



Mr and Mrs Frost

**29-31 HIGH STREET, HAMPTON
WICK**

Sequential Test



Mr and Mrs Frost

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Sequential Test

TYPE OF DOCUMENT (VERSION) CONFIDENTIAL

PROJECT NO. 62262303

OUR REF. NO. 1

DATE: MARCH 2023

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QUALITY CONTROL

Issue/revision	First issue	Revision 1
Remarks	Alice McDonald	Alice McDonald
Date	21/02/2023	21/02/2023
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Signature		
Checked by	Greg Dowden	Greg Dowden
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Authorised by	Greg Dowden	Greg Dowden
Signature		
Project number	62262303	62262303
Report number	1	1



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1 INTRODUCTION

- 1.1.1. This Sequential Flood Risk Assessment (SFRA) has been prepared by WSP on behalf of Mr and Mrs Frost in support of s planning application for the redevelopment of 29 to 31 High Street Hampton Wick, KT1 4DA and land to the rear (hereafter referred to as “The Site”).
- 1.1.2. The planning application was submitted by WSP on behalf of Mr and Mrs Frost in February 2021 (Ref. 21/0586/FUL).
- 1.1.3. The formal description of development is as follows:
“Demolition of Nos. 29 and 29b High Street and associated outbuildings, and erection of 8no. dwellings and Class E floorspace with associated works.”
- 1.1.4. According to the Environment Agency’s online flood map service, the site lies within Flood Zone 1 and Flood Zone 2. In line with National Planning Policy Guidance (NPPG) the Sequential Test must demonstrate that there are no reasonably available sites in areas with lower probability of flooding that would be appropriate for the type of development or land use proposed.
- 1.1.5. The purpose of this document is to demonstrate that the proposed development complies with the Sequential Test in accordance with the requirements of the National Planning Policy Framework (NPPF 2021) and accompanying ‘Flood Risk and Coastal Change’ planning practice guidance.
- 1.1.6. The report is compliant with Policy LP 21 – Flood Risk and Sustainable Drainage of the Richmond Local Plan (2018), as well as the Strategic Flood Risk Assessment that supports and informs the Local Plan.
- 1.1.7. The report is also prepared in accordance with the Environmental Agency’s ‘Flood Risk Assessment: The Sequential Test for Applicants’ (April 2012) guidance, as updated in August 2022.

2 SITE CONTEXT

2.1 THE SITE AND SURROUNDINGS

- 2.1.1. The site is located on Hampton Wick High Street in the London Borough of Richmond. Nos. 29- 31 High Street make up the frontage of the site which extends to the rear, and has a site area comprising approximately 920 sqm.
- 2.1.2. No. 29 High Street is a two-storey building with a mono pitch lean to roof. The ground floor is occupied by a printing shop (Use Class E). A laser clinic (Use Class E) occupies No. 31 High Street which is three storeys in height and is identified as a Building of Townscape Merit. A residential unit is located on the upper floors of these two buildings.
- 2.1.3. No. 29b is located behind the main frontage of the site, comprising two workshop units. A storage unit is located adjacent to 29b and a further storage unit is located at the rear of the site, adjacent to The White Hart Hotel car park.
- 2.1.4. Access to the site is provided between Nos. 27 and 29 High Street. The site currently benefits from eight parking spaces.
- 2.1.5. The site is located within the Hampton Wick Conservation Area (CA18). In addition to No. 31, most of the buildings which front the High Street are locally listed as Buildings of Townscape Merit (BTM), with the exception of Nos. 27 and 29.

2.2 PROPOSAL

- 2.2.1. The application scheme is for:

“Demolition of Nos. 29 and 29b High Street and associated outbuildings, and erection of 8no. dwellings and Class E floorspace with associated works.”
- 2.2.2. The application (LPA Ref. 21/0586/FUL) was validated on 19 February 2021, and the amount of Class E floorspace proposed 539 sqm.
- 2.2.3. The Council have recently requested the submission of a Sequential Test to assist in the determination of the application.

3 SEQUENTIAL TEST

3.1 INTRODUCTION

- 3.1.1. The Environment Agency's online flood map indicates that a proportion of the site lies within Flood Zone 2 ('Medium Probability').
- 3.1.2. The revised National Planning Policy Framework (NPPF) (July 2021) states at paragraph 162 that:
"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development 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. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."
- 3.1.3. Where there are no reasonably available sites appropriate in Flood Zone 1, decision-makers should consider the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 and then Flood Zone 3. To meet the requirements of the Sequential Test, it must therefore be demonstrated that there are no 'reasonably available' alternative sites within a lower probability of flooding that would be appropriate for the type of development proposed.
- 3.1.4. Policy LP 21 of the Local Plan notes that developments in Flood Zone 3a and Flood Zone 2 will only be considered if a 'Sequential Test' has been applied in accordance with national policy and guidance. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance, the Council's Strategic Flood Risk Assessment.
- 3.1.5. As a result, this assessment has considered sites sequentially preferable in terms of the probability of flooding of the application site – i.e., sites within Flood Zone 1 – which would be appropriate to accommodate the current development proposals for 8 residential units.

3.2 APPROACH TO THE SEQUENTIAL TEST

- 3.2.1. The methodology for this sequential test follows an approach Officers at the London Borough of Richmond Upon Thames previously considered acceptable. In addition Local plan policy guides development proposals to the emerging SFRA as a source of additional planning guidance in relation to the sequential test.
- 3.2.2. This draft guidance is set out at paragraph 6.3.1 of the SFRA and this sequential test has been prepared in light of that guidance and approach. Further explanation of this is set out in the table below:

<p>6.3.1 Application of the Sequential and Exception Tests</p>	<p>Applicant's comment</p>
<p>Implementation of a sequential, risk-based approach is vital in determining the suitability of a site for development with regards to flood risk. For proposed development sites that require the application of the Sequential Test, and in some instances, the Exception Test, this SFRA document and the accompanying Web Maps provide the basis for applying these tests at a site-specific level.</p>	<p>National policy remains relevant. It is noted that the SFRA is not a DPD and does not carry that status.</p>
<p>Proposed development sites within multiple flood risk zones are classed under the highest Flood Zone present on site. For example, a site that partly falls within Flood Zone 1 and Flood Zone 2 is formally classified as a site in Flood Zone 2. The Flood Zone that each proposed site falls under helps inform the approach needed for the site and the information required for the planning application</p>	<p>It is not clear that this is compliant with national policy. A site that lies part in Flood Zone 1 and part in Flood Zone 2 does not lie wholly in Flood Zone 2.</p>
<p>The Sequential Test will need to be applied to steer the entire proposed site to the areas with the lowest risk of flooding. If the Exception Test is required, the application is based on the highest Flood Zone the site is in and will need to be passed for the planning application.</p>	<p>Agreed. The scheme cannot be disaggregated.</p> <p>The Exception Test is not engaged by this application and so is not relevant to the scheme</p>
<p>Sequential Test</p> <p>The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding.</p> <p>For sites that require it, but have not undergone Sequential Testing as part of the site allocations identified in the London Borough of Richmond upon Thames' Local Plan, a site-specific Sequential Test is required.</p> <p>The search area and definition of reasonable available alternative sites must be determined in line with the guidance below in consultation with the LPA. The scope is not limited to, but should include the following, and any scope should be</p>	<p>Agreed, and this reflects national policy in the NNF, and NPPG.</p> <p>Agreed, and this reflects national policy in the NNF, and NPPG.</p> <p>As a general point compliance with the guidance below means further approval from the LPA should not be required. The purpose of</p>

6.3.1 Application of the Sequential and Exception Tests	Applicant's comment
<p>shared with the LPA for review and agreement prior to the Test being undertaken.</p>	<p>guidance is to produce a fair, and uniform and transparent approach across all sites in the Borough on the basis of public and comprehensive criteria. This will not be achieved if parameters are altered and changed for individual sites through a pre-approval process.</p> <p>Notwithstanding this general point, this Sequential test has been produced in consultation with the LPA using the methodology acceptable to the LPA.</p>
<p>• Search area: The default area should be the entire borough. This can be reduced where justified by the functional requirements of the development or relevant objectives of the Local Plan.</p> <p>Examples of these include:</p> <ul style="list-style-type: none"> o Functional requirements – Industrial or infrastructure developments that may service an area wider than the borough. 	<p>The area of search has included the whole Borough.</p> <p>This is not relevant as the whole of the Borough has been included in the search area.</p>
<ul style="list-style-type: none"> o Local Plan objectives – Regeneration of a specific area may be targeted based on objectives set in the Local Plan. 	<p>This is not relevant as the whole of the Borough has been included in the search area.</p>
<p>A local Sequential Test approach is in place for development proposals in town centres, local centres, and areas that fall within the 800m buffer boundary for each centre. See Section 6.2 for information on how to apply this approach</p>	<p>This criterion is not relevant to the application Scheme</p>
<p>• Reasonable available sites: These generally include sites that are suitable (those that can accommodate the requirements of the proposed development), developable and deliverable.</p>	<p>These criteria are agreed and it is noted that disaggregation is again excluded as a factor in the assessment of sites</p>
<p>Sources of where these could be selected from include the following:</p>	<p>These sources have been used in the present Sequential Assessment.</p>
<ul style="list-style-type: none"> o List of sites prepared as part of the evidence base or background documents produced to 	<p>These sources have been used in the present Sequential Assessment.</p>

6.3.1 Application of the Sequential and Exception Tests	Applicant's comment
inform the Local Plan, such as the London Borough of Richmond upon Thames' Monitoring Report and five year housing land supply.	
o Sites listed under a Local Authority's brownfield land register, which contains information on previously developed sites that are considered to be appropriate for residential development. This includes sites with and without planning permission.	These sources have been used in the present Sequential Assessment.

- 3.2.3. On 10th February 2023 planning permission was granted for a scheme at Haverfield Road, Kew comprising the demolition of the existing dwelling house and 22 garages and the construction of 5 x new residential dwellings (Class C3) with associated hard and soft landscaping, parking and associated infrastructure (LPA Ref. 22/1497/FUL).
- 3.2.4. A Sequential Assessment was submitted as part of a Flood Risk Assessment and Sustainable Drainage Strategy document to support this application, and Officers considered both the methodology and results of that Sequential Test acceptable.
- 3.2.5. The approach to the present Sequential Test follows the same approach used in Planning Permission 22/1497/FUL and is set out below.
- 3.2.6. Furthermore, **Appendix A** highlights sites identified in the Haverfield Road sequential test that have also been identified and assessed in the sequential test carried out for this report.
- 3.2.7. Sites that are not identified in the present sequential test but which are referenced in the Haverfield Road sequential test were discarded, generally owing to their size, which meant that they were not reasonably comparable to the application site.
- 3.2.8. Sites across the entire borough of Richmond have been assessed in this sequential test to ensure compliance with the Strategic Flood Risk Assessment.
- 3.2.9. The steps taken in the Sequential Test are set out below.

