

Background Paper – Housing Delivery

Planning

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1. Purpose of this paper

- 1.1 This background paper sets out details of the evidence base in relation to housing delivery using evidence on previous levels of delivery and assessing future delivery as well as associated trends within the data, building on information available in the already published Local Plan [evidence base](#) and [monitoring](#) reports. This paper is accompanied by a Housing Background paper which details how the policy direction to housing and affordable housing has been approached. They should be read in conjunction with each other as both form part of the evidence base for the emerging Richmond Local Plan and provide the background to the approach taken to housing policies, together with strategic policy, research and monitoring information on which the policies are based.

2. Introduction

Setting the Scene

- 2.1 In relation to housing delivery Local Planning Authorities are under pressure to deliver housing targets and have a sufficient pipeline of housing sites. To deliver these aims Local Authorities need to be proactive in adapting to challenges to meet the identified housing needs of their local area. To do this it is important to have a clear understanding of previous trends, levels of delivery and understanding how the need for housing is evolving within the local area which can aid the council in a policy approach that allows these aims to be achieved.

3. Housing Targets

- 3.1 The housing targets for each London Borough are set out within the London Plan. The housing targets are included as 10 year targets (see London Plan, table 4.1). For Richmond the London Plan includes a 10 year target of 4,110 dwellings. Within the London Plan this is recommended to cover the period 2019/20 -2028/29, however given the London Plan was adopted in 2021 and due to concerns regarding back dating the housing target prior to the adoption to the London Plan, it has been established in a recent appeal decision PP/L5810/W/20/3249153 (paragraph 119) that the 10 year target should be applied over the 10 year period from 2021/22 within the Richmond Local Plan to ensure the delivery of the housing target is achievable.
- 3.2 In addition to this point within the examination documents of the London Plan the Panel Report includes the following statement (file reference, PINS/SDS0026, paragraph 150, page 37): “London is a dynamic land market and most new development will be on re-cycled land. Given that they are derived from an assessment of capacity, setting realistic targets over a longer time span would be problematic given that circumstances might change unexpectedly. It cannot be assumed that the current apportionment will remain after 2029 especially in relation to sources in Opportunity Areas and on industrial land.” This highlights the dynamic nature of housing land within London and shows the importance of being pragmatic when applying the London Plan housing target.

- 3.3 It is important to note that the London Plan includes recommendations on how the targets should be met, including achieving targets gradually over the 10 year period. This is clearly set out in the following statement in the London Plan paragraph 4.1.10: “The increase in housing delivery required by these targets may be achieved gradually and boroughs are encouraged to set out a realistic and, where appropriate, stepped housing delivery target over a ten-year period. This should be supported by a clear articulation of how these homes will be delivered and any actions the boroughs will take in the event of under delivery”. Paragraph 4.2.3 states: “The relative contribution from large and small sites in each borough may fluctuate across the target period, providing the overall 10 year borough target is met in a way that is consistent with the policies in the Plan”.
- 3.4 In addition to the overall housing target, the London Plan also includes a small sites housing target, which is defined in the London Plan as being less than 0.25 hectares. The small sites target in the London Plan is set out in table 4.2 and includes a 10 year target of 2,340 dwellings. This equates to 57% of the overall housing target within Richmond being required on small sites. The London Plan at paragraph 4.2.3 acknowledges the relative contribution from large and small sites in each borough may fluctuate across the target period.
- 3.5 The Council is looking to approach the overall housing target in a stepped way as is recommended in the London Plan, and also referred to in the national Planning Practice Guidance on Housing Supply and Delivery. As set out in paragraph 17.5 in the Publication Local Plan, this is considered relevant to the borough, given the shortfall in delivery in initial years, balanced against the considerable increase expected in small sites delivery whereby there will be a time lag for the change in the policy context towards incremental intensification to result in proposals coming forward, and given some identified large sites are expected to deliver in later years. This approach will also allow the Council to progress sites wherever possible without compromising the Council’s priority of delivering affordable housing with a focus on social rented housing, which is the tenure most in need within the borough.

4. Previous Completions

- 4.1 the Council’s 2022/2023 Annual Monitoring Report for the monitoring period 1st April 2022 to 31st March 2023 includes the annual completions for that monitoring year and the most up to date housing land supply position.
- 4.2 Figure 4.1 includes Richmond’s overall housing completions since 2008/09. These figures are from Richmond’s own database, meaning they are more accurate than other sources, though are unlikely to directly align with outside sources (for example, completions may be counted in different periods).

Year	Completions	Target	% of Target
2008/09	436	270	161%
2009/10	145	270	54%
2010/11	399	270	148%
2011/12	208	245	85%
2012/13	695	245	284%

2013/14	235	245	96%
2014/15	304	245	124%
2015/16	491	245	200%
2016/17	460	315	146%
2017/18	382	315	121%
2018/19	419	315	133%
2019/20	331	315	105%
2020/21	206	315	65%
2021/22	164	411	40%
2022/23	141	411	34%
TOTAL	5,016	4,432	120%

Figure 4.1 – Previous housing completions compared to the adopted housing target

- 4.3 The above figures show that, since 2008/09, within the majority of monitoring years, the levels of completions have far outstripped the relevant annual housing target as set by previous London Plans. Since 2008/09, 5,016 dwellings have been completed in comparison to an overall housing target of 4,432 dwellings, meaning there is an overall surplus of 584 dwellings. However, notwithstanding Richmond’s previous high levels of delivery, in the past two years completions within Richmond have struggled to maintain previous levels of delivery seen prior to the COVID-19 pandemic completion levels.
- 4.4 Given the pressures on the development industry in recent years, including Brexit which has reduced the availability of labour, COVID-19 disruptions which temporarily halted development on many sites, high rates of inflation which have increased construction costs substantially, and increases in interest rates which have caused property values to fall slightly, it is a difficult and volatile climate to deliver housing, especially on complex sites, therefore it is unsurprising recent delivery has not kept pace with previous levels. These issues are not unique to the borough and are seen in trends elsewhere.
- 4.5 In addition, the land pressures in Richmond, as highlighted within the Housing background paper, mean there are limited opportunities for development within the borough. This means benefits need to be maximised from every possible site to ensure multiple gains can be delivered, with affordable housing being a key priority in the Local Plan. This is especially relevant on larger sites where for example onsite affordable housing, employment space, active travel solutions and community benefits need to be balanced carefully, which is a challenge in the current economic climate.

5. Components of Housing Delivery

- 5.1 Although assessing previous levels of completions are important, there is more to previous levels of housing delivery than just the overall completion figures. Understanding these background trends is key to understanding the wider economic impacts on overall housing numbers.
- 5.2 One way to understand delivery and assess how quickly future dwellings are likely to come forward, is to look back at; firstly, how many units are permitted; secondly, how long sites take from receiving planning permission to being completed; and thirdly, the overall percentage of planning permissions lapsing. For example, if a high number of sites are

lapsing without being completed, a smaller number of dwellings are receiving permission as a result of fewer applications being submitted, and sites are taking a significant amount of time from gaining planning permission to being completed, this shows there is pressure on the development industry and it is unlikely the Council would be able to impact on improving levels of completions in the short term. However, if the number of sites being given permission is low, but there is a shorter time lapse between gaining permission and completing units onsite, it shows there are likely steps the Council could take to improve housing delivery in the shorter term.

Dwellings Permitted Each Year

5.3 Firstly, it is important to understand how many units are permitted each year within the borough to gain an understanding of how many dwellings are coming through the planning system. Low numbers of dwellings permitted each year could mean either the Council is struggling with resources or developers are concerned with the economy, resulting in fewer sites moving through the planning system. To gain a better understanding of these trends the following table includes a large data set, looking back to the number of dwellings permitted per year since 2008-09:

Permitted Net Units	
Monitoring year	Sum of Net Dwellings
2008-2009	457
2009-2010	286
2010-2011	593
2011-2012	570
2012-2013	140
2013-2014	777
2014-2015	991
2015-2016	567
2016-2017	648
2017-2018	570
2018-2019	221
2019-2020	244
2020-2021	434
2021-2022	169
2022-2023	749
Grand Total	7416
Average	494

Figure 5.1 – Number of dwellings permitted per year between 2008/2009 – 2022/2023

5.4 The above table shows that on average since 2008/2009, 494 dwellings were permitted each year, with 2014-15 showing the highest number of permissions, totalling 991 dwellings, followed by 2013-14 with 777 dwellings permitted, closely followed by the recent high of 749 dwellings permitted in 2022-23. When comparing this to the lower number of sites

permitted in 2021-2022 (169 dwellings), which was most likely a result of the COVID-19 pandemic, it shows the development industry and the planning service have bounced back to levels seen only in 2013-2015 which resulted in high numbers of completions in the following years (further detail in figure 5.2):

Year	Completions	Target	% of Target
2014/15	304	245	124%
2015/16	491	245	200%
2016/17	460	315	146%
2017/18	382	315	121%
2018/19	419	315	133%

Figure 5.2 – Number completions in relation to the adopted housing target between 2014/15 – 2018/19

5.5 These trends were highlighted in a [recent report](#) published by Planning Resource (11.09.2023), analysing Government statistics which also assessed data for the current monitoring period 2023/2024 and showed some concerning trends in relation to longer term permissions. The report identified a 14% reduction in planning applications compared to last year, a 12% reduction in decisions over the same period and the number of homes approved dropped by 8% within the same time period. A statement from the Department for Levelling up, Housing and Communities (DLUHC) included with the report states: “There was a clear downward trend during the 2008 economic downturn, followed by a period of stability. There was a large dip in 2020 following the start of the pandemic and a subsequent recovery in early 2021, including a particular peak in application received, and since the peak there has been an ongoing downward trend”.

5.6 These trends are visible within the following graph that includes data on the total number of applications permitted in the borough and the percentage of these that are residential. The graph shows the down-turn after 2008, the economic upturn, then the period of stability and the increase in applications seen after the recovery from the COVID-19 pandemic.

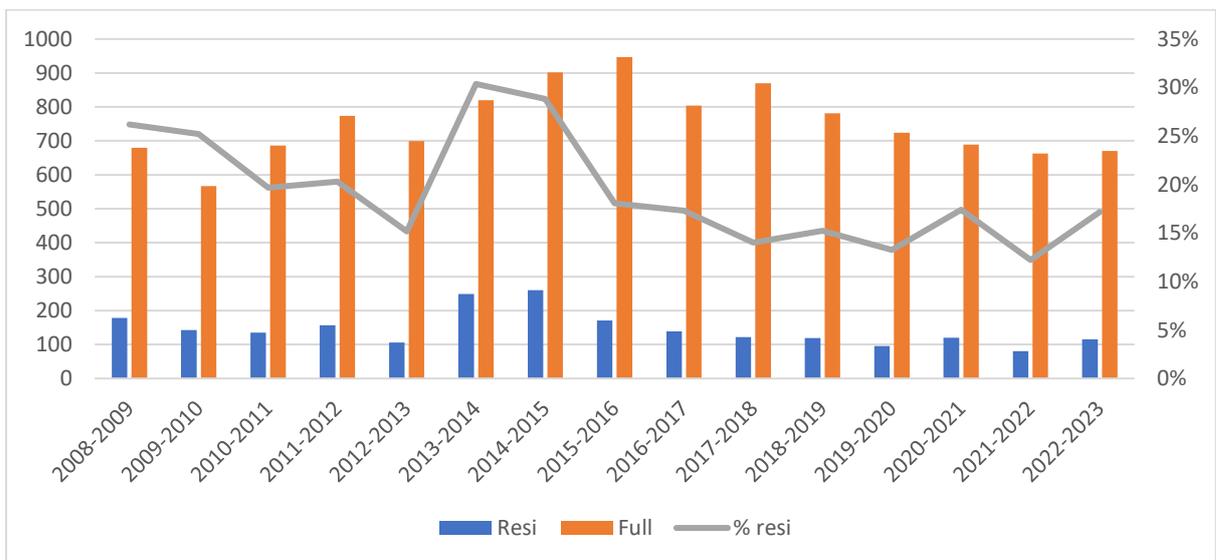


Figure 5.3 – Number of permitted sites comparing all full applications to residential permissions, including by number of permission and as a percentage.

5.7 The data shows the Council has been active in responding to the increase in permissions submitted after the recovery from the COVID-19 pandemic and has adapted well to the changes required within the working environment. However, whilst the Council is able to determine planning applications, it has little or no control over the trends identified within the Planning Resource report in September 2023, such as the sensitivity of the development industry and economic challenges, both of which impact on the Council’s ability to ensure housing delivery is increased.

Planning Permission to Completion

5.8 The next component of housing completions is assessing the amount of time it takes for sites that achieve planning permission to be completed. Figure 5.3 pulls together information from 2006 to 2023 to provide an accurate dataset and separates the data by site size.

Average Decision to Completion (Yrs)	Site size (number of dwellings)									
	Year	1-4	5-9	10-14	15-19	20-29	30-39	40-49	50-100	100+
2006	1.4	1.7	2.3	3.8	2.7			1.8	3.2	1.5
2007	1.6	1.6	1.2		2.0	2.4				1.6
2008	1.8	2.2	2.6	2.3		3.0			7.1	1.9
2009	1.6	2.2	3.7	1.6						1.7
2010	1.7	2.1	1.2	5.3			2.6		7.1	1.9
2011	1.8	2.3								1.9
2012	1.9	2.9	2.9		2.5			1.8	4.5	2.1
2013	2.0	3.7	4.0		4.6					2.1
2014	1.9	1.7	3.0					3.8		1.9
2015	1.8	2.2	1.2		4.3	1.4				1.9
2016	1.9	3.3			2.3	2.2				2.1
2017	2.2	3.3	3.7		2.3				3.2	2.3
2018	1.7	4.3					3.0	3.8	3.3	2.0
2019	2.2	2.3		2.7						2.2
2020	2.0	2.4			3.7		2.1		5.9	2.1
2021	2.4	3.2			2.9					2.5
2022	2.3	2.0	2.6		4.8				10.0	2.4
2023	2.5	2.3								2.5
Grand Total	1.9	2.4	2.2	3.1	3.1	2.2	2.6	2.5	5.5	2.0

Figure 5.4 – Average time lapsed in years from receiving planning permission to completing onsite between 2006 – 2023 by site size.

5.9 Figure 5.3 includes the largest proportion of data on small sites which are separated into two categories, sites of 1-4 dwellings and 5-9 dwellings, meaning these types of sites provide the most accurate level of data within the time period shown (2006-2023).

5.10 Figure 5.3 shows that for sites of 1-4 dwellings, on average it takes 1.9 years from receiving planning permission to being completed. However, figure 5.3 also shows the time lapse from receiving permission to completion has increased from the average low of 1.4 years in 2006 to an average high of 2.5 years in 2023, showing the time lapse between receiving permission and completion on site is increasing. This trend is also visible in sites of 5-9 dwellings, where the average number of years from permission to completion between 2018-2023 is 2.75 years in comparison to the average timelapse from 2006-2011 being only 2 years.

5.11 Given the lower amount of data available on the larger sites it is more difficult to extrapolate overall trends. We have therefore looked at the sites in relation to small sites (1-9 dwellings) and large sites (10+ dwellings). This gives an overall average of 2 years for small sites to be completed after gaining planning permission and an average of 3.3 years for large sites to be completed after gaining planning permission.

Year	Site size (number of dwellings)		Grand Total
	<10	10+	
2006	1.3	1.6	1.3
2007	1.4	2.3	1.5
2008	1.6	1.6	1.6
2009	1.8	3.5	1.9
2010	1.8	2.7	1.8
2011	1.7	3.5	1.8
2012	1.9	1.8	1.9
2013	2.0	3.0	2.1
2014	2.3	2.9	2.3
2015	1.9	6.1	2.0
2016	1.8	2.3	1.9
2017	2.2	2.4	2.2
2018	2.3	3.0	2.3
2019	2.1	3.3	2.2
2020	2.6	2.8	2.6
2021	2.2	4.4	2.2
2022	2.6	4.9	2.8
2023	2.1	5.1	2.1
Average	2.0	3.3	
Average (years 2006-2014)	1.8	2.5	
Average (years 2015-2023)	2.2	3.8	

Figure 5.4 – Comparing small sites (1-9 dwellings) and large sites (10+ dwellings), average time lapsed in years from receiving planning permission to completing onsite between 2006 – 2023.

5.12 To understand the changes over the time period assessed, we have separated the time period in half comparing data between 2008-2014 and 2015-2023. Between 2008-2014, for

sites to be completed from receipt of planning permission, it takes on average 1.8 years on small sites and 2.5 years on large sites. However, the second part of the time period, from 2015-2023 both small sites and large sites have a larger time lapse between gaining planning permission and being completed. The average time period has extended, to 2.2 years for small sites and 3.8 years for large sites, showing the impact has been far greater on large sites.

- 5.13 This could be a result of developers not wanting to flood the housing market with larger numbers of new properties which, based on demand and supply principles, results in lower open market values; this would be especially relevant to larger sites, where the increase in timescales is more noticeable. It could also be a result of delays becoming more common within the construction time frame, and/or the lack of available workforce onsite. It is a well-known fact that Brexit has made it more challenging to access and receive specialist building materials from the European Union, and that the numbers of available construction workers reduced (with immigration rules only being relaxed by Government adding further trades to the shortage occupation list from 2023).
- 5.14 This trend highlights that Councils are only able to provide planning permission, they are not able to deliver the units or force developers to build out sites quicker, meaning there are few options in this instance for the Council to improve the timeline between gaining planning permission and completing dwellings onsite.

