

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2		Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)				
The Planning Inspectorate																			
	TR020003	Heathrow Airport	Third Runway	6km	8km	9km	9.3km	9.5km	9.3km	7km	Pre application	2	Partial	Yes	Unlikely - development currently on hold	n/a	Project is an NSIP and a Scoping Report was submitted to PINS in 2018.	Yes	
	WA02001	Sections of River Thames through Thorpe and Chertsey. Upgrades to Weirs at Sunbury, Molesey and Teddington	River Thames Scheme – Transfer of Water Resources	3.5km	1.5km	0km (Teddington Weir upgrade falls within red line boundary)	500m	1km	0km (Teddington Weir upgrade falls within red line boundary)	500m	Pre application	2	Partial	Yes	Likely - suggested construction dates of 2026 - 2032	Yes - Potential overlap with works around Teddington Weir and Potential cumulative effects around aquatic ecology, water environment, traffic and noise	n/a	Yes	
	WW010001	Thames Tideway Tunnel	New tunnel for the transfer and storage of wastewater	7km	6.8km	7.6km	7.6km	7.2km	7.2km	6.6km	DCO Granted (12th Sept 2014) Construction complete – testing underway - due to be complete in 2025	1	Partial	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No	
	EN070005	Southampton to London Pipeline	Pipeline Project	8km	9.8km	10km	10.6km	10.9	10.5km	8.9km	DCO Granted (7th October 2020) Construction complete	1	Partial	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No	
Marine Licence Activities/Development (within 10km) (last 5 years)																			
Marine Management Organisation																			
	MLA/2023/00082	River Thames Visitor Centre	The replacement of a dangerous pile	2.1km	1.7km	3.1km	3km	3km	2.8km	1.2km	Completed (discharging conditions)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No	
Transport and Works Act Applications (within 10km) (last 5 years)																			
Department for Transport																			
	TWA/APP/20/05	Teddington Station, TW11 0BB	Teddington Station Access for All Order	3.9km	2.4km	1.3km	2.4km	1.9km	1.5km	1.4km	Granted (28 July 2021)	1	Yes	Yes	Unlikely - development due to complete in 2024 and will form baseline	n/a	n/a	No	
Parliamentary Bills - Hybrid Bills (within 10km) (last 5 years)																			
HM Government																			
	High Speed Rail (London - West Midlands) Act 2017	Northolt to Old Oak Common	High Speed Two (HS2) – Phase 1: London to the West Midlands	9.5km	10.7km	12km	12km	11.7km	12km	9.7km	Royal Assent (23rd February 2017)	1	Partial	Yes	Likely - construction due to complete in 2030	Yes - Potential temporal overlap with potential cumulative socio-economic and waste and materials effects	n/a	Yes	
Major Development Applications (within 3km) (last 5 years)																			
Kingston upon Thames (https://www.kingston.gov.uk/applications/comment-planning-application)																			
	24/00805/FUL	22 Gloucester Road Kingston Upon Thames KT1 3SJ	Demolition of existing buildings, redevelopment to provide 34 unit co-living accommodation in a three storey building with basement; ancillary landscaping, cycle provision, refuse storage, disabled car parking.	6.6km	4.4km	3.0km	2.9km	2.6km	2.9km	3.0km	Approved at Committee (5th Feb 2025) subject to legal agreement	1	Yes	Yes	Unlikely - development due to complete in 2026 and will form baseline	n/a	n/a	No	
	20/00945/FUL	15 - 23 Fife Road Kingston Upon Thames KT1 1SB	Demolition of the existing buildings on site and the erection of a part-seven, part-nine storey building plus basement to provide co-living accommodation (use class sui generis) and a restaurant (use class A3), together with associated and ancillary facilities, access and servicing, parking and landscaping arrangements	5.9km	3.8km	2.0km	2.0km	2.0km	2.0km	2.1km	Latest variation application granted (11/09/2024) Construction began January 2024	1	Yes	Yes	Unlikely - construction has commenced and development due to be complete prior to 2029 and will form baseline	n/a	n/a	No	
	21/02375/NMA																		
	22/03680/FUL																		
	23/03016/NMA	65 Hampden Road Kingston Upon Thames KT1 3HG	Demolition of existing industrial buildings and erection of Care Home (Class C2) comprising lower ground, ground and four upper floors, together with landscaping, amenity spaces, plant, off-street parking, cycle and waste storage and an electrical substation.	7.0km	4.8km	3.3km	3.3km	3.0km	3.3km	3.3km	Latest application awaiting decision (validated 30/10/2024)	1	Yes	Yes	Unlikely - development due to complete prior to 2029 and will form baseline	n/a	n/a	No	
	22/02295/FUL																		
	20/02014/FUL																		
	19/00020/FUL																		
	24/02449/FUL																		
	17/12114/FUL	7-13 Coombe Road Kingston Upon Thames	Demolition of existing retail building and dwellings and erection of a part three-part four storey building to provide 5 x 2-bedroom apartments and 26 serviced apartments with rear parking	6.4km	4.1km	2.6km	2.5km	2.3km	2.5km	2.6km	Latest NMA application refused (21/01/2025)	1	Yes	Yes	Unlikely - development is complete and will form baseline	n/a	n/a	No	
	22/02111/FUL																		
	24/01492/NMA																		
	22/01359/FUL 24/03162/FUL	Hawks Road Clinic, Hawks Road Kingston Upon Thames KT1 3EW	Demolition of existing Hawks Road Clinic to provide two buildings comprising flexible Use Class E and F2 floorspace and 125 Use Class C3 residential apartments, landscaping, parking facilities, cycle parking facilities, servicing, access and associated public realm improvements.	6.5km	4.35km	2.7km	2.7km	2.5km	2.7km	2.7km	Granted (24/08/2023) Awaiting Decision (validated 18/12/2024)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No	

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	22/00602/FUL	The Kingfisher Leisure Centre Fairfield Road Kingston Upon Thames KT1 2PY	Provision of a leisure and community building comprising wet and dry facilities, cafe, community spaces, rooftop flood-lit artificial sports pitch, servicing and plant. Enhancement of Fairfield Childrens Playground, provision of landscape and public realm, cycle parking, and disabled persons parking. Pedestrianisation of existing vehicular access and formation of new vehicular access. Demolition of outrigger building and existing WC block and the erection of a single storey extension on the eastern facade of Grade II Listed Kingston Museum and Library	6.2km	4.1km	2.4km	2.4km	2.3km	2.4km	2.4km	Granted (15/07/2024)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	21/01086/FUL	28-46 Cromwell Road Kingston Upon Thames KT2 6RE	Demolition of existing buildings and redevelopment of site to provide a building comprising part one, two, four, five, six and seven storeys in height (including a basement) incorporating residential units, a replacement childrens' nursery (Class E(f)), a community use space (Class F1 and F2) and associated Blue Badge parking, cycle parking, refuse storage, plant, landscaping and amenity space.	6.1km	3.9km	2.23km	2.2km	2.1km	2.2km	2.3km	Granted (25/11/2024)	1	Yes	Yes	Unlikely - development due to complete in 2024 and will form baseline	n/a	n/a	No
	21/01045/FUL	Kingston Hospital Galsworthy Road Kingston Upon Thames KT2 7QB	Provision of additional surface car parking spaces and to establish a permanent use of the deck car park and overflow staff car park area	6.4km	4.2km	2.8km	2.8km	2.4km	2.8km	2.8km	Granted (09/11/2024)	1	Yes	Yes	Unlikely - development due to complete and will form baseline	n/a	n/a	No
	20/03077/FUL	Tiffin Girls School Richmond Road Kingston Upon Thames KT2 5PL	Construction of a new 2-storey sports hall comprising hall, office, storage, foyer and viewing gallery with associated tree screening	4.5km	2.3km	0.8km	0.8km	0.5km	0.8km	0.8km	Granted (20/04/2021)	1	Yes	Yes	Unlikely - development complete in 2022 and will form baseline	n/a	n/a	No
	20/02942/FUL	Cambridge Road Estate Redevelopment Site Cambridge Road Kingston Upon Thames	Part detailed / part outline planning permission for a mixed use development, including demolition of existing buildings and erection of up to 2,170 residential units (Use Class C3), 290sqm of flexible office floorspace (Use Class E), 1,395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis), 1,250sqm community floorspace (Use Class F2), new publicly accessible open space and associated access, servicing, landscaping and works, including stopping up of all public highway including Somerset Road, Wimpole Close, Eureka Road, St. Peters Road, Burritt Road, Stapleford Close, Willingham Way, Chesterton Terrace, Excelsior Close, Washington Road, Somerset Road and Franklin Close, various footpaths, parking courts and other areas of highway.	6.6km	4.4km	2.8km	2.8km	2.5km	2.8km	2.8km	Granted (29/07/2024)	1	Yes	Yes	Likely - suggested construction dates of 2021 - 2033. Phase 1 development has commenced and Phase 2 is outstanding.	Yes - Potential temporal overlap with potential cumulative traffic effects	n/a	Yes