Task 1 – Site Identification

Search Parameters

- 3.2.10. The first task is to identify potential alternative sites to be assessed.
- 3.2.11. For a site to be an alternative to that of the application site, it needs to be comparable on a 'like for like' basis. Therefore, potential suitable sites need to be of a similar size and type with the potential to support similar development proposals. For example, a large site in the open countryside is not a comparable alternative to the application site as the type and size of site, as well as its characteristics, would be different. Such sites have been screened out of this Assessment.

3.2.12. The application site is in a predominately commercial area that is in close proximity to residential neighbourhoods. Therefore, potential alternative sites in areas with similar surrounding characteristics are considered most suitable for further consideration. For completeness, WSP have considered sites within a range of site sizes and yields to capture all potentially alternative sites which could deliver a similar development.

3.2.13. As stated in section 2, the application site is approximately 920sqm in size and seeks to accommodate 8 residential units partially within Flood Zone 2. To ensure that comparable sites are considered as part of this assessment, WSP have only included sites with the following search parameters:

- Between 828sqm and 1,012sqm in size which represents a range of +/- 10%;
- Capacity for 7-9 residential units which represents a range of +/- 10%;
- Capacity for between 485.1sqm and 592.9sqm of Class E floorspace which represents a range of +/- 10%;
- Located within the London Borough of Richmond Upon Thames; and
- Located within Flood Zone 1.

A summary of the site criteria set out in Table 1 below and the justification for site criteria is set out in Table 2 and further detailed in **Appendix B**.

Table 1. Site selection criteria

Area	Existing	Smallest Area Selected	Largest Area Selected
	920sqm	828sqm	1,012sqm

Units	Unit Size	Lowest no. of units selected	Highest no. of units selected
	8	7	9

Class E Floorspace	Existing	Smallest Area Selected	Largest Area Selected
	539sqm	485.1sqm	592.9sqm

Table 2. Site criteria, and justification for selected criteria

Site criteria	Justification for criteria	Used in the other successful Assessments in LBRUT?
Within the London Borough of Richmond Upon Thames	Specified by the LPA.	Y
Within Flood Zone 1	This is required to demonstrate that sites have been considered sequentially and directed towards the lowest areas of flood risk.	Y
Outside of Green Belt	The NPPF and Policy LP 13 of the Local Plan sets out that the extension of a building is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. Therefore, the proposed development is considered to be inappropriate development in the green belt.	Y
Land must be owned by the landowner. If not, land of a comparable size must be available, on the open market, and suitable for the development of 8 units andsqm Class E floorspace. It should meet the following criteria: Between 838sqm-1,012sqm in size; and Capacity for 7-9 residential units; Capacity for between 485.1sqm and 592.9sqm of Class E use	In order for an alternative site to be considered, this must be available, or made available to the applicant.	Y

Source Documents

- 3.2.14. Using the search parameters as stated in paragraph 3.2.13 all adopted, emerging policy and evidence documents have been reviewed for potential alternative sites.
- 3.2.15. The most appropriate sources are the Brownfield Land data and the AMR 2020/21 Housing Supply Summary and Trajectory. These sources are both produced by the LPA and include an extensive list of potential housing sites.

Included Sites

3.2.16. The above parameters automatically include sites contained in:

- The Brownfield Land Register;
- AMR 2020/21 Housing Supply Summary and Trajectory;
- Local Plan Site Allocations;
- Sites advertised as being available on the Zoopla website;
- Sites advertised as being available on the Estate Agency Clearing House website;
- Sites advertised as being available on the Rightmove website; and
- Sites advertised as being available on the Estates Gazette Property Link website.
- Sites identified in other recent Sequential Tests undertaken in the LB Richmond

3.2.17. For clarification all sites have been considered, and the parameters of this Sequential Test applied to them.

Task 2 – Flood Zone Identification

3.2.18. The second task is to establish which Flood Zone the sites to be assessed are in and therefore whether they are sequentially preferable in flooding terms to that of the application site. A review of the Environment Agency's online flood map service and the SFRA has been used to confirm which parts of the respective sites are in which flood zone.

3.2.19. As part of the application site is located within Flood Zone 2, this sequential test excludes all comparable sites in this Flood Zone, as these would be the same as 29-31 High Street, Hampton Wick and not sequentially preferable to it. Instead, all relevant potential sites in Flood Zone 1 are considered in this assessment as sequentially preferable on the basis that the probability of flooding is lower in these areas compared to the application site.

Task 3 – Site Assessment

3.2.20. The third task is to carry out a desk-based assessment from publicly available sources of information, to identify whether the sites identified are 'reasonably available'. This assessment includes consideration of the following points:

- When is the site available for development?
- Is the site currently occupied / in use?
- Are there multiple ownerships?
- Is assembly of several plots of land needed?
- Has there been any planning activity (a review of planning history)?
- Is the site being pursued by other third parties?
- Are there any known development constraints?

3.2.21. Answering these questions, as well as considering other key factors will determine whether a site is 'reasonably available' and a suitable alternative in comparison to the application site that is available for development now.

Task 4 – Independent Search of Sites Available on the open Market

3.2.22. The Department for Levelling Up, Housing and Communities ('DLUHC') published updated guidance to the Flood Risk & Coastal Change PPG on 25 August 2022. One of the changes introduced by this updated guidance is that applicants are now required 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].'

- 3.2.23. We have checked properties on the market as a matter of course, but again for robustness, we have approached a local agent to repeat this exercise. The results of this exercise are enclosed at **Appendix C** to this Sequential Test, and it will be seen from that that there are no current sites that meet the search parameters available on the market, anywhere within the London Borough of Richmond Upon Thames.

3.3 FINDINGS OF THE SEQUENTIAL TEST

- 3.3.1. WSP undertook a wide search both in terms of area (the entire Borough) and in terms of sources of information to identify sites between 828sqm and 1,012sqm in area and suitable to accommodate between 7 and 9 units and between 485.1sqm (Net GIA) and 592.9sqm (Net GIA) commercial floorspace.
- 3.3.2. A total of 176 sites have been identified as potentially relevant, and from this a short list of 16 identified, whose characteristics are comparable to the Application Site. A copy of this long list is enclosed in **Appendix D**.
- 3.3.3. The short list of 16 potentially qualifying sites is enclosed below:

Ref	Source	ID No	Address	Planning Application Reference	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
1	Brownfield Register	RBR/17/0085	Twickenham Riverside (Former Pool Site) and south of King Street	21/2758/FUL	9	720	N/A	2	N	N	N	The site has planning permission for the 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 (LPA Ref. 21/2758/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is smaller than the application scheme and outside of the identified range. The site also lies in Flood Zone 2 and is therefore not sequentially preferable to 29-31 High Street, Hampton Wick. Reject
2	Brownfield Register	RBR/17/0075	Boundaries 1 St James's Road Hampton Hill Hampton TW12 1DH	20/1499/FUL	9	830	N/A	1	N	N	N	The site has planning permission for the demolition of existing buildings and the erection of a replacement building to contain 9no. flats (Use Class C3), with associated works including landscaping and parking (LPA Ref. 20/1499/FUL) so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. In addition the site does not demonstrate capacity to provide Class E floorspace. Reject
3	AMR 2020_2021 Housing Supply	N/A	Land To The Northeast Of Simpson Road Whitton	19/2765/FULL	9	2740	N/A	1	N	N	N	The site has planning permission for the erection of 5 no. 2 bed/4 person terraced houses (including 1 wheelchair unit) and 4 no. 3 bed/5 person semi-detached houses; formation of new access off Simpson Road and 12 no. off-street car parking space; (LPA Ref. 19/2765/FULL), so it is not reasonably available. The size of the site is also larger than the application scheme and outside the identified range. Works have also already commenced on site. In addition the site does not demonstrate capacity to provide Class E floorspace so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. Reject
4	Brownfield Register	RBR/17/0009	37 Grosvenor Road Twickenham TW1 4AD	07/2218/FUL	7	240	N/A	1	N	N	N	The site has planning permission for the demolition of existing buildings at rear of 33 - 57 Grosvenor Road and erection of a part 1 and

Ref	Source	ID No	Address	Planning Application Reference	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												part 2 storey office building together with 5 car parking spaces and delivery/drop off zone (LPA Ref. 07/2218/FUL). The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Works have also already commenced on site. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
5	Brownfield Register	RBR/17/0026	9 Tudor Road and 27 Milton Road, Hampton	16/3019/FUL	7	1100	N/A	1	N	N	N	The site has planning permission for the redevelopment of the site to provide seven houses, associated landscaping and parking following the demolition of all existing buildings. (LPA Ref. 16/3019/FUL) so it is being pursued by others and is not on the market or otherwise reasonably available. The size of the site is also larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick. Works have also already commenced on site. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
6	Brownfield Register	RBR/17/0061	102 - 104 Kew Road, Richmond, TW9 2PQ	20/1205/FUL	7	280	N/A	1	N	N	N	The site has planning permission for part change of use of ground floor from A3 to C3 (Residential) and alterations to existing shopfront to create 4 No. self-contained studio and 3 No. 1 bed Flats (LPA Ref. 20/1205/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. The size of the site is also smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. Works have also already commenced on site. In addition, the site does not demonstrate capacity to provide Class E floorspace. Reject
7	Brownfield Register	RBR/17/0068	422 Upper Richmond Road West, East Sheen	19/3905/FUL	7	220	N/A	1	N	N	N	The site has planning permission for the provision of 1 no. retail unit and 7 no. flats (5 x studio flats and 2 x 1 bed flats) with associated hard and soft landscaping, cycle and refuse stores (LPA Ref. 19/3905/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. The size of the site is also smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick. Works have also already commenced on site. In addition, the site does

Ref	Source	ID No	Address	Planning Application Reference	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												not demonstrate capacity to provide Class E floorspace. Reject
8	Brownfield Register	RBR/17/0016	Richmond Film Services Park Lane Richmond TW9 2RA	14/3780/FUL	8	1220	N/A	1	N	N	N	The site has planning permission for the conversion and restoration of the Old School building to form 5 no. residential apartments, and 90 square metres of B1a Office space, and the erection of 3no. terraced townhouses with basement accommodation at the rear, with car parking, landscaping, and use of the existing vehicular access. (LPA Ref. 14/3780/FUL) so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. In addition, the site does not demonstrate capacity to provide the required amount of Class E floorspace Reject
9	Brownfield Register	RBR/17/0084	54 George Street, Richmond, TW9 1HJ	21/1521/FUL	8	320	N/A	1	N	N	N	The site has planning permission for 8 residential flats (LPA Ref. 21/1521/FUL) so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is smaller than the application scheme and outside of the identified range. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
10	Brownfield Register	RBR/17/0001	Pouparts Yard And Land Rear Of 84A Hampton Road Twickenham	08/0225/FUL	9	290	N/A	1	N	N	N	The site has planning permission for the demolition of workshop and the erection of a mixed use development comprising 9 No. residential units and 348 sqm of commercial floor space with associated parking and landscaping (LPA Ref. 08/0225/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is smaller than the application scheme and outside of the identified range, and the site does not demonstrate capacity to provide the required amount of Class E floorspace Reject
11	Brownfield Register	RBR/17/0021	Silver Birches 2 - 6 Marchmont Road Richmond TW10 6HH	15/5217/FUL	9	2370	N/A	1	N	N	N	The site has planning permission for the demolition of care home, and the construction of nine residential units and associated works (LPA Ref. 15/5217/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is also larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably

