with officers that only sites within the borough's Key Office Areas should be considered in relation to the office land use. Sites falling outside of Key Office Areas but within commercial parades have been considered; these sites are:

- 102-104 Kew Road
- 332 Richmond Road
- 20 London Road
- 3-4 New Broadway
- East House, 109 South Worple Way
- Workshop Rear of 8 High Street

Office Quantum

The current office element of the Twickenham Riverside scheme is 320 sqm, overproviding on the existing office provision by 75 sqm. It is not feasible to locate this area across more than 2 floors as this would likely lead to there being inefficient floorplates and additional need for stair cores and lifts. We have therefore split the 320 sqm across 2 floors and this approach has been agreed by officers.

Two staircases are required for fire purposes and there is also the provision for the fit-out of kitchenettes and WCs (on each floor) in addition to this. Taking this all into account, the overall footprint is 270 sqm as shown in the image below.



Alternative Sites of a Proportionate Size

The NPPF states that developments should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.¹ To identify reasonably available sites appropriate for the proposed development, it has been agreed that we can apply a +/- 10% buffer to ensure we appropriately discount sites either too large or too small to accommodate the uses in the Wharf Lane building. To that effect, the sites falling outside of the following quantum are not assessed by virtue of being too small or too large:

- Residential: between 21-27 units
- Office: between 243-297 square metres
- Pub/restaurant: between 400-488 square metres

Sites Sourced from the Authority Monitoring Report

The majority of sites have been sourced from the Council's latest Authority Monitoring Report however, a further filtering exercise was undertaken and agreed with by officers. This further filtering exercise removed sites that have been completed or are under construction.

The Twickenham Riverside Proposal Site

Proposal Site TW7 of the Twickenham Area Action Plan contains the Twickenham Riverside site. The objectives of this allocation are to:

- Create new open space to provide for a wide range of open uses, including on **the former pool site** and in the form of **civic space beside Water Lane**

- **Maintain the Embankment** as a working quay and, subject to feasibility, provide mooring and landing facilities;
- **Improve the environment of the Embankment** including reduction in car parking;
- Conserve and enhance the **Twickenham Riverside Conservation Area** and its setting and the setting of the Queens Road Conservation Area;
- Improve the **Water Lane and Wharf Lane links** from the town centre to the Embankment as shared use spaces;
- Provide a link between the **service road and Water Lane**; and
- Secure the **redevelopment of the car park in Water Lane** with residential and/or town centre uses

Although the Twickenham Riverside site is identified within the Twickenham Area Action plan we have not included this within our sequential analysis. Notwithstanding this, as the site is located within Flood Zone 3 were it to be included in the analysis it would be discounted for being situated in the highest flood zone.

Sites Sourced from Local Agents

A total of four sites were identified as being available on the open market in the London Borough of Richmond upon Thames. These sites are:

- Eel Pie Island Slipways – Cells 764-768 of sequential table;
- St. Leonard’s Court – Cells 769-771 of sequential table;
- Chestnut Avenue – Cells 772-776 of sequential table; and
- Richmond Hill Campus – Cells 777-781 of sequential table

Alternative Site Sizes

AMR Sites

AMR sites are accompanied by a planning application reference number. We have used the size stated on the application form. There are instances where an application is a change of use application or prior approval application, and thereby relates to a specific floor of a building for example. To ensure consistency in approach we have used these site areas in the sequential test.

Local Plan & TAAP Sites

We have recorded the size of sites sourced from the Local Plan or Twickenham Area Action Plan using the size presented within the emerging local plan. Whilst we have not used the emerging local plan as a source of sites to identify potential alternative sites, we have used the document to provide site sizes as these sizes are presented in the emerging local plan but not the adopted local plan.

Other

Where the size of a site is unavailable through the emerging local plan or a corresponding planning application form, various sources have been utilised to ascertain this size. These sites and the relevant sources are identified below:

- 2B Claremont Road, Teddington.¹
- 12 High Street, Hampton Hill.²
- First Floor 23-25 King Street.³
- 2 Mount Mews.⁴
- 1 London Road.⁵
- 25 Church Road.⁶
- 21A St Leonards Road.⁷
- 4 Udney Park Road.⁸
- 75 Sheen Lane.⁹
- Ground Floor, 203 Sandycombe Road.¹⁰
- 561-563 Upper Richmond Road.¹¹
- Ryde House.¹²
- Former Sorting Office, Twickenham.¹³
- Regal House.¹⁴
- St Micahel's Convent.¹⁵
- Wick House.¹⁶
- 86 Ormond Drive.¹⁷

York House

We have used Google Maps to provide abroad measurement of the York House building. We have only included the physical building in our sequential because the gardens/green space to the rear of the building is designated Metropolitan Open Land and it is therefore not reasonable to assume that development will be brought forward on this area.

Alternative Site Size Thresholds

To reiterate the text above the NPPF states that developments should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.¹ To identify reasonably available sites appropriate for the proposed development, it has been agreed that we can apply a +/- 10% buffer to ensure we appropriately discount sites either too large or too small to accommodate the uses in the Wharf Lane building. To that effect, the sites falling outside of the following quantums are not assessed by virtue of being too small or too large:

1 <https://www.cattaneo-commercial.co.uk/property-details/gerald-house-2b-claremont-road-tw11-8dg/118313.html>

2 Submitted CIL Additional Questions Form (Application Ref. 20/1985/PD23)

3 Submitted marketing brochure (Application Ref. 20/2077/GPD15)

4 Approved proposed floorplans (Application Ref. 20/0915/GPD15)

5 <https://propertylink.estatesgazette.com/property-details/6666311-1-london-road-twickenham-tw1-3sx>

6 Size scaled from approved drawing 767-1.

7 Submitted CIL Additional Questions Form

8 Submitted CIL Additional Questions Form

9 Submitted CIL Additional Questions Form

10 Submitted CIL Additional Questions Form

11 Approved Site Plan 561UR108

12 Cluttons Marketing Brochure (<https://images.richmond.gov.uk/iam/IAMCache/1213870/1213870.pdf>)

13 Google Maps Measurement

14 Google Maps Measurement

15 Google Maps Measurement

16 Google Maps Measurement

17 Google Maps Measurement

- Residential: between 21-27 units
- Office: between 243-297 square metres
- Pub/restaurant: between 400-488 square metres

Therefore, where a site cannot accommodate the required floorspace or residential quantum, the following conclusions apply:

- The site is too small/large to accommodate the proposed office use.
- The site is too small/large to accommodate the proposed quantum of residential units.
- The site is too small/large to accommodate the proposed pub/restaurant use.

Conclusion

Paragraph 162 of the NPPF states that developments should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

This sequential test has assessed numerous sites from sources such as listed above.

In conducting an extensive sequential test for relevant sites across the borough in line with our methodology and assumptions above (particularly the size thresholds outlined in the 'Alternative Sites of a Proportionate Size'), the conclusions of our analysis are as follows:

- Sites able to accommodate proposed quantum of residential use = 4
 - Police Station, London Road (21 units), Cells 143-147 of sequential table;
 - Telephone Exchange, Ashdale Close (25 units), Cells 209-213 of sequential table;
 - Telephone Exchange and 172-176 Upper Richmond Road (26 units), Cells 253-257 of sequential table;
 - Friars Lane Car Park (23 units), Cells 545-548 of sequential table.
- Sites capable of accommodating the pub/restaurant use = 3
 - 4A New Broadway, Hampton Hill (409 sqm), Cells 27-31 of sequential table;
 - 1 Butts Crescent, Hanworth (446.6 sqm), Cells 628-632 of sequential table;
 - Chestnut Avenue, Hampton, (448 sqm), Cells 772-776 of sequential table.
- Sites capable of accommodating the office use = 3
 - 102-104 Kew Road (259 sqm), Cells 373-377 of sequential table;
 - 422 upper Richmond Road (247 sqm), Cells 611-615 of sequential table;
 - Workshop Rear of 8 High street (258 sqm), Cells 702-706 of sequential table.
- Sites capable of accommodating all Wharf Lane uses = 0

Whilst there are a total of 10 alternative sites which can accommodate an element of the proposed Wharf Lane building, there are no alternative sites capable of accommodating the Wharf Lane building in its entirety. For this reason, the sequential test is therefore passed and the Applicant has provided an accompanying Exceptions Test as required by relevant planning policy and guidance.

Twickenham Riverside

Sequential Test – Supplementary Note

August 2022



Introduction

The Applicant submitted a sequential test assessment for Twickenham Riverside on 18 July 2022 to the LPA. Officers have since reviewed and provided a series of comments/points for clarification on 25 July 2022. This supplementary note responds to these comments and should be read in conjunction with the revised sequential analysis, dated 9 August 2022. Officers also raised site-specific queries which we have responded to in the tables below.