	15/12936/FUL	Kingston Academy Richmond Road Kingston Upon Thames KT2 5PE	Use of existing building and site as secondary school and erection of three storey rear extension to provide 6537sqm of additional floorspace for classrooms, etc. and sports hall accommodation for six forms of entry for seven year groups. Provision of Multi-Use Games Area to rear and enclosures to front and rear to provide outside space associated with the school. Provision of widened pedestrian/cycle access route between Wolsey Drive and Richmond Road and alterations to the front car park to provide a total of 82 parking spaces and provision of cycle parking	4.8km	2.6km	1.1km	1.0km	0.8km	1.0km	1.1km	Latest Section 73A application granted (04/03/2021)	1	Yes	Yes	Unlikely - development complete in 2019 and will form baseline	n/a	n/a	No
	17/12805/NMA																	
	17/12982/FUL																	
	20/01710/FUL																	
	22/00025/NMA																	
	22/00026/FUL																	
	20/00150/FUL	Latchmere Recreation Ground Latchmere Road Kingston Upon Thames KT2 5TT	Creation of wildlife pond (72 sqm) on recreation ground	5.0km	2.8km	1.5km	1.3km	1.0km	1.3km	1.4km	Granted (06/08/2020)	1	Yes	Yes	Unlikely - development complete in 2021 and will form baseline	n/a	n/a	No
	19/02715/FUL	The Russets, Kingston Hill, Kingston Upon Thames, KT2 7LX	Demolition of existing building and erection of a Care home (Use Class C2) to accommodate 19x care units. Alterations to site layout, provision of 14x external car parking spaces, 10x cycle parking and rear garden landscaping. Erection of boundary wall around the land parcel with two front access gates	5.7km	3.7km	2.9km	2.8km	2.3km	2.8km	2.8km	Granted (12/03/2024)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	19/02560/FUL	Mcdonald House 28 - 30 Cross Road Kingston Upon Thames KT2 6HQ	Conversion of a ground floor into a 1x bedroom flat. Erection of a rear single storey extension with external access and installation of 1x window and 1x balcony to front elevation. Erection of a bike store and alterations to playground layout	5.6km	3.3km	1.9km	1.8km	1.5km	1.8km	1.9km	Granted (06/02/2020)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel			Pipeline	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	19/02515/FUL	Pallanza, 44 Coombe Lane West, Kingston Upon Thames, KT2 7BY	Change of use from a six-bedroom nursing home (Use Class C2) to a single-family dwellinghouse (Use Class C3)	6.9km	4.6km	3.3km	2.3km	2.9km	2.3km	2.2km	Granted (08/01/2020)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	19/02368/FUL	Kingston College Of Further Education Kingston Hall Road Kingston Upon Thames KT1 2AQ	Demolition of single storey entrance and erection of new, two storey entrance building, a new-build multi-purpose space and ground floor infill beneath an existing college building, together with external alterations to the existing first floor windows of the S2 Tower building, associated site access, vehicle and cycle parking and a scheme of external landscaping.	6.3km	4.2km	2.5km	2.5km	2.5km	2.5km	2.6km	Granted (26/03/2024)	1	Yes	Yes	Unlikely - development complete in 2022 and will form baseline	n/a	n/a	No
	19/01631/FUL	Site Of Service Station Coombe Road Kingston Upon Thames KT2 7AD	The erection of a part three, part four storey building comprising 25 short stay apartments (Use Class C1) incorporating concierge/business hub facilities, a standalone restaurant/cafe (Use Class A3) and associated vehicular and cycle parking and landscaping	6.3km	4.1km	2.6km	2.5km	2.3km	2.6km	2.5km	Granted (30/06/2020)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	12/12754/FUL 15/12287/NMA 18/12568/FUL 21/03818/NMA 22/01629/NMA 22/03705/NMA 23/00361/FUL	Proposed 70-78 Eden Street Kingston Upon Thames	Refurbishment and extensions of existing retail store (Primark Nos 70-76) to provide a four storey retail building, with basement and roof level plant, including the demolition and redevelopment of 78 Eden Street (Friends Meeting House)	6.1km	4.0km	2.3km	2.3km	2.2km	2.3km	2.3km	Latest Section 72 application granted (22/05/2023)	1	Yes	Yes	Unlikely - development complete in 2017 and will form baseline	n/a	n/a	No
	19/01813/FUL 20/02191/NMA 22/00977/NMA 22/01836/KPSID 20/01314/CLC 24/01030/NMA	Kingstons House 15 Coombe Road Kingston Upon Thames KT2 7AB	Demolition of existing office and ancillary building. Erection of part 3 part 6 storey building for 2,478sqm floorspace for a two form entry primary school for a maximum of 420 pupils including provision of double basement for double height sports hall and provision of a raised play deck; and 19 flats (5 no. 1 bedroom flats; 10 no. 2 bedroom units; 4 no. 3 bedroom units). Provision of up to 94 cycle stands.) to amend drawings to allow for elevational treatment changes, and internal layout changes	6.3km	4.1km	2.6km	2.6km	2.3km	2.6km	2.6km	Latest NMA application awaiting decision (validated 25/04/2024)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	19/03090/FUL	Nikon House 380 Richmond Road Kingston Upon Thames KT2 5PR	Demolition of the existing buildings and the erection of a self-storage facility (Use Class B8) (3031 sqm (849 sqm net)) with associated vehicular access and servicing, car and cycle parking, and landscape works.	4.1km	1.9km	0.6km	0.5km	0.1km	0.5km	0.5km	Granted (09/12/2019)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	21/02313/FUL 22/03217/FUL 24/00928/FUL 24/00927/NMA	Greencoat House 165-183 Clarence Street Kingston Upon Thames KT1 1QT	Recladding and internal reconfiguration of existing building with extensions (3 upper floors to Clarence Street and full height extensions up to 9 storeys to the rear) to create co-living units (sui generis) (in place of 64no. student rooms (sui generis)) with retention of a number of ground floor commercial units (Class E), creation of new café (Class E) and co-working areas (Class E) at ground floor with internal and external residential amenity spaces, bike storage, refuse, disabled car parking, service yard and new basement plant room	5.9km	3.8km	2.1km	2.1km	2.0km	2.1km	2.1km	Latest NMA awaiting decision (validated 15/04/2024)	1	Yes	Yes	Unlikely - development due to complete in 2025 and will form baseline	n/a	n/a	No
	24/00597/FUL	Site Of 24-28 Cowleaze Road Kingston Upon Thames KT2 6DZ	Erection of a six storey building comprising 20 residential units	5.8km	3.6km	2.0km	2.0km	1.8km	2.0km	2.0km	Application refused (January 2025) Waiting for appeal period	1	Yes	Yes	Unlikely - application refused. Undetermined whether it is being appealed.	n/a	n/a	No
	20/02235/CREG3 23/03474/FUL	Cumberland House,Garages 9-30 & Land To The Rear Of 1-44 Kingston Hill ,Kingston Upon Thames KT2 7LH	Erection of 9-storey building comprising 41 self-contained residential units (12 x one-bedroom, 15 x two-bedroom and 14 x three-bedroom) (following demolition of existing garage units to rear of 1-44 Cumberland House;) with associated car parking, refuse and cycle storage and landscaping improvements to existing communal amenity space serving Cumberland House for use of existing and proposed residents.	6.2km	3.9km	2.6km	2.6km	2.2km	2.6km	2.6km	Latest Section 73 application granted (20/09/2024)	1	Yes	Yes	Unlikely - development complete in 2024 and will form baseline	n/a	n/a	No

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	14/13247/FUL	Development Site At Post Office Brook Street Ashdown Road Kingston Upon Thames	Erection of new buildings of 4 to 16 storeys in height and part demolition, alterations and change of use of Former Post Office and Former Telephone Exchange listed buildings to provide retail/ cafe/ restaurant uses (A1-A5 use) and flexible floorspace to be used for either retail/café/restaurant uses (A1-A5) or Office (B1), Office (B1) floorspace and community/leisure (D1/D2 use) and 320 residential units	6.2km	4.1km	2.4km	2.4km	2.3km	2.4km	2.4km	Latest Section 73 application awaiting decision (validated 20/12/2023)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	17/12378/FUL																	
	19/02618/CLC																	
	18/12217/FUL																	
	20/00853/NMA																	
	20/03349/NMA																	
	22/00559/NMA																	
	23/01773/NMA																	
	23/03242/FUL																	
	23/02812/FUL	87 And 87A Surbiton Road Kingston Upon Thames KT1 2HW	Demolition of a pair of semi-detached dwellings and erection of a new four storey building comprising 12 apartments with associated access, private and communal space, vehicle parking provision, refuse and cycle storage	7.0km	5.0km	2.3km	2.3km	2.3km	2.3km	2.3km	Approved at committee on 6th November 2024 - waiting for legal agreement	1	Yes	Yes	Unlikely - development due to complete in 2025 and will form baseline	n/a	n/a	No