Ref	Source	ID No	Address	Planning Application Reference	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												available. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
12	Brownfield Register	RBR/17/0022	29 George Street Richmond TW9 1HY	16/0058/FUL	9	1510	N/A	1	N	N	N	The site has planning permission for the change of use of 2nd floor and 3rd floor level from ancillary retail to nine 1 bedroom flats (C3 use) reconfiguration of food store at ground floor level (LPA Ref. 16/0058/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is also larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. Reject
13	Brownfield Register	RBR/17/0054	Land at 149 - 151 Heath Road Twickenham	16/3450/FUL	9	240	N/A	1	N	N	N	The site has planning permission for erection of a part 3 storey part 4 storey building with commercial use (Flexible Use Class A1, A2 and/or B1a) on the ground floor with 9 flats (4 x 1 bed and 5 x 2 bed) on upper floors. (LPA Ref. 16/3450/FUL), so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is also smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. Reject
14	Brownfield Register	RBR/17/0058	The Firs, Church Grove, Hampton Wick, KT1 4AL	17/1550/FUL	9	810	N/A	1	N	N	N	The site has planning permission for the demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (LPA Ref. 17/1550/FUL) so it is being pursued by others and is not on the market or otherwise reasonably available. Works have also already commenced on site. The size of the site is also smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick. In addition, the site does not demonstrate capacity to provide Class E floorspace. Reject
16	Brownfield Register	RBR/17/0086	Garage Site, Marys Terrace, Twickenham, TW1 3JB	20/1570/FUL	9	453	N/A	1	N	N	N	The site has planning permission for erection of a part two / four storey building to provide 4 x 1, 4 x 2 and 1 x 3 bedroom flats (LPA Ref. 20/1570/FUL) so it is being pursued by others and is not on the market or otherwise



Ref	Source	ID No	Address	Planning Application Reference	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												reasonably available. Works have also already commenced on site. The size of the site is also smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick. In addition, the site does not demonstrate capacity to provide Class E floorspace. Reject

- 3.3.4. It is evident from our assessment that all the qualifying sites either:
- Have an extant planning permission and are therefore not reasonably available;
 - Are being actively pursued for development by third parties and are therefore not reasonably available;
 - Are unsuitable for the type of development proposed in terms of the characteristics of the site and surrounding area; or
 - Development has commenced, or is complete, and therefore the site is not reasonable available.
- 3.3.5. It should be noted that this list does not include any open market sites. This is because the independent search undertaken by a local agent found no alternative sites available on the open market that would be suitable for the proposed development. A letter confirming this is enclosed at **Appendix C** to this report.
- 3.3.6. Our conclusion therefore is that there are no 'reasonably available' or suitable alternative sites in a lower risk Flood Zone (Flood Zone 1) to the application site that are able to accommodate the proposed development.
- 3.3.7. This is true when considering the sites in terms of use or area and having enlarged the search parameters by 10% either side of those of the application site.

4 CONCLUSION

- 4.1.1. This Flood Risk Sequential Test has been prepared by WSP on behalf of Mr & Mrs Frost in relation to the proposed development at 29-31 High Street, Hampton Wick, KT1.
- 4.1.2. The application site is located within Flood Zone 2. The LPA has determined that a Sequential Test be undertaken to establish whether there are any reasonably available sites within a lower risk flood zone that are suitable to accommodate the proposed development.
- 4.1.3. WSP has therefore undertaken an assessment of sites across the London Borough of Richmond Upon Thames located in Flood Zone 1, that can provide a plot between 828sqm and 1,012sqm, that can accommodate between 7 and 9 units residential, and between 485.1sqm (Net GIA) and 592.9sqm (Net GIA) of commercial floorspace.
- 4.1.4. This Sequential Test demonstrates that there are no sequentially preferable sites within the London Borough of Richmond Upon Thames that are reasonably available alternatives to the application site. On this basis, it has been demonstrated that the Sequential Test has been satisfied, and that there is no flooding or flood risk reason why planning permission cannot be granted for this scheme.

Appendix A

COMPARISON TABLE - ASSESSMENT FOR HAVERFIELD ROAD SITE AND ASSESSMENT FOR HAMPTON WICK SITE





Sites identified by Sequential Assessment for Haverfield Road	Site reference in Sequential Assessment for Haverfield Road	Outcome of Site in Sequential Test for Hampton Wick
Hampton Square, Hampton	2	127. Site rejected.
Platts Eyott	3	128. Site rejected.
Hampton Traffic Unit, 60-68, Station Road, Hampton	4	129. Site Rejected.
Hampton Delivery Office, Rosehill, Hampton	5	130. Site rejected.
Telephone Exchange, High Street, Teddington	6	131. Site rejected.
Teddington Delivery Office, 19 High Street, Teddington	7	132. Site rejected.
Strathmore Centre, Strathmore Road	8	133. Site Rejected
St Mary's University Strawberry Hill	9	134. Site rejected.
Richmond upon Thames College, Twickenham	10	135. Site rejected
The Stoop (Harlequins Rugby Football Club), Twickenham	11	136. Site rejected.
Twickenham Stadium, Twickenham	12	137. Site rejected.
Mereway Day Centre, Mereway Road, Twickenham	13	138. Site rejected.
Telephone Exchange, Whitton	14	139. Site rejected.
Kneller Hall, Whitton	15	140. Site rejected.
5 Ham Close, Ham	16	141. Site rejected.
Cassel Hospital, Ham Common, Ham	17	142. Site rejected.
St Michael's Convent, Ham Common	18	143. Site rejected.
Ryde House, East Twickenham	19	144. Site rejected.
Richmond Station, Richmond	20	145. Site rejected.
Friars Lane Car Park, Richmond	21	146. Site rejected.



Sainsbury's, Lower Richmond Road, Richmond	22	147. Site rejected.
Pools on the Park and surroundings, Old Deer Park, Richmond	23	148. Site rejected.
Richmond Athletic Association Ground, Old Deer Park, Richmond	24	149. Site rejected.
Stag Brewery, Lower Richmond Road, Mortlake	25	150. Site rejected.
Mortlake and Barnes Delivery Office, Mortlake	26	N/A this site was excluded as its size fell outside the agreed parameters.
Kew Biothane Plant, Mellis Avenue	27	151. Site rejected.
Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen	28	152. Site rejected.
Barnes Hospital, East Sheen	29	153. Site rejected.
Carpark for Sainsburys, Uxbridge Road, Hampton	30	N/A this site was excluded as its size fell outside the agreed parameters.
Teddington Police Station, Park Road, Teddington	31	N/A this site was excluded as its size fell outside the agreed parameters.
Station Yard, Twickenham	32	N/A this site was excluded as its size fell outside the agreed parameters.
Twickenham Telephone Exchange	33	N/A this site was excluded as its size fell outside the agreed parameters.
Twickenham Police Station	34	N/A this site was excluded as its size fell outside the agreed parameters.
Twickenham Riverside and Water Lane/King Street	35	N/A this site was excluded as its size fell outside the agreed parameters.
Whitton Community Centre, Percy Road, Whitton	36	N/A this site was excluded as its size fell outside the agreed parameters.



Former House of Fraser, 16 Paved Court 20 King Street 4 To 8 And 10 Paved Court And 75 - 81 George Street, Richmond	37	N/A this site was excluded as its size fell outside the agreed parameters.
Richmond Telephone Exchange, Spring Terrace, Richmond	38	N/A this site was excluded as its size fell outside the agreed parameters.
American University, Queens Road, Richmond	39	N/A this site was excluded as its size fell outside the agreed parameters.
Homebase, Manor Road, East Sheen	40	N/A this site was excluded as its size fell outside the agreed parameters.
Kew Retail Park	41	N/A this site was excluded as its size fell outside the agreed parameters.
Sandycombe Centre, Kew	42	N/A this site was excluded as its size fell outside the agreed parameters.
Blake Mews, Kew	43	N/A this site was excluded as its size fell outside the agreed parameters.
Marlborough Trading Estate	44	N/A this site was excluded as its size fell outside the agreed parameters.
Inland Revenue	45	N/A this site was excluded as its size fell outside the agreed parameters.
Kew Gardens car park	46	N/A this site was excluded as its size fell outside the agreed parameters.

Appendix B

CALCULATION OF SITE AREA AND UNIT RANGES





Site area

Site area	Calculation
Existing site area	920sqm
10% below existing site area	828sqm
10% above existing site area	1,012sqm

Number of units

Number of units	Calculation
Existing number of units	8
10% below existing number of units	7.2 (round down to 7)
10% above existing number of units	8.8 (round up to 9)

Amount of Class E Floorspace

Proposed amount of Class E Floorspace	Calculation
Proposed amount of Class E Floorspace	539sqm (Net GIA)
10% below proposed amount of Class E Floorspace	485.1sqm (Net GIA)
10% above proposed amount of Class E Floorspace	592.8sqm (Net GIA)

Appendix C

LETTER FROM ESTATE AGENTS



Allan & Liz Frost,
Collendene,
Somersbury Lane,
Ewhurst,
Surrey, GU6 7SR.



Holbrook House, 34-38 Hill Rise
Richmond, Surrey TW10 6UA

T: 020 8332 2707
F: 020 8948 3192
info@featherstoneleigh.co.uk
www.featherstoneleigh.co.uk

3rd March 2023

Dear Mr & Mrs Frost,

Re: Residential Development Site Opportunities, London Borough of Richmond-upon-Thames

Following my discussions with Greg Dowden of WSP, I wish to thank you for your recent inquiry regarding the market availability of residential development sites for mixed use schemes within the London Borough of Richmond-upon-Thames.

We feel at Featherstone Leigh, that we are the right agent to act in search of any property requirements, being the local independent specialist. Having commenced trading on the 4th October 1993, we started from the two Richmond branch's and now have 10 Sales & Lettings branches around South West London, including East Sheen, Kew, Teddington, Richmond, Kingston, Fulham, New Kings road, Battersea, Chiswick, Twickenham, and Holbrooke House. From Sales to Lettings and Property Management, from Commercial to New Homes and Land, each of our teams brings their own specialised expertise. With a pool of property talent that interacts closely across departments, we offer a unique breadth of experience across the Southwest London property market.

Privately owned, Featherstone Leigh is an independent estate agent. Independence is our strength, allowing us to provide a more personal service, giving us greater flexibility to meet your needs. Our company ethos is to deliver an exceptional level of customer service consistently, from people who care about their clients' requirements.

We have acted for numerous clients, both in the disposal and acquisition of development sites in Richmond, Twickenham and Hampton over the years. We are confident that we hear of and work on most of the small or large developments within the Richmond borough marketplaces.

In line with your enquiries, we have carried out a search for available development sites on the open market within the London Borough of Richmond-upon-Thames that could reasonably deliver schemes of 7 residential (C3) units with the use of Class E floor space between 485.1 sqm (Net GIA) and 592.9 sqm2 (Net GIA) in such a prime spot in the heart of Hampton Wick . This search has been based upon our extensive knowledge of the property market and by reaching out to our network of property agents and professionals. As well as this we have also recently searched though the following property website portals to support this enquiry.