Sites suitable for office

Officers suggest the below sites could be suitable for office. The below table responds to this.

Site No.	Officer Comments	Applicant Response
102-104 Kew Road	Potential for office (276m ²). Whilst not in Key Office location, within a commercial parade Private ownership	This has been updated and concluded the site can accommodate the proposed quantum of office. Please see rows 373-377 of the sequential table.
332 Richmond Road	Potential for office (257m ²) Whilst not in Key Office location, within a commercial parade Private ownership	The planning application form (19/2300/FUL, as identified within the AMR 2020/21) states the site is 223 sqm. To maintain consistency across the analysis we consider 223 sqm to be the correct figure for the purposes of this test. As 223 sqm falls short of the 243-297 sqm threshold for office we disagree this site is capable of supporting the proposed office use. Please see rows 398-402 of sequential sites.
20 London Road	Disagree it is not suitable for office (292m ²) - Whilst not in Key Office location, within a commercial parade Private ownership	Planning application 19/3857/FUL states the site area is 100 sqm. As 100 sqm falls short of the 243-297 sqm threshold for office, we disagree the site is capable of supporting the proposed office use. Please see rows 458-462.
3-4 New Broadway, Hampton Hill	Potential for office – commercial setting Question ownership issues	Site falls outside of office quantum threshold (243-297 square metres) and it is therefore not capable of accommodating the proposed office use. Please see rows 491-495.
109 South Worple Way	Disagree its in Flood Zone 2 Think it is private	We have updated the flood zone and ownership information. However, we disagree the site is capable of

		accommodating proposed office use due to size. This has been updated in sequential table. Please see rows 515-518.
422 Upper Richmond Road	Good size for office (247m ²), and disagree that it is not in a suitable location for office (commercial parade) Private ownership	This has been updated in sequential table. Please see rows 611-615.
8 High Street	Disagree not suitable for office – 258m ² , in commercial use Disagree PTAL is an issue Private ownership	This has been updated in sequential table. Please see rows 702-706.

Officers suggest the below sites could be suitable for restaurant use. The table below responds to this.

Sites suitable for restaurant use

Site No.	Officer Comments	Applicant Response
4A New Broadway	Could accommodate restaurant (409m ²). Private ownership	This has been updated. Please see rows 27-31.
1A St Leonards	Disagree it is too small for restaurant - 417m ² Private ownership	We disagree the site could accommodate the proposed pub/restaurant use. Please see 'Alternative Sites of a Proportionate Size' section of analysis above. Also see rows 32-36.
2-4 Heath Road	Potential size for restaurant (465m ²) Private ownership	We disagree the site could accommodate the proposed pub/restaurant use. Please see 'Alternative Sites of a Proportionate Size' section of analysis above. Also see rows 37-41 of sequential table.
561-563 Upper Richmond Road	Potential size of restaurant (472m ²) Private ownership	This has been updated. Please see rows 103-107.
34 And 36 Taylor Close And 177 High Street Hampton Hill	Potential size for restaurant (434m ²). Private ownership	We disagree the site could accommodate the proposed pub/restaurant use. Please see 'Alternative Sites of a Proportionate Size' section of analysis above. Also see rows 343-347. Ownership is private.

109 South Worple Way	Disagree it's in Flood Zone 2 Think it is private	We have updated the flood zone and ownership information. However, we disagree the site could accommodate the proposed pub/restaurant use. Please see rows 514-518.
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Telephone exchange and 172-176 Upper Richmond Road

Officers queried why the Telephone Exchange and 172-176 Upper Richmond Road was not suitable for all Wharf Lane uses. As referenced in the main sequential test, the parameters of our sequential comprise the following:

- Residential: between 21-27 units
- Office: between 243-297 square metres
- Pub/restaurant: between 400-488 square metres

Therefore, unless a site can accommodate the uses as per the defined parameters above a site is not considered suitable for accommodating the all uses proposed in the Wharf Lane building.

Alternative sites for residential use

Officers suggested the below alternative sites could be capable of accommodating the proposed residential use.

Site No.	Officer Comments	Applicant Response
Police Station 60 - 68 Station Road Hampton	Question whether it could take residential (doesn't appear too small - 2849m ² – the whole residential element of Wharf Lane is only 2512m ² (1 st – 4 th floor) Private ownership	This site can accommodate the proposed quantum of residential units based on the indicative residential capacity we have estimated. This has been updated in the sequential table Please see rows 143-147.
45-49 Station Road	Disagree – site could take residential (2599m ²) – the whole residential element of Wharf Lane is only 2512m ² (1 st – 4 th floor) Private ownership	Planning application 15/4581/FUL approved 6 residential units. As discussed in our methodology section of the sequential analysis, we have used the approved units as the residential capacity. Please see rows 47-51.
Hampton Traffic Unit, 60 -68 Station Road, Hampton	Disagree it is too small (2842m ²) to take residential – the whole residential element of Wharf Lane is only 2512m ² (1 st – 4 th floor) Private ownership	It should be noted that the measurement for deciding whether a site can accommodate the residential use is the indicative residential capacity, not the floor area. Based on our estimation of the site's indicative residential capacity the site can only accommodate 9 residential units. Therefore, the site cannot accommodate the proposed

		<p>quantum of residential units. Please see cells 160-164</p> <p>Our method assumes that one third of the site is available for development to take account of open space, servicing, parking, set-backs from neighbouring properties and the like.</p>
Land To The Northeast Of Simpson Road	<p>Potential for residential (2700m2)</p> <p>Private ownership</p>	<p>Planning application 19/2765/FUL approved 9 residential units. As discussed in our methodology, we have used the approved units as the residential capacity where possible.</p> <p>This particular site is in an area of greenfield and the application proposes on site parking and landscaping which serves to suppress density.</p> <p>Please see rows 506-510.</p>
109 South Worple Way	<p>Disagree this is in Flood Zone 3 – from the SFRA, this is in Flood Zone 2</p> <p>Private ownership</p>	<p>We have updated the flood zone and ownership in rows 514-518. However, we disagree that the site can accommodate the proposed quantum of residential units. Planning permission 20/0815/FUL approved 1 residential unit and we consider this to be the residential capacity.</p>
Friars Lane Car Park	<p>The sequential test discounted this site as it is within Flood Zone 3. Disagree this is not unsuitable for housing, given it is a site allocation of the Local Plan for residential and has already been sequentially tested. It is also in Council ownership</p>	<p>This site and all other sites within flood zone 3, but are allocated in the Local Plan or TAAP have been updated in the table. Please see rows 545-548 for Friars Lane Car Park update.</p>

Other queries

No.	Officer Comments/Queries	Applicant Response
1	Could you please confirm what m2 were you applying for the residential element of the scheme within the sequential assessment?	Sites sourced from the AMR are accompanied with a planning application reference. For the purposes of our analysis we have used the number of units approved as a site's indicative residential capacity.

		<p>We have estimated a site's indicative residential capacity for sites sourced from the Local Plan or Twickenham Area Action Plan; this is based on a high-level density calculation.</p> <p>To calculate the indicative residential capacity we have made a set of assumptions for each site such as:</p> <ul style="list-style-type: none"> • PTAL rating – the higher the PTAL, the more habitable rooms a site can theoretically accommodate. This methodology is factored into the density matrix. • Character area as per the density matrix (i.e., 'suburban' 'urban' or 'central'). We have assumed the following: <ul style="list-style-type: none"> ○ Richmond is a 'Central' area ○ Twickenham, Teddington, East Sheen and Whitton are 'Urban' areas ○ Everywhere else in the borough is 'Suburban' • A typical home has 2.5 habitable rooms
2	I was concerned that the document states York House was identified as not being within council ownership.	<p>We have updated the ownership information in rows 133-137 of the updated sequential test table.</p> <p>This confirms that the site is in public ownership.</p>
3	When considering sites for residential, the benchmark was for 'approximately one third of each site to be available for residential development taking account of other uses and the provision of open space, amenity space etc'? Where does the one third come from? The LPA has several sites where a flatted development may almost fill the site (and balconies, bin stores, cycle stores are provided internally).	<p>London Plan policy promotes a design led approach to optimising site capacity. In the absence of the ability to adopt a detailed design-led approach to determine the capacity of each site on its own merits, we have established a set of parameters for estimating site capacity for the purposes of this exercise. Even where balconies, bin and cycle stores, communal amenity etc are provided internally, these still reduce area available for habitable floorspace. Assuming the availability of a third of the site for habitable floorspace is a useful proxy for taking account of non-habitable space. We consider this a reasonable and pragmatic approach to take.</p>