	23/01865/FUL	30 South Lane And 45-51 High Street Kingston Upon Thames KT1 1LQ	Demolition of existing buildings and redevelopment to erect a part three, part four, part five storey building with a lower ground level to provide 758sqm of commercial floor space (Use Class E), 34 residential units (Class C3) and associated and associated communal and open space in addition to associated highways works and landscaping.	6.3km	4.3km	2.6km	2.6km	2.6km	2.6km	2.6km	Granted (7th February 2025)	1	Yes	Yes	Unlikely - development due to complete in 2026 and will form baseline	n/a	n/a	No
	21/03939/FUL	Former SCC HQ County Hall Penrhyn Road Kingston Upon Thames KT1 2EA	Refurbishment, restoration and extension of the County Hall (Grade II*) to provide flexible commercial use (class E) and residential use (class C3), demolition of The Canteen Building and The Computer Wing Building, erection of replacement buildings of between 2 and 6 storeys for residential use (class C3), alterations to the existing boundary including Nos. 5 & 7 Milner Road, new means of access, associated public realm and landscaping, highway works, car and cycle parking and all ancillary and associated work.	6.5km	4.4km	2.7km	2.7km	2.7km	2.7km	2.8km	Granted (22/09/2023)	1	Yes	Yes	Unlikely - development due to complete in 2027 and will form baseline	n/a	n/a	No
	21/02177/FUL	146 - 152 Clarence Street Kingston Upon Thames KT1 1QP	Retention of lower ground and ground floor levels for retail use, change of use of upper floors from retail/ancillary storage/office space to residential use, and construction of 3 additional storeys to provide a total of 56 residential dwellings	6.0km	3.9km	2.2km	2.2km	2.1km	2.2km	2.3km	Granted (23/08/2022)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	24/00017/NMA	Surrey House, 34 Eden Street NCP Car Park, St James Road Former Hippodrome, Eden StreetAnd Bo Concept, The Roundhouse 20 Eden Street Kingston Upon Thames KT1 1ER	Full planning application for the demolition of Surrey House, Multi Storey Car Park, Hippodrome and Bo Concept and the erection of 2(two) Office buildings [Use Class - E(g)(i)] Building A and Building B: Building A 9 storeys (22,144 (GEA) sqms) Building B 11 storeys (11,587 (GEA) sqms). The erection of a replacement multi storey car park of 354 spaces plus cycle parking (for use as a public car park at weekends) landscaping, public realm upgrades, servicing, pedestrian and vehicular access.	6.2km	4.1km	2.4km	2.4km	2.3km	2.4km	2.4km	Latest NMA application granted (26/11/2024)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	23/02702/NMA																	
	23/02623/NMA																	
	23/02182/NMA																	
	23/01117/NMA																	
	22/02905/FUL																	
	21/04022/FUL																	
	20/02495/FUL																	
	23/02259/NMA	Roupell House, Florence Road & Land To The Rear Of 37-40 York Road, Kingston Upon Thames KT2 6JS	Partial demolition of the existing Roupell House building and erection of a part 3-storey, part 4-storey building comprising 23 residential units with associated landscaping, refuse and cycle storage, public pathway improvements to the eastern boundary and landscaping improvements to the existing communal amenity space to the rear of 37-40 York Road (Dale Court).	5.8km	3.6km	2.1km	2.0km	1.7km	2.0km	2.0km	Latest NMA application granted (11/09/2023) Section 73 application awaiting decision (validated 15/01/2025)	1	Yes	Yes	Unlikely - development complete in 2024 and will form baseline	n/a	n/a	No
	23/01637/NMA																	
	22/02196/CREG3																	
	20/02213/CREG3																	
	23/00149/NMA	11 - 13 Thames Street Kingston Upon Thames	Partial demolition of 11-13 Thames Street (with the retention of the Listed facade) and construction of a five storey attached building to provide retail (A1) at	16.0km	13.9km	12.2km	12.2km	12.2km	12.2km	12.2km	Latest NMA application	1	Yes	Yes	Unlikely - development complete and will form	n/a	n/a	No

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	22/01723/FUL 21/03387/FUL 21/02689/FUL 20/01880/FUL 17/12088/FUL	KT1 1PH	the existing entrance building to provide 100% of ground floor level and 10 x 2 bed and 16 x 1 residential units (C3) above	6.0km	6.0km	6.0km	6.0km	6.0km	6.0km	6.0km	granted (12/06/2024)	1	Yes	Yes	complete and will form baseline	n/a	n/a	Yes
	21/03576/NMA 21/02746/NMA 21/00626/FUL 19/02455/FUL	Kingston Riding Centre 38 Crescent Road Kingston Upon Thames KT2 7RG	Demolition of the existing riding school buildings and the erection of 2x Blocks to accommodate 52 No. residential apartments, with associated car parking and landscaping and provision of electricity substation	6.0km	3.7km	2.4km	2.4km	2.0km	2.4km	2.4km	Latest NMA application granted (28/02/2022)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	20/02499/OUT 20/02495/FUL 24/02705/NMA 	Unilever Kingston 3 St James Road Kingston Upon Thames	Outline planning application for the demolition of Lever House and the erection of a Residential (C3) building not exceeding 16 storeys comprising of a maximum of 115 units, along with a ground floor cafe/retail pod (Use Class - E (c)) with all matters reserved except for access, layout and scale. This application is accompanied by an Environmental Statement. This application is Phase 2 of a 2 stage development Phase 1 is covered by application reference 20/02495/FUL. Additional Reconsultation Information: Provision of 20 Social rented units (17.4%) and 16 shared ownership units (13.9%) representing 35.2% of the residential units by habitable room; Public footpath to north of Hogsmill realigned, provision of additional childrens play space. Other matters contained within the planning application have not changed.	6.3km	4.2km	2.5km	2.5km	2.4km	2.5km	2.5km	Granted (02/12/2021) Latest NMA application granted (26/11/2024)	1	Yes	Yes	Unlikely - development due to complete in 2026 and will form baseline	n/a	n/a	No
	20/02216/CREG3	Land To Rear Of 204-210C Cambridge Road Kingston Upon Thames KT1 3LU	Erection of 5 storey building comprising 18 self-contained residential units (8 x one-bedroom, 9 x two-bedroom and 1 x three-bedroom) with associated landscaping, disabled car parking, refuse and cycle storage.	7.1km	4.9km	3.3km	3.3km	3.0km	3.3km	3.3km	Granted (15/03/2021)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	20/01024/FUL	10 - 13 Market Place Kingston Upon Thames KT1 1JP	Retention, refurbishment and associated external alterations to existing retail unit with proposed part two, part three storey extension of existing building to provide 33 x residential self-contained flats with provision of cycle parking, public area improvements and associated works	6.0km	3.9km	2.2km	2.2km	2.2km	2.2km	2.2km	Granted (08/09/2021)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	15/12280/FUL 16/12058/NMA 16/12244/NMA 16/12563/NMA 19/02124/FUL	40 (Car Park) Cowleaze Road Kingston Upon Thames KT2 6HH	Redevelopment of site and erection of part 4, part 5 storey building to provide 26 residential units	5.8km	3.6km	2.0km	2.0km	1.8km	2.0km	2.0km	Awaiting decision (validated 30/07/2019) Disposed of (24/07/2024)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
Richmond upon Thames (https://www2.richmond.gov.uk/lbrplanning/Planning_search.aspx?srchAny=globe+house#results)																		
	22/0399/FUL Variation application not yet validated	47a 47 and 49 Lower Mortlake Road, Richmond	Construction of a part 1/2/3 storey building basement level to provide 14 co-living units (sui generis) and associated hard and soft landscaping, cycle and refuse stores	2.5km	2.7km	4.1km	4.2km	4km	2.1km	4.2km	Latest variation of condition application (not yet validated)	1	Yes	Yes	Unlikely - development under construction and expected completion before 2029 and will form baseline	n/a	n/a	No
	20/0222/FUL	Land adjacent to 38 – 42 Hampton Road, Teddington	Erection of a two storey residential building with accommodation within the roof to provide 14 flats (11 x 1 bed & 3 x 2 bed units) with associated car parking and landscaping.	3.5km	2.5km	2.1km	2.2km	2.7km	2km	2.4km	Granted 04/05/2021	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	16/2777/FUL 19/1822/VRC	Ryde House, 391 Richmond Road, Twickenham, TW1 2EF	Demolition of existing building. Construction of a new mixed use development comprising a food store (1,123m2 sales area) and primary school with associated car parking (55 spaces allocated to foodstore and 1 space allocated to school); alterations to site entrance, landscaping, and associated works.	1.7km	1.3km	2.9km	3km	1.9km	840m	3km	Latest Variation of condition application Granted 01/11/2019	1	Yes	Yes	Unlikely - development under construction and expected completion before 2029 and will form baseline	n/a	n/a	No