- EACH - Estate agency clearing House (attached), Estate Gazette, Co-Star with Loopnet/Realla,(attached) Rightmove attached), On the Market, Richmond Borough planning portal, among other property professionals online residential market property portals

The result of our search has concluded that there are no current sites that I am aware of meet your requirements available on the market. We feel this to be the case given the constrained nature of the London Borough of Richmond, where sites of this type are rare.

We look forward to the opportunity of working with you in the future and I will continue to monitor the market, identifying any opportunities that may arise.

In the meantime, please do hesitate to contact me should you require any further information.

Yours sincerely

Yours sincerely
For and on behalf of
Featherstone Leigh



Russell Mann
Head of Land & New Homes

Registered Office
Holbrook House, 34-38 Hill Rise,
Richmond, Surrey, TW10 6UA

Registered Number 2780193
VAT Number 626 8298 05

Incorporating Smith & Co.



Hampton

+ 0 miles

Size & Price

Property Type

Filters (1)

Commercial Properties For Sale in Hampton, Middlesex, including sold STC > Save search Create Alert

5 results

Sort: Relevance



Prioritise properties with... Add keyword



£650,000 Fixed Price
1,340 sq. ft.

118A-B High Street, Hampton, Middlesex, TW12

Restaurant for sale

Comprises Ground Floor Double Fronted Restaurant with rear access.

COMMERCIAL


Marketed by Blue Alpine, London



020 3909 3844
Local call rate

Contact

Save



£595,000 Guide Price

Wensleydale Road, Hampton, Middlesex, TW12

2 bedroom residential development for sale

A vacant mixed use freehold investment with pavement forecourt area in a small parade close to Hampton railway station.

COMMERCIAL SOLD STC

Marketed by Dexters Development & Investment, London

Dexters

020 8614 1216
Local call rate

Contact

Save

Additional commercial listings



£700,000 Guide Price

Nightingale Road, Hampton, TW12

Land for sale

"Development and new build opportunities within Hampton are scarce to say the least, for a site of this size to come available arguably in one of Hamptons' most prestigious addresses is almost unheard of. Without question this is a "once in a decade" opportunity . . ."


UNDER OFFER

Marketed by Devenports, Hampton

01932 509907
Local call rate

Contact

Save



£595,000 Guide Price

Cross Street, Hampton Hill

Land for sale

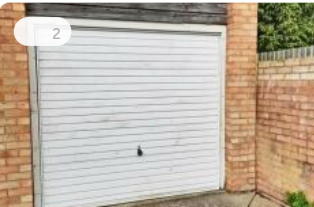
Situated within close proximity of the thriving High Street and Hampton Court Park is this unique opportunity to purchase land in a highly sought after residential road.

Marketed by Keller Williams Oxygen, Maidenhead

020 3835 2573
Local call rate

Contact

Save



£22,000

Embleton Walk, Hampton

Garage for sale

We are pleased to offer this garage for sale which is located just off Embleton Walk in Hampton. It is an end of terrace unit that was built mid 1970's in brick with flat timber and 3 layer felt roof. The roof has recently been replaced and is in good condition. For more infor...

COMMERCIAL SOLD STC

Marketed by Chase Buchanan, Hampton Hill & Hampton

020 3908 5091
Local call rate

Contact

Save

Lease Availability Report

Botanic House - 309-317 Chiswick High Rd
London, W4 4HH - Chiswick Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1981
RBA:	12,210 SF
Floors:	3
Typical Floor:	3,471 SF
Land Area:	0.22 AC

AVAILABILITY

Min Divisible:	1,582 SF
Max Contig:	4,951 SF
Total Available:	4,951 SF
Asking Rent:	££68,706 - £73,874 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,701	4,951	£73,874 PA			10 - 15 Yrs
P GRND	Retail	Direct	1,668	4,951	£72,441 PA			10 - 15 Yrs
P GRND	Retail	Direct	1,582	4,951	£68,706 PA			10 - 15 Yrs

SALE

Last Sale: Sold on Jun 15, 2018 for £7,600,000 (£622.44/SF)

BUILDING AMENITIES

24 Hour Access, Security System

TRANSPORTATION

Transit/Subway: 7 minute walk to Chiswick Park Underground Station (District)

Commuter Rail: 2 minute drive to Gunnersbury Commuter Rail

Airport: 20 minute drive to London Heathrow Airport

Lease Availability Report

Calico House - Clove Hitch

London, SW11 3TN - Southern Fringe Submarket



BUILDING

Type:	Office Condo
Tenancy:	Multiple
Year Built:	1985
RBA:	17,555 SF
Floors:	12
Typical Floor:	5,851 SF
Land Area:	0.24 AC

AVAILABILITY

Min Divisible:	1,066 SF
Max Contig:	1,066 SF
Total Available:	1,066 SF
Asking Rent:	£35.17/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	1,066	1,066	£35.17/SF	£11.49/SF		Negotiable

SALE

Last Sale: Condo Unit 7 Sold on Aug 23, 2019 for £1,040,000 (£479.93/SF)

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Basement, Controlled Access, Demised WC facilities, Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Perimeter Trunking, Plug & Play, Raised Floor, Security System, Storage Space, Waterfront

TRANSPORTATION

Commuter Rail: 3 minute drive to Wandsworth Town Commuter Rail

Airport: 38 minute drive to London City Airport

Matches

req Office, Shop, Hotel, Training / School / Conference, Development - Residential, Development - Office

02.03.23 Unadvertised

searching in



KT1 Hampton Wick, Kingston, Kingston upon Thames, KT1 4DB, Norbiton KT2 Kingston Upon Thames, Norbiton TW9 Kew, Richmond Upon Thames TW10 Ham, Richmond Upon Thames



size,tenure



FHold/LongLs



Featherstone Leigh Commercial Richmond upon Thames 020 8332 2707 Russell Mann



Address	Floors and Charges	Amenities	Description	Agent
<p>1 267 Sandycombe Road Kew TW9</p> 	<p>Office, Office with Showroom, Shop, Showroom / Gallery, Development - Residential, Development - Office</p> <p>Size 4,334 sf Ext: 4,334 sf FHold £1,850,000</p>	<p>Under Offer last status: 06.09.22</p>	<p>The property is located within a 5 minute walk from Kew Gardens Station and the busy village shopping centre. Kew is served by the London Underground District Line, with Kew Gardens Underground Station being one stop away from Richmond Mainline Station with access..</p> <p>Former cars sales site and premises We believe the site is ideal for B1 Office Development or alternative uses, all subject to the necessary planning consents including D1 / D2. Featherstone Leigh Commercial have been advised that the principle of a residential led mixed-use development is considered..</p> <p><u>PDF</u></p>	<p>Featherstone Leigh Commercial Richmond upon Thames 020 8332 2707 Andrew Weeks 020 8332 2707 07973 860 813</p>




Address	Floors and Charges	Amenities	Description	Agent
<p>2 Endeavour 2 Lower Teddington Road Becketts Wharf Kingston Upon Thames KT1</p> 	<p>Office</p> <p>Size 1,665 sf FHold £395,000 Occ/Use/Ref: Endeavour II, Becketts Wharf</p>	<p>Available last status: 06.01.23</p>	<p>Endeavour II is permanently moored prominently alongside the luxury development of Becketts Wharf accessed immediately from the Lower Teddington Road, virtually adjacent to Kingston Bridge. Kingston town centre is within approximately 5 minutes walk away and Endeavour II is 2 to 3 minutes..</p> <p>Endeavour II comprises a converted Thames dumb barge and was designed specifically to provide a creative floating office environment. The offices are connected to mains water and electricity and benefit from stunning views with excellent natural light as well as comfort cooling/heating cassettes..</p> <p><u>PDF</u></p>	<p>Cattaneo Commercial Kingston upon Thames 020 8546 2166 Andy Armiger 020 8481 4741 07973 207 424 Bob Cattaneo 020 8481 4744 07966 478472</p>
<p>3 2 Ashburnham Road Ham Richmond TW10</p> 	<p>Take Away, Shop, Retail Office</p> <p>Size 776 sf LongLs £335,000</p>	<p>Available last status: 27.02.23</p> <p>Prime Corner position Rear Access</p>	<p>LOCATION This parade of shops is in a densely populated residential area and close to the open spaces of Ham Common, Richmond Park and the River Thames. The neighbouring ham Close is due for a considerable £200 million regeneration project. Bordered by..</p> <p>DESCRIPTION A prominently positioned A3 takeaway / retail shop, located on the corner of Ashburnham Road and Ham Street. This ground floor unit is fully fitted out to a high specification, trading as a successful pizza takeaway restaurant. The property benefits..</p>	<p>Gray Point Real Estate Twickenham 020 8703 8075 Mike Gray 07786 335 974</p>

Address	Floors and Charges	Amenities	Description	Agent												
<p>4 Endeavour II, Becketts Wharf Lower Teddington Road Hampton Wick KT1</p> 	<p>Office</p> <p>Size 1,665 sf FHold £395,000 Lease £59,300 pa Occ/Use/Ref: 929</p>	<p>Available last status: 02.02.23</p>	<p>Endeavour II is permanently moored prominently alongside the luxury development of Becketts Wharf accessed immediately from the Lower Teddington Road, virtually adjacent to Kingston Bridge. Kingston town centre is approximately 5 minutes walk. Hampton Wick and Kingston railway stations are 3 and 10..</p> <p>Endeavour II is a Thames dumb barge currently used as a commercial vessel offering a unique floating creative environment. Endeavour II is moored close to Kingston Bridge and is connected to all mains services, providing offices with stunning views and excellent natural light..</p> <p><u>PDF</u></p>	<p>Martin Campbell Commercial (Kingston) Kingston upon Thames 020 8547 0850 James Haines 020 8547 0850 07767 261 559 C d'Albertanson 07710 066 629</p>												
<p>5 7, Parkgate House 5-11 Hampton Court Road Hampton Wick KT1</p> 	<p>Office</p> <p>Size 700 sf LongLs £295,000 Lease £19,500 pa</p> <table border="1" data-bbox="465 836 1003 884"> <thead> <tr> <th>Floor Name</th> <th>Size</th> <th>Rent</th> <th>Rate</th> <th>SC</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>0 GF</td> <td>700sf</td> <td></td> <td></td> <td></td> <td>Avail</td> </tr> </tbody> </table>	Floor Name	Size	Rent	Rate	SC	Status	0 GF	700sf				Avail	<p>Available last status: 09.02.23</p>	<p>The property is prominently located on Hampton Court Road (A308) close to the junction with Hampton Wick High Street and Kingston Bridge. Hampton Wick Train Station is under a 5 minute walk away and provides a regular service to London Waterloo and Richmond...</p> <p>The property comprises a modern ground floor self contained office suite totalling approximately 700 sq ft GIA with frontage directly onto Hampton Court Road. The premises are currently partitioned to provide a reception area, meeting room and office area. However, the whole property..</p> <p><u>PDF</u></p>	<p>Cattaneo Commercial Kingston upon Thames 020 8546 2166 Andy Armiger 020 8481 4741 07973 207 424 Adam Soliman 020 8481 4742 07714 759701</p>
Floor Name	Size	Rent	Rate	SC	Status											
0 GF	700sf				Avail											