4	<p>It is unclear why sites that are not in council ownership have automatically been discounted (as not deliverable). Whilst it was agreed that you do not need to approach owners to see if they are willing to sell the site, you will need to identify whether they are for sale / on the market or not – this will determine whether they are deliverable.</p>	<p>We have provided market availability details for those sites capable of accommodating any use within the Wharf Lane building; however, none of these sites are on the market. Please see response 6a below for further details.</p>
5	<p>I question whether Strathmore Centre is suitable for residential element – it appears the site would be too big (6269m²) – the whole of the Wharf Lane building is 4097m².</p>	<p>We have assessed whether a site is capable of accommodating all proposed Wharf Lane uses according to the following thresholds (applying the +/- 10% buffer :</p> <ul style="list-style-type: none"> • Residential: between 21-27 units • Office: between 243-297 square metres • Pub/restaurant: between 400-488 square metres. <p>To ensure consistency in approach throughout the assessment, we consider it appropriate to only conclude that an alternative site can accommodate the entire Wharf Lane Building if all three of the proposed land uses can be accommodated, in line with the identified parameters.</p>
6	<p>a. The conclusion reached in your assessment, was, the development passes the sequential test given:</p> <ul style="list-style-type: none"> • Sites capable of accommodating the pub/restaurant use = 1 • Sites capable of accommodating the office use = 1 • Sites capable of accommodating the residential use = 2 • Sites capable of accommodating all Wharf Lane uses = 0 <p>Please list the sites identified as capable of accommodating parts of the development under each of the bullet points for ease of reference.</p>	<p>Please see the conclusion of the revised Sequential Test Analysis dated 9 August 2022. This identifies the sites under each of these headings.</p>
	<p>a. From those sites capable of accommodating the development identify if they are deliverable – i.e. for sale – and then update the list in red text so the changes can be easily identified</p> <p>b. Based on the information given the sequential test has shown that by disaggregating the uses there are sites capable to accommodating the development, and therefore it is my opinion the scheme fails the sequential</p>	<p>None of the identified alternative sites that are capable of accommodating any of the proposed land uses (see response 6 below), are on the market. This information has been checked using online sources such as Molior and Rightmove.</p> <p>Our analysis has shown that it is only possible to find alternative sites by disaggregating uses proposed for the Wharf Lane building. Notwithstanding, on the premise that our analysis has shown that</p>

	<p>test. Please confirm your reasoning why you consider it passes?</p>	<p>there are alternative sites capable of accommodating the development in a disaggregated fashion, we are prepared to accept that the sequential test is deemed to have been failed. Notwithstanding, were the test deemed to be passed on the basis of there being no alternative sites capable of accommodating the development in aggregate, we would pass on to the Exceptions Test which we consider is capable of being passed. See response 6 part c below for details.</p>
	<p>c. Once you have updated the report based on deliverability</p> <p>i. IF the scheme fails the sequential test I strongly recommend you robustly set out that this approach would not meet the TAAP aspirations.</p>	<p>Proposal site TW7 (Twickenham Riverside) in the adopted TAAP outlines a range of regeneration objectives that are only capable of being achieved at the Twickenham Riverside site.</p> <p>Locating the proposed development elsewhere would fail to deliver on the TW7 regeneration objectives and would miss the opportunity to bring a derelict town centre, riverside site back into active use. The Proposed Development by virtue of the removal of existing parking and improvements to public realm help deliver strategic objectives for the wider town centre including:</p> <ul style="list-style-type: none"> • Reducing the impact of traffic • Promoting the town centre as an employment location • Creating a visitor and tourist destination • Promoting sports, leisure, arts and cultural activities and the evening economy <p>The Application site is strategically located to help deliver these regenerative objectives. Delivering the uses on alternative sites would not meet the objectives of the TAAP which in relation to the TW7 proposal site are to:</p> <ul style="list-style-type: none"> • Create new open space to provide for a wide range of open uses, including on the former pool site and in the form of civic space beside Water Lane. • Maintain the Embankment as a working quay and, subject to feasibility, provide mooring and landing facilities;

		<ul style="list-style-type: none"> • Improve the environment of the Embankment including reduction in car parking; • Conserve and enhance the Twickenham Riverside Conservation Area and its setting and the setting of the Queens Road Conservation Area; • Improve the Water Lane and Wharf Lane links from the town centre to the Embankment as shared use spaces; • Provide a link between the service road and Water Lane; and • Secure the redevelopment of the car park in Water Lane with residential and/or town centre uses. <p>There are no identified sites within our analysis that can meet these regeneration objectives in a way that the Proposed Development will.</p>
	<p>II. IF the scheme passes the sequential test, you will then need to go on to the exception test in line with the NPPF.</p>	<p>On the premise that the sequential test is failed (NB. response 6 part b), we are not required to provide an Exceptions Test.</p> <p>Notwithstanding, in relation to the Exceptions Test Paragraph 164 of the National Planning Policy Framework (NPPF) sets out that to pass the Exceptions Test it should be demonstrated that:</p> <ul style="list-style-type: none"> A. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and B. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. <p>Where an Exceptions Test would be required, we consider that this test ought to be capable of being passed for the following reasons:</p> <p>Sustainability benefits</p> <ul style="list-style-type: none"> • The Proposals make best use of land in a highly accessible town centre location to deliver new employment generating uses, housing and public open space

		<ul style="list-style-type: none"> • The Proposals include the delivery of housing and affordable housing. The proposals will deliver 21 new affordable homes in the borough. • The proposals result in an increase and enhancement of hard and soft landscaping across the site, opening the embankment to pedestrians to enjoy views across the river. • The proposals satisfy all seven identified objectives of the TAAP site allocation. <p>Flood risk</p> <ul style="list-style-type: none"> • A key element of the proposed development is the rebuilding of the existing flood defence wall which, results in the reclassification of the site from within Flood Zone 3 to Flood Zone 1. • All Highly Vulnerable, More Vulnerable and Less Vulnerable uses will be located in Flood Zone 1 • The Proposals utilise Sustainable Urban Drainage Systems to manage surface run off as close as possible to source in line with the drainage hierarchy. • A submitted Flood Emergency Evacuation Plan was submitted with the planning application. Table 3 within this document sets out the flood management and evacuation procedures. For example, where the Environment Agency issues a Flood Warning, site occupants will evacuate the site via Water Lane.
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Site	Planning Application Ref.	Approx. Site Area (sqm)	Approx. Resi Capacity	Discol	Alloca	Site Source	Ownership	PTAL	Flood Zone	Land Uses	Planning Policy	Issues Preventing Development	Conclusions
										Residential Office Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
Garages Rear of 8 Atbara Road, Teddington, TW11 9PD	16/0647/FUL	770	2	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential Office Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
49 Manor Road, Richmond, TW9 1YA	17/0346/FUL	223	2	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential Office Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use.

Police Station, 60-68 Station Road, Hampton, TW12 2AX	16/0606/FUL	2850	28	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential

Site too small to accommodate the proposed quantum of residential units.
Site does not support office use as it is not situated in a key office area.
Site too small to accommodate the proposed pub/restaurant use.

Office

Pub/Restaurant

N/A

N/A

25 Cedar Avenue, Twickenham, TW2 7HD	17/0798/FUL	800	2	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential

Site too small to accommodate the proposed quantum of residential units.
Site does not support office use as it is not situated in a key office area.
Site too large to accommodate the proposed pub/restaurant use.

Office

Pub/Restaurant

N/A

N/A

25 Church Road, Teddington, TW11 8PF	17/3795/GPD15	224	1	No	No	AMR 2020/21	Private	3	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential

Site too small to accommodate the proposed quantum of residential units.
Site does not support office use as it is not situated in a key office area.

Office

4A New Broadway, Hampton Hill, Hampton, TW12 1JG	17/2957/FUL	409	4	No	No	AMR 2020/21	Private	2	1	Pub/Restaurant	N/A	N/A	Site can accommodate pub/restaurant use
<p>Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.</p>													

1A St Leonards Road, East Sheen, SW14 7LY	17/3696/GPD16	334	6	No	No	AMR 2020/21	Private	4	1	Residential			Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
<p>Office</p> <p>N/A N/A</p> <p>Site located within Sheen Lane (Mortlake)</p> <p>Pub/restaurant use would be acceptable in this location</p> <p>Conservation Area.</p> <p>Site too small to accommodate the proposed pub/restaurant use.</p>													
<p>Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.</p>													

Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
Office	Office development is appropriate at the site as it is within a Key Office Area.	Site located nearby Grade II Listed 60 and 62 King Street, and Grade II Listed 54 King Street.	Site too small to accommodate proposed office use

											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
2-4 Heath Road, Twickenham, TW1 4BZ	17/0600/FUL	122.3	2	No	No	AMR 2020/21	Private	5	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units.
											Office			Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
1 High Street, Hampton Hill, TW12 2BT	18/0584/GPD15	158	2	No	No	AMR 2020/21	Private	2	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units.
											Office			Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
45-49 Station Road, Hampton, TW12 2BT	15/4581/FUL	2600	6	No	No	AMR 2020/21	Private	2	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site not suitable for development due to the low PTAL score and associated accessibility issues.