	19/3616/FUL	Old Station Forecourt, Railway Approach, Twickenham, TW1 4LJ	Proposed redevelopment of existing car park to provide a new building of 5 to 6 storeys, comprising 46no. residential units (Use Class C3), disabled car parking, cycle parking, landscaping, enhancements to public realm and associated works	1.3km	930m	2.5km	2.6km	3.8km	540m	2.6km	Granted 03/03/2021	1	Yes	Yes	Unlikely - construction commenced May 2024 and expected completion before 2029 and will form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	20/0539/FUL	The Strathmore Centre, Strathmore Road, Teddington, TW11 8UH	Demolition of all existing buildings; erection of two 3-storey buildings comprising 30 residential dwellings in total (6 x1 bedroom, 17 x 2 bedroom & 7 x 3 bedroom); erection of single storey nursery building (294 sqm in total) alterations to existing access road and formation of 36 no. car parking spaces at grade; landscaping including communal amenity space and ecological enhancement area; secure cycle and refuse storage structures.	2.9km	2.1km	2.1km	2.3km	2.7km	2km	2.3km	Granted 04/04/2022	1	Yes	Yes	Unlikely - construction commenced March 2023 and expected completion before 2029 and will form baseline	n/a	n/a	No
	11/1443/FUL	Twickenham Railway Station, London Road, Twickenham, TW1 1BD	Demolition of existing station building and a phased redevelopment to provide a new station concourse, three buildings to be erected comprising of 115 residential units, 734 sqm of flexible Use Class A1, A2, A3 floorspace, various related infrastructure, river walkway, landscaping cycle and vehicle parking	1.2km	930m	2.6km	2.6km	2.8km	200m	2.7km	Latest Variation of condition application Granted 12/06/2020	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	19/2054/VRC																	
	20/0771/VRC																	
	16/3552/FUL	St Michaels Convent, 56 Ham Common, Ham, Richmond, TW10 7JH	Conversion and extension of the existing convent buildings (following demolition of some mid-20th century extensions), together with new build apartments and houses, to provide a total of 23 residential retirement units, an estate managers office and meeting rooms, parking and associated works within a landscaped site, with access via Ham Common	3.2km	1km	960m	1km	860m	650m	950m	Latest Variation of condition application Granted 30/03/2020	1	Yes	Yes	Unlikely - construction commenced June 2018 and development expected to be complete and form baseline	n/a	n/a	No
	19/3464/VRC																	
	20/0009/VRC																	
	21/0094/FUL	Twickenham Film Studios, The Barons, Twickenham, TW11 2AW	Erection of a new four-storey block (Block A), comprising of a 240sqm ground-floor café (Use class E(b)), with the upper floor in 664 sqm office use (Class E(g)(i), together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site	1.2km	1.2km	2.8km	2.9km	2.9km	300m	2.9km	Granted (14/01/2022)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	19/2646/FUL	Collis Primary School, Fairfax Road, Teddington, TW11 9BS	Demolition of existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts	4.2km	2.4km	870m	950m	1.4km	960m	1.1km	Latest Variation of condition application Granted (23/09/2020)	1	Yes	Yes	Unlikely - construction commenced January 2020 and expected to be complete before 2029 and will form baseline	n/a	n/a	No
	20/1890/VRC																	
	23/3232/FUL	84 Lower Mortlake Road, Richmond, TW9 2HS	Change of use of building from Class E to Class C3 together with rooftop alterations and extensions to provide 21no. residential properties. Refurbishment of façade, to include the installation of balconies together with associated amenities, parking and landscaping	2.8km	2.9km	4.3km	4.3km	4km	2.4km	4km	Awaiting Decision (Validated 08/12/2023) Application Refused February 2025	1	Yes	Yes	Unlikely - application refused. Undetermined whether it is being appealed.	n/a	n/a	No
	13/2826/FUL	Christs School, Queens Road, Richmond, TW10 6HW	The expansion of Christ's Church of England Secondary School to provide sixth Form Entry from 2014 and one additional form of entry from September 2013. Erection of new school building to the rear of the existing school and expansion of the on-site parking.	3.2km	2.5km	3.7km	3.7km	3.4km	2.3km	3.6km	Latest variation of condition application Granted – 25/03/2022	1	Yes	Yes	Unlikely - development completed and will form baseline	n/a	n/a	No
	22/0646/VRC																	
	21/3773/FUL	Land rear of 189 to 207 and 189 Waldegrave Road, Teddington	Demolition of existing buildings. Redevelopment of site, reduction of commercial floorspace to increase width of site access and create one ground floor commercial unit. Erection Block B and erection of Block C comprising 15no. residential apartments.	3km	1.9km	1.6km	1.8km	2.2km	1.4km	1.9km	Appeal dismissed (03/09/2024)	1	Yes	Yes	Unlikely - appeal dismissed	n/a	n/a	No
	23/0741/FUL	Sheldon House, Cromwell Road, Teddington	Demolition of a seven-storey residential building; erection of five-storey residential building plus lift overrun comprising 27 units (including 3 wheelchair units), incorporating cycle storage and refuse/recycling store; formation of 6 car parking spaces (including 3 disabled spaces) and 1 delivery bay; landscaping including child play space and ecology area	4.2km	2.4km	1.2km	1.3km	1.7km	1.2km	1.4km	Awaiting Decision (Validated 18/04/2023) Section 106 agreement not finalised	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	22/3139/FUL	Thames Young Mariners Base, Riverside Drive, Ham, Richmond, TW10 7RX	Demolition of existing buildings and construction off replacement buildings with associated residential accommodation, changing block, replacement staff accommodation and outdoor activity equipment with associated hard and soft landscaping and parking	2.4km	500m	1.2km	1.3km	1.5km	280m	1.3km	Awaiting Decision (Validated 19/10/2022)	1	Yes	Yes	Unlikely - development due to complete in 2024 and will form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	19/2404/FUL	Queens Road Estate, Queens Road Richmond, TW10	Redevelopment of existing hard standing court to accommodate new 4 storey residential building (comprising 11x1 bed and 1x2 bed charitable housing units) fronting Queens Road and 15 no. surface car parking spaces to the rear. Creation of a new multi-use recreational space, minor alterations for the existing Dickson House office building and a small extension (26 sqm) to the Cambrian Centre at the ground floor of the Caplan Court Building.	3km	2km	3.1km	3km	2.8km	1.8km	3km	Granted 30/06/2021	1	Yes	Yes	Unlikely - development commenced December 2024 and expected to be complete before 2029 and will form baseline	n/a	n/a	No
	22/3004/FUL	Kneller Hall, Royal Military School of Music, Kneller Road, Twickenham, TW2 7DU	The demolition of existing modern buildings on the site and the conversion of and extensions to Kneller Hall and other ancillary buildings associated with the former royal military music school to a day school (Use Class F1), together with the construction of associated new purpose-built buildings. Alterations to the existing playing fields to include an all-weather pitch with fencing. Provision of new access from Whitton Dene, and other works to parking and associated landscaping/infrastructure	600m	2.4km	3.8km	3.9km	4.1km	1.4km	4km	Awaiting Decision (Validated 21/10/2022)	1	Yes	Yes	Unlikely - development expected to be complete and will form baseline	n/a	n/a	No
	22/2204/FUL	St Clare Business Park and 7-11 Windmill Road, Hampton	Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 86no. residential flats (Class C3) and 1,3111.2sqm of commercial floorspace (Class E); 1no. two storey building comprising 595sqm of commercial floorspace (Class E); 14no. residential houses (Class C3); and associated access, external landscaping and car parking.	4km	3.4km	3km	3.2km	3.6km	2.9km	3.3km	Awaiting Decision (Validated 12/07/2022)	1	Yes	Yes	Unlikely - development expected to be complete and will form baseline	n/a	n/a	No
	15/3038/OUT	Land at Junction of A316 and Langhorn Drive, and Richmond College Site (including Craneford Way, East playing fields and Marsh Farm Lane) Egerton Road, Twickenham	Outline application for the demolition of existing college buildings, removal of hard surfacing, site clearance with the redevelopment of the site to provide 1. A new campus for education and enterprise, replacement College, 2. A new secondary school, 3. A new Special Educational Needs School, 4. A new ancillary 'Technical Hub' for Haymarket media, 5. Replacement on-site sports centre, 6. The upgrading of existing Craneford Way playing fields, 7. Alteration to existing means of access from the A316, 8. Provision of on-site parking for up to 230 vehicles, open space and landscaping and 9. New residential development of up to 180 units together with associated parking up to 190 vehicles.	700m	1.5km	2.9km	3km	3.2km	1km	3.1km	Latest Reserved matters application – Granted 29/05/2020	1	Yes	Yes	Likely - Outline consent granted. Development commenced February 2017 and expected to be complete by 2029 and will form baseline.	n/a	n/a	No
	19/2381/RES																	