Address	Floors and Charges	Amenities	Description	Agent												
<p>6 1-9 Sandycombe Road Kew TW9</p> 	<p>Office</p> <p>Size 5,181 sf FHold POA Lease ROA</p>	<p>Available last status: 02.03.23</p> <p>Excellent Natural Light</p>	<p>Home to the World Heritage Site The Royal Botanical Gardens, Kew is an affluent suburb located to the South West of Central London with road and rail access via the M4 motorway and District Line network at Kew Gardens Station, as well as..</p> <p>This impressive, well-positioned development forms a high-end, mixed use Residential/Commercial scheme, the commercial element comprising an expansive area of ground floor space with full height external glazing, suitable for a wide range of uses. The premises are offered either shell and core or..</p> <p><u>PDF</u></p>	<p>Stirling Shaw Ham 07843 511 820 Julius de Mattos</p>												
<p>7 57 Sandycombe Road Kew Gardens Richmond TW9</p> 	<p>Office</p> <p>Size 1,442 sf FHold £695,000</p> <table border="1"> <thead> <tr> <th>Floor Name</th> <th>Size</th> <th>Rent</th> <th>Rate</th> <th>SC</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>1,442sf</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor Name	Size	Rent	Rate	SC	Status	Office	1,442sf					<p>Available last status: 17.11.22</p> <p>New Building Modern Offices Open Plan Kitchen Excellent Natural Light</p>	<p>Kew Gardens station (Zones 3 & 4) is approximately 0.6 miles and provides District Underground services to Richmond and towards/across London. There are also bus services across west and north London and around to London Stratford. Richmond station (Zone 4) is less than..</p> <p>A well presented self-contained B1 office benefiting from new build features. The space boasts an excellent open plan working environment with excellent natural light afforded...</p> <p><u>PDF</u></p>	<p>Lanten Assets London W1 Dimitri Melaisi 07940 239 327</p>
Floor Name	Size	Rent	Rate	SC	Status											
Office	1,442sf															

Address	Floors and Charges	Amenities	Description	Agent																														
<p>8 Endeavour II, Becketts Wharf Lower Teddington Road Kingston upon Thames KT1</p> 	<p>Office, Air / Boat / Track</p> <p>Size 1,665 sf FHold £395,000 Lease £59,300 pa</p> <table border="1"> <thead> <tr> <th>Floor Name</th> <th>Size</th> <th>Rent</th> <th>Rate</th> <th>SC</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Store</td> <td>32sf</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Offices Upper Deck</td> <td>820sf</td> <td></td> <td></td> <td></td> <td>Avail</td> </tr> <tr> <td>Offices Lower Deck</td> <td>780sf</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Galley</td> <td>33sf</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor Name	Size	Rent	Rate	SC	Status	Store	32sf					Offices Upper Deck	820sf				Avail	Offices Lower Deck	780sf					Galley	33sf					<p>Available last status: 27.02.23</p> <p>Modern Offices Air Conditioning Kitchen Excellent Natural Light</p>	<p>Endeavour II is permanently moored prominently alongside the luxury development of Becketts Wharf accessed immediately from the Lower Teddington Road, virtually adjacent to Kingston Bridge. Kingston town centre is approximately 5 minutes walk. Hampton Wick and Kingston railway stations are 3 and 10..</p> <p>A luxury riverside environment with uninterrupted river views. B1 Planning consent. Endeavour II is a Thames dumb barge currently used as a commercial vessel offering a unique floating creative environment. Endeavour II is moored close to Kingston Bridge and is connected to all..</p> <p>PDF</p>	<p>Martin Campbell Commercial (Kingston) Kingston upon Thames 020 8547 0850 C d'Albertanson 07710 066 629</p>
Floor Name	Size	Rent	Rate	SC	Status																													
Store	32sf																																	
Offices Upper Deck	820sf				Avail																													
Offices Lower Deck	780sf																																	
Galley	33sf																																	
<p>9 94 Richmond Rd Kingston Upon Thames KT2</p> 	<p>Investment - other, Development - Residential</p> <p>Size 1,950 sf FHold £750,000</p>	<p>Available last status: 04.01.23</p>	<p>Located on the popular Richmond Road along with a mix of retailers, cafes, pubs and restaurants and within walking distance of Kingston railway station and town centre. On street metered parking is available close by...</p> <p>Freehold investment comprising a vacant ground floor shop unit, large rear store and split level three-bedroom flat, which is currently let on an AST agreement. Offers in excess of £750,000...</p> <p>PDF</p>	<p>Franklin Commercial Esher 0207 117 2526 Simon Franklin</p>																														

Address	Floors and Charges	Amenities	Description	Agent																								
<p>10 4 Church Street Kingston Upon Thames KT1</p> 	<p>Office, Retail Office, Shop, Investment - Retail High Street</p> <p>Size 2,210 sf FHold £2,150,000</p> <table border="1"> <thead> <tr> <th>Floor Name</th> <th>Size</th> <th>Rent</th> <th>Rate</th> <th>SC</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>602sf</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>613sf</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>0 GF</td> <td>995sf</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor Name	Size	Rent	Rate	SC	Status	2	602sf					1	613sf					0 GF	995sf					<p>Available last status: 17.01.23</p>	<p>The property is prominently situated in a busy location on the east side of Church Street, virtually adjoining the historic Market Place, and linking with the main thoroughfare of Clarence Street and the Bentall Shopping Centre. There is a rear frontage onto..</p> <p>The property comprises a self contained building arranged over ground, first and second floors. The ground floor provides a class E retail unit suitable for a wide range of users with a frontage onto Church Street. The ground floor is complimented..</p> <p><u>PDF</u></p>	<p>Cattaneo Commercial Kingston upon Thames 020 8546 2166 Andy Armiger 020 8481 4741 07973 207 424 Bob Cattaneo 020 8481 4744 07966 478472</p>
Floor Name	Size	Rent	Rate	SC	Status																							
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1	613sf																											
0 GF	995sf																											
<p>11 Highwood House 18 Park Road Kingston Upon Thames KT2</p> 	<p>Office, Retail Office, Training / School / Conference, Medical / Clinic, Shop</p> <p>Size 1,754 - 6,090 sf FHold POA</p> <table border="1"> <thead> <tr> <th>Floor Name</th> <th>Size</th> <th>Rent</th> <th>Rate</th> <th>SC</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1,754sf</td> <td></td> <td></td> <td></td> <td>Avail</td> </tr> <tr> <td>1</td> <td>2,036sf</td> <td></td> <td></td> <td></td> <td>Avail</td> </tr> <tr> <td>0 GF</td> <td>2,300sf</td> <td></td> <td></td> <td></td> <td>Avail</td> </tr> </tbody> </table>	Floor Name	Size	Rent	Rate	SC	Status	2	1,754sf				Avail	1	2,036sf				Avail	0 GF	2,300sf				Avail	<p>Available last status: 19.01.23</p>	<p>Prominently located on the corner of Park Road and Borough Road and close to the junction with London Road (A308), providing direct access to the A3, approximately 3 miles away, which in turn provides a link to Central London. Access via Kingston Bridge and..</p> <p>Highwood House is a newly constructed 3 storey office/D1 building to be provided in a shell and core condition. The accommodation is ideal for a single occupier, however with 3 ground floor entrances and central core, the property readily lends itself to multiple occupation. A..</p> <p><u>PDF</u></p>	<p>Cattaneo Commercial Kingston upon Thames 020 8546 2166 Andy Armiger 020 8481 4741 07973 207 424 Bob Cattaneo 020 8481 4744 07966 478472 Adam Soliman 020 8481 4742 07714 759701 Lewis & Co Wimbledon 020 3940 5575 Alex Lewis 07815 788 825</p>
Floor Name	Size	Rent	Rate	SC	Status																							
2	1,754sf				Avail																							
1	2,036sf				Avail																							
0 GF	2,300sf				Avail																							

Address	Floors and Charges	Amenities	Description	Agent
<p>12 11 & 12 Princeton Mews 167-169 London Road Kingston Upon Thames KT2</p> 	<p>Office</p> <p>Size 1,442 - 2,884 sf LongLs £1,050,000</p>	<p>Available last status: 24.02.23</p>	<p>Princeton Mews is situated on the London Road (A308), which is approximately one mile from Kingston town centre. Access to central London is via the A3 Kingston by-pass which also provides a direct link to the M25 via junction 10 with connections..</p> <p>The premises comprises a modern business space office development built circa 1990, consisting of 2 connected units forming part of this gated courtyard development. The premises provide a combination of open plan and partitioned office accommodation over 3 floors with meeting rooms and tea..</p> <p><u>PDF</u></p>	<p>Cattaneo Commercial Kingston upon Thames 020 8546 2166 Andy Armiger 020 8481 4741 07973 207 424 Bob Cattaneo 020 8481 4744 07966 478472</p>
<p>13 NCP Station Car Park Drummonds Place Richmond TW9</p> 	<p>Commercial Car Park, Development - Residential, Development - Hotel / Student</p> <p>Size 102,345 sf LongLs £4,000,000 Lease ROA</p>	<p>Available last status: 12.02.23</p> <p>Guide Price</p>	<p>* 99 years from 1970 * Let to National Car Parks / 34 year lease from 2002 * 426 parking spaces / 102,345 sq ft approx * Additional 11,469 sq ft of surfaced land * Passing rent of £270,979 per annum / fixed..</p> <p>SUMMARY DETAILS ...</p>	<p>James Ashley Commercial London 020 7127 8781 Ashley Brudenell 07786 266 439 J Stefanopoulos 07479 497 174</p>
<p>14 121 Sandycombe Road Richmond TW9</p> 	<p>Office</p> <p>Size 1,154 sf LongLs £550,000 Lease/Short Lse £34,620 pa Occ/Use/Ref: Vacant</p>	<p>Available last status: 02.03.23</p> <p>EPC B</p>	<p>The property is located within Station Point which is a high-quality development close to Kew Village and Richmond. It is exceptionally well connected, just 0.5 miles away from both North Sheen Station to the south and Kew Gardens Station to the north, with..</p> <p>The subject office (B1) measuring 1154sqft is self-contained and accessed via a modern mixed-use development of Sandycombe Road. The unit has its own secure entrance with the aspect facing out over the railway line. The space is split level with a small reception..</p> <p><u>PDF</u></p>	<p>Henshall & Partners London SE1 020 7125 0377 Chris Henshall +44 7772 775 130 Chloe Hill 07737 301 149 Cameron Mair 07487 385 952</p>