											Office			Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site does not support office use as it is not situated in a key office area.
														Site too large to accommodate the proposed pub/restaurant use.
34 Courtlands Avenue, Hampton, TW12 3NT	17/2314/FUL	490	1	No	No	AMR 2020/21	Private	1b	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units.
											Office			Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
21A St Leonards Road, East Sheen, SW14 7LY	18/1064/GPD15	786	5	No	No	AMR 2020/21	Private	2	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units.
											Office			Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
63-71 High Street, Hampton Hill, TW12 1NH	16/4553/FUL	2500	41	No	No	AMR 2020/21	Private	2	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units.

											Office	Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
36 Sunnyside Road, Teddington, TW11 0RT	18/0268/FUL	206.07	1	No	No	AMR 2020/21	Private	3	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.
											Office	Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
1E Colonial Avenue, Twickenham, TW2 7EE	15/2204/FUL	200	1	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.
											Office	Site too small to accommodate proposed office use
											Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
Shanklin House, 70 Sheen Road, Richmond, TW9 1UF	16/0510/FUL	100	2	No	No	AMR 2020/21	Private	6a	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.

Garages Rear of 48-52 Anlaby Road, Teddington, TW11 0PP	17/3590/FUL	352.5	2	No	No	AMR 2020/21	Private	3	1	Office	Site does not support office use as it is not situated in a key office area.		
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

32 Albion Road, Twickenham, TW2 6QJ	18/1446/FUL	159	1	No	No	AMR 2020/21	Private	3	1	Residential	Site too small to accommodate the proposed quantum of residential units.		
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
											Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		

4 Udney Park Road, Teddington, TW11 9BG	18/2328/GPD15	124	3	No	No	AMR 2020/21	Private	3	1	Residential	Site too small to accommodate the proposed quantum of residential units.		
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
											Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		

Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
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Land to the Rear of 34-40 The Quadrant, Richmond, TW9 1DN	17/4015/FUL	200	2	No	No	AMR 2020/21	Private	6a	1	Office development is appropriate at the site as it is within a Key Office Area.	Site located within Central Richmond Conservation Area.	Site too small to accommodate proposed office use Site too small to accommodate the proposed pub/restaurant use.
Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.												

561-563 Upper Richmond Road West, East Sheen, SW14 7ED	18/2716/GPD13	300	3	No	No	AMR 2020/21	Private	2	1	Residential		Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
Site can accommodate proposed pub/restaurant use												
Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.												

561-563 Upper Richmond Road West, East Sheen, SW14 7ED	18/2716/GPD13	300	3	No	No	AMR 2020/21	Private	2	1	Residential		Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
Site too large to accommodate the proposed pub/restaurant use.												

Garage Site, Mary's Terrace, Twickenham, TW1 3JB	17/3054/FUL	453	2	No	No	AMR 2020/21	Private	4	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential										Site too small to accommodate the proposed quantum of residential units.
Office										Site does not support office use as it is not situated in a key office area.
Pub/Restaurant	N/A									Site too small to accommodate the proposed pub/restaurant use.

75 Sheen Lane, East Sheen, SW14 8AD	18/3195/GPD15	201	1	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	N/A									Site too large to accommodate the proposed quantum of residential units.
Office										Site too large to accommodate proposed office use.
Pub/Restaurant	N/A									Site too large to accommodate the proposed pub/restaurant use.

Former Sorting

Mixed ownership may impact the deliverability of the site. Mixed-use redevelopment including employment is supported in principle as per allocation TW1. Site nearby Metropolitan Open Land.

Former Sorting Office, Open Land South of River Crane and Buildings to South, Twickenham, TW1 1BE	N/A	23,109.70	216	No	TW1	Twickenham Area Action Plan (2013)	Part Private/Part Public	4	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	N/A	N/A								Site too large to accommodate the proposed quantum of residential units.
Office	Site allocation does not support office development in principle. Allocation supports residential development and associated landscaping, with public car parking where required.	Site nearby Queens Road Conservation Area								Site too large to accommodate proposed office use.
Pub/Restaurant	N/A	N/A								Site too large to accommodate the proposed pub/restaurant use.

Station Yard, Twickenham, TW1 4AD	19/3616/FUL	1,000.00	46	No	TW2	Twickenham Area Action Plan (2013)	Private	5	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	N/A	N/A								Site too large to accommodate the proposed quantum of residential units.
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Regal House, 70 London Road, TW1 3QS	N/A	7,407.55	69	No	TW3	Twickenham Area Action Plan (2013)	Private	5	1	Office	Site allocation supports refurbished employment floorspace.	Site adjacent to Conservation Area and Other Open Land of	Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
										Pub/Restaurant	N/A	N/A	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
York House, York House Gardens, Civic Centre and Environs, Sion Road, Twickenham, TW1 3DD	N/A	875.34	8	No	TW4	Twickenham Area Action Plan (2013)	Public	5	Part 1/Part 3	Residential	N/A allocation seeks civic use retained with ny additional use	N/A within Thames (Twickenham) designated open space/Metro	Site too large to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
										Office			
										Pub/Restaurant	N/A	N/A	
										Residential	N/A	N/A	Site is within Council ownership and is deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here. Site too small to accommodate the proposed quantum of residential units.

Telephone Exchange, Garfield Road, TW1 3JT	N/A	1,800.00	17	No	TW5	Twickenham Area Action Plan (2013)	Private	5	1	Office	Site allocated for creative industries/indoor market/leisure uses with residential above	Site located nearby Twickenham Riverside Conservation Area	Site too large to accommodate proposed office use.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
<p>Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.</p>													
										Residential	Residential use	Site adjacent to Twickenham	Site able to accommodate the proposed quantum of residential units.
										Office	Site located within Key Office Area. Office use acceptable in principle as per site allocation, which states town centre uses including retail is acceptable in principle, subject to satisfactory relocation of police use.	Site located adjacent to Twickenham Riverside Conservation Area. Part of site is a Building of Townscape Merit	Site too large to accommodate proposed office use.

										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Police Station, 41 London Road, Twickenham, TW1 3SY	N/A	2,300.00	21	No	TW6	Twickenham Area Action Plan (2013)	Part Private/ Part Public	5	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential	N/A	N/A	Site not suitable for development due to the low PTAL score and associated accessibility issues.
													Green space to the south is designated Public Open Space and Other Open Land of Townscape Importance. Mixed ownership may impact the site's deliverability
										Office			Site too large to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Hampton Square, Hampton, TW12 3YH	N/A	28,500	76	No	SA1	Local Plan (2018)	Part Private/ Part Public	1b	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

													Residential use supported in principle, where this allows for the restoration of the listed buildings, as per site allocation	Site boundary includes 5 listed buildings, four of which are on the Heritage at Risk Register.	Site not suitable for development due to the low PTAL score and associated accessibility issues.	
													Office provision is supported in principle as per the site allocation.	Site within Conservation Area.	Site too large to accommodate the proposed quantum of residential units.	
													Pub/Restaurant	N/A	N/A	Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
Platts Eyot, Hampton, TW12 2HF	N/A	37,700	101	No	SA2	Local Plan (2018)	Private	0	ones 1						Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

													Residential use appropriate Business/employment use supported in principle as per site allocation.	Site located within the Hampton Village Conservation Area Whole building is a Building of Townscape Merit	Site too large to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
													Office		
													Pub/Restaurant	N/A	

Hampton Traffic Unit, 60- 68 Station Road, Hampton, TW12 2AX	19/2822/FUL	2,800	88	No	SA3	Local Plan (2018)	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	Only where employment schemes	Site located within Hampton Village	Site too small to accommodate the proposed quantum of residential units.
Office	Employment use supported in principle	Conservation Area	Site too large to accommodate proposed office use.
Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.

Hampton Delivery Office, Rosehill, Hampton, TW12 9EA	20/1025/FUL	1200	6	No	SA4	Local Plan (2018)	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	A mixed use scheme including residential in upper floors Employment use supported in principle as	Site located within the High Street Teddington Conservation Area	Site too small to accommodate the proposed quantum of residential units.
Office	per site allocation.	Building is partially designated as a building of Townscape Merit.	Site too large to accommodate proposed office use.
Pub/Restaurant			Site too large to accommodate the proposed pub/restaurant use.