Site Lapse Rate

- 5.15 In addition to assessing the number of housing completions it is important to understand how many planning permissions are expiring on sites where net dwellings have been approved, known as the lapse rate. Planning permissions are usually valid for 3 years and if no start on site is confirmed the permission will lapse 3 years after the decision date. (Applications which replace an extant permission are generally treated differently i.e. a new or revised application supersedes the original, so it would not be regarded as lapsed in this way). This is important to understand as high lapse rates can show there may be pressures on the development industry. We have assessed lapse rates for housing permissions since 2008 until 2023 to provide a detailed assessment, which is included in figure 5.5.



Figure 5.5 – The number of sites with expired permissions per annum between 2008/2009 to 2022/23.

5.16 The data shows the numbers of permissions lapsing on sites have generally decreased since an all time high in 2010-2011. Permissions lapsing in 2010-2011 would have been a result of obtaining permission in 2007/2008, which would have been within the previous recession which lasted from December 2007- June 2009. Since that time the number of expired permissions have fallen to one of the lowest levels recorded in 2016/2017. Since this time period the number of expired permissions has generally been increasing to the higher level seen 2021/2022, which is likely a result of COVID-19 disruption and high numbers of sites not starting between 2020-2021. Government allowed some specific permissions that lapsed or were due to lapse in 2020 to be automatically extended into 2021, although the legislation enabling this was then withdrawn in 2021. This high lapse rate was then followed by the lowest level of expired permissions recorded within the dataset in 2022/23, which is likely a result of the considerable house price increases seen just after the COVID-19 pandemic when stamp duty was removed. Overall, this data shows lapse rates are very sensitive to market conditions.

5.17 The other important aspect to consider is not just the number of expired permissions but the proportion of expired sites as a percentage of permitted sites per year. This is included within Figure 5.6 below and includes an overall average lapse rate of 7%:

Year	Net units - Expired Residential Permissions	Net units - Residential Permissions	% Expired
2008-2009	20	457	4%
2009-2010	27	286	9%
2010-2011	36	593	6%
2011-2012	41	570	7%

2012-2013	21	140	15%
2013-2014	132	777	17%
2014-2015	23	991	2%
2015-2016	-4	567	-1%
2016-2017	5	648	1%
2017-2018	72	570	13%
2018-2019	14	221	6%
2019-2020	25	244	10%
2020-2021	25	434	6%
2021-2022	78	169	46%
2022-2023	16	749	2%
Total	531	7416	7%

Figure 5.5 – The number of dwellings with expired permissions between 2008/2009 to 2022/23 in comparison to the number of dwellings permitted.

5.18 Figure 5.5 above shows the number of lapsed dwellings as a percentage of the number of dwellings permitted within that monitoring year. Overall, the average lapse rate since 2008/09 per annum is 6%. The highest lapse rate was recorded in 2021/22 with 46% of approved dwellings within that year lapsing, which as previously mentioned, is likely due to COVID-19 disruptions. The lowest lapse rates recorded include a 1% lapse rate in 2016/17 and 2% in 2014/15 and 2022/23. The low lapse rate seen in 2022/23 shows the development industry quickly bounced back after the COVID-19 pandemic, most likely a result of increasing house prices seen just after the stamp duty holiday was introduced from 8 July 2020 to 30 June 2021. The rate of -1% appears to be an anomaly due to a high number of sites expiring that had permission for a net loss of dwellings onsite.

5.19 It is also important to understand how lapse rates have changed since 2008. Figure 5.6 shows the data amalgamated into 3x 5 year periods which shows the trend more clearly.

Monitoring year	Net units - Residential Permissions	% Expired
2008-2013	2,046	8%
2013-2018	3,553	6%
2018-2023	1,817	14%

Figure 5.5 – The number of dwellings with expired permissions between 2008/2009 to 2022/23 in comparison to the number of dwellings permitted collated into 3x 5 year categories 2008-2013, 2013-2018 and 2018-2023.

5.20 When comparing the 3x 5 year periods in figure 5.5, it is clear that between 2018-2023 there was a much higher lapse rate recorded than in previous years. In addition there were far fewer dwellings permitted (1,817 dwellings) between 2018-2023, especially in comparison to the high level of permissions seen between 2013-2018 (3,553 dwellings). This shows the development industry was under considerable pressure during this period of time and, given the higher lapse rate coupled with lower numbers of dwellings permitted, this is most likely due to outside factors previously mentioned, including COVID-19, Brexit, inflation, high build costs and lack of available labour.

- 5.21 Given the higher number of lapsed permissions within 2018-2023, it is important to reiterate that Councils do not deliver dwellings but grant permissions to enable development to take place; therefore, the Council's role in delivery once a site has permission is limited. It also shows there is pressure on the development industry which has been felt more within 2018-2023 than the previous years monitored.

Developer Engagement

- 5.22 As part of the production of this background paper and to gain a better understanding of the pressures currently facing developers, the Council produced a short survey and sent this out to a number of developers, planning professionals, Registered Providers and other companies operating within the development industry in Richmond. A copy of the questionnaire is available in Appendix 3. The respondents consisted of planning professionals and agents, small to medium house builders building 1-50 dwellings per annum within the borough, a national house builder and Registered Provider.
- 5.23 Within the questionnaire the results show that the most significant issues stalling developments were similar in Richmond as those pressures nationally, these included; discharging of planning conditions and associated staffing pressures followed by higher build costs and higher interest rates. However, the national housebuilder commented higher interest rates was the most significant issue stalling house building nationally and within Richmond. Some respondents highlighted other issues in Richmond including the requirement for reports in the planning process; i.e Daylight & Sunlight reports, noise reports, transport reports, flood risk information and the time and cost associated with providing these. Some respondents also recommended higher planning fees to relieve pressure on staff and enable them to make quicker decisions.
- 5.24 The next question referred to unlocking potential sites across the borough, respondents recommended increasing planning fees to bring in more staff and alleviate current staffing pressures, reviewing employment policies with a focus on optimising sites with housing, and removing the requirement for small amounts of employment floorspace to be included on sites as these often get converted to housing at a later date anyway. Other recommendations include more allocations, a better pre-application process including better communication, a targeted approach to regeneration, a clear direction with innovative thinking, allowing increased building heights and higher densities to mitigate rising costs and a positive approach to planning.
- 5.25 The respondents answered question 6 regarding key actions the council could take to improve housing delivery in a mixed way, however the two main points highlighted in the responses included; "promotion for new housing through council led initiatives and regeneration strategies" and "updated guidance to support interpretation of planning policy requirements, such as around character-led design guidance, design codes".
- 5.26 It is clear there is a theme running through the answers that the development industry is well aware of the pressures on the planning team and does sympathise with staffing levels and pressures, however, a number of respondents maintained they would be happy to pay higher fees for a better service which included a joined up pre-application process with

ideally the same officer providing comments on the pre-application as the officer determining the main application, improvements in the discharging of conditions process, reducing the number of pre-commencement conditions applied, and keeping to statutory timeframes for determining applications and discharging conditions (i.e 8 weeks for minor applications and 13 weeks for major applications). However, it is clear there are a number of pressures on housing delivery outside the Councils control including high build costs and higher interest rates being highlighted within the responses. A summary of the responses is included within Appendix 3.

6. Affordable Housing Delivery

- 6.1 To understand previous levels of affordable housing delivery we have looked in detail at delivery levels over the past 5 years since the adoption of the Local Plan, to assess the level of affordable housing secured compared to policy. This has included assessing the number of affordable homes delivered onsite, affordable contributions secured, and other large S106 contributions for things such as transport, which could have reduced the affordable housing secured. We have gathered this information from our own internal records, therefore, these may not fully corroborate with other sources. The relevant data is included within the appendices for transparency.
- 6.2 Monitoring of affordable housing targets usually focuses on permissions granted and units completed to demonstrate actual delivery. Richmond is one of very few authorities that collects affordable housing contributions from small sites (sites of 10 dwellings or fewer). The adopted and emerging affordable housing policy for small sites includes a stepped target based on the site type and number of dwellings. This stepped target aims to protect employment sites by having a higher affordable housing percentage applied to that site type. This is included in the following table taken from adopted Local Plan Policy LP 36:

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace.	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

- 6.3 This same table is also included within the Publication Local Plan within Policy 11. As the borough takes contributions for affordable housing on small sites, this makes it slightly more complex when calculating the average percentage of affordable homes delivered. Financial contributions from large sites would only be accepted in exceptional circumstances where on-site provision has been fully explored, but can arise through consideration of site-specific circumstances or review mechanisms.

6.4 To make average calculations of completed and secured affordable housing percentages in the past 5 years more accurate, we based the affordable housing percentage on the monetary value of an affordable home. The Council's recently published Affordable Housing Update Report to the Adult Social Services, Health and Housing Committee (dated 5th June 2023), available on the Council's [website](#), includes a value of associated savings per affordable housing unit and is the figure applied per dwelling when used to apply for the Housing Capital Programme (HCP) grants. Within the report it states generally a figure of £120,000 per dwelling is applied through an HCP application; however, for more vulnerable households this figure would be closer to £150,000 per dwelling. As we are considering the contributions used for general needs affordable housing, we have applied a figure of £120,000 per affordable dwelling. This means a contribution of £120,000 would potentially be equivalent to 1 affordable home created.

6.5 We have separated overall housing completions and associated percentages of affordable housing by small and large sites as adopted policy applies to them differently. Dwellings delivered through Permitted Development have not been included as part of net dwellings as there is no requirement for these to contribute towards affordable housing. This is summarised in figure 6.1 below with the site by site information available in Appendix 2

Monitoring year	Site type	Affordable Housing contribution	Monetary contribution equating to affordable units (based on £120k per dwelling)	Total Affordable housing (on-site delivery plus equivalent monetary contribution)	Net dwellings completed (PD completions removed)	Overall affordable housing %
Completions 2022-23	Small Sites Total	£914,447	7.6	22	74	29.22%
Completions 2022-23	Large Sites Total	£0	0	0	20	0.0%
Completions 2021-22	Small Sites Total	£773,128	6.4	6.4	68	9.47%
Completions 2021-22	Large Sites Total	£0	0	22	157	14.01%
Completions 2020-21	Small Sites Total	£1,451,110	12.1	19.1	91	20.98%
Completions 2020-21	Large Sites Total	£8,350,000	69.6	84.6	261	32.41%
Completions 2019-20	Small Sites Total	£1,335,475	11.1	15.1	104	14.55%
Completions 2019-20	Large Sites Total	£50,000	0.4	28.4	78	36.43%
Completions 2018-19	Small Sites Total	£1,528,907	12.7	12.7	124	10.27%
Completions 2018-19	Large Sites Total	£2,150,000	17.9	89.9	336	26.76%

Figure 6.1 – Affordable contributions and homes completed on sites from 2018/19- 2022/23 separated into large and small sites.

- 6.6 The above table shows small sites make a significant contribution to the equivalent number of affordable dwellings, with some small sites shown to provide contributions equivalent to more than 50% affordable housing (as seen in Appendix 2). Within the most recent monitoring period (2022-23) there was an average affordable housing percentage of 37.3% provided on small sites.
- 6.7 Although the overall average percentages on large sites do struggle to deliver the adopted target of 50% affordable housing, it is important to note that over the past 5 years, 10% of all sites within the borough have either provided or contributed to more than 35% affordable housing, showing that were the GLA's fast track route applied in the borough, 10% of sites could have lost out on this higher level of delivery. In total, 37% of all the completed sites within the past 5 years either delivered affordable housing onsite or provided a financial contribution.
- 6.8 In terms of delivery on small and large sites, within the monitoring year 2019-20 on large sites, the average level of affordable housing delivered or contributed to was 36.4%, and the average level in 2022/23 was 37.2%, showing it is achievable to provide an average percentage on small sites and major sites in excess of the 35% fast track route.
- 6.9 As the borough is under such strain in terms of the level of need for affordable housing, and with the current cost of living crisis exacerbating this need, as detailed further within the Housing Background paper, every additional affordable home counts towards helping those households most in need, and cannot be overlooked, especially when the borough has shown affordable housing delivery and contributions of more than 35% affordable housing can be achieved.

7. Future Delivery

Housing Pipeline

- 7.1 The emerging Local Plan includes a plan period of 2023-2039 of which the London Plan includes a 10 year housing target for each London Authority from 2021-2031 of 4,110 dwellings over the 10 year period, equivalent to 411 dwellings per annum over this time period.
- 7.2 This housing target does not cover the whole plan period for Richmond, however the Council will continue to apply that housing target over the plan period, resulting in a requirement for 6,576 dwellings over the plan period.
- 7.3 At present the Council can currently support a 5 year housing supply as included with the most recently published AMR 2022/23 showing a total of 5.3 years supply (equivalent to 2,529 dwellings). The longer-term pipeline of delivery for the emerging Local Plan period is included in Appendix 1, which includes the pipeline of delivery in comparison to the 10 year London Plan housing target and the later housing target which follows.

- 7.4 It is also important to assess the amount of housing within the pipeline. As included within the AMR dated April 2023, the estimated supply of dwellings over a 10 year period either with permission and not started, or under construction with permission, are set out below:

New Build Sites under construction	140
New Build Sites with planning permission	744
Conversion sites under construction	169
Conversion sites with planning permission	42
Conversion sites with prior notification approval	111
Non Self Contained	156
Site Allocations	270
Deliverable Sites	3,026
Total 10 year supply	4,658
London Plan 10 year Target	4,110

Figure 7.1 – Estimated supply over 10 year period.

- 7.5 In total the estimated supply of dwellings over the next 10 year period is 4,658 dwellings with 1,206 dwellings with extant permission and of these 309 are under construction as of 1st April 2023. This is in comparison to the London Plan 10 year target for Richmond (4,110 dwelling between 2021-31 showing a 13% buffer over this time period, higher than the minimum 10% required to confirm the housing land supply within the examination of the Local Plan as stated with the NPPG¹ target, which will allow for changes in delivery and the housing market.
- 7.6 As previously mentioned, the London Plan recommends Councils approach the housing target as a stepped target but that they need to ensure the target over the 10 year period is met. Paragraph 17.5 in the Publication Local Plan and the updated trajectory in the Housing AMR in this paper shows the Councils estimated delivery over the next 10 years, and shows the number of completions from 2022/23 and 2023/24 are estimated to be lower than the 411 dwelling target, however, the delivery in subsequent years builds to show estimated delivery is expected to return of similar levels of delivery seen prior to the COVID-19 pandemic as shown in figure 4.1, this approach is supported by the London Plan.
- 7.7 In addition to the overall housing target, the London Plan includes a proportion of the overall housing target on small sites. Table 4.2 in the London Plan includes a small sites target for Richmond over 10 years of 2,340 dwellings making up 57% of the overall 10 year housing target.
- 7.8 Small sites are defined in the London Plan as sites below 0.25 hectares, which although not quite aligning with the NPPF definition where a specific small sites definition is not included but major development is based on sites of 10 dwellings or more, or an area of 0.5 hectares or more. The Richmond data is based more closely on the NPPF definition, i.e large sites are 10 dwellings and above, small sites below 10 dwellings, as the Councils data pre-dates the adoption of the London Plan 2021 where the small sites definition is applied.

¹ National Planning Policy Guidance, Paragraph: 010 Reference ID: 68-010-20190722

- 7.9 The Councils data is set out in Figure 7.3 below and includes the previous 10 years of housing completions separating out delivery on small and large sites. As shown in the data the figures align closely with the percentage required on small sites in the London Plan with 50% of housing delivery within the past 10 years being on small sites.

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
2020/21	107	99	206	52%	48%
2021/22	63	101	164	38%	62%
2022/23	121	20	141	86%	14%
Total	1,526	1607	3,133		
Average	152.6	161	313	50%	50%

Figure 7.2 – Previous delivery on small sites (under 10 dwellings) and large sites (10 dwellings and over). Figures may not sum due to rounding.

The stepped trajectory for Richmond

- 7.10 This paper has demonstrated in section 6 the volatility in permissions and the time to deliver, and how past trends show in recent years due to uncertainties, such as the implications arising from Covid-19, there are broader factors outside of the Council's control impacting on housing delivery. As previously mentioned, a shortfall in delivery in the early plan period can be balanced against an increase in future small sites delivery, and some identified large sites are expected to deliver in later years.
- 7.11 The Site Allocations are key sites to assist with the delivery of the Plan, particularly for employment, retail, housing and social infrastructure, but not all the need will be met by these sites. Needs will also be met by more efficient use of existing sites, utilising vacant space, small site brownfield redevelopment, and new development opportunities emerging throughout the Plan period, as described in the above outlining trends in types of development. While the Site Allocations do not prescribe specific density or minimum/maximum housing numbers, this flexibility purposefully allows for a design-led approach in recognition that detailed site-specific assessment is necessary to optimise site capacities; for the pipeline on residential supply it is estimated if all sites currently within the pipeline are brought forward that they could deliver over 7,000 dwellings over the plan period.
- 7.12 As previously mentioned within the introduction, the borough has a variety of constraints to development including the River Thames (the borough is the only one in London to be both North and South of the river), large swathes of protected parks, high quantum of open space designations and conservation areas. There are very few large-scale development sites within the borough, save for the ones within the Site Allocations (Stag Brewery etc.) and a

large quantum of housing numbers come from developments on small sites, as set out above at figure 7.3.