	19/2517/RES																	
	19/2396/RES																	
	22/2333/FUL	80 George Street and 2, 4, 6, 8 and 12 Paved Court, Richmond	Erection of additional storey at fourth floor and plant room above, replacement of roof, installation of swimming pool and associated plant	1.9km	1.9km	3.5km	3.5km	3.5km	1.4km	3.4km	Latest Variation of Condition application Granted – 17/04/2024	1	Yes	Yes	Unlikely - development due to complete in 2023 and will form baseline	n/a	n/a	No
	23/2308/VRC																	
	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	Demolition of buildings on-site and change of use within Ham Close for a mixed-use redevelopment comprising a. 452 residential homes up to 6 storeys, b. Community and leisure facilities up to 3 storeys, c. Maker Labs of up to 2 storeys, d. Basement car park, e. Provision of on-site cycle and vehicle parking, f. amenity space, g. landscaping, h. new pedestrian and cycle accesses and internal routes	2.8km	670m	800m	950m	1km	12m	970m	Granted (22/03/2023)	1	Yes	Yes	Likely - suggested construction dates of 2024 - 2030	Yes - Potential overlap with works around Burnell Avenue. Potential cumulative effects around water environment, socioeconomic, air quality, biodiversity, traffic effects	n/a	Yes
	22/1168/FUL	Richmond Upon Thames College, Langhorn Drive, Twickenham, TW2 7SJ	Alterations and extension to existing Sports Hall including associated landscaping within the Tech Hub Development Zone to replace Tech Hub building as defined under application 15/3038/OUT (as amended), and erection of several buildings as approved under application 19/2517/RES (as amended), retention of existing Main College building as approved under application 16/4747/RES (as amended) and associated on-site parking (non-residential) and access roads.	700m	1.5km	2.8km	3km	3.2km	1km	3km	Granted (28/02/2023)	1	Yes	Yes	Unlikely - development commenced July 2023 and expected to be complete in 2029 and will form baseline	n/a	n/a	No
	21/3136/FUL	Richmond Upon Thames College, Langhorn Drive, Twickenham, TW2 7SJ	Demolition of existing college buildings, removal of hard-surfacing, site clearance and groundworks together with the redevelopment of the site to provide new residential units; together with associated parking, cycle parking, open space and landscaping.	700m	1.5km	2.8km	3km	3.2km	1km	3km	Granted (28/02/2023)	1	Yes	Yes	Unlikely - development commenced March 2024 and expected to be complete in 2029 and will form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	22/1496/FUL 23/1897/VRC	Richmond Inn Hotel 50-56 Sheen Road, Richmond, TW9 1UG	Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of existing building along with associated infrastructure and hardstanding	2.5km	2.3km	3.8km	3.8km	3.6km	1.9km	3.7km	Latest Variation of Condition application Granted – 24/01/2024	1	Yes	Yes	Unlikely - development commenced August 2023 and expected to be complete in 2029 and will form baseline	n/a	n/a	No
	18/3950/FUL 23/1123/VRC	Richmond Royal Hospital, Kew Foot Road, Richmond, TW9 2TE	Conversion of the existing health facilities (use class D1) to a mixed-use development providing 71no. residential apartments (use class C3) and 500sqm of D1 floorspace. Restoration and alteration of existing buildings	2.3km	2.7km	4.2km	4.3km	4.1km	2km	4.2km	Latest Variation of Condition application Granted – 14/05/2024	1	Yes	Yes	Unlikely - development commenced January 2021 and expected to be complete 2029 and will form baseline	n/a	n/a	No
	23/0729/FUL	Former Strathmore School, Meadlands Drive, Petersham	Demolition of the existing vacant school building and associated buildings and the erection of a new Special Education Needs and Disabilities (SEND) school including play areas, multi-use games area, car and minibus parking, cycle and bin storage, hard and soft landscaping	2.7km	800m	1.7km	1.7km	1.6km	800m	1.6km	Granted (15/06/2023)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline.	n/a	n/a	No
	22/2585/FUL	Royal Botanic Gardens, Kew Gardens, Kew, Richmond, TW9 3AB	Annual temporary installation of Christmas Village and Trail inside Kew Gardens between October to January for a 10 year period (2022 - 2032)	1.9km	3.2km	4.8km	4.8km	4.6km	2km	4.8km	Granted 28/11/2022	1	Yes	Yes	Likely- work undertaken between October and January every year until 2032.	No	n/a	No
	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 (Twickenham Riverside Redevelopment)	Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.	1.7km	550m	2km	2.1km	2.3km	400m	2.2km	Granted 21/12/2022	1	Yes	Yes	Unlikely - demolition works commencing spring 2025 and to be completed mid 2027.	n/a	n/a	No
	19/2392/FUL	16 Paved Court, 20 King Street, 4 to 8 and 10 Paved Court and 75-81 George Street, Richmond	Full planning application External alterations: Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear to include roof light; enclosed staircase to rear; terraces to rear; infill of the light well adjacent to Golden Court; and associated plant. Change of use of 75-81 George Street from A1 (retail) to mixed use comprising: Class B1 to the existing floors 2,3 and the new fourth floor; Flexible Class A1 and Class B1 (existing floor 1); Class A1 (existing ground); Flexible Class A1 and Class D2 and back of house/ancillary facilities (existing basement); and Change of use of 16 Paved Court/20King Street to Class B1 (existing floors 1,2).	1.9km	1.9km	3.4km	3.5km	3.3km	1.3km	3.5km	Granted 04/01/2021	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	21/2533/FUL	Elleray Hall Site, north Lane, Depot and East Car Park, Middle Lane, Teddington	Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.	3.8km	2.4km	1.6km	1.7km	2.2km	1.6km	1.8km	Granted 23/06/2022	1	Yes	Yes	Unlikely - development commenced in June 2024 and is expected to be complete in 2029 and will form baseline	n/a	n/a	No
	21/0156/FUL	Milevale Properties Ltd, 672 Hanworth Road, Whitton, Hounslow, TW4 5NP	Demolition of the existing structures and the erection on of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping	2.5km	4.1km	4.9km	5.1km	5.4km	3.6km	5.2km	Granted 30/05/2022	1	Yes	Yes	Unlikely - development is complete and will form baseline	n/a	n/a	No
	22/3112/FUL	Meadows Hall, Church Road, Richmond, TW10 6LN	Erection of one 4 storey building and one 2 storey building to provide 12 affordable housing units plus one residential support unit; removal of existing vehicular access; landscaping including communal amenity space and ecological enhancement area; erection of ancillary structures including secure cycle and refuse storage structures.	2.6km	2.3km	3.7km	3.7km	3.5km	2.1km	3.6km	Granted 14/09/2023	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	19/2789/FUL	Lockcorp House, 75 Norcutt Road, Twickenham, TW2 6SR	Demolition of existing commercial building and erection of building to provide 15 affordable residential units, together with 12 parking spaces and communal amenity space	1.3km	1.3km	1.6km	2.7km	2.8km	2.9km	3.1km	Granted 19/06/2020	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	22/1029/FUL	Kingston Bridge House, Church Grove, Hampton Wick, KT1 4AG	Change of use of the building from student accommodation to provide 70 residential flats (C3 Use Class) including 4 social rent units, and 7 wheelchair accessible dwellings M4(3)	5.7km	3.7km	2km	1.9km	2km	2.1km	1.9km	Granted (26/04/2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	22/2556/FUL	Greggs and No. 2 Gould Road, Twickenham, TW2 6RT	Demolition of existing buildings (with retention of a single dwelling) and redevelopment to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated landscaping and other works	1.3km	1.5km	2.6km	2.7km	3km	1.2km	2.8km	Granted (14/06/2024)	1	Yes	Yes	Unlikely - development commenced in November 2024 and expected to be complete 2029 and will form baseline.	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	18/3561/FUL 22/2320/VRC	Land at Hospital Bridge Road, Twickenham, TW2 6LH	Change of use of part of the open grassland and adjacent horticultural nursery for the development of a 5FE Secondary School and Sixth Form (Class D1) for 1,050 pupils (750 secondary school places and 300 sixth form places) and the erection of a main teaching block and adjoining sports block, up to three storeys in height, and associated plant and mechanical equipment, 3 court MUGA, playing pitches, on site car park, cycle parking spaces, hard and soft landscaping	1.8km	3.3km	4.2km	4.4km	4.7km	2.8km	4.5km	Latest variation of condition application Granted – 29/05/2024	1	Yes	Yes	Unlikely - development commenced September so expect it will be completed before 2029 and will form baseline.	n/a	n/a	No
	Not yet submitted	Arragon Road Redevelopment	Not yet defined	1.5km	730m	2.3km	2.5km	2.6km	2.3km	450m	Not yet submitted	1	Yes	Yes	Unlikely - development not submitted a TSPA yet	n/a	n/a	No