Teddington Delivery Office, Teddington, TW11 8EG	N/A	600	4	No	SA6	Local Plan (2018)	Private	3	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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St Mary's University, Strawberry Hill, Waldegrave Road, Twickenham, TW1 4SX	04/0339/FUL	120,800	172	No	SA8	Local Plan (2018)	Private	2	1		Majority of site located within Metropolitan Open Land		
											Grade I Listed Strawberry Hill House, Grade I Listed Chapel, Grade II* Listed Strawberry Hill House Park and Garden, Edwardian villas within the Waldegrave Park Conservation Area	Office use not supported in principle as per site allocation	Site too large to accommodate proposed office use.
										Office		Site too large to accommodate the proposed pub/restaurant use.	
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
										Residential use supported in principle	development required to protect and, where	Site not suitable for development due to the low PTAL score and associated accessibility issues.	
										Residential			

											Office use supported in principle as per site allocation	possible, enhance the River Crane corridor.	Site too large to accommodate the proposed quantum of residential units.	
											Pub/Restaurant	N/A	N/A	Site too large to accommodate proposed office use.
													Site too large to accommodate the proposed pub/restaurant use.	
Richmond upon Thames College, Twickenham, TW2 7SJ	21/3136/FUL	86,500	212	No	SA9	Local Plan (2018)	Public	0-3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential and employment uses may be appropriate subject to them being complementary to the main use of the site as a sports	To the east of the site is designated Other Open Land of Townscape Importance. Any development would be required to	Site not suitable for development due to the low PTAL score and associated accessibility issues.	
											Residential			Site too large to accommodate the proposed quantum of residential units.
											Office			Site too large to accommodate proposed office use.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
The Stoop (Harlequins Rugby Football Club), Twickenham, TW2 7SX	N/A	46,100	154	No	SA10	Local Plan (2018)	Private	0	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

										Residential use may be appropriate where it can be demonstrated that sporting and associated uses, including employment have been fully explored and discounted. Site allocation supports employment uses in principle, where it is complementary to the main use of the site as a sports ground.		Site not suitable for development due to the low PTAL score and associated accessibility issues.
										Part of the site is designated Metropolitan Open Land.	Office	Site too large to accommodate the proposed quantum of residential units.
										N/A	Pub/Restaurant	Site too large to accommodate proposed office use.
												Site too large to accommodate the proposed pub/restaurant use.
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
Twickenham Stadium, Twickenham, TW2 7BA	N/A	126,200	757	No	SA11	Local Plan (2018)	Private	1b-3	2			

												Residential use supported in principle only where social and community infrastructure uses have been explored and discounted. Office use not supported in principle as per site allocation		Any development required to protect and where possible, enhance the Rier Crane corridor.	Site not suitable for development due to the low PTAL score and associated accessibility issues.
												Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
Mereway Day Centre, Mereway Road, Twickenham, TW2 6RR	N/A	2300	8	No	SA12	Local Plan (2018)	Public	1b	2						Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

												Residential	Residential use acceptable subject to design and amenity	Redevelopment opportunities dependent on being declared	Site able to accommodate the proposed quantum of residential units.
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Telephone Exchange, Ashdale Close, Whitton, TW1	7BE	N/A	4200	25	No	SA13	Local Plan (2018)	Private	2	1	Allocation surplus to supports employment use where the site is declared surplus to	surplus to requirements by the telecoms landowner.	Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
Kneller Hall, Whitton, TW2	7DN	N/A	97,200	324	No	SA14	Local Plan (2018)	Private	1b	1	Residential use supported in principle as per site allocation. Allocation supports the provision of some employment floorspace, including office	Red Line includes Grade II Listed Kneller Hall Part of site is designated Metropolitan Open Land	Site not suitable for development due to the low PTAL score and associated accessibility issues. Site too large to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

Ham Close,
Ham, TW10
7PL

N/A

43,100

115

No

SA15

Local Plan
(2018)

Private

1b

1

Residential

Site located adjacent to the Ham House Conservation Area and the many listed buildings Victorian properties that line the frontage. Site not suitable for development due to the low PTAL score and associated accessibility issues.

Residential use supported in principle as per site allocation. Office development is appropriate at the site as it is within a Key Office Area.

Neighbourhood Plan.

Site subject to compliance with Ham and Petersham Neighbourhood Plan.

Site too large to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.

Site too large to accommodate the proposed pub/restaurant use.

Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

Site too large to accommodate the proposed quantum of residential units.

												II Listed		
												Site only to come forward for redevelopment if it is declared surplus to requirements		
												Site subject to Ham & Petersham Neighbourhood Plan		
												Grounds to the rear and to the side both designated as Other Site of Nature Importance and Other		
											Office	Open Land of Townscape	Site does not support office use as it is not situated in a key office area.	
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Cassel Hospital, Ham Common, Ham, TW10	7JF	N/A	39,700	132	No	SA16	Local Plan (2018)	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential	Residential-led development	Part of the site is designated	Site not suitable for development due to the low PTAL score and associated accessibility issues.

												Metropolitan Open Land.	
												Site adjacent Grade II* Registered Ham House Historic Park and Garden of Special Historic Interest.	
												Development to consider adopted Ham and Petersham Neighbourhood Plan.	
										Office use not supported in principle as per site allocation	Part of site designated	Site too large to accommodate the proposed quantum of residential units. Site too large to accommodate proposed office use.	
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
St Michael's Convent, Ham Common, TW10 7DF	N/A	14,601	39	No	SA17	Local Plan (2018)	Private	1b	1				
												Site located within Richmond Central Conservation Area	
										Residential	Site supports town centre uses such as commercial,	Site too large to accommodate the proposed quantum of residential units.	

Richmond Athletic Association Ground, Old Deer Park, Richmond, TW9 2SS	N/A	99,300	1,456	No	SA23	Local Plan (2018)	Public	3	1	Site designated as Metropolitan Open Land.	The pavillion is Grade II Listed and the site lies within a Residential Grade I Listed and office Historic Park uses may be acceptable where it remains within complement ary to the continued sporting use of the site.	Grade I Listed Historic Park and Garden Site lies within Conservation Area and within the Royal Botanic Gardens and Kew World Heritage Site	Site too large to accommodate proposed office use.
										Office			Site too large to accommodate the proposed pub/restaurant use.
										Pub/Restaurant	N/A	N/A	
											Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										use acceptable in principle, only where employment space and social/comm	Planning permission has been grajnted for the change of use of 172-176 to be	Site able to accommodate the proposed quantum of residential units.	

Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen, SW14 8AW	N/A	4400	26	No	SA27	Local Plan (2018)	Private Part 2/:	1	Office	Office use acceptable in principle as per site allocation	used as a gym. This has been implemented and is operational.	Site too large to accommodate proposed office use.
									Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
									Residential	Residential use acceptable in principle, only where social/community uses have been explored	Buildings of Townscape Merit located within the site boundary	Site too large to accommodate the proposed quantum of residential units.
									Office	Office use not supported in principle as per site allocation	Site located adjacent the Queens Road Conservation Area	Site too large to accommodate proposed office use.
									Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Barnes Hospital, East Sheen, SW14 8SU	N/A	14,400	86	No	SA28	Local Plan (2018)	Private	2	1	Residential		Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
												Site does not support office use as it is not situated in a key office area.

Land Adjacent to No.1 South Western Road, Twickenham, TW1 1LG	17/1390/FUL	75	1	No	No	AMR 2020/21	Private	2	2	Office			Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
126 Heath Road, Twickenham, TW1 4BN	17/4014/FUL	130.9	3	No	No	AMR 2020/21	Private	4	1	Residential			Site does not support office use as it is not situated in a key office area.
										Office			Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
74 Copthall Gardens, Twickenham, TW1 4HJ	18/1911/FUL	1000	1	No	No	AMR 2020/21	Private	5	1	Residential			Site too small to accommodate the proposed quantum of residential units.
										Office	N/A	N/A	Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	Pub/restaurant use not supported in this location		Site too large to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

18 Cedar Heights, Petersham, Richmond, TW10 7AE	18/0301/FUL	620	1	No	No	AMR 2020/21	Private	2	1	Residential	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Office			
										Pub/Restaurant		N/A	N/A
Land Rear or 48 Fourth Cross Road, Twickenham, TW2 5EL	18/1442/FUL	134	1	No	No	AMR 2020/21	Private	2	1	Residential	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Office			
										Pub/Restaurant		N/A	N/A
85 Connaught Road, Teddington, TW11 0QQ	18/4125/FUL	100	4	No	No	AMR 2020/21	Private	2	1	Residential	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Office			
										Pub/Restaurant		N/A	N/A

												Residential	Site too small to accommodate the proposed quantum of residential units.
												Office	Site does not support office use as it is not situated in a key office area.
												Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
20A Red Lion Street, Richmond, TW9 1RW	18/3460/FUL	48	2	No	No	AMR 2020/21	Private	6a	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
												Residential	Site too small to accommodate the proposed quantum of residential units.
												Office	Site does not support office use as it is not situated in a key office area.
												Pub/Restaurant	Site too large to accommodate the proposed pub/restaurant use.
45 Ormond Crescent, Hampton, TW12 2TJ	18/3952/FUL	526	1	No	No	AMR 2020/21	Private	1a	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
												Residential	Site too small to accommodate the proposed quantum of residential units.
												Office	Site does not support office use as it is not situated in a key office area.
												Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
Ground Floor, 203 Sandycombe Road, Richmond, TW9 2EW	19/0823/GPD13	38	2	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
												Residential	Site too small to accommodate the proposed quantum of residential units.