- 7.13 With limited sites in the borough, the overarching spatial strategy (Policy 2 in the Publication Local Plan) continues the approach to direct major development into the five town centres, and to support 'Living Locally' through the network of local centres, neighbourhood centres and important local parades spread across the borough, with incremental intensification of existing communities as envisaged by the London Plan. These broad areas are identified on the key diagram and updates to the Policies Map. Policy 10, part B sets out indicative ranges for the broad areas to illustrate the expected pattern of development, based on past trends and current pipeline, and are not to be regarded as any lower or upper limit, as the overall target is to be exceeded.
- 7.14 The Council has consistently taken a cautious approach to the inclusion of deliverable sites in the five year supply as detailed in the Housing AMRs, in line with the NPPF and Planning Practice Guidance, but aims to exceed the housing target on the basis of the stepped trajectory put forward in the Plan. The latest stepped trajectory is based on the data and phasing in the 2022/23 Housing AMR:

Years one to five (2023/24 to 2027/8) (the London Plan 2021 target applies)

Specific, deliverable sites comprising of all sites with full detailed planning permission (until permission expires, unless clear evidence homes will not be delivered), which includes a number of large sites with permission, or where there is firm progress being made towards an application and clear relevant information. Over 200 homes at Richmond College will be delivered by Latimer, the development arm of Clarion Housing Group, and the Ham Close redevelopment for over 450 new homes (including re-provision of existing affordable units) by Richmond Housing Partnership and their development partner, Hill (see the Council's [press release](#)). A number of the large sites in the borough will be delivered through phasing over a number of years, which is informed by the developer's delivery programme. For example, towards the end of the early period there is potential for initial delivery on the **Stag Brewery, Mortlake** (Site Allocation 35) on which the Council's Planning Committee recently resolved to approve a revised hybrid application for delivery of over 1,000 homes. A small sites windfall is included from year 4 onwards, which is considered appropriate in line with the London Plan 2021 (Table 4.2 and paragraph 4.1.8).

Years six to ten (2028/29 to 2032/33) (the London Plan specifies the target applies to 2029, but the ten year period from its publication in 2021/22 runs until 2031/32 (see paragraph 3.1); thereafter there is a rolled forward target of 306 homes per annum)

The small sites windfall is continued for years 6 to 10. A pipeline of large sites is expected to continue, with a number of identified large sites expected to be delivered, contributing to exceeding the London Plan target. The phased delivery on large sites that started in the earlier period, such as Stag Brewery will continue. There are other sites that have already been considered through the planning application process and while permissions have not yet been granted, many planning issues have already been assessed. This includes a considerable pipeline of 453 units (including 173 affordable) at **Homebase, North Sheen** (Site Allocation 29) which in 2019 the Mayor called-in, and is subject to re-consultation on revisions in October 2023. There is also potential for other major developments to provide dwellings within years 6-10 such as the major redevelopment at **Kew Retail Park** which is at

preapplication stage but there is a willing developer pursuing plans that could involve several hundred new homes, with potential for delivery later in the later phases of housing supply.

Years eleven to fifteen (2033/34 to 2038/39) (rolled forward indicative London Plan target of 306 homes per annum)

The NPPF suggests where possible specific, developable sites or broad locations for growth should be identified where possible. The reality is that identification of specific sites is difficult, but the spatial strategy and broad locations will continue to deliver sites similar to past trends, in particular with site assembly continuing to bring forward previously developed land. The indicative target beyond 2029 is 3,639 homes for net housing completions, or 306 homes per annum, based on rolling forward in accordance with the London Plan identified capacity for large sites and the small sites figure, until it is replaced by a revised target in a new London Plan. While the London Plan enables an indicative target to be rolled forward for future years beyond 2029, it is also appropriate to note the context set out in paragraph 3.1 and that a new London Plan is expected. The Mayor of London was asked by Government, when the 2021 London Plan was being finalised, to start considering the next London Plan and how this will meet the higher level and broader housing needs of London (including the urban uplift expected by national Planning Practice Guidance), and work with boroughs to exceed their housing targets, and has launched a [Planning for London Programme](#) to begin the process of reviewing or developing a new London Plan, however this will be for the next Mayoral term after elections in 2024.

Affordable Housing Pipeline

- 7.15 The Housing Background paper details the high level of need for affordable housing within the borough and highlights the multiple land pressures for sufficient housing sites as well as employment sites, retail uses, community uses and open space, which means balancing priorities on complex planning applications is challenging. More detailed information on this is included within the Housing Background paper. The main points are that the level of need for affordable housing is very high in the borough, but the numbers of available sites are limited. Having an adequate pipeline of affordable housing is a key priority for the Council to ensure a good supply of affordable housing is being brought forwards to deliver for the high numbers of households in need. This is detailed within the Council's recently published Affordable Housing Update Report. In relation to future delivery it includes the following statement:

Over the next three years 2023/24 to 2025/26 the Housing Enabling and Projects Team are forecasting that over 300 affordable homes will commence on site. It is forecast that there will be 55 affordable housing completions in 2023/24 and, from 2023/24 to 2024/25 completions are anticipated to increase considerably, as illustrated in the table below. As mentioned in paragraph 3.1, subject to continued proactive working with RPs and the private sector to deliver sustainable levels of development and subject to resident consultation and planning requirements, up to 500 affordable homes could be delivered in the next five years. The longer-term forecast for affordable housing delivery identifies the potential to deliver over 1,000 homes albeit subject to several

factors not least of which is approval by the local planning authority (and in some instances the Greater London Authority).

- 7.16 Although these figures provide a useful indication of what affordable units have been secured onsite, they do not include the level of contributions that have been secured through planning and the equivalent affordable homes secured as a result of the contribution. As with previous completions, we have used the same method whereby the number of affordable dwellings plus the equivalent contribution have been combined to provide a more accurate percentage of affordable housing secured onsite. This does not include applications for permitted development, as these are not required to provide affordable housing.
- 7.17 Using this methodology, the main headline figures for affordable housing pipeline delivery include the following:
- Affordable Housing and/or offsite contributions have been secured on 59.24% of sites;
 - 21% of sites have secured more than 35% affordable homes on site or an equivalent offsite contribution;
 - 12 sites have permission for 100% affordable housing schemes.
- 7.18 Comparing these figures with previous levels of delivery which showed in total 37% of all the completed sites within the past 5 years either delivered affordable housing onsite or provided an offsite contribution, compared to 59% within the pipeline, it shows the number of sites either delivering affordable homes on site or securing a contribution is increasing.
- 7.19 In addition, when comparing the pipeline with previous completions the data shows that 21% of permitted sites within the pipeline have secured more than 35% affordable housing onsite or equivalent offsite contribution. This shows the percentage of sites securing more than 35% affordable housing has more than doubled in the housing pipeline versus previous completions. Whilst it is unlikely every single one of these permissions will be built out, given the previous data on lapse rates results with an average of 7% per annum, it is also unlikely that the lapse rate would result in a major decrease in the affordable housing pipeline and associated contributions.

Viability of Future Housing Delivery by Site Type

- 7.20 The other main issue to consider is the viability of pipeline housing delivery and associated affordable housing policies. In relation to the viability of the adopted and emerging affordable housing policy which requires 50% affordable housing, the Council carried out a Whole Plan Viability Assessment, published in 2023. Although the viability of sites is mixed when assessing different types of existing uses, it is important to consider the most common types of sites coming forward within the pipeline of delivery, what site types will form the largest proportion of housing delivery, and how emerging policy will impact the type of sites delivered. The only way to look at trends in the types of sites likely come forwards through the plan period, is to assess what sites have been completed previously and to assess the

trends within this data. Firstly, the past completions data shows the vast majority of net dwelling completions were on small sites, this is shown geographically figure 7.3.

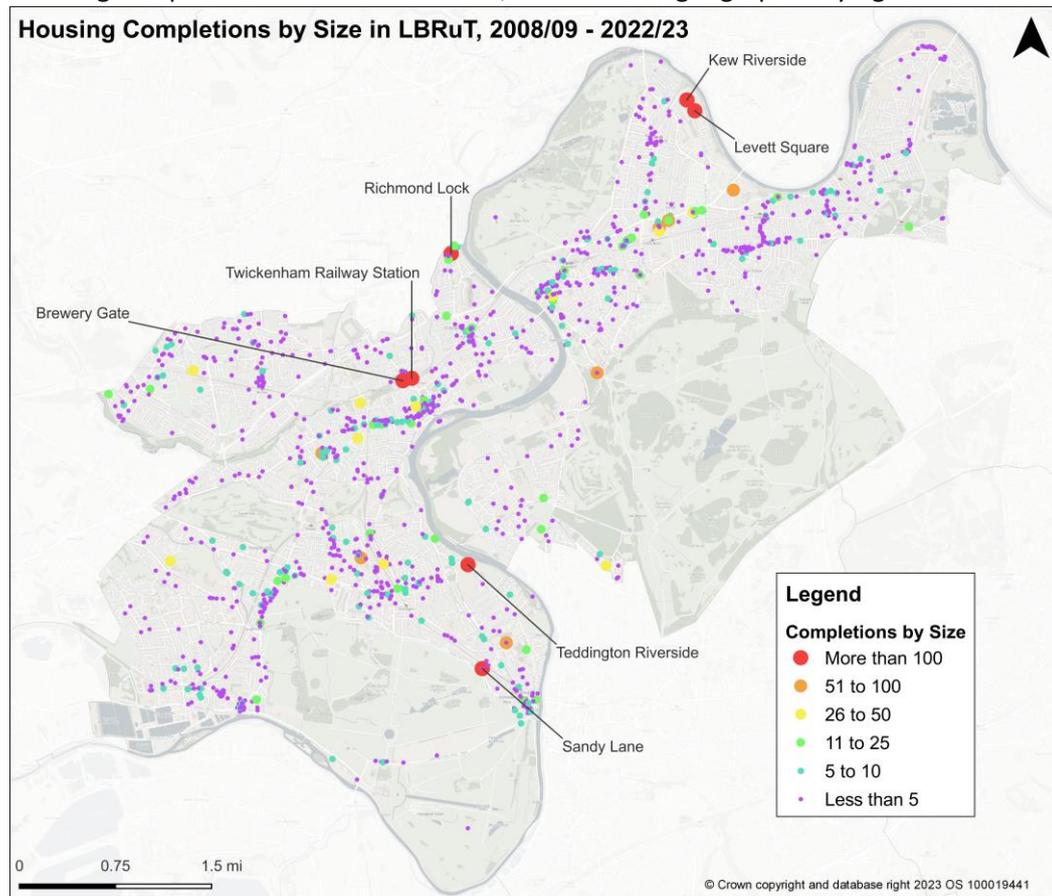


Figure 7.3 – Housing Completions from 2008/09 – 2022/2023 by site size

- 7.21 We have assessed sites in detail in the past 5 years as these will most likely have been assessed within the current policy approach. Within the Councils data showing between 2018/19-2022/23, 65% of dwelling completions were on site of less than 10 dwellings showing small sites make up a significant proportion of the number of sites completed in the past 5 years. It is important to note that affordable housing policies differ on small sites within Richmond where the affordable housing percentage is applied on a sliding scale depending on the site type see Local Plan policy LP 36 and emerging policy 11.
- 7.22 The next trend to assess are the types of sites completed. We have collated completed sites within the past 5 years into the following categories:
- Backland, garden and infill sites
 - Secondary industrial
 - Secondary offices
 - Redevelopment of residential land (including demolitions of existing residential and rebuild)
- 7.23 These categories are similar to those included in the Whole Plan Viability Assessment, however, a number of sites fall within multiple categories so the most prominent previous use on the site has been applied.

Site Type**	Percentage of sites 2018/19 – 2022/23*
Backland, garden infill sites and conversions	64%
Secondary industrial	13%
Secondary offices/Retail	10%
Redevelopment of residential land	11%
Other (does not fit within other categories)	3%

Figure 7.4 – Number of sites 2018/19 – 2022/23 – separated into broad site types. (* figures are unlikely to sum due to rounding ** some sites previously had multiple uses onsite, the most prominent use was counted as the existing use)

- 7.24 It is clear from figure 7.4 the most prominent site type is backland/garden, infill and conversions, with smaller contributions from secondary industrial, secondary offices/retail and redevelopment of existing residential land.
- 7.25 This is very relevant as within the Whole Plan Viability Assessment (Appendix 9), all the land values tested show only a maximum of 2 out of 26 site typologies (for residential dwellings) are not considered viable on backland/infill sites at 50% affordable housing (with a tenure mix of 70:30 social rent to shared ownership). These only include a 400 dwelling flatted scheme and 600 dwelling flatted schemes. Considering Richmond has very few large sites (as seen in figure 7.3), and that these would most likely be viability tested on a case by case basis due to the complexity of all the large pipeline sites within the borough, we would not consider these findings as detrimental to the future delivery of housing within the borough. This is included in detail within Appendix 9 of the Whole Plan Viability Assessment.
- 7.26 The remaining land types tested within the Whole Plan Viability Assessment are “secondary industrial”, “secondary offices” and “existing residential” of which all types of sites are resisted from redevelopment within the adopted Local Plan and emerging Local Plan policies. This is included within policy 14 which actively seeks to prevent the loss of existing residential dwellings within the borough; therefore, the large scale redevelopment of existing residential land is unlikely to form a large part of future housing completions within the borough, and previous trends show only 11% of completed sites originate from the redevelopment of residential land. In addition, it is important to highlight that the majority of residential demolitions and replacement homes, are in the majority of cases private individuals and not developers redeveloping land for a family home, where profit levels are of little consequence to the build, and instead for their own personal reasons, meaning viability is often not a cause for concern in these cases.

- 7.27 In addition, the loss of office floorspace and industrial land is resisted in the adopted and emerging Local Plan through adopted policies LP41 and LP42, emerging policies 23 and 24 and via Article 4 protections. Therefore, the redevelopment of these site types for residential use is strictly controlled by the Council. Given these site types only contributed around 10% each to the total number of sites completed within the past 5 years it is unlikely these types of site will make up a significant proportion of future delivery over the Local Plan period.
- 7.28 Although it is important to note that a Whole Plan Viability Assessment is only an assessment at a single point in time and must be treated as such, the conclusions from the assessment show that a 50% affordable housing target is viable on the site types that make up the largest proportion of previous completions within the borough. It would also be fair to assume these same types of site will continue to make up the largest proportion of annual housing completions over the Local Plan period within the borough given the wider constraints and emerging policy relating to the long terms protection of employment sites, offices and existing residential. It is also important to highlight the significant proportion of net completions delivered on small housing site with 97.8% of net housing completions in the past 5 years being on small sites.
- 7.29 The overall increases in agreed percentages of affordable housing onsite and offsite contributions as a proportion of overall housing completions shows the Council is delivering more affordable housing through the strength of the policy approach, which is improving over time, even in challenging circumstances.

8. Conclusions

- 8.1 The Housing Delivery background paper highlights a number of past trends seen in previous levels of housing delivery and compares these trends to those seen in the housing pipeline. The past trends include how lapse rates are changing over time and are shown to have increased in the past 5 years, with a 14% lapse rate seen between 2018-2023 compared to the average lapse rate of 6% recorded between 2008-2023.
- 8.2 In relation to previous delivery, since 2008 annual housing completions have exceeded the annual housing target for the majority of years, meaning there is an overall surplus of 584 dwellings compared to the total housing requirement within that time period. This shows that exceeding housing targets is very much achievable within Richmond. When considering in 2022/23 749 dwellings were permitted, the third highest recorded between 2008-2023, it is very likely this high number of permissions will result in either reaching and/or exceeding the housing target within the next 1-2 years as seen in previous trends, where high levels of permissions result in high levels of completions 1-2 years after the event.
- 8.3 In relation to housing delivery over the plan period, the Council is seeking to deliver the housing target using a 10 year stepped approach which aligns with the London Plan, with a view to improve delivery year on year and achieving and/or exceeding the housing targets later within the plan period to ensure the 10 year target is met. This is set out in detail in section 7. The Council can at present support a 5 year housing land supply which is set out in the recently published 2022/23 Annual Monitoring Report. The Council have always taken a

cautious approach to setting out our housing land supply and have also applied this approach to the housing delivery assumptions provided as part of the Local Plan housing trajectory included within Appendix 1.

- 8.4 In relation to affordable housing delivery, it is clear that affordable homes secured on-site plus offsite affordable housing contributions demonstrates the borough is able to exceed the 35% London Plan affordable housing threshold with multiple sites securing the policy compliant level of 50% affordable housing or close to this figure. The data also shows the percentage of sites securing more than 35% affordable housing either onsite or an equivalent financial contribution is also increasing, with 10% completions securing more than 35% affordable housing. This is compared with 21% of permitted sites within the pipeline securing more than 35% affordable housing onsite or equivalent offsite contribution. This shows that the percentage of sites securing more than 35% affordable housing has more than doubled in the housing pipeline versus previous completions. In addition, the number of sites securing affordable housing and/or financial contribution is increasing, with 37% of all the completed sites within the past 5 years either having delivered affordable housing onsite or providing a contribution, compared to 59% within the pipeline. This shows the number of sites delivering or contributing to affordable housing is improving year on year.
- 8.5 When considering that the percentages of affordable housing is improving on sites and that the Whole Plan Viability demonstrates that a requirement of 50% affordable housing with a 70:30 tenure split (Social Rented to Shared Ownership) is viable on the most common sites delivered within the borough, the lowering of the affordable housing target by applying the 35% threshold approach would be detrimental to the Council's longer term delivery of affordable housing, which as a percentage of overall delivery taking into account dwellings and contributions is shown to be improving year on year even in challenging circumstances.
- 8.6 Although the Government have proposed to remove the five year housing land supply buffers from national planning policy, the Council is committed to regular monitoring and review, and exploring taking forward actions relating to housing delivery. These could be beyond the plan-making functions and Local Plan reviews, around updating supplementary planning guidance or looking at issues raised in the developer engagement and measures to improve progress through the decision-making process, or through other areas such as working directly with Registered Providers.