	Not yet submitted	Twickenham Stadium upgrade	Not yet defined	265m	2.1km	3.6km	3.7km	3.9km	3.7km	890m	Not yet submitted	1	Yes	Yes	Unlikely - development not submitted a TSPA yet	n/a	n/a	No
	Not yet submitted	Lensbury Club redevelopment	Not yet defined	3.8km	1.8km	100m	340m	730m	300m	160m	Not yet submitted	1	Yes	Yes	Unlikely - development not submitted a TSPA yet	n/a	n/a	No
	Not yet submitted	Thames to Affinity Transport Strategic Resource Option	Not yet defined	7.6km	5.75km	4km	4.3km	4.25km	4.1km	4.1km	Not yet submitted	1	Yes	Yes	Unlikely - development not submitted a TSPA yet	n/a	n/a	No
Hounslow																		
	P/2022/1430	CONCORD HOUSE 61 HIGH STREET, BRENTFORD, TW8 0AH	Change of use from fourteen flats to sixty-four units of student accommodation, erection of a single storey rear extension and a part third floor side extension with associated internal alterations, cycle and refuse storage, communal amenity space and landscaping.	2.7km	4.4km	6km	6km	6km	5.7km	3km	Not yet determined (Validated 7 th September 2022)	1	Yes	Yes	Unlikely - development due to complete and will form baseline	n/a	n/a	No
	P/2020/1869	ST LAWRENCES CHURCH HIGH STREET, BRENTFORD, TW8 8EW	Change of use and external and internal alterations to St Lawrence's Church to flexible retail (Use Class A1-A5), business (Use Class B1) and community and leisure use (Use Class D1/D2), demolition of the existing vicarage and the erection of a new building for health and fitness use (Use Class D2) and construction of swimming pool facilities, new access, servicing, plant and landscaping	2.7km	4.4km	6km	6km	6km	5.7km	3km	Granted (21 October 2022) Condition submitted January 2025	1	Yes	Yes	Unlikely - development commenced and likely to be complete 2029 and will form baseline	n/a	n/a	No
	P/2023/3014	HAM WHARF THE HAM, BRENTFORD, TW8 8EX	Erection of one six storey and one 10 storey building for residential use to create 60 flats with associated works including the provision of landscaping, cycle parking, amenity space and other works following the demolition of the existing buildings	2.5km	4km	5.9km	5.8km	5.8km	5.6km	2.6km	Approved at Committee 3rd October 2024. Formal decision notice to be issued.	1	Yes	Yes	Unlikely - consent granted and it is expected to be complete and form baseline	n/a	n/a	No
	00543/R/P11 P/2023/1673	GODDARDS THE HAM, BRENTFORD, TW8 8EZ	Erection of three storey self-storage unit with associated access, parking and landscaping following the demolition of the existing site (1,747sqm)	2.4km	4km	5.9km	5.9km	5.8km	5.6km	2.6km	Granted (6 th June 2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2021/0584	CHURCHILL HOUSE 114 WINDMILL ROAD, BRENTFORD, TW8 9NA	Demolition of the existing commercial buildings and No. 114 Windmill Road, and a phased residential redevelopment providing 74 dwellings within two blocks ranging between four and eight storeys in height (34 dwellings in Building A (Phase 1) and 40 dwellings in Building B (Phase 2) and associated works including car and cycle parking and hard and soft landscaping (amended description and amended plans received)	3km	5km	6.7km	6.8km	6.7km	6.5km	3.3km	Granted 5th November 2024	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2019/3526	BOSTON MANOR PARK BOSTON MANOR ROAD, BRENTFORD, TW8 9JU	Regeneration and restoration of Boston Manor Park	2.8km	5km	6.6km	6.6km	6.6km	6.4km	3km	Granted (5 th August 2020)	1	Yes	Yes	Unlikely - development complete in 2023 and will form baseline	n/a	n/a	No
	P/2019/3754	UNIT 3, BRENTSIDE EXECUTIVE CENTRE GREAT WEST ROAD, TW8 9DR	Change of use from office (B1(a) use) to a private hospital (D1 use) (2071sqm)	2.7km	4.6km	6.3km	6.3km	6.3km	6km	2.8km	Granted (15 th April 2020)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2020/4334	UNIT 4 BRENTSIDE EXECUTIVE CENTRE GREAT WEST ROAD, BRENTFORD, TW8 9DR	Change of use from office to education and training centre for the London Ambulance Service (1.7ha)	2.6km	4.6km	6.3km	6.3km	6.3km	6km	2.8km	Granted (2 March 2021)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2022/2379	MANDERSON HOUSE COMMERCE ROAD, BRENTFORD, TW8 8LH	Demolition of existing office and warehouse buildings on site and the erection of one part-seven storey part-eight storey building (including two storey podium) and one part-eight storey part-nine storey building (including two storey podium) for both commercial and residential use to create 111 flats with associated works including the provision of landscaping and amenity space.	2.5km	4.3km	6km	6km	5.9km	5.7km	2.6km	Granted (21 March 2024) A current variation of condition application to amend plans was submitted in 2024 (not currently determined)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	P/2020/1361	50 LONDON ROAD, BRENTFORD, TW8 8AP	Demolition of existing buildings and structures and redevelopment of the site to provide a mixed-use scheme comprising residential units and office floor space, in three buildings ranging from 4 storeys to 7 storeys with residential development across ground to sixth floors to create 69 flats with associated car and cycle parking, access arrangements, plant, refuse and recycling storage, and landscaping.	2.2km	4km	5.8km	5.8km	5.8km	5.3km	2.4km	Granted (19 May 2021)	1	Yes	Yes	Unlikely - development commenced and expected to be complete by 2029 and will form baseline	n/a	n/a	No
	P/2023/0234 00297/R/P15	COMMERCE INDUSTRIAL ESTATE COMMERCE ROAD, BRENTFORD, TW8 8LE	Variation of condition 6 (approved plans) - Demolition of all existing buildings and structures and the part reconstruction of an existing overhanging warehouse building and the erection of seven buildings (A1/A2, B1/B2, C and D1/D2/D3/D4/D5/D6) ranging in height from 5 to 10 storeys comprising a maximum overall floor space of up to 49,250sqm (GEA)	2.5km	4.5km	6.1km	6.2km	6.1km	5.9km	2.7km	Not yet determined (Validated 19 May 2021)	1	Yes	Yes	Likely - development start date unknown (site currently for sale with no application progress since 2023)	Yes - Potential temporal overlap with potential cumulative waste and materials and traffic effects	n/a	Yes
	P/2021/0993 P/2022/3639	SYON HOUSE SYON PARK, BRENTFORD, TW8 8JF	Erection of marquees (1888sqm)	1.9km	3.5km	5km	5km	5km	4.9km	1.9km	Granted (11 March 2024)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2020/3161	FORMER MACFARLANE SPORT FIELD ADJACENT TO SKY CENTRAL MACFARLANE LANE, ISLEWORTH, TW7 5DB	Use of the site for continued sports and recreation along with the construction of a new boundary fence to the sports field, pedestrian and vehicle access, lighting and landscaping.(1.56ha)	2.9km	5.3km	7km	7km	7km	6.8km	3.2km	Granted (15 February 2021)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2021/4973	WEST CROSS INDUSTRIAL ESTATE 1 TO 6 WINDSOR CLOSE & 1 TO 5 WEST CROSS WAY, BRENTFORD, TW8 9EP	Phased redevelopment of 1 West Cross Way, West Cross House and 1-6 Windsor Close - (Phase 1) Use of 1 West Cross Way for a hybrid use (sui generis) to include car workshop with MOT testing facilities, storage and distribution, offices and ancillary showroom for the sale of motor vehicles.	2.4km	4.7km	6.4km	6.4km	6.4km	6.1km	2.7km	Granted (10 November 2022)	1	Yes	Yes	Unlikely - development commenced March 2025 and is expected to be complete by 2029 so will form the baseline	n/a	n/a	No
	P/2023/2410	UNITS A5, A6, E1-E8, S6 and S8 WEST CROSS INDUSTRIAL PARK SHIELD DRIVE, BRENTFORD, TW8 9EX	Repairs to the existing roofs and the installation of PV panels to A5, A6, E1-E8, S6 and S8 (7.5ha)	2.4km	4.7km	6.4km	6.4km	6.4km	6.1km	2.7km	Granted (16 October 2023)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	01106/W/P9 P/2019/3417	1 MACFARLANE LANE, ISLEWORTH, TW7 5PN	The demolition of club house and associated car park and MUGA, construction of a new part 2 - part 4 storey secondary school (Use Class D1) with ancillary car parking, cycle parking, Multi-Use Games Area, hard and soft landscaping and associated works, together with improvements to Macfarlane Lane	2.5km	4.9km	6.6km	6.6km	6.7km	6.4km	2.8km	Granted (14 July 2020)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2022/2424	LAND TO THE EAST OF THE MARJORY WARREN BUILDING WEST MIDDLESEX UNIVERSITY HOSPITAL TWICKENHAM ROAD, ISLEWORTH, TW7 6AF	Demolition of existing buildings and structures and the erection of a five storey Ambulatory Diagnostic Centre including plant enclosure, associated vehicular and cycle parking, landscaping, and associated infrastructure	1.1km	3km	4.9km	4.9km	5km	4.7km	1.3km	Granted (14th November 2023)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/1681	ACCIDENT AND EMERGENCY DEPARMENT WEST MIDDLESEX UNIVERSITY HOSPITAL TWICKENHAM ROAD, ISLEWORTH, TW7 6AF	Retrospective application for the erection of a temporary Ambulance Hub.	1.1km	3.2km	4.9km	4.9km	4.9km	4.7km	1.3km	Granted (17 th August 2023)	1	Yes	Yes	Unlikely - development complete and will form baseline	n/a	n/a	No