											Office	Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
15 Friars Stile Road, Richmond, TW10 6NH	17/4477/FUL	226	1	No	No	AMR 2020/21	Private	1b	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.
											Office	Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	Site too large to accommodate the proposed pub/restaurant use.
33 Wensleydale Road, Hampton, TW12 2LP	17/2872/FUL	1500	5	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.
											Office	Site does not support office use as it is not situated in a key office area.
											Pub/Restaurant	Site too small to accommodate the proposed pub/restaurant use.
Unit 1 Hampton Works, Rear of 119 Sheen Lane, East Sheen, SW14 8AE	19/1033/GPD23	140	1	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	Site too small to accommodate the proposed quantum of residential units.
											Office	Site does not support office use as it is not situated in a key office area.

57B York Street, Twickenham, TW1 3LP	19/1649/GPD15	64	1	No	No	AMR 2020/21	Private	5	1	Office	Site located within Key Office Area.	Site located within Wharf Lane Conservation Area	Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
34 and 36 Taylor Close and 177 High Street Hampton Hill	18/1114/FUL	385	3	No	No	AMR 2020/21	Private	2	1	Residential			Site too small to accommodate the proposed quantum of residential units.
										Office	N/A	N/A	Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	Pub/restaurant use acceptable in principle	Site within High Street Hampton Hill Conservation Area	Site too small to accommodate the proposed pub/restaurant use.
34 and 36 Taylor Close and 177 High Street Hampton Hill	18/1114/FUL	385	3	No	No	AMR 2020/21	Private	2	1	Residential			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Office			Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
										Pub/Restaurant			Site is not within Council ownership, therefore is not deliverable by the Council.

216 Hampton Road, Twickenham, TW2 5NJ	19/1703/FUL	250	2	No	No	AMR 2020/21	Private	4	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
17A Tower Road, Twickenham, TW1 4PD	19/1731/FUL	308	2	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
190 Sheen Lane, East Sheen, SW14 8LF	19/1098/FUL	890	5	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Land to the													Site is not within Council ownership, therefore is not deliverable by the Council.

side of 61 Acacia Road, Hampton, TW12 3DP	18/1889/FUL	400	2	No	No	AMR 2020/21	Private	2	1	In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential										
Office										
Pub/Restaurant	N/A									N/A

Site too small to accommodate the proposed quantum of residential units.
Site does not support office use as it is not situated in a key office area.
Site too large to accommodate the proposed pub/restaurant use.

Garages at Craneford Way, Twickenham, TW2 7SQ	19/1763/FUL	544	2	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	N/A									N/A
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Site too small to accommodate the proposed quantum of residential units.

102-104 Kew Road, Richmond, TW9 2PQ	19/2300/FUL	259	7	No	No	AMR 2020/21	Private	6a	1				Site within the Kew Foot Road Conservation Area
													Site within Royal Botanic Gardens World Heritage Site boundary.
										Office	Site not within Key Office Area but located within a commercial parade.	Site within approx. 200m of numerous Grade I and Grade II Listed Buildings	Site can accommodate proposed office use
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council.

38 Langham Road, Teddington, TW11 9HQ	18/3930/FUL	330	1	No	No	AMR 2020/21	Private	2	1	In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Residential Office Pub/Restaurant	N/A N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
A1-A3 Kingsway Oldfield Road, Hampton, TW12 2HD	18/2943/FUL	1000	6	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Residential Office Pub/Restaurant	N/A N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
Unit 4 Princes Works, Princes Road, Teddington, TW11 0RW	19/3101/GPD23	65	0	No	No	AMR 2020/21	Private	3	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
										Residential Office Pub/Restaurant	N/A N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council.

21 Sunbury Avenue, East Sheen, SW14	8RA	19/1219/FUL	243	1	No	No	AMR 2020/21	Private	1b	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential	N/A Site not within Key Office Area but located within a commercial parade.	N/A Site within Richmond Road (East Twickenham) Conservation Area	Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate proposed office use Site too small to accommodate the proposed pub/restaurant use.
332 Richmond Road, Twickenham, TW1 2DU	18/3418/FUL	223	1	No	No	AMR 2020/21	Private	4	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
											Office			Site too small to accommodate the proposed pub/restaurant use.
											Pub/Restaurant	N/A	N/A	
Old Farm Stables, Flat Oak Avenue, Hampton, TW12 3QD	19/2273/FUL	65	0	No	No	AMR 2020/21	Private	2	1					Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
											Residential			Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
											Office	N/A	N/A	

											Pub/restaurant use acceptable in principle	Site too small to accommodate the proposed pub/restaurant use.	
											Pub/Restaurant		
Wick House, 10 Station Road, Hampton, KT1	4HF	19/0911/FUL	833.7	3	No	No	AMR 2020/21	Private	3	1		Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		
											Office		
											Pub/Restaurant	N/A	N/A
												Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.	
56-58 Harvey Road, Whitton,	TW4 5LX	19/0414/FUL	1070	2	No	No	AMR 2020/21	Private	1b	1		Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		
											Office		
											Pub/Restaurant	N/A	N/A
												Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.	
347 Upper Richmond Road West, East Sheen,	SW14 8RH	20/0373/PS192	183	1	No	No	AMR 2020/21	Private	3	1		Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		
											Office		
												Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.	

26-28 Priests Bridge, East Sheen, SW14	8TA	19/0391/FUL	1011	7	No	No	AMR 2020/21	Private	2	1	Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.														
51 Kew Road, Richmond, TW9 2NQ	17/4005/FUL	46	2	No	No	AMR 2020/21	Private	6b	1	Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.	
Office development is appropriate at the site as it is within a Key Office Area. Site located within Richmond Road East Twickenham Conservation Area.														
Site does not support office use as it is not situated in a key office area.														
Site too small to accommodate the proposed pub/restaurant use.														
Unit 2 Princes Works, Princes Road, Teddington, TW11 8UB	20/0238/GPD23	65	0	No	No	AMR 2020/21	Private	3	1	Pub/Restaurant	N/A	N/A	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

121 High Street, Whitton, Twickenham, TW2 7LG	19/2471/FUL	171	2	No	No	AMR 2020/21	Private	2	1	Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant			Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
Manning House, 3 Gloucester Road, Teddington, TW11 0NS	19/1728/FUL	500	1	No	No	AMR 2020/21	Private	2	1	Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant			Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
Unit 6, 13 St. Johns Road,										Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant			Site too small to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council.

Hampton Wick, Kingston upon Thames, KT1 4AN	20/1056/FUL	47	1	No	No	AMR 2020/21	Private	3	2	In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential										
Office										
Pub/Restaurant	N/A							N/A		

Site too small to accommodate the proposed quantum of residential units.
Site does not support office use as it is not situated in a key office area.
Site too small to accommodate the proposed pub/restaurant use.

224 Hospital Bridge Road, Twickenham, TW2 6LF	19/1890/FUL	1200	2	No	No	AMR 2020/21	Private	1b	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
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Residential	N/A									
Office										
Pub/Restaurant	N/A							N/A		

Site too small to accommodate the proposed quantum of residential units.

Site located adjacent to Grade II Listed Twickenham Library

Site located nearby Grade II Listed Grosvenor House.

Site not within Key Office Area but located within a commercial parade.

Site located within Wharf Lane Conservation Area.

Site too small to accommodate proposed office use

Site too small to accommodate the proposed pub/restaurant use.