Appendix 1 – Housing Trajectory

Expected Housing Delivery Trajectory																											
London Plan Period		2016 London Plan				London Plan (2021 - 2031)											Richmond Housing Target										
Years of Plan Remaining		7	6	10	9	8	7	6	5	4	3	2	1														
		10-year																									
													Local Plan														
													15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Year		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39						
Completions	Past Completions	331	206	164	141																						
	Projected Completions					227	319	695	436	850	370	465	687	369	369	321	321	321	321	321							
	Cumulative Completions over Plan Period	1,592	1,798	164	305	532	851	1,546	1,982	2,832	3,202	3,667	4,354	4,723	5,092	5,413	5,734	6,055	6,376	6,697	7,018						
Target	Annual Target	315	315	411	411	411	411	411	411	411	411	411	411	306	306	306	306	306	306	306							
	Cumulative Target over Plan Period	1,260	1,575	411	822	1,233	1,644	2,055	2,466	2,877	3,288	3,699	4,110	4,416	4,722	5,028	5,334	5,640	5,946	6,252	6,558						
Delivery against Target	Cumulative Completions against Cumulative Target	332	223	-247	-517	-701	-793	-509	-484	-45	-86	-32	244	307	370	385	400	415	430	445	460						

Appendix 2 – Net Completions (not including permitted development figures)

Application Number	Site Address	Date application approved	Type of contribution	Commuted sum agreed S106	Main S106 requirements	Total Dwellings proposed	Net Dwellings	Affordable Housing	Affordable Housing %
16/2306/FUL	112 Richmond Hill Richmond	17/08/2016				2	-3		0.00%
21/2864/FUL	28 Lonsdale Road Barnes London SW13 9EB	22/12/2021				1	-2		0.00%
21/3415/FUL	18 Twickenham Road Teddington TW11 8AG	01/02/2022				1	-2		0.00%
21/4328/FUL	17 Elmers Drive Teddington	12/09/2022				1	-1		0.00%
21/2391/FUL	24 Cambrian Road Richmond	13/10/2021				1	-1		0.00%
21/3223/FUL	14 Warwick Road Hampton Wick	20/04/2022	Payment in Lieu	£16,215		1	-1		13.51%
21/3443/FUL	36 Sydney Road Richmond TW9 1UB	29/06/2022	Payment in Lieu	£30,835		1	-1		25.70%
19/3672/FUL	68 Mount Ararat Road Richmond TW10 6PJ	06/05/2020				1	-1		0.00%
19/0551/FUL	32 Selwyn Avenue Richmond TW9 2HA	21/08/2019				1	-1		0.00%
18/3952/FUL	45 Ormond Crescent Hampton TW12 2TJ	01/04/2019				1	0		0.00%
18/3285/FUL	74 Lowther Road Barnes	18/03/2019				1	0		0.00%

	London SW13 9NU								
19/3419/FUL	8 Sandy Lane Petersham Richmond TW10 7EN	11/03/2020				1	0		0.00%
20/0136/FUL	2 Belgrave Road Barnes London SW13 9NS	26/03/2020				1	0		0.00%
20/3144/FUL	8 St Albans Gardens Teddington TW11 8AE	02/03/2021				1	0		0.00%
20/2691/FUL	51 Howsman Road Barnes London SW13 9AW	21/12/2020				1	0		0.00%
18/0723/FUL	3 Queens Rise Richmond TW10 6HL	04/10/2018	Payment in Lieu	£13,000		1	0		10.83%
19/2729/FUL	The China Chef 78 White Hart Lane Barnes London SW13 0PZ	24/07/2020	Payment in Lieu	£12,563		1	1		10.47%
19/0495/FUL	1 Curtis Road Whitton Hounslow TW4 5PU	04/09/2020				2	1		0.00%
20/0618/FUL	2 Heron Court 3 - 5 High Street Hampton TW12 2SQ	09/06/2020	Payment in Lieu	£18,002		1	1		15.00%
20/2000/FUL	192 Heath Road Twickenham TW2 5TX	14/12/2020	Payment in Lieu	£6,565		1	1		5.47%
20/3707/FUL	63 Sandycombe Road Richmond TW9 2EP	07/06/2021	Payment in Lieu	£9,731		1	1		8.11%

21/3800/FUL	286 Staines Road Twickenham TW2 5AS	07/11/2022				2	1		0.00%
20/2352/FUL	2 Manor Gardens Hampton TW12 2TU	01/06/2021	Payment in Lieu	£28,097		1	1		23.41%
20/2238/FUL	11 - 12 Cusack Close Twickenham	05/02/2021	Payment in Lieu	£33,613		1	1		28.01%
15/2204/FUL	1E Colonial Avenue Twickenham TW2 7EE	03/07/2018	Payment in Lieu	£8,326		1	1		6.94%
20/1484/FUL	Land To The Rear Of 178A - 184 Kingston Lane Teddington TW11 9HD	10/08/2020	Payment in Lieu	£11,010		1	1		9.18%
20/2490/FUL	112A Heath Road Twickenham TW1 4BW	09/11/2020				2	1		0.00%
16/4384/FUL	Land Junction Of North Worple Way And Wrights Walk Rear Of 31 Alder Road Mortlake London	27/10/2017	Payment in Lieu	£10,419		1	1		8.68%
19/2665/FUL	Hampton Court Gate Lodge Hampton Court Road Hampton East Molesey KT8 9BZ	24/09/2021				1	1		0.00%
20/1080/FUL	1 Butts Crescent Hanworth Feltham TW13 6HU	02/11/2020	Payment in Lieu	£9,536		1	1		7.95%
20/3754/FUL	241 Sandycombe Road Richmond TW9 2EW	29/03/2021	Payment in Lieu	£6,379		1	1		5.32%

19/1663/FUL	Workshop Rear Of 8 High Street Hampton TW12 2SJ	01/03/2021	Payment in Lieu	£15,172		1	1		12.64%
18/4183/FUL	Garage Site Rosslyn Avenue/Treen Avenue Barnes London SW13 0JT	25/07/2019	Payment in Lieu	£37,422		1	1		31.19%
19/3652/FUL	600 Hanworth Road Whitton Hounslow TW4 5LJ	26/02/2021	Payment in Lieu	£16,200		2	1		13.50%
20/2505/FUL	1 Derwent Road Twickenham TW2 7HQ	24/02/2021	Payment in Lieu	£20,199		1	1		16.83%
20/0361/FUL	26 - 28 York Street Twickenham TW1 3LJ	31/07/2020				3	2		0.00%
19/3706/FUL	Vineyard Heights 20 Mortlake High Street Mortlake London SW14 8JN	20/08/2020	Payment in Lieu	£28,277		2	2		11.78%
20/2987/FUL	27 Blandford Road Teddington TW11 0LF	17/05/2021	Payment in Lieu	£86,000		3	2		35.83%
17/4014/FUL	126 Heath Road Twickenham TW1 4BN	19/03/2019	Payment in Lieu	£4,000		3	2		1.67%
15/3296/FUL	Garages Site A Bucklands Road Teddington	13/08/2019	100% Affordable housing scheme			5	5	5	100.00%
19/2860/FUL	Schurlock Place 9 - 23 Third Cross Road Twickenham TW2 5FP	07/05/2020				5	5		0.00%

20/3483/FUL	9-10 George Street Richmond TW9 1JY	14/07/2021	Payment in Lieu	£347,886	Carbon offset Contribution £10,745	6	6		48.32%
20/1025/FUL	Hampton Delivery Office Rosehill Hampton TW12 2AA	13/01/2021				6	6		0.00%
15/3072/FUL	Christ Church Station Road Teddington	07/10/2016				6	6		0.00%
17/1550/NMA1 (17/1550/FUL)	The Firs Church Grove Hampton Wick Kingston Upon Thames KT1 4AL	13/02/2023	Payment in Lieu	£50,000		8	7		5.95%
20/2757/VRC	63 Sandycombe Road Richmond TW9 2EP	21/12/2020	Payment in Lieu	£95,000		8	8		9.90%
21/1521/FUL	54 George Street Richmond TW9 1HJ	09/11/2021				8	8		0.00%
19/2765/FUL	Land To The Northeast Of Simpson Road Whitton	20/08/2020	100% Affordable housing scheme			9	9	9	100.00%
16/4890/FUL	1 - 9 Sandycombe Road Richmond	08/09/2017	40% of any surplus identified within the Contingent Viability Assessment			20	20		0.00%
Completions 2022-23	TOTAL	*Equivalent affordable homes from contributions	7.6*	£914,447.00		132	94	14	29.2%

19/3758/FUL	65 Palewell Park East Sheen London SW14 8JJ	30/04/2020				1	-3		0.00%
14/2118/FUL	14 Sheen Gate Gardens East Sheen London	18/07/2014				1	-2		0.00%
19/3020/FUL	44 Nassau Road Barnes London	15/01/2020				1	-1		0.00%
22/0009/ES191	335 - 337 Lonsdale Road Barnes London	25/01/2022				1	-1		0.00%
20/3227/FUL	11A Atbara Road Teddington TW11 9PA	16/04/2021				1	-1		0.00%
22/0375/ES191	14 Mount Ararat Road Richmond TW10 6PA	29/03/2022				2	-1		0.00%
16/3485/FUL	11 And 12 Upper Lodge Mews Bushy Park Hampton Hill	30/10/2017				1	-1		0.00%
20/1056/FUL	Unit 6 13 St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	03/06/2020				1	0		0.00%
21/1113/ES191	2 Magna Square East Sheen London SW14 8LH	10/05/2021				1	0		0.00%
21/1163/ES191	19 Orleans Road Twickenham TW1 3BJ	10/05/2021				1	0		0.00%
17/2488/FUL	32 Fife Road East Sheen	25/08/2017				1	0		0.00%

	London SW14 7EL								
16/4405/FUL	46 Sixth Cross Road Twickenham TW2 5PB	27/03/2017				1	0		0.00%
21/2589/PS192	23 Cheyne Avenue Twickenham TW2 6AN	10/09/2021				1	0		0.00%
14/4839/FUL	The Cottage Eel Pie Island Twickenham TW1 3DY	14/07/2016	Payment in Lieu	£18,997		1	0		15.83%
17/2769/FUL	54 Sandy Lane Petersham Richmond TW10 7EL	13/04/2018				1	0		0.00%
18/0282/FUL	Upton House 19 - 20 Queens Ride Barnes London SW13 0HX	03/04/2018				2	0		0.00%
19/3770/FUL	31 St Albans Gardens Teddington TW11 8AE	01/04/2020	Payment in Lieu	£54,945		1	0		45.79%
16/1882/FUL	9 Charlotte Road Barnes London SW13 9QJ	30/05/2017				1	0		0.00%
13/2484/FUL	The Bungalow Annexe Willoughby Road Twickenham TW1 2QH	02/10/2014				2	0		0.00%
18/4138/FUL	2 West Park Avenue Kew Richmond TW9 4AL	11/11/2019				1	0		0.00%
20/1071/FUL	25 Cranmer Road Hampton Hill TW12 1DN	08/06/2020				1	0		0.00%
20/1274/FUL	29 Howsman Road Barnes	05/08/2020	Payment in Lieu	£3,733		2	0		1.56%

	London SW13 9AW								
20/0881/FUL	281 Lonsdale Road Barnes London SW13 9QB	30/10/2020				2	1		0.00%
17/1453/FUL	100 Colne Road Twickenham TW2 6QE	24/04/2018	Payment in Lieu	£6,077		1	1		5.06%
21/1270/ES191	Flat 32 St Georges Road Twickenham TW1 1QR	29/06/2021				1	1		0.00%
19/3436/FUL	49 - 49A King Street Parade Twickenham	11/06/2020	Payment in Lieu	£15,587		2	1		12.99%
17/2939/FUL	54 White Hart Lane Barnes London SW13 0PZ	09/11/2017	Payment in Lieu	£5,145		1	1		4.29%
18/2322/FUL	300 - 302 Sandycombe Road Richmond TW9 3NG	13/11/2018	Payment in Lieu	£9,598		1	1		8.00%
21/2812/ES191	5A Dickens Close Petersham Richmond TW10 7AU	28/09/2021				2	1		0.00%
17/4114/PS192	35A Broad Street Teddington TW11 8QZ	28/12/2017				1	1		0.00%
18/3613/GPD15	108 Shacklegate Lane Teddington TW11 8SH	28/12/2018				1	1		0.00%
20/3334/ES191	252 Kingston Road Teddington TW11 9JQ	22/10/2021				1	1		0.00%
18/1743/FUL	168 Broom Road Teddington TW11 9PQ	20/12/2018	Payment in Lieu	£4,411		1	1		3.68%

19/2796/GPD15	115 White Hart Lane Barnes London SW13 0JL	05/11/2019				1	1		0.00%
21/0323/GPD15	1A May Road Twickenham TW2 6QW	15/03/2021				1	1		0.00%
21/3684/ES191	255A Sheen Lane East Sheen London SW14 8RN	01/02/2022				1	1		0.00%
18/2928/FUL	20 - 22 High Street Teddington TW11 8EW	08/03/2019	Payment in Lieu	£11,586		1	1		9.66%
20/1867/FUL	Rear Of 44 King Street Twickenham TW1 3SH	13/11/2020	Payment in Lieu	£6,687		1	1		5.57%
21/4059/GPD26	341 Upper Richmond Road West East Sheen London SW14 8QN	20/01/2022				1	1		0.00%
17/3077/FUL	4 Church Street Twickenham TW1 3NJ	15/03/2018	Payment in Lieu	£65,502		1	1		54.59%
19/1649/GPD15	57B York Street Twickenham TW1 3LP	16/07/2019				1	1		0.00%
19/1997/GPD23	1A - 3A Holly Road Hampton Hill Hampton TW12 1QF	29/08/2019				1	1		0.00%
19/0382/FUL	Ajanta 13 Walpole Gardens Twickenham TW2 5SL	05/12/2019	Payment in Lieu	£65,740		1	1		54.78%
20/1560/FUL	Flat Above 203 Waldegrave Road Teddington TW11 8LX	02/09/2020	Payment in Lieu	£53,337		3	2		22.22%

19/3852/GPD15	59 North Worpole Way Mortlake London	06/02/2020				2	2		0.00%
19/3211/FUL	33A Broad Street Teddington TW11 8QZ	18/03/2021	Payment in Lieu	£29,388		2	2		12.25%
21/0568/GPD13	664 Hanworth Road Whitton	27/04/2021				2	2		0.00%
20/2284/GPD15	First And Second Floors 296 Sandycombe Road Richmond TW9 3NG	05/10/2020				2	2		0.00%
21/0975/FUL	5 White Hart Lane Barnes London SW13 0PX	04/02/2022	Payment in Lieu	£37,695		2	2		15.71%
19/0347/GPD15	Albion House Colne Road Twickenham TW2 6QL	13/03/2019				4	4		0.00%
14/3011/FUL	2 Broad Street Teddington TW11 8RF	20/04/2015				6	5		0.00%
19/0974/FUL	Fairlight 4 Church Grove Hampton Wick Kingston Upon Thames KT1 4AL	02/08/2019				7	6		0.00%
20/0303/FUL	341 Upper Richmond Road West East Sheen London SW14 8QN	21/04/2020				6	6		0.00%
16/2288/FUL	179 - 181 High Street Hampton Hill	22/08/2018	Payment in Lieu	£384,700		10	7		45.80%
18/3815/GPD15	42 - 42A High Street Hampton Wick Kingston Upon Thames KT1 4DB	18/01/2019				8	8		0.00%

15/5217/NMA1	Silver Birches 2 - 6 Marchmont Road Richmond TW10 6HH	11/10/2019				9	9		0.00%
20/1696/GPD15	18 - 22 Church Street Hampton TW12 2EG	07/08/2020				14	14		0.00%
16/2647/FUL	2 High Street Teddington TW11 8EW	10/10/2017	100% Affordable housing scheme			22	22	22	100.00%
11/1443/FUL	Twickenham Railway Station London Road Twickenham TW1 1BD	30/03/2012				121	121		0.00%
Completions 2021/22	TOTAL	*Equivalent affordable homes from contributions	6*	£773,128		270	225	22	12.6%
20/0852/FUL	157 Sheen Road Richmond TW9 1YS	16/07/2020				1	-2		0.00%
19/3415/FUL	217 St Margarets Road Twickenham TW1 1LU	24/09/2020				1	-2		0.00%
20/0669/FUL	221 Hospital Bridge Road Twickenham TW2 6LH	28/05/2020					-1		0.00%
19/2246/FUL	Teddington Riverside Development Site Broom Road Teddington	22/10/2019	Payment in Lieu	£130,833		1	-1		109.03%
16/2729/FUL	41A Kings Road Richmond TW10 6EG	24/11/2016				1	-1		0.00%
17/2586/FUL	First Floor Flat 18 Percival Road East Sheen London SW14 7QE	27/09/2017	Payment in Lieu	£2,000		1	-1		1.67%