Appendix D

LIST OF REJECTED SITES





Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
1	Brownfield Register	RBR/17/0014	29 Charles Street Barnes London	14/2490/FUL	5	990	N/A	2	No. This site has full planning permission.	N	N	<p>Permission has been granted for the demolition of existing lock up garages and car repair garage and redevelopment to provide five dwellings (four houses on ground and basement level and one first floor flat) and 148 sqm of office (B1) accommodation, with associated parking and landscaping works.</p> <p>The net units proposed are fewer than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is and is therefore not suitable.</p> <p>The site is not located in a sequentially preferable Flood Zone to the Application Site</p> <p>The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.</p>
2	Brownfield Register	RBR/17/0015	2 Broad Street Teddington TW11 8RF	14/3011/FUL	5	90	N/A	1	No. This site has full planning permission.	N	N	<p>Permission has been granted for refurbishment and conversion to provide seven x one self-contained flats to six residential flats (comprising 4x2 and 2x1 beds), with associated works including access and cycle parking. The site is being pursued by others, is not on the market and so is not available.</p> <p>The net units proposed are fewer than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. In addition, the site does not demonstrate capacity to provide Class E floorspace</p> <p>The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.</p>
3	Brownfield Register	RBR/17/0065	Garages Site A, Bucklands Road, Teddington	15/3296/FUL	5	1280	N/A	3	No. This site has full planning permission.	N	N	<p>The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable.</p> <p>Permission has also been granted for: demolition of 40 garages Creation of short terrace of three x three-bedroom houses and two x four-</p>

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												bedroom houses. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
4	Brownfield Register	RBR/17/0066	The Coach House 273A Sandycombe Road Richmond TW9 3LU	20/0899/GPD15	5	210	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the change of use from office B1 (a) to residential (C3) in the form of 5 no. units. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
5	Brownfield Register	RBR/17/coll0067	All Saints Parish Church, The Avenue, Hampton, TW12 3RG	18/0315/FUL	5	2510	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. Permission has also been granted for the demolition of the existing buildings and erection of four dwellings (3 x 4B7P, 1 x 3B5P) and one x 2 bed flat (Use Class C3: Dwelling Houses) on first floor. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available Reject
6	Brownfield Register	RBR/17/0080	Garages And Land Adjacent Railway, South Worple Way, East Sheen, London	19/3324/FUL	5	1310	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the demolition of 30 garages and erection of 5 x 3 bedroom detached dwellings with associated hard and soft landscaping, parking and cycle and refuse stores. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
7	Brownfield Register	RBR/17/0081	8 - 10 High Street, Teddington	19/0483/FUL	1	240	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for conversion of the existing 2 no. 3 bed maisonettes at no. 8A and 10A High Street to 5 flats. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
8	Brownfield Register	RBR/17/0082	61 High Street, Teddington TW11 8HA	N/A	5	520	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the residential and commercial ranges identified. It is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the change of use of first floor office space to create 5 residential units (C3). The site is being pursued by others, is not on the market and so is not available. In addition, the site does not demonstrate capacity to provide Class E floorspace. The site is being pursued by others, is not on the market and so is not available. Reject.
9	Brownfield Register	RBR/17/0087	3 Mount Mews, Hampton, TW12 2SH	21/4065/GPD26	5	10	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the residential and commercial ranges identified, so it is not a site that is reasonably comparable to 29-31 High Street and is therefore not suitable. Permission has also been granted for the change of use from commercial office building in to 5 x 1 bedroom flats. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
10	Brownfield Register	RBR/17/0018	Christ Church Station Road Teddington	15/3072/FUL	6	2160	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the conversion, extension and alteration of the existing church building to provide for 6 x 2 bedroom flats over four levels together with 6 off-street car parking spaces, motorcycle parking, garden amenity areas and refuse, recycling and

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												cycle parking areas. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
11	Brownfield Register	RBR/17/0024	275 Sandycombe Road Richmond TW9 3LU	16/0905/FUL	6	480	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the demolition of the existing hall and the erection of a new community facility building and 6 flats. In addition, the site does not demonstrate capacity to provide Class E floorspace. The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
12	Brownfield Register	RBR/17/0029	Rear Of 74 Church Road, Barnes	17/0956/FUL	6	710	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the proposed demolition of existing buildings and erection of residential-led mixed-use development and associated works, which includes 142.3sqm total gross B1 floorspace. The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
13	Brownfield Register	RBR/17/0046	Hampton Delivery Office, Rosehill, Hampton	20/1025/FUL	6	1170	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the demolition of existing delivery office and redevelopment of the site for mixed use development (Class E and Class C3) comprising 6 residential townhouses of 2 storeys + roof in height (ground inclusive) and a building of two storeys + roof in height (ground inclusive) two employment units, along with associated



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												landscaping and parking. This development includes 428sqm total gross B1 floorspace. The site is being pursued by others, is not on the market and so is not available. Reject.
14	Brownfield Register	RBR/17/0064	A1 - A3 Kingsway, Oldfield Road, Hampton TW12 2HD	18/2943/FUL	6	11230	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are less than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the construction of part second floor extension to facilitate the creation of 6No. one bedroom flats with associated alterations, new bin and cycle storage and associated car parking. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
15	Brownfield Register	RBR/17/0070	85 Connaught Road, Teddington, TW11 0QQ	21/2729/FUL	6	330	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are less than that proposed that by the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick Permission has also been granted for the renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
16	Brownfield Register	RBR/17/0076	Unit B, 1 Railhead Road, Twickenham, Isleworth, TW7 7EP	20/1870/FUL	6	3460	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton. and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the conversion to Use Class C3 of part only of B1 commercial space (with direct access at ground floor level) approved under LPA Ref: 13/3388 and providing at first floor level 4 x 2 Bed and 2 x 1 Bed dwellings. This development includes 1,352sqm B1 floorspace. The site is being pursued by others, is not on the market and so is not available. Reject.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
17	Brownfield Register	RBR/17/0077	9-10 George Street, Richmond TW9 1JY	20/3483/FUL	6	350	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range, so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the replacement shopfront, part second floor and roof extension, replacement fenestration, new balcony and new privacy screens to rear to facilitate part change of use of ground floor and upper floor from Class E to Class C3 residential to provide a total of 6no. self-contained residential units and associated cycle store (Amended Plans). In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site The site is being pursued by others, is not on the market and so is not available. Reject.
18	Brownfield Register	RBR/17/0078	37 Sheen Road, Richmond TW9 1AJ	21/1788/GPD15	6	580	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the change of use from office space to 6 residential units. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
19	Brownfield Register	RBR/17/0079	Land Rear Of 127 - 147 Kingsway, Mortlake, London SW14 7HN	19/0691/FUL	6	1380	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the demolition of 38 garages including vehicle repair garage and the erection of six residential units (2x 3 bed and 4 x 2 bed), incorporating two commercial (B1a offices) units (totalling 152 sq.m), with amenity space, 14 off-street car parking spaces and associated works. In addition, the site does not demonstrate capacity to provide Class E floorspace

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												The site is being pursued by others, is not on the market and so is not available. Reject.
20	Brownfield Register	RBR/17/0074	1B And 1C Claremont Road, Teddington	21/0313/GPD15	10	190	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the conversion of offices in Sandford House into 6 self-contained flats and Jardine House into 4 self-contained flats. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
21	Brownfield Register	RBR/17/0007	Becketts Wharf And Osbourne House Becketts Place Hampton Wick	11/0468/PS192	11	1950	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the continuing construction of block of 11 flats on site of Osbourne House under permission 07/2991/FUL after 28/02/2011. The site is being pursued by others, is not on the market and so is not available. Reject.
22	Brownfield Register	RBR/17/0055	63 - 71 High Street, Hampton Hill	21/0754/GPD15	12	2450	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site Permission has also been granted for the change of use from existing offices in building of 63-65 High Street to 12 residential flats (including retention of 3 existing self-contained flats on second floor). In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
23	Brownfield Register	RBR/17/0083	Queens Road Estate, Queens Road, Richmond, TW10	19/2404/FUL	12	1240	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. Permission has also been granted for the redevelopment provide a new 4 storey residential building (comprising 11x1 bed and 1x2 bed charitable housing units) fronting Queens Road and 15 no. surface car parking spaces to the rear. Creation of a new multi-use recreational space, minor alterations for the existing Dickson House office building and a small extension (26 sqm) to the Cambrian Centre at the ground floor of the Caplan Court Building. In addition, the site does not demonstrate capacity to provide Class E floorspace. The site is being pursued by others, is not on the market and so is not available. Reject.
24	Brownfield Register	RBR/17/0073	Land Adjacent To 38 - 42 Hampton Road, Teddington	20/0222/FUL	14	2150	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. This site has permission for the erection of a two storey residential building with accommodation within the roof to provide 14 flats (11 x 1 bed & 3 x 2 bed units) with associated car parking and landscaping. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
25	Brownfield Register	RBR/17/0011	Lockcorp House 75 Norcutt Road Twickenham TW2 6SR	19/2789/FUL	15	200	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. This site has permission for the demolition of existing commercial building and erection of building to provide 15 affordable residential units, together with 12 parking spaces and communal amenity space. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
26	Brownfield Register	RBR/17/0020	The Avenue Centre 1 Normansfield Avenue Hampton Wick Teddington TW11 9RP	15/5216/ FUL	15	5200	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. The site is not located in a sequentially preferable Flood Zone to the Application Site. This site has permission for the redevelopment of the site to provide a care home, 4 supported living units and 15 affordable housing units, with associated onsite parking and external works. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
27	Brownfield Register	RBR/17/0088	672 Hanworth Road, Whitton TW4 5NP	21/0156/ FUL	15	540	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. This site has permission for the demolition of the existing structures and the erection on of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping. This includes 319sqm gross internal floor area for A1 floorspace. The site is being pursued by others, is not on the market and so is not available. Reject.
28	Brownfield Register	RBR/17/0089	Elleray Hall Site North Lane Depot And East Car Park, Middle Lane, Teddington	21/2533/ FUL	16	1240	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. This site has permission for the provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is being pursued by others, is not on the market and so is not available. Reject.
29	Brownfield Register	RBR/17/0030	Mereway Day Centre,	N/A	17	2270	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
			Mereway Road									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
30	Brownfield Register	RBR/17/0031	Telephone Exchange, Ashdale Road	N/A	17	4150	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick. and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
31	Brownfield Register	RBR/17/0034	Cassel Hospital, Ham Common, Ham	N/A	17	39770	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
32	Brownfield Register	RBR/17/0036	Richmond Station and above track, The Quadrant	N/A	17	19570	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
33	Brownfield Register	RBR/17/0037	Platts Eyott	N/A	17	37720	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
34	Brownfield Register	RBR/17/0038	Friars Lane Car Park	N/A	17	1520	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
35	Brownfield Register	RBR/17/0047	Telephone Exchange, High Street, Teddington	N/A	17	1740	N/A	2	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
36	Brownfield Register	RBR/17/0050	Old Station Forecourt, Railway Approach, Twickenham, TW1 4LJ	19/3616/FUL	17	1720	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace This site has permission for the proposed redevelopment of existing car park to provide a new building of 5 to 6 storeys, comprising 46 no. residential units (Use Class C3), disabled car parking, cycle parking, landscaping, enhancements to public realm and associated works. The site is being pursued by others, is not on the market and so is not available. Reject.
37	Brownfield Register	RBR/17/0051	Telephone Exchange, Garfield Road, Twickenham	N/A	17	1760	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
38	Brownfield Register	RBR/17/0052	Police Station, London Road, Twickenham	N/A	17	2290	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
39	Brownfield Register	RBR/17/0028	Sandycombe Centre, 1-9 Sandycombe Road, Richmond	16/4890/FUL	20	1150	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. This site has permission for redevelopment to provide for a mixed use development of 535m2 of commercial space (B1 (a), (b) and (c) and B8 use) and 20 residential units, together with car parking and landscaping. The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
40	Brownfield Register	RBR/17/0025	2 High Street, Teddington	16/2647/FUL	22	240	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide the required amount of Class E floorspace This site has permission for the demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works. The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
41	Brownfield Register	RBR/17/0035	St Michael's Convent, 56 Ham Common, Ham	16/3552/FUL	23	15510	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace This site has permission for the conversion and extension of the existing convent buildings (following demolition of some mid-20th century extensions), together with new build apartments and houses, to provide a total of 23 residential retirement units, an estate managers office and meeting rooms, parking and associated works within a landscaped site, with access via Ham Common (Revised Description).