20 London Road, TW1 3RR	19/3857/FUL	100	4	No	No	AMR 2020/21	Private	5	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
										Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office	Office development is appropriate at the site as it is within a Key Office Area.	Grade II Listed House.	Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Lockcorp House, 75 Norcutt Road, Twickenham, TW2 6SR	19/2789/FUL	700	15	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Downlands, Petersham Close, Petersham, Richmond, TW10 7DZ	20/0740/FUL	852	1	No	No	AMR 2020/21	Private	1b	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			

1-3 Cromwell Road, Teddington, TW11 9EQ	19/3632/FUL	800	2	No	No	AMR 2020/21	Private	3	1	Residential	Site too small to accommodate the proposed quantum of residential units.		
										Office	Site does not support office use as it is not situated in a key office area.		
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

The China Chef, 78 White Hart Lane, Barnes, SW13	19/2729/FUL	110	0	No	No	AMR 2020/21	Private	3	1	Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office	Office development is appropriate at the site as it is within a Key Office Area.	Site located within Mortlake Conservation Area.	Site too small to accommodate proposed office use
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
												Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

Residential			Site too small to accommodate the proposed quantum of residential units.
Office			Site does not support office use as it is not situated in a key office area.
Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.

10 Broad Lane, Hampton, TW12 3AW	19/2235/FUL	1000	2	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
4 and Part of Ground Floor of 5 King	20/0838/FUL	720	2	Yes	No	AMR 2020/21	Private	3	3	Residential Office	N/A	N/A	Site within Flood Zone 3
										Residential	N/A	N/A	Site too small to accommodate the proposed quantum of residential units.
										Office	N/A	N/A	Site too small to accommodate proposed office use
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
3-4 New Broadway, Hampton Hill, TW12 1JG	19/3704/FUL	222	4	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council.

90 Ormond Avenue, Hampton, TW12 2RX	20/1223/FUL	600	1	No	No	AMR 2020/21	Private	2	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
112 Shacklegate Lane, Teddington, TW11 8SH	20/1417/GPD15	66	0	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units.
										Office			Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Land to the Northeast of Simpson Road, Whitton, TW4 5QE	19/2765/FUL	2700	9	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
Vineyard Heights, 20 Mortlake High Street, Mortlake,	19/3706/FUL	1500	2	Yes	No	AMR 2020/21	Private	2	3	Residential			
										Office			
										Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
										Residential	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.

East House, 109 South Worple Way, East Sheen, SW14 8TN	20/0815/FUL	100	1	No	No	AMR 2020/21	Private	2	2	Office	Pub/Restaurant	N/A	N/A	Site located nearby the Grade II Listed Twickenham Library and the Grade II Listed Grosvenor House. Site too small to accommodate the proposed quantum of residential units. Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here. Site does not support office use as it is not situated in a key office area.
Land Adjacent to 93 Elm Bank Gardens, Barnes, SW13 ONX	17/4122/FUL	74	1	Yes	No	AMR 2020/21	Private	2	3	Residential Office	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
33 Parke Road, Barnes, SW13 9NJ	18/2038/FUL	76	0	Yes	No	AMR 2020/21	Private	2	3	Residential Office	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
The Haven, Eel Pie Island, Twickenham, TW1 3DY	19/0175/FUL	242.96	1	Yes	No	AMR 2020/21	Private	0	3	Residential Office	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
74 Lowther Road, Barnes, SW13 9NU	18/3285/FUL	480	1	Yes	No	AMR 2020/21	Private	1	3	Residential Office	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
391 St Margaret's Road, Twickenham, Willoughby House, 439	18/3003/FUL	204	1	Yes	No	AMR 2020/21	Private	2	3	Residential Office	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3

Richmond Road, Twickenham,	17/0315/FUL	1600	4	Yes	No	AMR 2020/21	Private	6a	3	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
										Residential Office			
286 Kew Road, Richmond, TW9 3DU	17/4453/FUL	270	1	Yes	No	AMR 2020/21	Private	2	3	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
										Residential	Residential use not supported in principle as per site allocation since use not supported in principle as per site allocation	Site within Richmond Road (East Twickenham) Conservation Area	Site too small to accommodate proposed quantum of residential units. Site is not within Council ownership, therefore is not deliverable by the Council.
Ryde House, East Twickenham, TW1 2EF	N/A	1,768.50	16	No	SA18	Local Plan (2018)	Private	3-6a	3	Pub/Restaurant	N/A	Site adjoins Grade II Listed Ryde House	In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here. Site too large to accommodate the proposed office use . Site too large to accommodate the proposed pub/restaurant use.
										Residential	Residential use supported in principle as per site allocation.		Site can accommodate proposed quantum of residential units.

Friars Lane Car Park, Richmond, TW9 1NL	N/A	1,545	23	No	SA20	Local Plan (2018)	Public	6a	3	Office Pub/Restaurant	Site within Richmond Riverside Conservation Area Site surrounded by Grade II Listed Buildings In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here. Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
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										Residential	Site located within Mortlake Conservation Area Site contains Buildings of Townscape Merit which should be retained Grade II Listed Buildings lie to the north of the site Playing fields to the south of the site are designated Residential use supported in principle as per site allocation. Other Open Land of Townscape Importance Site too large to accommodate the proposed quantum of residential units.
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Stag Brewery, Lower Richmond Road, Mortlake, SW14 7ET	N/A	87,700	292	No	SA24	Local Plan (2018)	Private	2	'art 2/	Office	Office use supported in principle as per site allocation		Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Pub/Restaurant	N/A	N/A	Site too large to accommodate proposed office use. Site too large to accommodate the proposed pub/restaurant use.
										Residential	Residential use appropriate in principle only if employment and		Site too large to accommodate proposed office use.
										Office	Office use acceptable in principle as per site allocation		Site too small to accommodate the proposed quantum of residential units.
Mortlake and Barnes Delivery Office, Mortlake, SW14 8JB	N/A	800	2	No	SA25	Local Plan (2018)	Private	2	3	Pub/Restaurant	N/A	Site only deliverable if declared surplus to requirements by Royal Mail	Site is not within Council ownership, therefore is not deliverable by the Council. Site too large to accommodate the proposed pub/restaurant use. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

													use acceptable in principle as per the site			
													Residential	Site too large to accommodate the proposed quantum of residential units.		
														Site is not within Council ownership, therefore is not deliverable by the Council.		
														In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
													Office	Office use not supported in principle as per site allocation	Part of site located within Metropolitan Open Land	Site too large to accommodate proposed office use.
Kew Biothane Plant, Mellis Avenue, Kew, TW9 4BD	18/3310/FUL	6900	88	No	SA26	Local Plan (2018)	Private	0	3	Pub/Restaurant	N/A	Open Land	Site too large to accommodate the proposed pub/restaurant use.			
													Residential	Site too small to accommodate the proposed quantum of residential units.		
													Office	Site does not support office use as it is not situated in a key office area.		
													Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
														Site is not within Council ownership, therefore is not deliverable by the Council.		
														In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.		
1 Curtis Road, Whitton, TW4 5PU	19/0495/FUL	248.1	2	No	No	AMR 2020/21	Private	1b	3							
													Residential			
													Office			
Garages and Land Adjacent Railway South Worple Way, East Sheen,	19/3324/FUL	1600	5	Yes	No	AMR 2020/21	Private	3	3	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3			

													Residential Office			
5 Barnes High Street, Barnes, SW13 9LB	20/1333/FUL	133	1	Yes	No	AMR 2020/21	Private	3	3	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3			
													Residential			
													Office			
													Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
81 High Street, Hampton Wick, Kingston upon Thames, KT1 4DG	19/3490/FUL	100	1	No	No	AMR 2020/21	Private	4	3				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
													Residential			
													Office			
													Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
64 White Hart Lane, Barnes, SW13 0PZ	20/0595/FUL	129	1	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
													Residential			
													Office			
													Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
Land Rear of																Site is not within Council ownership, therefore is not deliverable by the Council.

40 Pagoda Avenue, Richmond, TW9 2HF	20/0990/FUL	1000	1	No	No	AMR 2020/21	Private	5	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
													Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use.
Boundaries 1 St James' Road, Hampton Hill, Hampton, TW12 1DH	20/1499/FUL	800	9	No	No	AMR 2020/21	Private	1b	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
													Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed pub/restaurant use.
3 Cedar Terrace, Richmond, TW9 2JE	20/1461/FUL	110	2	No	No	AMR 2020/21	Private	6a	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
													Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use.
													Site is not within Council ownership, therefore is not deliverable by the Council.			

80 Windmill Road, Hampton Hill, TW12 1QU	20/1885/FUL	2000	1	No	No	AMR 2020/21	Private	2	1	In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
										Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use.
133A Percy Road, Twickenham, TW2 6HT	20/0145/FUL	136	2	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
										Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use.
273A The Coach House, Sandycombe Road, Richmond, TW9 3LU	19/0633/FUL	185	5	No	No	AMR 2020/21	Private	2	1	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
										Residential Office Pub/Restaurant	N/A N/A	N/A	Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area. Site too large to accommodate the proposed pub/restaurant use. Site is not within Council ownership, therefore is not deliverable by the Council.