	P/2021/3802	GARAGE BLOCKS TO THE NORTH OF SWANN COURT SOUTH STREET, ISLEWORTH, TW7 7AN	Demolition of existing garages and erection of a part three part four-storey residential block comprising twelve dwellings with two car parking spaces; associated cycle and waste storage, landscaping and boundary treatment	750m	2.7km	4.4km	4.5km	4.5km	4.2km	830m	Granted (21 March 2022)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/1686	9-10 VICTORY BUSINESS CENTRE FLEMING WAY, ISLEWORTH, TW7 6DB	Redevelopment of Unit 9 and Unit 10 as a part four, part five-story residential block (Use Class C3) consisting of 33 flats with associated infrastructure and landscaping	142m	2.8km	4.4km	4.5km	2.6km	4.3km	500m	Granted 16th July 2024	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/2974	62 LONDON ROAD, ISLEWORTH, TW7 4ED	Erection of a single storey rear and three storey side extension incorporating roof alterations with five roof windows to facilitate the conversion from offices (Use Class E) to a care home (Use Class C2) with associated works including landscaping, access and parking (1ha)	1km	3.7km	5.4km	5.4km	5.5km	5km	1.4km	Granted (18 th March 2024)	1	Yes	Yes	Unlikely - development commenced April 2024 and due to complete before 2029 and will form baseline	n/a	n/a	No
	P/2023/3177	LAND REAR OF HOUNSLOW CONSERVATIVE CLUB GRESHAM ROAD, HOUNSLOW, TW3 4BX	Redevelopment of the site to erect three, four storey residential blocks to provide 56 residential units with car parking, cycle parking and refuse stores incorporating the formation of a new pedestrian entrances, hard and soft landscaping and amendments to the access road	1.7km	4.6km	6.2km	6.3km	6.5km	6.2km	2.4km	Not yet determined (Validated 28 November 2023) No update to application since September 2024	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2019/3339	30 RUGBY ROAD, TWICKENHAM, TW1 1DG	Demolition of existing buildings and redevelopment of the site to mixed use Class B8 (self-storage), Class B1 (office) and Class C3 (residential) arranged over two basement levels and six buildings arranged over ground and up to five storeys in height with associated landscaping, car parking and plant	267m	2km	3.5km	3.7km	3.8km	3.5km	612m	Granted (21 May 2021)	1	Yes	Yes	Unlikely - development due to complete before 2029 and will form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)						Status	Tier	Stage 1		Stage 2				
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel			Pipeline	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	P/2021/2614 P/2023/3730	719-727 LONDON ROAD, HOUNSLOW, TW3 1SE	Demolition of existing building and erection of a part three, part four, part five and part ten storey building to provide 55 dwellings with associated access, on-site servicing, car parking, landscaping and refuse and recycling storage facilities.	744m	3.7km	5.3km	5.5km	5.5km	5.2km	1.5km	Granted (21 November 2022)	1	Yes	Yes	Unlikely - development under construction to be complete December 2025 and will form baseline	n/a	n/a	No
	P/2019/0010	100 JERSEY ROAD, HOUNSLOW, TW5 0TP	Full planning permission for the removal of the existing temporary portacabin buildings, demolition of the existing bungalow and laundry building, retention and reconfiguration of the existing pavilion building and redevelopment comprising the construction of a part two storey, part single storey training facility for Brentford Football Club, including the Club's offices..	2.1km	5km	6.6km	6.6km	6.9km	6.6km	2.8km	Granted (11 August 2020)	1	Yes	Yes	Unlikely -development complete and will form baseline	n/a	n/a	No
	P/2023/1066	100 JERSEY ROAD, HOUNSLOW, TW5 0TP	Installation of a padel court, two day rest and recovery pods, an outdoor hot plunge pool, an outdoor cold plunge pool, saunas, two gas tanks, a picnic area and a gazebo and barbeque area for a temporary period until 4th August 2027	2.1km	5km	6.6km	6.6km	6.9km	6.6km	2.8km	Granted (26 th September 2023)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/3969	100 JERSEY ROAD, HOUNSLOW, TW5 0TP	Erection of a permanent indoor football pitch, single storey grounds' maintenance building, artificial pitch with fencing, floodlighting, lattice CCTV masts and additional playing pitches with car parking, access roads and paths, hard and soft landscaping and a temporary single storey football academy building and associated gym (for five years	2.1km	5km	6.6km	6.6km	6.9km	6.6km	2.8km	Granted (19 th March 2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2022/1518	100 JERSEY ROAD, HOUNSLOW, TW5 0TP	Erection of a part two storey, part single storey training centre; a single storey site management and security building; access road; associated car parking; and hard and soft landscaping for a temporary period of five years.	2.1km	5km	6.6km	6.6km	6.9km	6.6km	2.8km	Granted (4 th August 2022)	1	Yes	Yes	Unlikely - development due to complete in 2022 and will form baseline	n/a	n/a	No
	P/2023/0388	HESTON PRIMARY SCHOOL HESTON ROAD, HOUNSLOW, TW5 0QR	Installation of a resin bound permeable cycling track (2ha)	2.6km	5.6km	7km	7.3km	7.4km	7km	3.4km	Granted (2 nd June 2023)	1	Yes	Yes	Unlikely - development to be complete before 2029 and will form baseline	n/a	n/a	No
	P/2023/1576	EURO HOUSE 54- 66 HIGH STREET, HOUNSLOW, TW3 1NW	Demolition of the existing building and redevelopment of the vacant town centre plots for a mixed-use development, comprising of 1350sqm of retail and flexible commercial floorspace and 210 new residential units within a part 16 part eight storey building, part 10 part six storey building and a part eight part six storey building with associated public realm, landscaping, parking and enabling works	943m	3.9km	5.4km	5.6km	5.7km	5.4km	1.8km	Refused 8th October 2024	1	Yes	Yes	Unlikely - application refused however, can still be appealed.	n/a	n/a	No
	P/2023/3465	1 PRINCE REGENT ROAD, HOUNSLOW, TW3 1NE	Erection of a nine storey building to create sixteen flats with associated car parking, cycle parking, and refuse storage	943m	3.9km	5.4km	5.6km	5.7km	5.4km	1.8km	Refused 29th July 2024	1	Yes	Yes	Unlikely - application refused and not appealed.	n/a	n/a	No
	P/2020/3659	THE EVERGLADES AND LAND TO THE REAR OF 1-27 PEARS ROAD INWOOD AVENUE, HOUNSLOW, TW3 1XF	Demolition of The Everglades building and garages and the construction of one four storey building and two part-three part-four storey infill buildings comprising of 33 flats including revised access, parking, landscaping and associated structures.	850m	3.8km	5.3km	5.5km	5.6km	5.3km	1.8km	Granted (31 March 2021)	1	Yes	Yes	Unlikely - development to be complete 2025 and form baseline	n/a	n/a	No
	P/2024/1288	1A BRISTOW ROAD, HOUNSLOW, TW3 1UP	Erection of one two-storey detached house and three storey building to create 11 self-contained flats with associated amenity space and cycle parking following the demolition of the existing building	990m	3.9km	5.4km	5.6km	5.7km	5.4km	1.9km	Not yet determined – Validated (30 th August 2024)	1	Yes	Yes	Unlikely - development due to complete in 2025 and will form baseline	n/a	n/a	No
	P/2021/2967	147-161 HIGH STREET, HOUNSLOW, TW3 1QL	Partial demolition of existing building, retention of the ground floor retail units and redevelopment to create a building rising to six storeys to provide 55 residential units, with associated amenity spaces, refuse and cycle storage	990m	3.9km	5.4km	5.6km	5.7km	5.4km	1.9km	Appeal Allowed 31st July 2024	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2019/3027	OSTERLEY PARK HOUSE OSTERLEY PARK JERSEY ROAD, ISLEWORTH, TW7 4RB	Installation of a water-source heat pump system. (4ha)	2.7km	5.5km	7.1km	7.3km	7.3km	7km	3.2km	Granted (22 November 2019)	1	Yes	Yes	Unlikely - development complete in 2023 and form baseline	n/a	n/a	No
	P/2024/1069	ST MARKS CATHOLIC SCHOOL 106 BATH ROAD, HOUNSLOW, TW3 3EJ	Retrospective Planning Application for the erection of a two storey temporary classroom building for a period of 12 months (1.96ha)	2km	4.6km	5.9km	6.2km	6.3km	6km	2.8km	Granted 24rd July 2024	1	Yes	Yes	Unlikely - development has temporary permission which will expire July 2025	n/a	n/a	No