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
42	Brownfield Register	RBR/17/0032	Kneller Hall, Whitton	N/A	26	97200	N/A	2	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site. This site also appears under reference 140. Reject
43	Brownfield Register	RBR/17/0045	Hampton Traffic Unit, 60-68, Station Road, Hampton	16/0606/FUL	28	2850	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
44	Brownfield Register	RBR/17/0057	12 To 14 Station Road And 13 And 19 To 33 Lower Teddington Road Hampton Wick	19/0111/FUL	28	7790	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace This site has permission for the erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) The site is being pursued by others, is not on the market and so is not available. Building works have already commenced on site. Reject.
45	Brownfield Register	RBR/17/0049	Strathmore Centre, Strathmore Road	N/A	30	6320	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
46	Brownfield Register	RBR/17/0072	159 Mortlake Road Kew	N/A	31	5230	N/A	3	N/A	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable.</p> <p>In addition, the site does not demonstrate capacity to provide Class E floorspace</p> <p>The site is not located in a sequentially preferable Flood Zone to the Application Site</p> <p>Reject</p>
47	Brownfield Register	RBR/17/0012	HMP Latchmere House Church Road Ham Richmond TW10 5HH	N/A	42	25340	N/A	1	N/A	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable.</p> <p>In addition, the site does not demonstrate capacity to provide Class E floorspace</p> <p>Reject</p>
48	Brownfield Register	RBR/17/0044	Barnes Hospital	N/A	43	14390	N/A	1	N/A	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable.</p> <p>In addition, the site does not demonstrate capacity to provide Class E floorspace</p> <p>Reject</p>
49	Brownfield Register	RBR/17/0085	Twickenham Riverside	21/2758/FUL	45	7200	N/A	3	No. This site has full planning permission.	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable.</p> <p>The site is not located in a sequentially preferable Flood Zone to the Application Site</p> <p>This site has permission for the 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, re-provision of</p>

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works. The site is being pursued by others, is not on the market and so is not available. Reject.
50	Brownfield Register	RBR/17/0056	Royal Hospital, Kew Foot, Road Richmond	18/3950/FUL	71	440	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace This site has permission for the (1) Conversion of the existing health facilities (use class D1) to a mixed-use development providing 71 no. residential apartments (use class C3) and 500 sqm of D1 (Health) floorspace. (2) Restoration, alteration, extensions and demolition (mainly of later additions) to the existing buildings, new build and provision of a lower ground floor basement (car parking, plant and servicing) and associated landscaping. (3) Listed building consent for the refurbishment and restoration of Shaftesbury House (Grade II listed), conversion of existing health facilities (use class D1) to residential apartments (use class C3) and all ancillary and associated works. The site is being pursued by others, is not on the market and so is not available. Reject.
51	Brownfield Register	RBR/17/0042	Kew Biothane Plant, Mellis Avenue	18/3310/FUL	88	6940	N/A	3	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. The site is not located in a sequentially preferable Flood Zone to the Application Site This site has permission for the demolition of existing buildings and structures, and redevelopment of the site to provide a 4-6 storey specialist extra care facility for the elderly with existing health conditions, comprising of 88 units, communal healthcare, therapy, leisure and social facilities (including a Restaurant/bar/cafe and swimming pool). Provision of car and cycle parking, associated landscaping and publicly accessible amenity space including a childrens play area.

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												The site is being pursued by others, is not on the market and so is not available. Reject.
52	Brownfield Register	RBR/17/0008	Twickenham Railway Station London Road Twickenham	11/1443/FUL	115	11760	N/A	1	No. This site has full planning permission.	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available.</p> <p>This site has permission for the demolition of existing station to provide a new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys comprising 115 residential units, 734 sq.m of flexible Use Class A1 (shops), A2 (Financial and Professional Services) and A3 (restaurant and cafe) floorspace.</p> <p>The site is being pursued by others, is not on the market and so is not available. Reject.</p>
53	Brownfield Register	RBR/17/0027	Land At Junction Of A316 And Langhorn Drive And Richmond College Site Egerton Road Twickenham	16/3293/RES	180	93850	N/A	3	No. This site has full planning permission.	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable.</p> <p>The site is not located in a sequentially preferable Flood Zone to the Application Site</p> <p>This site has permission for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:</p> <ol style="list-style-type: none"> 1) A new campus for education and enterprise purposes, comprising: Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												<p>6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;</p> <p>7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;</p> <p>8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and</p> <p>9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).</p> <p>The site is being pursued by others, is not on the market and so is not available. Works have also already begun on site. Reject.</p>
54	Brownfield Register	RBR/17/0039	Sainsbury's, Manor Road/Lower Richmond Road	N/A	222	26360	N/A	1	N/A	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable.</p> <p>In addition, the site does not demonstrate capacity to provide Class E floorspace.</p> <p>This site also appears under reference 147.</p> <p>Reject.</p>
55	Brownfield Register	RBR/17/0019	Teddington Studios Broom Road Teddington	17/1286/VRC	237	18050	N/A	3	No. This site has full planning permission.	N	N	<p>The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable.</p> <p>In addition, the site does not demonstrate capacity to provide Class E floorspace</p> <p>The site is not located in a sequentially preferable Flood Zone to the Application Site</p> <p>This site has permission for the variation of approved drawing nos attached to 14/0914/FUL to allow for the development of Block B as two blocks and an increase in the overall number of units from 220 to 238 and minor changes to the riverside walkway. To allow changes to the internal layout and the riverside walkway as shown on the submitted drawings.</p> <p>The site is being pursued by others, is not on the market and so is not available. Works have also already begun on site. Reject.</p>