22 Linden Road, Hampton, TW12 2JB	20/0921/FUL	90	2	No	No	AMR 2020/21	Private	2	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential	N/A within Key Office Area but located within a commercial	N/A Site nearby Grade II Listed East Sheen Filling Station	Site too small to accommodate the proposed quantum of residential units.
										Office			Site can accommodate proposed office use Site too large to accommodate the proposed pub/restaurant use.
										Pub/Restaurant	N/A	N/A	
422 Upper Richmond Road West, East Sheen, SW14 7JX	19/3905/FUL	247	7	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
281 Lonsdale Road, Barnes, SW13 9QB	20/0881/FUL	1000	2	Yes	No	AMR 2020/21	Private	2	3	Residential Office			Site within Flood Zone 3
										Pub/Restaurant	N/A	N/A	
										Residential	N/A	N/A	Site can accommodate pub/restaurant use Site too small to accommodate the proposed quantum of residential units.
										Office	N/A	N/A	Site does not support office use as it is not situated in a key office area.
										Pub/Restaurant	ant use	Site located on designated	
1 Butts Crescent, Hanworth, Feltham, TW13 6HU	20/1080/FUL	446.6	1	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential	N/A	N/A	Site too large to accommodate the proposed office use.

17A Strawberry Hill Road, Twickenham, TW1 4QB	20/1986/FUL	600	4	No	No	AMR 2020/21	Private	2	1	Office	Site located within Key Office Area.	Site located within Strawberry Hill Conservation Area	Site too large to accommodate the proposed pub/restaurant use. Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate the proposed quantum of residential units. Site does not support office use as it is not situated in a key office area.
										Office			Site too small to accommodate the proposed pub/restaurant use.
										Pub/Restaurant	N/A	N/A	Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
195 Upper Richmond Road West, East Sheen, SW14 8QT	20/0256/FUL	137.23	2	No	No	AMR 2020/21	Private	3	1	Residential	N/A		Site too small to accommodate proposed office use
										Office	Site located within Key Office Area.	Site located within Strawberry Hill Conservation Area	Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate the proposed pub/restaurant use.
										Pub/Restaurant	N/A	N/A	Site is not within Council ownership, therefore is not deliverable by the Council.

112A Heath Road, Twickenham, TW1 4BW	20/2490/FUL	125	2	No	No	AMR 2020/21	Private	5	1				In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		Site does not support office use as it is not situated in a key office area.	
											Office		Site too small to accommodate the proposed quantum of residential units.	
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
2 Grand Parade, East Sheen, SW14 7PS	20/0997/FUL	128.5	3	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		Site does not support office use as it is not situated in a key office area.	
											Office		Site too small to accommodate the proposed quantum of residential units.	
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Tabard House, 22 Upper Teddington Road, Hampton Wick, KT1 4DT	19/3746/FUL	1400	2	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential		Site does not support office use as it is not situated in a key office area.	
											Office		Site too small to accommodate the proposed quantum of residential units.	
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.

192 Heath Road, Twickenham, TW2 5TX	20/2000/FUL	120	1	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
51 Howsman Road, Barnes, SW13 9AW	20/2691/FUL	225	1	Yes	No	AMR 2020/21	Private	2	1	Residential Office Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
										Residential Office Pub/Restaurant	N/A	N/A	Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate the proposed pub/restaurant use.
Wick House, Richmond Hill, TW10 6RN	19/0198/HOT	789	3	No	No	AMR 2020/21	Private	1b	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential Office Pub/Restaurant	N/A	N/A	Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate the proposed pub/restaurant use.
86 Ormond Drive, Hampton, TW12 2TN	20/2694/FUL	160	1	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential Office			Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed quantum of residential units.

11-12 Cusack Close, Twickenham, TW1 4TB	20/2238/FUL	497	3	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
												Residential Office Pub/Restaurant	N/A N/A	N/A	Site does not support office use as it is not situated in a key office area. Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate the proposed pub/restaurant use.
4 The Broadway, Barnes, SW13 ONY	20/1846/FUL	200	1	No	No	AMR 2020/21	Private	3	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
												Residential Office Pub/Restaurant	N/A N/A	N/A Site not in highly accessible area demonstrate by PTAL 1 rating	Site too small to accommodate proposed office use Site too small to accommodate the proposed quantum of residential units. Site too small to accommodate the proposed pub/restaurant use.
118A-118B High Street, Hampton Hill, Hampton, TW12 1NT	20/2841/FUL	234.9	1	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.			
												Residential			Site does not support office use as it is not situated in a key office area.

											Office			Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
600 Hanworth Road, Whitton, TW4 5LJ	19/3652/FUL	529	2	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential	N/A	N/A	Site can accommodate proposed office use
											Office	Site not within Key Office Area but located within a commercial parade.	Site adjacent to numerous Grade II Listed Buildings.	Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Workshop Rear of 8 High Street, Hampton, TW12 2SJ	19/1663/FUL	258	1	No	No	AMR 2020/21	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
											Residential			Site does not support office use as it is not situated in a key office area.
											Office			Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
8 St Albans Gardens, Teddington, TW11 8AE	20/3144/FUL	622	1	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	

											Residential			Site does not support office use as it is not situated in a key office area.
											Office			Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too large to accommodate the proposed pub/restaurant use.
														Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
12 High Street, Hampton Hill, TW12 1PD	20/1985/GPD23	97.5	0	No	No	AMR 2020/21	Private	2	1					
											Residential	N/A	N/A	Site too small to accommodate proposed office use
														Site located immediately adjacent to Twickenham
											Office	Site located within Key Office Area.	Riverside Conservation Area	Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
														Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
First Floor 23- 25 King Street, TW1 3SD	20/2077/GPD15	66.17	0	No	No	AMR 2020/21	Private	2	1					
											Residential			
											Office			
159 Mortlake Road, Kew, TW9 4AW	20/2093/GPD15	N/A	N/A	No	No	AMR 2020/21	Private	2	3	Pub/Restaurant	N/A	N/A	Site within Flood Zone 3	
											Residential			Site too small to accommodate proposed office use
											Office			Site too small to accommodate the proposed quantum of residential units.
											Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.

2 Mount Mews, Hampton, TW12 2SH	20/0915/GPD15	70	0	No	No	AMR 2020/21	Private	2	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
										Residential		Site too small to accommodate proposed office use	
										Office		Site too small to accommodate the proposed quantum of residential units.	
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Unit A92-98 Lower Mortlake Rod, Richmond, TW9 2JG	21/0110/GPD15	133	2	No	No	AMR 2020/21	Private	6a	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
										Residential	N/A	N/A	Site too small to accommodate proposed office use
												Site located adjacent to Twickenham	
										Office	Site located within Key Office Area.	Riverside Conservation Area.	Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
1 London Road, Twickenham, TW1 3SX	21/0129/PS192	56	2	No	No	AMR 2020/21	Private	6a	1			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.	
										Residential			Site too small to accommodate proposed office use
										Office			Site too small to accommodate the proposed quantum of residential units.

171 Kingston Road, Teddington, TW11 9JP	20/3689/GPD15	70	1	No	No	AMR 2020/21	Private	2	2	Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
										Residential			Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Office			Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
1A May Road, Twickenham Road, TW2 6QW	21/0323/GPD15	92	1	No	No	AMR 2020/21	Private	3	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.
										Residential			Site too small to accommodate proposed office use
										Office			Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant	N/A	N/A	Site too small to accommodate the proposed pub/restaurant use.
Land to the Rear of 24 Marchmont Road, Richmond, TW10 6HQ	20/3495/FUL	180	1	No	No	AMR 2020/21	Private	1b/2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

Residential

Eel Pie Island Slipways, Twickenham, TW1 3DY	N/A	1500	N/A	Yes	No	Savills Land Agent	Private	0	3	Office Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
St. Leonards Court, St. Leonards Road, Mortlake SW14 7NG	N/A	9080	N/A	Yes	No	Savills Land Agent	Private	1b/2	3	Residential Office Pub/Restaurant	N/A	N/A	Site within Flood Zone 3
										Residential	N/A	N/A	Site can accommodate pub/restaurant use
													Site located within a predominately residential area.
										Office	Site not within Key Office Area but located within a commercial parade. Pub/restaurant use acceptable in principle	Site has poor accessibility according to PTAL rating. Site surrounded by residential uses	Site too small to accommodate the proposed quantum of residential units.
										Pub/Restaurant			Site does not support office use as it is not situated in a key office area.
Chestnut Avenue, Hampton, TW12 2NU	20/3641/FUL	448	1	No	No	Savills Land Agent	Private	2	1				Site is not within Council ownership, therefore is not deliverable by the Council. In conclusion, this site is unable to accommodate all of the proposed Wharf Lane land uses and the development is not deliverable here.