20/2235/FUL	44 Fulmer Close Hampton TW12 3YJ	16/11/2020				0	-1		0.00%
19/1978/FUL	14 Marlborough Road Richmond TW10 6JR	11/11/2019				1	-1		0.00%
21/0496/ES191	Corner House Vicarage Road East Sheen London	29/03/2021				2	-1		0.00%
18/1022/FUL	Elmfield House High Street Teddington TW11 8EW	27/11/2018				0	-1		0.00%
18/0929/FUL	195 High Street Hampton Hill TW12 1NL	07/11/2018	Payment in Lieu	£49,064		3	0		13.63%
20/1276/PS192	65 Rosecroft Gardens Twickenham TW2 7PU	30/06/2020				1	0		0.00%
19/3025/FUL	Jasmine Studios 8 Oak Lane Twickenham TW1 3PA	29/01/2020				5	0		0.00%
19/1502/FUL	56A White Hart Lane Barnes London SW13 0PZ	22/07/2019				1	0		0.00%
14/5306/FUL	21 - 21A St Johns Road Richmond	22/06/2015				1	0		0.00%
20/1874/ES191	4 Magna Square East Sheen London SW14 8LH	02/09/2020				1	0		0.00%
20/2464/PS192	7 Orchard Road Richmond TW9 4AQ	22/09/2020				1	0		0.00%

19/1669/FUL	Lower Ground Floor And 49B Petersham Road Richmond	23/08/2019				1	0		0.00%
19/0386/FUL	10 Constance Road Twickenham TW2 7JH	05/07/2019	Payment in Lieu	£9,761		1	0		8.13%
20/3399/ES191	1 Magna Square East Sheen London SW14 8LH	18/12/2020				1	0		0.00%
16/2637/FUL	9 Belgrave Road Barnes London SW13 9NS	07/03/2017				1	0		0.00%
15/3518/FUL	58 Denton Road Twickenham TW1 2HQ	08/03/2019	Payment in Lieu	£129,000		2	0		53.75%
18/2114/FUL	7 Barnes High Street Barnes London SW13 9LW	20/12/2018				3	1		0.00%
18/1619/FUL	135A Sheen Lane East Sheen London SW14 8AE	28/05/2019				1	1		0.00%
16/1903/FUL	63 Kew Green Kew	15/11/2016				1	1		0.00%
16/4902/FUL	91 Sheen Road Richmond TW9 1YJ	22/06/2017	Payment in Lieu	£8,856		1	1		7.38%
19/0867/FUL	383 St Margarets Road Twickenham TW1 1PP	04/06/2019	Payment in Lieu	£2,898		1	1		2.42%
19/1332/GPD13	70 Hounslow Road Twickenham TW2 7EX	11/07/2019				1	1		0.00%
18/0771/FUL	Land Adjacent To 94 Pigeon Lane Hampton TW12 1AF	21/06/2018	Payment in Lieu	£4,569		1	1		3.81%

16/1145/FUL	19 - 21 Lower Teddington Road Hampton Wick	15/12/2016				1	1		0.00%
19/0181/GPD15	95 South Worple Way East Sheen London SW14 8ND	06/03/2019				1	1		0.00%
17/4303/FUL	16 Elmtree Road Teddington	20/07/2018	Payment in Lieu	£10,831		1	1		9.03%
16/0432/FUL	48 Glenthams Road Barnes London SW13 9JJ	31/08/2016	Payment in Lieu	£45,000	£2500 Highway Works contribution	1	1		37.50%
17/4517/VRC	66 Derby Road East Sheen London SW14 7DP	26/02/2018				2	1		0.00%
19/0755/FUL	250A Upper Richmond Road West East Sheen London SW14 8AG	11/08/2020	Payment in Lieu	£27,968		2	1		23.31%
17/2693/GPD15	246 Upper Richmond Road West East Sheen London SW14 8AG	08/09/2017				1	1		0.00%
20/1949/ES191	2A Ferry Road Barnes London SW13 9RX	03/09/2020				1	1		0.00%
16/1373/FUL	17 The Green Richmond TW9 1PX	19/09/2016	Payment in Lieu	£76,887		1	1		64.07%
19/0092/FUL	11 Grasmere Avenue Whitton Hounslow TW3 2JG	03/07/2019	Payment in Lieu	£2,262		1	1		1.89%

19/1361/FUL	2F Fifth Cross Road Twickenham TW2 5LQ	16/07/2019				2	1		0.00%
19/0893/FUL	320 Kew Road Kew Richmond TW9 3DU	12/08/2019	Payment in Lieu	£14,428		1	1		12.02%
17/1139/GPD15	108 Sherland Road Twickenham TW1 4HD	31/05/2017				1	1		0.00%
19/1455/FUL	29 St Leonards Road East Sheen London SW14 7LY	06/08/2019				2	1		0.00%
18/0449/FUL	1 North Cottage Hampton Court Road Hampton East Molesey KT8 9BZ	07/09/2018				2	1		0.00%
18/0111/FUL	1 Hospital Bridge Road Twickenham TW2 5UL	27/06/2018	Payment in Lieu	£19,872		1	1		16.56%
18/3830/FUL	114 Sheen Road Richmond TW9 1UR	22/10/2020	Payment in Lieu	£11,087		1	1		9.24%
20/1388/FUL	Royal Star And Garter Home Richmond Hill Richmond TW10 6RR	04/09/2020	Payment in Lieu	£13,337		1	1		11.11%
16/3961/FUL	8 Barnes High Street Barnes London SW13 9LW	20/02/2017	Payment in Lieu	£27,562		1	1		22.97%
18/2494/FUL	4 West Temple Sheen East Sheen London SW14 7RT	22/03/2019				2	1		0.00%
19/1622/FUL	28 Second Cross Road Twickenham TW2 5RF	18/10/2019				2	1		0.00%

19/0950/FUL	11 Paved Court Richmond TW9 1LZ	13/08/2019	Payment in Lieu	£9,179		1	1		7.65%
17/4368/FUL	117 Rectory Grove Hampton TW12 1EG	07/03/2019				2	1		0.00%
18/0946/FUL	Second Floor Flat 302 Sandycombe Road Richmond TW9 3NG	04/06/2018	Payment in Lieu	£26,652		2	1		22.21%
20/3612/ES191	Studio Flat At 31 Waldegrave Gardens Twickenham TW1 4PQ	15/03/2021				1	1		0.00%
16/4587/FUL	24 Christchurch Road East Sheen London SW14 7AA	27/06/2017	Payment in Lieu	£4,271		1	1		3.56%
19/1029/FUL	67 Park Road Hampton Hill TW12 1HU	17/09/2019	Payment in Lieu	£27,815		2	1		23.18%
15/5351/FUL	11 Fifth Cross Road Twickenham	07/04/2017				2	1		0.00%
17/0330/FUL	58 Munster Road Teddington TW11 9LL	07/08/2017				2	1		0.00%
17/4268/FUL	41 Lonsdale Road Barnes London	09/05/2018				1	1		0.00%
18/0692/FUL	83 Wensleydale Road Hampton TW12 2LP	17/08/2018				1	1		0.00%
18/1808/FUL	12 - 14 Church Lane Teddington	19/11/2018	Payment in Lieu	£78,885		1	1		65.74%
19/1602/GPD15	106 Shacklegate Lane Teddington TW11 8SH	15/07/2019				1	1		0.00%

21/0056/PS192	42 Glebe Road Barnes London SW13 0EA	03/02/2021				1	1		0.00%
19/1620/GPD15	Argyle House 1 Dee Road Richmond	26/07/2019				2	2		0.00%
17/1996/FUL	49 Clifford Avenue East Sheen London SW14 7BW	28/11/2017	Payment in Lieu	£184,453		2	2		76.86%
18/3515/FUL	311 Upper Richmond Road West East Sheen London SW14 8QR	18/02/2019	Payment in Lieu	£55,187		4	2		22.99%
15/2854/FUL	Garages At Riverside Drive Ham	02/06/2016	100% Affordable housing scheme			2	2	2	100.00%
19/3913/GPD15	2A Talbot Road Isleworth TW7 7HH	17/02/2020				2	2		0.00%
15/2855/FUL	Garages At Maguire Drive Ham	02/06/2016	100% Affordable housing scheme			2	2	2	100.00%
17/1937/FUL	2 - 3 Stable Mews Twickenham	13/09/2018	Payment in Lieu	£100,287		2	2		41.79%
17/1285/GPD15	First Floor 300 - 302 Sandycombe Road Richmond	26/05/2017				2	2		0.00%
13/0998/FUL	Land At 139 - 141 Stanley Road Teddington	05/11/2013	Payment in Lieu	£58,166		2	2		24.24%

17/2680/FUL	4 Warwick Close Hampton TW12 2TY	14/03/2018				3	2		0.00%
18/3941/GPD15	Sherwood House Forest Road Kew TW9 3BY	30/01/2019				3	3		0.00%
20/1579/FUL	73 High Street Hampton Hill TW12 1NH	16/10/2020				3	3		0.00%
19/0772/GPD15	28 Second Cross Road Twickenham TW2 5RF	09/05/2019				3	3		0.00%
15/2857/FUL	Garages At Clifford Road Petersham	17/11/2016	100% Affordable housing scheme			3	3	3	100.00%
14/2257/FUL	310 Nelson Road Twickenham TW2 7AJ	27/03/2015				4	3		0.00%
16/3450/FUL	Land At 149 - 151 Heath Road Twickenham	16/10/2017	Payment in Lieu	£320,000	£30000 CCTV contribution	9	9		29.63%
16/4772/GPD15	52 - 64 Heath Road Twickenham	24/02/2017				9	9		0.00%
18/3804/FUL	139 - 143 Station Road Hampton TW12 2AL	14/05/2019				9	9		0.00%
16/3552/FUL	St Michaels Convent 56 Ham Common Ham Richmond TW10 7JH	24/04/2018	Payment in Lieu	£350,000		23	23		12.68%
17/1286/VRC	Teddington Studios Broom Road Teddington	05/10/2017	15 social rented units, 6%	£8,000,000		238	238	15	34.31%
Completions 2020/21	TOTALS	*Equivalent affordable	81.7*	£9,801,110.00		409	352	22	29.5%

		homes from contributions							
15/0421/FUL	17 Kings Road Richmond	04/08/2016				1	-3		0.00%
17/0460/FUL	45 Castelnau Barnes London SW13 9RT	14/07/2017				1	-3		0.00%
17/2534/FUL	1 Royston Road Richmond	22/02/2018				1	-2		0.00%
15/3183/FUL	5A And 5B Upper Lodge Mews Bushy Park Hampton Hill	30/12/2015				1	-1		0.00%
13/2163/FUL	239 Kingston Road Teddington TW11 9JJ	28/10/2013				1	-1		0.00%
19/2022/ES191	4 St Albans Gardens Teddington TW11 8AE	17/09/2019				1	-1		0.00%
17/4238/FUL	105 Queens Road Teddington TW11 0LZ	26/02/2018					-1		0.00%
19/2544/FUL	114 Hanworth Road Hampton TW12 3EZ	10/12/2019					-1		0.00%
18/0318/FUL	Maisonette 35 Staines Road Twickenham TW2 5BG	09/10/2018	Payment in Lieu	£14,684		1	-1		12.24%
18/1569/FUL	14 Norman Avenue Twickenham TW1 2LY	17/08/2018	Payment in Lieu	£30,416		1	-1		25.35%
16/2158/FUL	Ormonde Lodge 2A St Peters Road Twickenham TW1 1QX	05/08/2016				1	-1		0.00%
19/0141/ES191	The Boathouse Ranelagh Drive	21/06/2019				2	0		0.00%

	Twickenham TW1 1QZ								
15/5369/FUL	65 Wensleydale Road Hampton TW12 2LP	17/06/2016				1	0		0.00%
16/2502/FUL	43 Strawberry Vale Twickenham TW1 4RX	17/03/2017				1	0		0.00%
16/4193/FUL	12 Broad Lane Hampton TW12 3AW	19/07/2017				1	0		0.00%
19/3586/ES191	29 Heathside Whitton Hounslow TW4 5NJ	20/01/2020				1	0		0.00%
11/2882/FUL	35 Staines Road Twickenham TW2 5BG	10/09/2012	Payment in Lieu	£5,000		1	0		4.17%
15/4281/GPD15	31 Wick Road Teddington TW11 9DN	09/12/2015				1	1		0.00%
17/2995/FUL	24 Larkfield Road Richmond	24/04/2018				3	1		0.00%
17/0164/GPD15	Ground Floor 101 Holly Road Twickenham TW1 4HQ	10/03/2017				1	1		0.00%
18/0743/FUL	4 Sixth Cross Road Twickenham TW2 5PB	23/08/2018	Payment in Lieu	£10,597		1	1		8.83%
14/5364/P3JPA	22 Linden Road Hampton TW12 2JB	03/03/2015				1	1		0.00%
17/4606/FUL	1 Upper Ham Road Ham TW10 5LD	04/05/2018				2	1		0.00%
19/1217/ES191	1A Riverside House Riverside Twickenham TW1 3DJ	11/06/2019				2	1		0.00%

99/2063	6 Boileau Road Barnes	08/03/2000				1	1		0.00%
16/0234/FUL	31 Poulett Gardens Twickenham TW1 4QS	14/10/2016				1	1		0.00%
15/4835/FUL	9 Gloucester Road Teddington	07/09/2016	Payment in Lieu	£36,586		1	1		30.49%
18/0665/FUL	243 Stanley Road Twickenham TW2 5NL	20/09/2018		£0		2	1		0.00%
18/1174/FUL	139 Waldegrave Road Teddington TW11 8LL	04/12/2018	Payment in Lieu	£5,314		1	1		4.43%
15/2452/FUL	77 - 79 Richmond Road Twickenham	27/07/2015				1	1		0.00%
15/4230/FUL	The Bungalow Beresford Court Park Road Twickenham TW1 2PU	02/06/2016				2	1		0.00%
16/3685/FUL	11 Tayben Avenue Twickenham TW2 7RA	16/11/2016				2	1		0.00%
18/1175/FUL	17 - 20 Tersha Street Richmond	05/10/2018	Payment in Lieu	£12,193		1	1		10.16%
18/1360/GPD15	1 Coval Passage East Sheen London SW14 7RE	15/06/2018				1	1		0.00%
10/0312/FUL	72 Stanley Road Teddington	15/06/2010				1	1		0.00%
18/1722/GPD13	Ground Floor 204 Stanley Road Teddington TW11 8UE	12/07/2018				1	1		0.00%
18/0745/FUL	149 High Street Teddington TW11 8HH	06/07/2018				2	1		0.00%

15/1638/FUL	53 Cole Park Road Twickenham TW1 1HT	24/08/2016	Payment in Lieu	£98,000		2	1		81.67%
19/0739/FUL	Flat 1 Clarendon Gardens 23 Kew Gardens Road Kew Richmond TW9 3HD	23/10/2019	Payment in Lieu	£5,644		2	1		4.70%
17/1621/FUL	3 Union Court Sheen Road Richmond	09/10/2017				1	1		0.00%
18/2296/ES191	706A Hanworth Road Whitton Hounslow TW4 5NT	20/08/2018				2	1		0.00%
18/2620/FUL	Ground Floor 204 Stanley Road Teddington TW11 8UE	04/01/2019	Payment in Lieu	£3,863		1	1		3.22%
16/3247/FUL	738 Hanworth Road Whitton Hounslow TW4 5NT	31/10/2017	Payment in Lieu	£64,109		2	1		53.42%
19/1100/FUL	208 - 212 Amyand Park Road Twickenham TW1 3HY	10/10/2019	Payment in Lieu	£4,322		1	1		3.60%
19/3757/ES191	2B Orleans Road Twickenham TW1 3BL	31/01/2020				1	1		0.00%
18/0737/FUL	70 White Hart Lane Barnes London SW13 0PZ	13/12/2018	Payment in Lieu	£9,382		1	1		7.82%
18/1817/GPD15	9 Elmtree Road Teddington TW11 8SJ	29/06/2018				1	1		0.00%
19/3854/ES191	Flat 1 Heron Court 3 - 5 High Street	25/02/2020				1	1		0.00%

	Hampton TW12 2SQ								
15/1440/FUL	6 Second Cross Road Twickenham TW2 5RF	01/10/2018		£15,041		1	1		12.53%
19/3241/FUL	Land Adjacent To 29 Rivermeads Avenue Twickenham	16/03/2020		£3,586		1	1		2.99%
17/0733/FUL	26 Colston Road East Sheen London SW14 7PG	13/09/2017		£25,802		2	1		21.50%
16/2348/FUL	38A Pagoda Avenue Richmond TW9 2HF	30/11/2016		£9,583		1	1		7.99%
17/3591/FUL	94A High Street Whitton Twickenham TW2 7LN	12/10/2018		£14,633		2	1		12.19%
17/3132/FUL	22 Vivienne Close Twickenham TW1 2JX	16/10/2018		£23,047		1	1		19.21%
15/0160/FUL	1 Latimer Road Teddington TW11 8QA	05/02/2016	Payment in Lieu	£109,377		3	2		45.57%
18/1566/FUL	16 Whitton Road Twickenham TW1 1BJ	25/09/2018				3	2		0.00%
17/1207/FUL	12 Princes Road Kew Richmond TW9 3HP	24/10/2017				3	2		0.00%
14/4793/FUL	42 Sheen Lane East Sheen London SW14 8LP	11/11/2016	Payment in Lieu	£97,591		3	2		40.66%
17/3347/FUL	12 Westfields Avenue Barnes London SW13 0AU	25/07/2018	Payment in Lieu	£137,064		2	2		57.11%