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
56	Brownfield Register	RBR/17/0071	Homebase Manor Road Richmond	19/0510/FUL	385	18450	N/A	1	No. This site has full planning permission.	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. This site has permission for the demolition of existing buildings and structures and comprehensive residential-led redevelopment of a single storey pavilion, basements and four buildings of between four and nine storeys to provide 385 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), provision of car parking spaces and cycle storage facilities, landscaping, public and private open spaces and all other necessary enabling works. The site is being pursued by others, is not on the market and so is not available. Reject.
57	Brownfield Register	RBR/17/0040	Budweiser Stag Brewery, Mortlake	N/A	522	87730	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. This site has permission for the temporary use of the existing buildings and land including erection of temporary external film sets for a period of 5 years for film production operations and ancillary activities. The site is not located in a sequentially preferable Flood Zone to the Application Site. This site also appears under reference 150. Reject.
58	AMR 2020_2021 Housing Supply	N/A	3 Cedar Terrace Richmond TW9 2JE	N/A	0	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. Reject.
59	AMR 2020_2021 Housing Supply	N/A	Unit 2 Princes Works Princes Road Teddington	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
60	AMR 2020_202 1 Housing Supply	N/A	Manning House 3 Gloucester Road Teddington TW11 0NS	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. Reject.
61	AMR 2020_202 1 Housing Supply	N/A	Unit 6 13 St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	N/A	1	N/A	N/A	2	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. The site is not located in a sequentially preferable Flood Zone to the Application Site. Reject.
62	AMR 2020_202 1 Housing Supply	N/A	Downlands Petersham Close Petersham Richmond TW10 7DZ	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
63	AMR 2020_202 1 Housing Supply	N/A	The China Chef 78 White Hart Lane Barnes London SW13 0PZ	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
64	AMR 2020_202 1 Housing Supply	N/A	4 And Part Of Ground Floor Of 5 King Edward	N/A	1	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
			Mews Barnes London									In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
65	AMR 2020_202 1 Housing Supply	N/A	90 Ormond Avenue Hampton TW12 2RX	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
66	AMR 2020_202 1 Housing Supply	N/A	112 Shacklegate Lane Teddington TW11 8SH	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably available. Reject
67	AMR 2020_202 1 Housing Supply	N/A	East House 109 South Worple Way East Sheen London SW14 8TN	N/A	1	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
68	AMR 2020_202 1 Housing Supply	N/A	5 Barnes High Street Barnes London SW13 9LB	N/A	1	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
69	AMR 2020_202 1 Housing Supply	N/A	81 High Street Hampton Wick Kingston Upon Thames KT1 4DG	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
70	AMR 2020_202 1 Housing Supply	N/A	64 White Hart Lane Barnes London SW13 0PZ	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
71	AMR 2020_202 1 Housing Supply	N/A	Land Rear Of 40 Pagoda Avenue Richmond TW9 2HF	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
72	AMR 2020_202 1 Housing Supply	N/A	80 Windmill Road Hampton Hill Hampton TW12 1QU	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
73	AMR 2020_202 1 Housing Supply	N/A	First Floor 23 - 25 King Street Twickenham TW1 3SD	N/A	2	N/A	N/A	2	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
74	AMR 2020_202 1 Housing Supply	N/A	1 Butts Crescent Hanworth Feltham TW13 6HU	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
75	AMR 2020_202 1 Housing Supply	N/A	17A Strawberry Hill Road Twickenham TW1 4QB	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
76	AMR 2020_202 1 Housing Supply	N/A	192 Heath Road Twickenham TW2 5TX	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
77	AMR 2020_202 1 Housing Supply	N/A	51 Howsman Road Barnes London SW13 9AW	N/A	1	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
78	AMR 2020_202 1 Housing Supply	N/A	Wick House Richmond Hill Richmond TW10 6RN	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
79	AMR 2020_202 1 Housing Supply	N/A	86 Ormond Drive Hampton TW12 2TN	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
80	AMR 2020_202 1 Housing Supply	N/A	11 - 12 Cusack Close Twickenham	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
81	AMR 2020_202 1 Housing Supply	N/A	4 The Broadway Barnes London SW13 0NY	N/A	1	N/A	N/A	2	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
82	AMR 2020_202 1 Housing Supply	N/A	118A - 118B High Street Hampton Hill Hampton TW12 1NT	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
83	AMR 2020_202 1 Housing Supply	N/A	Workshop Rear Of 8 High Street Hampton TW12 2SJ	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
84	AMR 2020_202	N/A	171 Kingston Road	N/A	1	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	1 Housing Supply		Teddington TW11 9JP									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
85	AMR 2020_202 1 Housing Supply	N/A	8 St Albans Gardens Teddington TW11 8AE	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
86	AMR 2020_202 1 Housing Supply	N/A	Land To Rear Of 24 Marchmont Road, Richmond TW10 6HQ	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
87	AMR 2020_202 1 Housing Supply	N/A	1A May Road Twickenham TW2 6QW	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
88	AMR 2020_202 1 Housing Supply	N/A	241 Sandycombe Road Richmond TW9 2EW	N/A	1	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
89	AMR 2020_202 1 Housing Supply	N/A	347 Upper Richmond Road West East Sheen London SW14 8RH	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
90	AMR 2020_202 1 Housing Supply	N/A	51 Kew Road Richmond TW9 2NQ	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
91	AMR 2020_202 1 Housing Supply	N/A	121 High Street Whitton Twickenham TW2 7LG	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
92	AMR 2020_202 1 Housing Supply	N/A		N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
93	AMR 2020_202 1 Housing Supply	N/A	10 Broad Lane Hampton TW12 3AW	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
94	AMR 2020_202	N/A	Vineyard Heights	N/A	2	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	1 Housing Supply		20 Mortlake High Street Mortlake London SW14 8JN									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
95	AMR 2020_202 1 Housing Supply	N/A	12 High Street Hampton Hill TW12 1PD	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
96	AMR 2020_202 1 Housing Supply	N/A	1 Curtis Road Whitton Hounslow TW4 5PU	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
97	AMR 2020_202 1 Housing Supply	N/A	133A Percy Road Twickenham TW2 6HT	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
98	AMR 2020_202 1 Housing Supply	N/A	First And Second Floors 296 Sandycombe Road Richmond TW9 3NG	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
99	AMR 2020_202	N/A	22 Linden Road	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	1 Housing Supply		Hampton TW12 2JB									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
100	AMR 2020_202 1 Housing Supply	N/A	281 Lonsdale Road Barnes London SW13 9QB	N/A	2	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
101	AMR 2020_202 1 Housing Supply	N/A	195 Upper Richmond Road West East Sheen London SW14 8QT	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
102	AMR 2020_202 1 Housing Supply	N/A	112A Heath Road Twickenham TW1 4BW	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
103	AMR 2020_202 1 Housing Supply	N/A	2 Grand Parade East Sheen London SW14 7PS	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
104	AMR 2020_202	N/A	Tabard House 22 Upper	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	1 Housing Supply		Teddington Road Hampton Wick									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
105	AMR 2020_202 1 Housing Supply	N/A	96 Wensleydale Road Hampton TW12 2LY	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
106	AMR 2020_202 1 Housing Supply	N/A	14 St Leonards Road East Sheen London SW14 7LY	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
107	AMR 2020_202 1 Housing Supply	N/A	2 Mount Mews Hampton TW12 2SH	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
108	AMR 2020_202 1 Housing Supply	N/A	Unit A 92 - 98 Lower Mortlake Road Richmond	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
109	AMR 2020_202 1 Housing Supply	N/A	1 London Road Twickenham TW1 3SX	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
110	AMR 2020_202 1 Housing Supply	N/A	600 Hanworth Road Whitton Hounslow TW4 5LJ	N/A	2	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
111	AMR 2020_202 1 Housing Supply	N/A	2B Claremont Road Teddington TW11 8DG	N/A	3	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
112	AMR 2020_202 1 Housing Supply	N/A	224 Hospital Bridge Road Twickenham TW2 6LF	N/A	4	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
113	AMR 2020_202 1 Housing Supply	N/A	20 London Road Twickenham TW1 3RR	N/A	4	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
114	AMR 2020_202 1 Housing Supply	N/A	3 - 4 New Broadway Hampton Hill	N/A	4	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
115	AMR 2020_2021 Housing Supply	N/A	Barnes Hospital South Worple Way East Sheen	N/A	4	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
116	AMR 2020_2021 Housing Supply	N/A	Garages And Land Adjacent Railway South Worple Way East Sheen London	N/A	5	N/A	N/A	2	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
117	AMR 2020_2021 Housing Supply	N/A	The Coach House 273A Sandycombe Road Richmond TW9 3LU	N/A	5	N/A	N/A	1	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
118	AMR 2020_2021 Housing Supply	N/A	Hampton Delivery Office Rosehill Hampton TW12 2AA	N/A	6	N/A	N/A	3	N/A	N	N	The net units proposed are smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
119	AMR 2020_2021	N/A	Old Station Forecourt Railway	N/A	10	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	1 Housing Supply		Approach Twickenham TW1 4LJ									comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
120	AMR 2020_202 1 Housing Supply	N/A	Barnes Hospital South Worple Way East Sheen	N/A	14	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
121	AMR 2020_202 1 Housing Supply	N/A	Lockcorp House 75 Norcutt Road Twickenham TW2 6SR	N/A	15	N/A	N/A	2	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
122	AMR 2020_202 1 Housing Supply	N/A	The Strathmore Centre Strathmore Road Teddington TW11 8UH	N/A	30	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
123	AMR 2020_202 1 Housing Supply	N/A	159 Mortlake Road Kew	N/A	31	N/A	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
124	AMR 2020_2021 Housing Supply	N/A	Old Station Forecourt Railway Approach Twickenham TW1 4LJ	N/A	36	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
125	AMR 2020_2021 Housing Supply	N/A	Barnes Hospital South Worples Way East Sheen	N/A	65	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
126	AMR 2020_2021 Housing Supply	N/A	Kew Biothane Plant Melliss Avenue Kew	N/A	88	N/A	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
127	Local Plan(2018) Site Allocations	N/A	SA 1 Hampton Square, Hampton	N/A	N/A	2,982	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
128	Local Plan(2018) Site Allocations	N/A	SA 2 Platts Eyot, Hampton	N/A	N/A	41,225	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
129	Local Plan(2018) Site Allocations	N/A	Hampton Traffic Unit, 60-68 Station Road, Hampton	N/A	28	N/A	N/A	1	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
130	Local Plan(2018) Site Allocations	N/A	Hampton Delivery Office, Rosehill, Hampton	N/A	N/A	1,140	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
131	Local Plan(2018) Site Allocations	N/A	Telephone Exchange, Teddington	N/A	N/A	1,949	N/A	2	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
132	Local Plan(2018) Site Allocations	N/A	Teddington Delivery Office, Teddington	N/A	N/A	677	N/A	1	N/A	N	N	The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. This site also appears under reference 155. Reject
133	Local Plan(2018) Site Allocations	N/A	Strathmore Centre, Strathmore Road, Teddington	N/A	N/A	6,294	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace

Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
134	Local Plan(2018) Site Allocations	N/A	St Mary's University, Strawberry Hill	N/A	N/A	144,849	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
135	Local Plan(2018) Site Allocations	N/A	Richmond upon Thames College, Twickenham	N/A	N/A	71,253	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
136	Local Plan(2018) Site Allocations	N/A	The Stoop (Harlequins Rugby Football Club), Twickenham	N/A	N/A	44,196	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
137	Local Plan(2018) Site Allocations	N/A	Twickenham Stadium, Twickenham	N/A	N/A	127,075 ²	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
138	Local Plan(2018) Site Allocations	N/A	Mereway Day Centre, Mereway Road, Twickenham	N/A	N/A	2,390.	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												Reject
139	Local Plan(2018) Site Allocations	N/A	Telephone Exchange, Whitton	N/A	N/A	7,585	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
140	Local Plan(2018) Site Allocations	N/A	Kneller Hall, Whitton	N/A	N/A	100,359	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. This site also appears under reference 42. Reject.
141	Local Plan(2018) Site Allocations	N/A	5 Ham Close, Ham	N/A	192	N/A	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
142	Local Plan(2018) Site Allocations	N/A	Cassel Hospital, Ham Common, Ham	N/A	N/A	44,737	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
143	Local Plan(2018) Site Allocations	N/A	St Michael's Convent, Ham Common	N/A	N/A	15,709	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
144	Local Plan(2018) Site	N/A	Ryde House, East Twickenham	N/A	N/A	2,090	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	Allocations											In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
145	Local Plan(2018) Site Allocations	N/A	Richmond Station, Richmond	N/A	N/A	19,744	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
146	Local Plan(2018) Site Allocations	N/A	Friars Lane Car Park, Richmond	N/A	N/A	1,410	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
147	Local Plan(2018) Site Allocations	N/A	Sainsbury's, Lower Richmond Road, Richmond	N/A	N/A	24,063	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. This site also appears under reference 54. Reject
148	Local Plan(2018) Site Allocations	N/A	Pools on the Park and surroundings, Old Deer Park, Richmond	N/A	N/A	14,684	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
149	Local Plan(2018) Site	N/A	Richmond Athletic Association Ground, Old	N/A	N/A	66,930	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
	Allocations		Deer Park, Richmond									Reject
150	Local Plan(2018) Site Allocations	N/A	Stag Brewery, Lower Richmond Road, Mortlake	N/A	N/A	67,144	N/A	3	N/A	N	N	The net units proposed are larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not reasonably suitable. This site has permission for the temporary use of the existing buildings and land including erection of temporary external film sets for a period of 5 years for film production operations and ancillary activities. The site is not located in a sequentially preferable Flood Zone to the Application Site. This site also appears under reference 57. Reject.
151	Local Plan(2018) Site Allocations	N/A	Kew Biothane Plant, Mellis Avenue, Kew	N/A	N/A	7,599	N/A	3	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
152	Local Plan(2018) Site Allocations	N/A	Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen	N/A	N/A	5,472	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
153	Local Plan(2018) Site Allocations	N/A	Barnes Hospital, East Sheen	N/A	N/A	17,324	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
154	Brownfield Register	N/A	Ham Central Area	N/A	N/A	4,312	N/A	1	N/A	N	N	The size of the site is larger than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not not suitable.



Ref.	Source	ID No	Address	Most recent planning permissions	Units	Area (m ²)	Current Land Use	Flood Zone	Availability	Suitability	Alternative Site	Comment
												In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
155	Brownfield Register	N/A	Teddington Delivery Office, 19 High Street, Teddington	N/A	N/A	610	N/A	1		N	N	The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace. This site also appears under reference 132. Reject
156	Zoopla	N/A	41 Barnes High St	N/A	N/A	69	N/A	3	Y	N	N	The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
157	Zoopla	N/A	Former Royal Oak Public House, Ham, Richmond Upon Thames TW10	N/A	N/A	107	N/A	1	Y	N	N	The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace Reject
158	Zoopla	N/A	56 Glenthams Road, Barnes SW13	N/A	N/A	375	N/A	3	Y	N	N	The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace The site is not located in a sequentially preferable Flood Zone to the Application Site Reject
159	Rightmove	N/A	Kneller Road, Whitton, TW2	N/A	N/A	555	N/A	1	Y	N		The size of the site is smaller than the application scheme and outside the identified range so it is not a site that is reasonably comparable to 29-31 High Street, Hampton Wick and is therefore not suitable. In addition, the site does not demonstrate capacity to provide Class E floorspace.



Comment	Alternative Site	Suitability	Availability	Flood Zone	Current Land Use	Area (m ²)	Units	Most recent planning permissions	Address	ID No	Source	Ref.
Reject.												



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