16/2975/GPD15	First And Second Floors 46 King Street Twickenham TW1 3SH	14/09/2016				2	2		0.00%
16/1729/FUL	67 - 71 Station Road Hampton TW12 2BT	03/05/2017	Payment in Lieu	£113,541		4	3		31.54%
16/1344/FUL	208 - 210 Amyand Park Road Twickenham TW1 3HY	18/05/2017	Payment in Lieu	£57,216		3	3		15.89%
16/2042/FUL	216 London Road Twickenham TW1 1EU	19/10/2018				4	3		0.00%
16/1293/FUL	111 Heath Road Twickenham TW1 4AH	21/11/2017	Payment in Lieu	£55,540		4	4		11.57%
15/2440/VRC	11 Sandycombe Road Richmond TW9 2EP	04/08/2015				4	4		0.00%
21/0140/VRC	11E Sandycombe Road Richmond TW9 2EP	19/03/2021				4	4		0.00%
16/3210/GPD15	123 High Street Whitton Twickenham TW2 7LQ	30/09/2016				4	4		0.00%
18/0433/FUL	26 Egerton Road Twickenham TW2 7SP	24/07/2018	Payment in Lieu	£74,344		4	4		15.49%
17/0396/FUL	Garage Site Craig Road Ham	05/06/2017	100% Affordable housing scheme			4	4	4	100.00%
14/3983/FUL	Kings Road Garage Kings Road Richmond TW10 6EG	15/05/2015				4	4		0.00%
14/4464/P3JPA	111 Heath Road Twickenham TW1 4AH	05/01/2015				6	6		0.00%

17/0956/FUL	Rear Of 74 Church Road Barnes London SW13 0DQ	14/09/2017	Payment in Lieu	£299,000		6	6		41.53%
18/0860/GPD15	2 Elmfield Avenue Teddington TW11 8BS	08/05/2018				7	7		0.00%
19/0475/FUL	1 - 2 Archer Mews Hampton Hill TW12 1RN	31/07/2019				7	7		0.00%
14/4721/FUL	97A White Hart Lane Barnes London SW13 0JL	30/07/2015				8	8		0.00%
15/5216/FUL	The Avenue Centre 1 Normansfield Avenue Hampton Wick Teddington TW11 9RP	21/10/2016	100% Affordable housing scheme			15	15	15	100.00%
16/1935/GPD15	Garrick House 161 - 163 High Street Hampton Hill Hampton TW12 1NL	04/07/2016				21	21		0.00%
17/2779/NMA	HMP Latchmere House Church Road Ham Richmond TW10 5HH	09/03/2018	Payment in Lieu	£50,000		42	42	13	31.94%
Completions 2019/20	TOTAL	*Equivalent affordable homes from contributions	11.5*	£1,385,475.00		234	182	32	23.9%
16/3460/FUL	19 The Hermitage Richmond	12/12/2016				1	-3		0.00%
10/1026/FUL	21 St Georges Road Twickenham	15/06/2010				1	-2		0.00%

18/4092/FUL	Third Floor 49 - 53 York Street Twickenham TW1 3LP	29/03/2019					-2		0.00%
16/2259/FUL	1 Hill Rise Richmond	16/08/2016				0	-1		0.00%
18/0049/FUL	269 - 271 Sandycombe Road Richmond	22/03/2018					-1		0.00%
09/3265/FUL	Newland House School 28 - 36 Waldegrave Park Twickenham	12/05/2011				0	-1		0.00%
16/0726/FUL	5 St Johns Road Richmond TW9 2PE	12/04/2016				1	-1		0.00%
16/4590/FUL	2A Suffolk Road Barnes London SW13 9PH	09/03/2017				1	-1		0.00%
14/2687/FUL	6 Cambrian Road Richmond	26/08/2014				1	-1		0.00%
17/2919/FUL	2 Brookwood Avenue Barnes London SW13 0LR	23/01/2018	Payment in Lieu	£53,480		1	-1		44.57%
17/4002/FUL	228 Kingston Road Teddington	02/03/2018				1	-1		0.00%
17/3061/FUL	19 - 19A Warwick Road Hampton Wick	05/03/2018				1	-1		0.00%
18/0420/FUL	43 - 43A Lonsdale Road Barnes London	06/09/2018				1	-1		0.00%

18/1549/FUL	102 Oldfield Road Hampton TW12 2HR	14/11/2018	Payment in Lieu	£17,282		1	-1		14.40%
15/4257/FUL	13 Rectory Road Barnes London SW13 0DU	18/02/2016				1	-1		0.00%
18/0197/FUL	32 Curtis Road Whitton TW4 5PT	07/08/2018				1	-1		0.00%
18/1374/FUL	19 - 20 Courtlands Avenue Kew	27/07/2018	Payment in Lieu	£18,986		1	-1		15.82%
16/3297/FUL	36 Hampton Road Twickenham TW2 5QB	13/10/2016				1	0		0.00%
17/4166/FUL	37 Ferry Road Barnes London SW13 9PP	16/05/2018				1	0		0.00%
15/4878/FUL	6 Ham Farm Road Ham Richmond TW10 5LZ	13/05/2016				1	0		0.00%
16/1891/FUL	14A St Peters Road Twickenham TW1 1QX	15/11/2016				1	0		0.00%
17/3651/ES191	11A St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	01/08/2018				1	0		0.00%
14/2736/FUL	40 Wellington Road Hampton TW12 1JT	10/02/2015				1	0		0.00%
16/0537/FUL	51A Third Cross Road Twickenham TW2 5DY	24/01/2017				1	0		0.00%
16/3670/FUL	36 Denbigh Gardens Richmond TW10 6EL	13/12/2016				1	0		0.00%

16/3876/FUL	26 The Terrace Barnes London SW13 0NR	13/07/2017				1	0		0.00%
16/4798/FUL	19 Stanley Road East Sheen London SW14 7EB	23/03/2017				1	0		0.00%
17/0259/FUL	2 Queens Road East Sheen London SW14 8PJ	22/03/2018				1	0		0.00%
16/0279/FUL	Wild Thyme Eel Pie Island Twickenham TW1 3DY	06/09/2016	Payment in Lieu	£18,899		1	0		15.75%
19/0079/FUL	35A Westmoreland Road Barnes London SW13 9RZ	07/03/2019				1	0		0.00%
14/5167/FUL	24 Denbigh Gardens Richmond TW10 6EL	07/04/2015				1	0		0.00%
14/3003/P3JPA	Third Floor 34A York Street Twickenham TW1 3LJ	04/09/2014				1	1		0.00%
16/0775/FUL	The Chaplains House 164 Sheen Road Richmond TW9 1XD	25/04/2016				2	1		0.00%
15/1444/FUL	3 - 5 Richmond Hill Richmond	28/05/2015				1	1		0.00%
16/1624/FUL	18 Cambrian Road Richmond TW10 6JQ	09/09/2016				2	1		0.00%
16/0693/FUL	25 School House Lane Teddington TW11 9DP	07/04/2017				2	1		0.00%

15/0182/FUL	2 Longford Close Hampton Hill TW12 1AB	08/04/2015				1	1		0.00%
18/0774/ES191	7A Kneller Road Twickenham TW2 7DF	14/05/2018				2	1		0.00%
14/1865/FUL	211 Staines Road Twickenham TW2 5AY	14/01/2015	Payment in Lieu	£16,547		2	1		13.79%
14/3783/FUL	51 Burtons Road Hampton Hill Hampton TW12 1DE	15/01/2015				1	1		0.00%
16/0400/FUL	16A Red Lion Street Richmond TW9 1RW	23/09/2016				2	1		0.00%
16/0401/FUL	18A Red Lion Street Richmond	23/09/2016				2	1		0.00%
17/0968/FUL	1 Palace Gate Hampton Court Road Hampton East Molesey KT8 9BN	11/08/2017				1	1		0.00%
15/1135/PS192	Ground Floor 18 Water Lane Richmond TW9 1TJ	03/07/2015				1	1		0.00%
16/2032/FUL	188 Amyand Park Road Twickenham TW1 3HY	06/12/2016	Payment in Lieu	£56,695		2	1		47.25%
16/1537/FUL	85 Station Road Hampton TW12 2BJ	15/03/2017				2	1		0.00%
17/4605/GPD15	10 Church Lane Teddington TW11 8PA	02/02/2018				1	1		0.00%
14/4801/FUL	65 Heathside Whitton Hounslow TW4 5NJ	17/02/2015				1	1		0.00%

15/4337/FUL	27 Grove Terrace Teddington TW11 8AU	04/08/2016				1	1		0.00%
16/3791/FUL	92 - 94 Station Road Hampton TW12 2AX	16/05/2017	Payment in Lieu	£10,823		1	1		9.02%
17/1331/FUL	56 Coval Road East Sheen London SW14 7RL	09/04/2018	Payment in Lieu	£28,800		1	1		24.00%
15/0429/FUL	1 Ham Farm Road Ham Richmond TW10 5ND	04/06/2015				1	1		0.00%
17/0908/FUL	224 - 226 Hampton Road Twickenham	21/07/2017	Payment in Lieu	£76,335		3	1		63.61%
18/2847/ES191	4 Waldeck Road Mortlake London SW14 7HF	02/10/2018				1	1		0.00%
17/3531/FUL	8 Sutherland Grove Teddington TW11 8RW	22/01/2018	Payment in Lieu	£13,269		1	1		11.06%
16/4000/FUL	10 Stretton Road Ham Richmond TW10 7QQ	24/05/2018				2	1		0.00%
17/3504/FUL	Second Floor 57 - 58 George Street Richmond	19/12/2017	Payment in Lieu	£8,327		1	1		6.94%
15/1687/FUL	186 Castelnau Barnes London SW13 9DH	23/03/2017	Payment in Lieu	£9,581		1	1		7.98%
15/2757/FUL	Land Adjacent To 32 Bexhill Road East Sheen London	01/03/2016	Payment in Lieu	£22,021		1	1		18.35%

16/0553/FUL	56A High Street Hampton Hill TW12 1PD	22/09/2016	Payment in Lieu	£25,591		2	1		21.33%
15/4822/FUL	88 Church Road Barnes London SW13 0DQ	04/11/2016	Payment in Lieu	£35,131		2	1		29.28%
17/2507/FUL	31 Conway Road Whitton Hounslow TW4 5LW	30/04/2018	Payment in Lieu	£8,926		1	1		7.44%
14/2543/FUL	305 Sandycombe Road Richmond TW9 3NA	18/02/2015				3	1		0.00%
16/2959/FUL	Prince House 116 High Street Hampton Hill	14/02/2017	Payment in Lieu	£15,377		1	1		12.81%
17/2656/FUL	15 - 17 Paved Court Richmond TW9 1LZ	12/10/2017	Payment in Lieu	£7,857		1	1		6.55%
12/3452/FUL	105 Church Road Teddington TW11 8QH	24/02/2014				2	1		0.00%
16/2151/FUL	Basement Flat 57 Church Road Richmond TW10 6LX	05/08/2016				1	1		0.00%
13/4790/FUL	5 Chestnut Avenue Hampton TW12 2NY	31/10/2014				2	1		0.00%
17/1971/FUL	59 Ham Street Ham Richmond TW10 7HR	18/08/2017				2	1		0.00%
15/0736/FUL	10A Red Lion Street Richmond TW9 1RW	17/04/2015				2	1		0.00%
18/1301/FUL	9 Gloucester Road Teddington TW11 0NS	21/12/2018	Payment in Lieu	£18,206		2	1		15.17%

17/3748/FUL	101 Forsyth House 211 - 217 Lower Richmond Road Richmond TW9 4LN	17/04/2018	Payment in Lieu	£31,250		2	2		13.02%
16/4669/FUL	42 George Street Richmond TW9 1HJ	10/04/2017	Payment in Lieu	£29,106		2	2		12.13%
15/4691/FUL	26 Runnymede Road Twickenham TW2 7HF	10/02/2017				3	2		0.00%
16/0602/FUL	The Idle Hour 62 Railway Side Barnes London SW13 0PQ	08/03/2017		£0		3	2		0.00%
07/2346/FUL	62 Mill Farm Crescent Whitton Middlesex TW4 5PG	30/11/2007				3	2		0.00%
16/4231/FUL	202 Upper Richmond Road West East Sheen London SW14 8AN	13/06/2017				3	2		0.00%
16/2489/FUL	34 - 40 The Quadrant Richmond	30/11/2016	Payment in Lieu	£52,773		2	2		21.99%
16/3206/FUL	349 - 351 Upper Richmond Road West East Sheen London	05/06/2017	Payment in Lieu	£27,568		2	2		11.49%
17/2181/GPD15	Claridge House 29 Barnes High Street Barnes London SW13 9LW	10/08/2017				2	2		0.00%
16/0966/GPD15	Sheen Stables Rear Of 119 Sheen Lane East Sheen	27/04/2016				2	2		0.00%

	London SW14 8AE								
16/1900/FUL	Former St Johns Hospital Amyand Park Road And Newland House Oak Lane Twickenham	24/08/2018	Payment in Lieu	£36,838		2	2		15.35%
18/3117/FUL	Courtview House Hampton Court Road Hampton	24/01/2019				2	2		0.00%
16/0046/FUL	283 Lonsdale Road Barnes London SW13 9QB	09/12/2016	Payment in Lieu	£317,053		3	2		132.11%
18/3940/GPD13	138 Kneller Road Twickenham TW2 7DX	23/01/2019				2	2		0.00%
16/4794/FUL	Boatrace House 63 Mortlake High Street Mortlake London	28/03/2017	Payment in Lieu	£172,789		2	2		72.00%
15/3256/GPD15	1D Becketts Place Hampton Wick	22/09/2015				3	3		0.00%
16/3605/PS192	57 - 58 George Street Richmond TW9 1HE	02/11/2016				3	3		0.00%
16/4058/FUL	59 - 61 High Street Hampton Wick Kingston Upon Thames KT1 4DG	11/05/2018				4	3		0.00%
16/2006/FUL	15 High Street Hampton Hill	24/10/2017	Payment in Lieu	£171,393		3	3		47.61%
16/2642/FUL	Garages Rear Of Salliesfield	20/06/2017	Payment in Lieu	£82,904		4	4		17.27%

	Kneller Road Twickenham								
17/2523/FUL	Railway Cottage White Hart Lane Barnes London SW13 0PZ	17/11/2017				5	4		0.00%
14/2490/FUL	29 Charles Street Barnes London	18/12/2014				5	5		0.00%
14/0790/FUL	6 And 8 And 10 High Street Hampton Wick	12/06/2015	Payment in Lieu	£145,100		6	6		20.15%
16/3019/FUL	9 Tudor Road And 27 Milton Road Hampton	07/04/2017				7	6		0.00%
13/2845/P3JPA	99 South Worple Way East Sheen London	23/09/2013				6	6		0.00%
11/3248/FUL	37 Grosvenor Road Twickenham	30/03/2012				7	7		0.00%
14/3027/P3JPA	Barnes Police Station 92 - 102 Station Road Barnes London SW13 0NG	26/08/2014				7	7		0.00%
10/1864/FUL	84 Whitton Road Twickenham TW1 1BS	20/10/2014				9	9		0.00%
08/0225/FUL	Poupart's Yard And Land Rear Of 84A Hampton Road	11/12/2009				9	9		0.00%

	Twickenham Middlesex								
15/1397/P3JPA	38-42 Hampton Road Teddington TW11 0JE	22/05/2015				35	35		0.00%
14/4842/FUL	Queens House 2 Holly Road Twickenham	10/09/2015				45	45	45	100.00%
13/4409/FUL	Royal Star And Garter Home Richmond Hill Richmond TW10 6RR	06/10/2014	Payment in Lieu	£2,150,000		86	86		20.83%
14/1488/FUL	Inland Revenue, Ruskin Avenue, Kew	22/05/2015				170	170	27	15.88%
Completions 2018/19	TOTAL	*Equivalent affordable homes from contributions	30.7*	£3,678,907		537	460	72	22.3%

Future Delivery

Planning Ref	ADDRESS	Decision Date	Expiry Date	Site Status	Units Existing	Units Proposed	Affordable housing	2023-2033 Total	Affordable housing percentage	Affordable Housing Contribution
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04/1020/FUL	83 High Street, Hampton Wick	26/07/2004	23/07/2009	02. Under Construction	0	1		1	0.00%	£0.00
07/3512/FUL	64 Ormond Avenue, Hampton TW12 2RX	30/01/2008	30/01/2011	02. Under Construction	1	2		1	0.00%	£0.00
11/0468/PS19 2	Becketts Wharf And Osbourne House, Becketts Place, Hampton Wick	07/03/2011	07/03/2014	02. Under Construction	0	11		11	0.00%	£0.00
13/1327/FUL	Doughty House And Doughty Cottage, 142 - 142A Richmond Hill, Richmond	03/09/2013	03/09/2016	02. Under Construction	2	1		-1	0.00%	£0.00
14/2797/P3JP A	Crane Mews, 32 Gould Road, Twickenham	20/08/2014	27/11/2017	02. Under Construction	0	6		6	0.00%	£0.00
14/5284/FUL	46 Halford Road, Richmond	16/02/2015	16/02/2018	02. Under Construction	2	1		-1	0.00%	£0.00
15/3297/FUL	Garage Site B, Bucklands Road, Teddington	13/08/2019	13/08/2022	02. Under Construction	0	2	2	2	100.00%	£0.00
16/0058/FUL	29 George Street, Richmond TW9 1HY	14/07/2016	14/07/2019	02. Under Construction	0	9		9	57.41%	£620,000.00
16/0510/FUL	Shanklin House, 70 Sheen Road, Richmond TW9 1UF	19/07/2018	19/07/2021	02. Under Construction	0	2		2	12.38%	£29,716.00
16/0606/FUL	Police Station, 60 - 68 Station Road, Hampton	05/09/2017	05/09/2020	02. Under Construction	0	28		28	0.00%	£0.00
16/0680/FUL	2 Firs Avenue, East Sheen, London SW14 7NZ	19/04/2016	19/04/2019	02. Under Construction	1	2		1	0.00%	£0.00
16/0905/FUL	275 Sandycombe Road, Richmond TW9 3LU	23/02/2017	23/02/2020	02. Under Construction	0	6		6	0.00%	£0.00
16/2537/FUL	1D Becketts Place, Hampton Wick	03/04/2019	03/04/2022	02. Under Construction	3	8		5	5.21%	£50,000.00
16/3506/FUL	Somerville House, 1 Rodney Road, Twickenham	11/10/2018	11/10/2021	02. Under Construction	30	24	24	-6	100.00%	£0.00

16/3625/FUL	65 Holly Road, Twickenham TW1 4HF	30/11/2017	30/11/202 0	02. Under Construction	0	1		1	8.13%	£9,761.00
16/4635/FUL	Land Rear Of 12 To 36 Vincam Close, Twickenham	07/03/2017	07/03/202 0	02. Under Construction	0	1		1	11.82%	£14,189.00
17/0323/FUL	Courtyard Apartments, 70B Hampton Road, Teddington	23/03/2018	23/03/202 1	02. Under Construction	0	4		4	26.63%	£127,832.00
17/0788/FUL	High Wigsell, 35 Twickenham Road, Teddington	08/01/2018	08/01/202 1	02. Under Construction	0	1		1	30.07%	£36,085.00
17/0925/FUL	638 Hanworth Road, Whitton, Hounslow, TW4 5NP	10/08/2021	10/08/202 4	03. Not Started	1	2		1	3.25%	£7,811.00
17/1390/FUL	Land Adjacent To No 1, South Western Road, Twickenham	15/11/2018	14/05/202 2	02. Under Construction	0	1		1	18.65%	£22,375.00
17/3590/FUL	Garages Rear Of 48- 52 Anlaby Road, Teddington	26/07/2018	26/07/202 1	02. Under Construction	0	2		2	20.84%	£50,022.00
17/3667/FUL	Manor Farm Riding School, Petersham Road, Petersham, Richmond TW10 7AH	25/04/2018	25/04/202 1	02. Under Construction	0	1		1	28.96%	£34,747.00
17/4005/FUL	51 Kew Road, Richmond TW9 2NQ	05/03/2020	05/03/202 3	02. Under Construction	1	2		1	8.28%	£19,876.00
17/4015/FUL	Land To Rear Of 34 - 40 The Quadrant, Richmond	03/10/2018	03/10/202 1	02. Under Construction	0	2		2	33.71%	£80,898.00
17/4292/FUL	Cliveden House, Victoria Villas, Richmond, TW9 2JX	25/01/2018	25/01/202 1	02. Under Construction	0	3		3	25.15%	£90,525.00
17/4477/FUL	15 Friars Stile Road, Richmond	23/05/2019	23/05/202 2	03. Not Started	2	1		-1	56.57%	£67,886.00
18/0216/FUL	34 Colston Road, East Sheen, London SW14 7PG	05/12/2018	05/12/202 1	02. Under Construction	1	2		1	0.00%	£0.00

18/1114/FUL	34 And 36 Taylor Close And, 177 High Street, Hampton Hill	25/07/2019	25/07/2022	03. Not Started	2	3		1	9.88%	£35,557.00
18/1248/FUL	1 Trinity Road, Richmond TW9 2LD	21/12/2018	21/12/2021	02. Under Construction	1	2		1	0.00%	£0.00
18/1442/FUL	Land Rear Of 48 Fourth Cross Road, Twickenham	07/01/2019	07/01/2022	02. Under Construction	0	1		1	11.84%	£14,207.00
18/1889/FUL	Land To The Side Of 61 Acacia Road, Hampton TW12 3DP	29/11/2018	10/09/2022	02. Under Construction	0	2		2	17.83%	£42,789.00
18/2943/FUL	A1 - A3 Kingsway, Oldfield Road Hampton TW12 2HD	07/11/2019	07/11/2022	03. Not Started	0	6		6	0.00%	£0.00
18/3003/FUL	391 St Margarets Road, Twickenham, Isleworth TW7 7BZ	24/05/2019	24/05/2022	03. Not Started	0	1		1	11.23%	£13,472.00
18/3310/FUL	Kew Biothane Plant, Melliss Avenue, Kew	16/09/2020	16/09/2023	03. Not Started	0	88		88	32.10%	£3,390,000.00
18/3418/FUL	332 Richmond Road, Twickenham TW1 2DU	19/12/2019	10/11/2023	03. Not Started	0	1		1	13.87%	£16,641.00
18/3642/OUT	Barnes Hospital, South Worple Way, East Sheen, London SW14 8SU	14/09/2020	14/09/2023	03. Not Started	0	65	18	65	27.69%	£0.00
18/3768/FUL	58 Oldfield Road, Hampton TW12 2AE	26/03/2019	26/03/2022	02. Under Construction	0	2		2	90.32%	£216,773.00
18/3930/FUL	38 Langham Road, Teddington TW11 9HQ	17/10/2019	17/10/2022	02. Under Construction	0	1		1	33.36%	£40,030.00
18/3950/FUL	Richmond Royal Hospital (Original Block), Kew Foot Road, Richmond TW9 2TE	15/07/2019	15/07/2022	02. Under Construction	0	71	71	71	100.00%	£0.00
19/0111/FUL	12 To 14 Station Road And 13 And 19 To 33 Lower Teddington Road, Hampton Wick	12/12/2019	12/12/2022	02. Under Construction	0	31.55556	16	31.55556	50.70%	£0.00

19/0175/FUL	The Haven, Eel Pie Island, Twickenham TW1 3DY	09/05/2019	09/05/2022	02. Under Construction	1	1		0	0.00%	£0.00
19/0228/FUL	173 Kew Road, Richmond, TW9 2BB	28/06/2019	28/06/2022	03. Not Started	1	2		1	0.00%	£0.00
19/0338/FUL	48 Fourth Cross Road, Twickenham TW2 5EL	24/05/2019	24/05/2022	02. Under Construction	1	1		0	20.44%	£24,522.00
19/0391/FUL	26-28 Priests Bridge, East Sheen, London SW14 8TA	20/02/2020	20/02/2023	02. Under Construction	0	7		7	0.00%	£0.00
19/0404/FUL	Land Adjacent To, 53 Old Deer Park Gardens, Richmond	30/06/2022	30/06/2025	03. Not Started	0	1		1	21.59%	£25,907.00
19/0483/FUL	8 - 10 High Street, Teddington	27/08/2021	27/08/2024	03. Not Started	2	5		3	20.19%	£121,166.00
19/0691/FUL	Land Rear Of, 127 - 147 Kingsway, Mortlake, London, SW14 7HN	28/07/2021	28/07/2024	03. Not Started	0	6		6	25.97%	£187,000.00
19/0911/FUL	Wick House, 10 Station Road, Hampton Wick KT1 4HF	05/02/2020	05/02/2023	02. Under Construction	0	2		2	4.17%	£10,000.00
19/0954/VRC	45 The Vineyard, Richmond TW10 6AS	16/10/2019	16/10/2022	02. Under Construction	3	3		0	0.00%	£0.00
19/1065/VRC	St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT	10/07/2019	10/07/2022	02. Under Construction	16	18		2	0.00%	£0.00
19/1162/FUL	82 - 84 Hill Rise, Richmond	20/03/2020	20/03/2023	02. Under Construction	1	2		1	0.00%	£0.00
19/1219/FUL	21 Sunbury Avenue, East Sheen, London SW14 8RA	11/12/2019	11/12/2022	03. Not Started	1	1		0	0.00%	£0.00
19/1647/FUL	Garages Adjacent 75, Churchview Road, Twickenham	03/03/2020	30/03/2024	03. Not Started	0	2		2	26.46%	£63,515.00
19/1703/FUL	216 Hampton Road, Twickenham TW2 5NJ	12/08/2019		02. Under Construction	1	2		1		

19/1728/FUL	Manning House, 3 Gloucester Road, Teddington TW11 0NS	15/05/2020	15/05/2023	02. Under Construction	0	1		1	4.96%	£5,949.00
19/1731/FUL	17A Tower Road, Twickenham TW1 4PD	21/08/2019	21/08/2022	02. Under Construction	1	1		0	0.00%	£0.00
19/1763/FUL	Garages At Craneford Way, Twickenham	23/09/2019	23/09/2022	02. Under Construction	0	2		2	39.43%	£94,633.00
19/1890/FUL	224 Hospital Bridge Road, Twickenham, TW2 6LF	08/06/2020	08/06/2023	02. Under Construction	1	4		3	0.00%	£0.00
19/2199/FUL	14 St Leonards Road, East Sheen, London, SW14 7LY	13/01/2021	13/01/2024	03. Not Started	0	2		2	19.99%	£47,971.00
19/2235/FUL	10 Broad Lane, Hampton, TW12 3AW	31/07/2020	31/07/2023	02. Under Construction	1	2		1	69.64%	£167,136.00
19/2404/FUL	Queens Road Estate, Queens Road, Richmond TW10	30/06/2021	30/06/2024	03. Not Started	0	12	12	12	100.00%	£0.00
19/2414/FUL	Rear Of 54 Heathside, Whitton	08/07/2020	08/07/2023	03. Not Started	0	1		1	2.55%	£3,054.00
19/2471/FUL	121 High Street, Whitton, Twickenham TW2 7LG	06/05/2020	06/05/2023	02. Under Construction	0	2		2	3.71%	£8,914.00
19/2789/FUL	Lockcorp House, 75 Norcutt Road, Twickenham TW2 6SR	19/06/2020	19/06/2023	03. Not Started	0	15	15	15	100.00%	£0.00
19/2893/FUL	48 - 50 Ashley Road, Hampton	15/02/2022	15/02/2025	03. Not Started	0	2		2	12.49%	£29,982.00
19/3324/FUL	Garages And Land Adjacent Railway South Worple Way, East Sheen, London	30/09/2020	30/09/2023	02. Under Construction	0	5		5	39.90%	£239,402.00
19/3490/FUL	81 High Street, Hampton Wick,	18/09/2020	18/09/2023	02. Under Construction	0	1		1	7.36%	£8,837.00

	Kingston Upon Thames KT1 4DG									
19/3568/FUL	73A High Street, Hampton TW12 2SX	10/06/2020	10/06/2023	02. Under Construction	1	2		1	0.00%	£0.00
19/3616/FUL	Old Station Forecourt, Railway Approach, Twickenham TW1 4LJ	03/03/2021	03/03/2024	03. Not Started	0	46	10	46	27.78%	£0.00
19/3632/FUL	1 - 3 Cromwell Road, Teddington	02/11/2020	02/11/2023	03. Not Started	0	2		2	4.58%	£10,985.00
19/3704/FUL	3 - 4 New Broadway, Hampton Hill	06/08/2020	06/08/2023	03. Not Started	1	4		3	0.00%	£0.00
19/3746/FUL	Tabard House, 22 Upper Teddington Road, Hampton Wick	10/12/2020	10/12/2023	03. Not Started	0	2		2	7.86%	£18,865.00
19/3857/FUL	20 London Road, Twickenham TW1 3RR	18/06/2020	18/06/2023	02. Under Construction	2	4		2	3.25%	£15,600.00
19/3905/FUL	422 Upper Richmond Road West, East Sheen, London	22/10/2020	22/10/2023	02. Under Construction	1	7		6	2.14%	£18,000.00
20/0127/FUL	350 Richmond Road, Twickenham, TW1 2DU	20/09/2021	20/09/2024	03. Not Started	1	2		1	8.65%	£20,748.00
20/0145/FUL	133A Percy Road, Twickenham TW2 6HT	05/10/2020	05/10/2023	03. Not Started	1	2		1	0.00%	£0.00
20/0222/FUL	Land Ajaent To 38 - 42 Hampton Road, Teddington	04/05/2021	04/05/2024	02. Under Construction	0	14	14	14	100.00%	£0.00
20/0539/FUL	The Strathmore Centre, Strathmore Road, Teddington TW11 8UH	04/04/2022	04/04/2025	02. Under Construction	0	30	30	30	100.00%	£0.00
20/0564/FUL	311A Richmond Road, Kingston Upon Thames, KT2 5QU	01/04/2022	01/04/2025	03. Not Started	0	1		1	4.85%	£5,823.00
20/0595/FUL	64 White Hart Lane, Barnes, London SW13 0PZ	24/09/2020	24/09/2023	03. Not Started	0	1		1	5.89%	£7,070.00

20/0714/FUL	6 Cumberland Road, Barnes, London, SW13 9LY	20/07/2020	20/07/2023	02. Under Construction	1	1		0	0.00%	£0.00
20/0740/FUL	Downlands, Petersham Close, Petersham, Richmond TW10 7DZ	24/06/2020	24/06/2023	03. Not Started	1	1		0	0.00%	£0.00
20/0773/FUL	Land At Railway Side, Barnes, London	08/07/2020	08/07/2023	02. Under Construction	0	1		1	21.51%	£25,816.00
20/0815/FUL	East House, 109 South Worple Way, East Sheen, London SW14 8TN	25/08/2020	25/08/2023	03. Not Started	0	1		1	10.29%	£12,350.00
20/0921/FUL	22 Linden Road, Hampton, TW12 2JB	14/10/2020	14/10/2023	03. Not Started	1	2		1	0.00%	£0.00
20/0969/FUL	Land Rear Of 256 To 258 Kingston Road, Teddington	10/11/2022	10/11/2025	03. Not Started	0	2		2	32.44%	£77,857.00
20/0990/FUL	Land Rear Of 40 Pagoda Avenue, Richmond TW9 2HF	30/09/2020	30/09/2023	02. Under Construction	0	1		1	4.05%	£4,858.00
20/0997/FUL	2 Grand Parade, East Sheen, London, SW14 7PS	04/12/2020	04/12/2023	02. Under Construction	1	2		1	0.00%	£0.00
20/1223/FUL	90 Ormond Avenue, Hampton TW12 2RX	10/08/2020	10/08/2023	02. Under Construction	1	1		0	47.18%	£56,615.00
20/1333/FUL	5 Barnes High Street, Barnes, London SW13 9LB	16/09/2020	16/09/2023	03. Not Started	0	1		1	12.69%	£15,233.00
20/1461/FUL	3 Cedar Terrace, Richmond, TW9 2JE	02/10/2020		02. Under Construction	1	0		-1		
20/1499/FUL	Boundaries, 1 St James's Road, Hampton Hill, Hampton TW12 1DH	29/09/2020	04/03/2024	02. Under Construction	1	9		8	0.00%	£0.00
20/1558/FUL	Ground Floor, 55 - 61 Heath Road, Twickenham, TW1 4AW	08/06/2021	08/06/2024	03. Not Started	0	4		4	27.67%	£132,829.00

20/1570/FUL	Garage Site, Marys Terrace, Twickenham TW1 3JB	26/01/2022	26/01/2025	03. Not Started	0	9		9	53.80%	£581,000.00
20/1805/FUL	159 Heath Road, Twickenham, TW1 4BH	20/05/2021	20/05/2024	03. Not Started	0	4		4	0.00%	£0.00
20/1846/FUL	4 The Broadway, Barnes, London, SW13 0NY	12/02/2021	12/02/2024	03. Not Started	0	1		1	8.33%	£10,000.00
20/1870/FUL	Unit B, 1 Railshead Road, Twickenham, Isleworth, TW7 7EP	19/08/2021	19/08/2024	02. Under Construction	0	6		6	50.28%	£362,000.00
20/1871/FUL	Land R/O 8 To 18 Atbara Road, Teddington	20/10/2022	20/10/2025	03. Not Started	0	3		3	6.39%	£23,000.00
20/1885/FUL	80 Windmill Road, Hampton Hill, Hampton TW12 1QU	02/10/2020	02/10/2023	03. Not Started	1	1		0	12.09%	£14,508.00
20/1986/FUL	17A Strawberry Hill Road, Twickenham TW1 4QB	06/11/2020	06/11/2023	02. Under Construction	1	1		0	0.00%	£0.00
20/2118/FUL	301 Richmond Road, Kingston Upon Thames, KT2 5QU	30/09/2021	30/09/2024	03. Not Started	0	1		1	3.24%	£3,886.00
20/2298/FUL	28 Hill Street, Richmond, TW9 1TW	18/01/2022	18/01/2025	03. Not Started	0	1		1	17.48%	£20,970.00
20/2345/FUL	31A Whitton Way, Whitton, Hounslow, TW3 2LT	02/08/2021	02/08/2024	02. Under Construction	1	1		0	0.00%	£0.00
20/2358/FUL	19 Thames Street, Hampton, TW12 2EW	30/10/2020	23/09/2024	02. Under Construction	1	1		0	4.68%	£5,611.00
20/2393/FUL	102-104 Heath Road, Twickenham TW1 4BW	30/07/2021	30/07/2024	02. Under Construction	0	2		2	0.00%	£0.00
20/2411/FUL	52 Ringwood Way, Hampton Hill, TW12 1AT	24/06/2021	24/06/2024	03. Not Started	0	1		1	13.08%	£15,695.00

20/2500/FUL	96 Wensleydale Road, Hampton, TW12 2LY	06/01/2021	06/01/2024	02. Under Construction	0	2		2	0.00%	£0.00
20/2721/FUL	54 Percy Road, Hampton TW12 2JR	15/02/2021	15/02/2024	02. Under Construction	1	2		1	0.00%	£0.00
20/2841/FUL	118A - 118B High Street, Hampton Hill, Hampton, TW12 1NT	12/02/2021	12/02/2024	03. Not Started	0	1		1	8.41%	£10,089.00
20/2902/FUL	60A Wensleydale Road, Hampton TW12 2LX	28/10/2021	28/10/2024	02. Under Construction	1	1		0	0.00%	£0.00
20/2923/FUL	Land Rear Of 130, Castelnau, Barnes, London	16/07/2021	16/07/2024	03. Not Started	0	1		1	121.50%	£145,800.00
20/3164/OUT	Land Rear Of, 2 Sunbury Avenue, East Sheen, London	07/05/2021	07/05/2024	02. Under Construction	0	1		1	12.78%	£15,338.00
20/3489/FUL	7 Dorset Way, Twickenham, TW2 6NB	04/03/2022	04/03/2025	03. Not Started	1	2		1	6.93%	£16,629.00
20/3495/FUL	Land To Rear Of 24 Marchmont Road, Richmond TW10 6HQ	08/03/2021	08/03/2024	03. Not Started	0	1		1	10.66%	£12,786.00
20/3641/FUL	2 Chestnut Avenue, Hampton, TW12 2NU	12/05/2021	12/05/2024	02. Under Construction	1	1		0	26.38%	£31,655.00
20/3740/FUL	86 Ormond Drive, Hampton, TW12 2TN	15/06/2022	15/06/2025	02. Under Construction	1	2		1	0.00%	£0.00
21/0129/PS19 2	1 London Road, Twickenham TW1 3SX	16/02/2021		02. Under Construction	0	2		2		
21/0146/FUL	19 Nylands Avenue, Kew, Richmond, TW9 4HH	30/09/2021	30/09/2024	03. Not Started	1	1		0	0.00%	£0.00
21/0156/FUL	Milevale Properties Ltd, 672 Hanworth Road, Whitton, Hounslow TW4 5NP	30/05/2022	30/05/2025	02. Under Construction	0	15		15	6.00%	£108,000.00
21/0699/FUL	47 Crown Road, Twickenham, TW1 3EJ	03/08/2021	03/08/2024	03. Not Started	0	1		1	11.47%	£13,767.00

21/1328/FUL	Land South Of 171 And 171 Ashburnham Road, Ham	21/04/2022	21/04/2025	03. Not Started	0	1		1	9.49%	£11,393.00
21/1528/FUL	Junction Court, 127 Station Road, Hampton	13/01/2023	13/01/2026	03. Not Started	0	1		1	2.76%	£3,312.00
21/1639/FUL	12 Oxford Road, Teddington, TW11 0PZ	26/08/2022	26/08/2025	03. Not Started	1	1		0	0.00%	£0.00
21/1841/FUL	45 - 49 Station Road, Hampton TW12 2BT	16/02/2023	16/02/2026	03. Not Started	0	4		4	100.30%	£481,419.00
21/1907/FUL	42 Ormond Crescent, Hampton, TW12 2TH	13/09/2022	13/09/2025	03. Not Started	1	1		0	0.00%	£0.00
21/2151/FUL	40 West Temple Sheen, East Sheen, London, SW14 7AP	10/08/2022	10/08/2025	03. Not Started	1	1		0	134.96%	£161,951.00
21/2209/FUL	155 Priory Road, Hampton, TW12 2PT	12/09/2022	12/09/2025	03. Not Started	1	2		1	0.00%	£0.00
21/2225/FUL	22 Parke Road, Barnes, London, SW13 9NG	21/04/2022	21/04/2025	03. Not Started	1	1		0	0.00%	£0.00
21/2282/FUL	Land Adjacent 12 Willow Avenue, Barnes, London	30/01/2023	30/01/2026	03. Not Started	0	4	4	4	100.00%	£0.00
21/2441/FUL	The Royal Oak, Ham Street, Ham, Richmond, TW10 7HN	23/08/2022	23/08/2025	02. Under Construction	0	1		1	20.57%	£24,687.00
21/2497/FUL	37 The Vineyard, Richmond, TW10 6AS	02/02/2022	02/02/2025	03. Not Started	0	1		1	15.63%	£18,752.00
21/2533/FUL	Elleray Hall Site North Lane Depot And East Car Park, Middle Lane, Teddington	23/06/2022	23/06/2025	03. Not Started	0	16	16	16	100.00%	£0.00
21/2559/FUL	96 Court Way, Twickenham, TW2 7SW	12/05/2022	12/05/2025	03. Not Started	1	2		1	0.00%	£0.00

21/2602/FUL	200 Castelnau, Barnes, London, SW13 9DW	09/11/2021		03. Not Started	1	0		-1		
21/2642/FUL	67A Holly Road, Twickenham, TW1 4HF	08/04/2022	08/04/202 5	03. Not Started	0	4	4	4	100.00%	£0.00
21/2646/FUL	39 Gainsborough Road, Richmond, TW9 2DZ	07/12/2021	07/12/202 4	02. Under Construction	1	2		1	0.00%	£0.00
21/2729/FUL	85 Connaught Road, Teddington	20/10/2021	29/04/202 5	03. Not Started	2	6		4	0.00%	£0.00
21/2758/FUL	1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham	21/12/2022	21/12/202 5	03. Not Started	0	45	21	45	46.67%	£0.00
21/2764/FUL	311 Upper Richmond Road West, East Sheen, London SW14 8QR	28/06/2022	28/06/202 5	03. Not Started	0	2		2	14.04%	£33,693.00
21/2775/FUL	2 Thompson Avenue, Richmond TW9 4JW	20/05/2022	20/05/202 5	02. Under Construction	0	1		1	22.21%	£26,657.00
21/2788/FUL	13 Manor Road, Twickenham	21/12/2021	16/12/202 5	03. Not Started	9	4		-5	0.00%	£0.00
21/2965/FUL	2 Montrose Avenue, Twickenham, TW2 6HB	02/03/2022	02/03/202 5	03. Not Started	0	1		1	0.00%	£0.00
21/2970/FUL	19 - 19A King Street, Richmond	20/04/2022	20/04/202 5	03. Not Started	0	2		2	24.04%	£57,704.00
21/3136/FUL	Richmond Upon Thames College, Langhorn Drive, Twickenham TW2 7SJ	28/02/2023	28/02/202 6	03. Not Started	0	212	108	212	50.94%	£0.00
21/3140/FUL	38 - 42 Vincam Close, Twickenham	12/08/2022	12/08/202 5	03. Not Started	3	8		5	0.00%	£0.00
21/3152/FUL	2 Fife Road, East Sheen, London SW14 7EP	24/11/2021	24/11/202 4	02. Under Construction	1	1		0	0.00%	£0.00

21/3188/FUL	Adjacent To 118 Kneller Road, Twickenham, Hounslow TW2 7DX	22/08/2022	26/08/2025	03. Not Started	0	7		7	29.75%	£249,864.00
21/3330/FUL	Car Park, Brooklands Place, Hampton	02/02/2022	02/02/2025	03. Not Started	0	3		3	53.49%	£192,563.00
21/3498/FUL	17 Elm Grove Road, Barnes, London	07/03/2022	07/03/2025	02. Under Construction	2	1		-1	0.00%	£0.00
21/3800/FUL	286 Staines Road, Twickenham TW2 5AS	07/11/2022	07/11/2025	03. Not Started	1	2		1	0.00%	£0.00
21/3820/FUL	95 Stanley Road, Teddington, TW11 8UB	20/05/2022	20/05/2025	02. Under Construction	0	1		1	6.70%	£8,035.00
21/4038/FUL	The Old Kings Head, Hampton Court Road, Hampton Wick, Kingston Upon Thames KT1 4AE	12/07/2022	12/07/2025	02. Under Construction	0	4		4	0.98%	£4,699.00
21/4119/FUL	92 Sandy Lane, Teddington, TW11 0DF	05/08/2022	05/08/2025	02. Under Construction	1	1		0	62.74%	£75,283.00
21/4201/FUL	5 Monmouth Avenue, Hampton Wick, Kingston Upon Thames, KT1 4HR	21/10/2022	21/10/2025	03. Not Started	1	1		0	0.00%	£0.00
21/4257/FUL	Denbigh, 34 Lower Teddington Road, Hampton Wick, Kingston Upon Thames KT1 4HJ	05/09/2022	05/09/2025	03. Not Started	1	1		0	0.00%	£0.00
21/4262/FUL	41 Barnes High Street, Barnes, London, SW13 9LN	13/03/2023	13/03/2026	03. Not Started	0	1		1	0.00%	£0.00
21/4278/FUL	Kingsleigh House, 5 St Albans Gardens, Teddington	12/08/2022	12/08/2025	02. Under Construction	3	1		-2	70.77%	£84,920.00
21/4401/FUL	14 Whitton Road, Twickenham, TW1 1BJ	20/07/2022	20/07/2025	02. Under Construction	1	3		2	0.00%	£0.00

22/0208/FUL	3 Bridle Lane, Twickenham, TW1 3EG	02/09/2022	02/09/202 5	03. Not Started	0	1		1	17.82%	£21,389.00
22/0399/FUL	47A 47 And 49 Lower Mortlake Road, Richmond	07/11/2022	07/11/202 5	03. Not Started	0	14		14	0.00%	£0.00
22/0523/FUL	45 Langham Road, Teddington, TW11 9HF	28/04/2022	08/11/202 5	02. Under Construction	1	1		0	0.00%	£0.00
22/0663/FUL	53 Sheen Lane, East Sheen, London SW14 8AB	30/11/2022	30/11/202 5	03. Not Started	0	1		1	4.69%	£5,624.00
22/0707/PS19 2	10 Friars Stile Road, Richmond TW10 6NE	17/06/2022		03. Not Started	1	0		-1		
22/0754/FUL	28 Westfields Avenue, Barnes, London SW13 0AU	26/08/2022	26/08/202 5	02. Under Construction	1	1		0	37.47%	£44,958.00
22/0785/FUL	6 Colston Road, East Sheen, London SW14 7PQ	16/09/2022	16/09/202 5	02. Under Construction	1	2		1	0.00%	£0.00
22/1075/FUL	First Floor Flat, Teddington District Library, Waldegrave Road, Teddington TW11 8NY	07/02/2023		03. Not Started	1	0		-1		
22/1442/FUL	Ham Close, Ham Village Green, Car Park To East Of Ham Village Green, And Part Of Woodville Day Centre Site And St Richards Church Of England Primary School Site, Ham	22/03/2023	22/03/202 6	03. Not Started	192	452	221	260	48.89%	£0.00
22/1453/FUL	47 Nightingale Road, Hampton TW12 3HZ	07/02/2023	07/02/202 6	03. Not Started	0	1		1	0.00%	£0.00
22/1484/FUL	174 Kew Road, Kew, Richmond TW9 2AS	09/08/2022	09/08/202 5	02. Under Construction	2	1		-1	0.00%	£0.00
22/1497/FUL	32 Haverfield Gardens, Kew, Richmond TW9 3DD	10/02/2023	10/02/202 6	03. Not Started	1	5		4	29.42%	£176,491.00

22/1513/FUL	2A Courtlands Avenue, Hampton TW12 3NT	16/09/2022	16/09/2025	03. Not Started	0	1		1	32.97%	£39,562.00
22/1568/FUL	Jude Gate, 35 Ham Common, Ham, Richmond, TW10 7JG,	09/08/2022	09/08/2025	03. Not Started	1	1		0	0.00%	£0.00
22/1575/FUL	Land To Rear Of 177 High Street, Hampton Hill	09/01/2023	09/01/2026	03. Not Started	0	1		1	18.53%	£22,234.00
22/1742/FUL	34 Udney Park Road, Teddington, TW11 9BG	09/12/2022	09/12/2025	03. Not Started	1	2		1	0.00%	£0.00
22/1825/FUL	88 Richmond Road, Twickenham TW1 3BB	07/11/2022	07/11/2025	03. Not Started	1	4	4	3	100.00%	£0.00
22/1916/FUL	32 Sandy Lane, Petersham, Richmond TW10 7EL	12/10/2022	12/10/2025	03. Not Started	1	1		0	0.00%	£0.00
22/2043/FUL	Ryan House, Cross Deep, Twickenham TW1 4QJ	16/02/2023	16/02/2026	02. Under Construction	2	1		-1	0.00%	£0.00
22/2082/FUL	Garages Rear Of, 20 - 34 St Marys Grove, Richmond	19/01/2023	19/01/2026	03. Not Started	0	5	5	5	100.00%	£0.00
22/2177/FUL	102 - 104 Kew Road, Richmond TW9 2PQ	21/11/2022	21/06/2024	02. Under Construction	2	7		5	0.00%	£0.00
22/2399/FUL	92 Palewell Park, East Sheen, London SW14 8JH	13/12/2022	13/12/2025	03. Not Started	2	1		-1	7.59%	£9,113.00
22/2843/FUL	62 Derby Road, East Sheen, London, SW14 7DP	08/02/2023	08/02/2026	03. Not Started	1	2		1	0.00%	£0.00
22/3141/FUL	23 Colston Road, East Sheen, London, SW14 7PQ	19/12/2022	19/12/2025	03. Not Started	1	2		1	0.00%	£0.00
22/3328/FUL	3 - 4 New Broadway, Hampton Hill	07/03/2023	07/03/2026	03. Not Started	0	3		3	0.00%	£0.00
22/2204/FUL	St Clares Business Park	11/10/2023	11/10/2026	03. Not Started	0	100	35	0	35.00%	£0.00

Appendix 3 – Developer Survey and Summarised Responses

Development in Richmond Upon Thames - RESULTS

Richmond Upon Thames are looking to seek views from the development industry on the current pressures on development within the borough.

Context

The Council is acutely aware of the challenge in meeting our higher housing targets as set in the London Plan, with limited opportunities on large sites and the numerous constraints in the borough.

Given the pressures on the development industry in recent years including, Brexit which has reduced the availability of labour, COVID-19 which temporarily halted development on many sites, the war in Ukraine, high rates of inflation, which have increased construction costs substantially and increases in interest rates, which have caused property values to fall slightly, it is currently a difficult climate to deliver housing, especially on more complex sites.

The Council are looking to work more closely with local developers and registered providers to ascertain what the key pressures are on the development industry within Richmond and look at steps Richmond could take to help improve delivery whilst providing affordable housing to help fill the high level of need for affordable housing across the borough.

Questions

1) What best describes you? (please tick)

- National Housebuilder 6%
- SME 13%
- Registered Provider 6%
- Planning Agent / Consultant 31%
- Architect 44%
- Site Promoter 0%
- Self / custom builder 0%

2) What is the main issue you see as being a key staller of development Nationally? (please tick all boxes that apply)

- High Build Costs 23%
- Higher Interest rates 15%
- Availability of Labour 0%
- Planning e.g. - discharging conditions 31%
- Other (please state) 19% Cost of additional reports and associated costs, misinterpretation of policy, slowness of planning process.....

(All – 12%)

3) What is the main issue you see as being a key staller of development in Richmond? (please tick all boxes that apply)

- High Build Costs **25%**
- Higher Interest rates **17%**
- Availability of Labour **0%**
- Planning e.g. - discharging conditions **29%**
- Other (please state) (**29%**). Staffing pressures, additional reports and associated cost, lack of support for backland sites from the council, high land cost, affordable housing contributions.

4) If you are a housing developer (i.e. housebuilder, SME; and RP), what is your current typical build out rate per annum in Richmond Upon Thames?

- 0 dwellings **0%**
- 1-25 dwellings **13%**
- 26-50 dwellings **6%**
- 51-100 dwellings **6%**
- 100+ Dwellings **0%**
- N/A **75%**

5) Given the limited supply of available sites in Richmond, what do you think could assist with unlocking potential sites, both large and small?

Lessen pressure on staff by increases resources, pro-active pre-application, dedicated planning resource to determine affordable housing apps quicker, amend employment policies, targeted regeneration approach, allocating more sites, positive approach to planning, discussions re density and height (allow higher buildings in some areas to cope with rising costs).

6) Which of the following actions should the Council undertake to have the greatest impact on increasing housing delivery?

- Update details on available housing sites (i.e. a regular 'call for sites') **16%**
- Increase promotion for new housing through council led initiatives and regeneration strategies (i.e. town centre regeneration plan or site masterplans) **22%**
- Provide updated guidance to support interpretation of planning policy requirements, such as around character-led design guidance, design codes **19%**

- Increase and improve publishing of current monitoring of housing data to be more reactive to emerging issues. 6%
- Pro-actively engage with landowners/site owners where applications have been granted for a time, and not yet commenced. 9%
- Regularly communicate with developers/registered providers such as a discussion forum 16%
- Other (please state) ...13%... Determine applications within statutory timeframes, increase planning fees, remove small bolt on employment requirements which doesn't allow site to be optimised, pro-actively engage with developers on refused sites, engage with communities, focus on clear aims.
- None

7) What do you think could be done to lessen the time between achieving planning permission and starting onsite?

Reduce Staffing pressures by increasing resources, stage approvals, speed up discharge of conditions and reduce number of conditions, promote a better supply chain, focus on the quantum and quality of permissions being released.

8) In your opinion what would be the quickest way to improve delivery across Richmond and what would improve longer term delivery?

Reduce staffing pressures by increasing resources, use outline applications, reassess employment policies, regeneration zones, removal of barriers on small sites, release GB/MOL, review general approach to planning, taller buildings approach.

9) Would you be keen to hear from us again and take part in further surveys or liaison?

- Yes 94%
- No 6%

We would really appreciate your comments and feedback and this will be provided to the planning department. Please be assured we will treat responses as confidential – any findings that will be used in future research will be generalised. We have targeted this email to reach those with known development interests in the borough – if there is someone more appropriate in your organisation or on the client side then please feel free to forward on.

Kind regards.
Planning Policy