	P/2019/1329 P/2020/1469	LAND TO THE EAST OF BELLVUE COURT 141-149 STAINES ROAD, HOUNSLOW, TW3 3JB	Erection of a part six/part eight storey building with a single storey 'garden wing' to the rear comprising 25 flats and associated landscaping, amenity areas and parking.	1.9km	4.5km	5.8km	6km	6.2km	5.8km	2.8km	Granted (15 th October 2019)	1	Yes	Yes	Unlikely - development be complete and form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	P/2020/4048	ROSEMONT HOTEL 61-63 STAINES ROAD, HOUNSLOW, TW3 3HW	Demolition of existing hotel and storage facility and construction of a building of 5-9 storeys to provide a hostel with 107 bedrooms and ancillary amenities including roof terraces (sui generis), a ground floor unit within Use Class E, associated plant and photovoltaics at roof level, vehicular servicing and parking, alterations to existing highway access, landscaping and associated works	1.6km	4.3km	5.6km	5.8km	6km	5.6km	2.5km	Granted (30 th November 2021)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/2705	80-82 STAINES ROAD, HOUNSLOW, TW3 3LF	Erection of two apartment blocks of 3-5 storeys and 4-6 storeys to create 40 flats and a terrace of 13 townhouses with associated landscaping, cycle storage, blue badge parking, access road improvements and servicing following the demolition of the existing gymnasium	1.6km	4.3km	5.6km	5.8km	6km	5.6km	2.5km	Not yet determined (10 November 2023)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2021/4144	209-213 HANWORTH ROAD, HOUNSLOW, TW3 3UA	Erection of a mixed use development comprising of a part two and three storey building for a Social, Emotional & Mental Health school for 90 pupils and three blocks ranging from three to five storeys in height comprising of 124 residential units with associated works, access, landscaping, refuse stores, car and cycle parking.	1.3km	3.9km	5.2km	5.5km	5.6km	5.3km	2.2km	Granted (3 January 2024)	1	Yes	Yes	Unlikely - development due to open in 2025 and will form baseline	n/a	n/a	No
	P/2023/1736																	
	P/2019/3140	1-3 BATH ROAD, HOUNSLOW, TW3 3BJ	Redevelopment including: demolition of existing building and structures on site; erection of building for purpose-built shared-living accommodation (sui generis), Class B1 business use, Class A4 drinking establishment use, and flexible Class A1/A2/A3/A4/B1/D1/D2 use or a mix thereof; and other associated works, including public realm improvements.	1.5km	4.2km	5.6km	5.9km	6km	5.7km	2.4km	Granted (26 th May 2021)	1	Yes	Yes	Unlikely - development commenced May 2024 and expected to be complete before 2029 and form baseline	n/a	n/a	No
	P/2020/1079	152 BATH ROAD, HOUNSLOW, TW3 3ET	Construction of 30 flats (Use Class C3) in a single block over five floors with amended access and associated amenity space, refuse store, cycle store and car parking	2.4km	5km	6.2km	6.5km	6.7km	6.4km	3.2km	Granted (3 January 2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/3892	139-155 WELLINGTON ROAD NORTH, HOUNSLOW, TW4 7AH	Erection of a part two, part three storey residential block to create 13 self-contained flats with communal roof terraces, associated landscaping, waste facilities and parking following the demolition of the existing row of terraced dwellings	2.3km	4.8km	6km	6.3km	6.5km	6.2km	3.2km	Not yet determined (Validated 3 January 2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2023/3713	162-166 WELLINGTON ROAD SOUTH, HOUNSLOW, TW4 5JH	Erection of a four storey block consisting of 16 flats with associated works following demolition of the existing buildings	2.1km	4.6km	5.7km	6km	6.2km	5.9km	3km	Not yet determined (Validated 24 th January 2024)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2022/3013	HOUNSLOW WEST UNDERGROUND STATION BATH ROAD, HOUNSLOW, TW3 3DH	Retention of the Grade II Listed station building fronting Bath Road, with demolition of ancillary space to the rear. Station improvements to include provision of improved walkways to the platforms. Redevelopment of the existing station car park to provide four new build blocks, comprising class C3 dwellinghouses and non-residential uses comprising flexible E or F class (retail, restaurant/cafe use, and/or community use). Creation of new public realm, landscape works and improvements to the SINC.	2.9km	5.6km	6.9km	7.1km	7.3km	7km	3.8km	Granted (1 st December 2022)	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	P/2019/2630	369-373 STAINES ROAD, HOUNSLOW, TW4 5AP	Demolition of the existing building and redevelopment of the site to provide 35 flats in two buildings (part four- part five-storey facing Staines Road and part three part four-storey at the rear of the site) with associated amenity space, landscaping, car parking and all associated works.	2.6km	5km	6.2km	6.4km	6.6km	6.3km	3.5km	Granted (14 July 2020)	1	Yes	Yes	Unlikely - development commenced November 2021 and expected to be complete by 2029 and form baseline	n/a	n/a	No
	P/2019/3935	379-389 STAINES ROAD, HOUNSLOW, TW4 5AX	Erection of one four storey building and one three storey building to create 64 flats with car and cycle parking, waste and recycling storage and associated works	2.6km	5km	6.2km	6.4km	6.6km	6.3km	3.5km	Granted (27 May 2022)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	P/2021/0920	CALVARY BARRACKS BEAVERS LANE, HOUNSLOW TW4 6HD	Hybrid Planning Application to develop the Cavalry Barracks Site in phases to include full application for: 765 residential units (C3 Use), 1,652 sqm (GIA) non-residential floorspace (Use Classes E and F), demolition of some buildings and structures; retention, conversion and re-use of some statutory and locally listed buildings, new and modified access, car parking, public space and sports pitches, landscaping and associated works; and an outline application with all matters reserved except access for: up to 760 residential dwellings (C3 Use), up to 1,021 sqm (GIA) non-residential floorspace (Use Classes E and F), car parking, public open space and sports pitches; landscaping; car parking; and other associated and ancillary works [Amended Description]	2.9km	5.4km	6.7km	6.7km	7.12km	6.7km	4km	Granted 18 May 2023	1	Yes	Yes	Likely- Phase 4 not due for completion until 2035	Unlikely to have significant effects with the aspects where the Zol will overlap due to the Calvary Barracks proximity to the Strategic Road Network.	Yes	No
	P/2018/2611	359-363 STAINES ROAD, HOUNSLOW, TW4 5AP	Erection of 28 flats within two four storey blocks with associated parking, cycle storage, refuse storage and landscaping. (amended description)	2.6km	5km	6.2km	6.4km	6.6km	6.3km	3.5km	Granted (17 May 2021)	1	Yes	Yes	Unlikely - consent granted and development expected to be complete and form baseline	n/a	n/a	No
	P/2022/2335																	
Major Development Plan Allocations (Adopted and Emerging Regulation 19 stage) within 3km																		
Kingston upon Thames																		
	Kingston Town Centre Area Action Plan (A - 2008)	Proposal Site 1: Clarence Street North (roughly KT2 6SN)	· High quality comparison retail facilities with residential, including affordable housing, replacement offices, studio workshops or community facilities above, through selective redevelopment and refurbishment.	5.9km	3.8km	2.1km	2.1km	2.0km	2.1km	2.1km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 2: Eden Quarter - South of Clarence Street (roughly KT1 1NU)	· High quality new comparison-shopping facilities in an open street format with a mix of shop sizes, to the rear of the Clarence Street frontage, including the partial redevelopment of the Eden Walk Shopping Centre Residential, including affordable housing, offices and community uses, above the retail	6.0km	3.9km	2.2km	2.2km	2.1km	2.2km	2.2km	20/01650/CPU 19/02034/LBC 22/02937/LBC	1	Yes	Yes	Unlikely - development part of Phase 2 of Strategic Housing Land Availability Assessment Phasing, aimed to be completed in March 2024.	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 5: Cattle Market Car Park and Fairfield Bus Station (roughly KT1 2QY)	•Improvements to the Fairfield bus station •Improved car parking •Improved facilities for the Monday Market •Affordable housing	6.2km	4.0km	2.3km	2.3km	2.2km	2.3km	2.3km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 7: Former Fairfield Nursery Site (roughly KT1 2PT)	· The Council will consider the redevelopment of this site for education or community use, retaining the open space and the mature trees.	6.2km	4.0km	2.3km	2.3km	2.2km	2.3km	2.3km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 9: North West Corner of Fife Road and Wood Street	•The Council will pursue, with private sector land and property owners and developers, the comprehensive redevelopment for retail and retail related uses with residential or B1 offices/studio workspace above.	5.9km	3.8km	2.1km	2.1km	2.0km	2.1km	2.1km	No planning applications submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 10: Kingston Station	•The Council will pursue the upgrading of Kingston Station with partners: TfL, Network Rail, the Department for Transport and South West Trains, to include a secure public cycle parking facility. •In the longer term there is potential for mixed use redevelopment to provide a new station, retail, and A2/A3 uses at ground level with B1 offices/workspace above and general and/or managed student housing to create a high quality landmark development, with an improved public realm, better pedestrian/cycle links across the relief road and a secure cycle parking facility.	6.0km	3.9km	2.2km	2.2km	2.1km	2.2km	2.2km	No planning applications submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 11: Quebec House	•Ground floor A1 retail, A2 financial and professional services, A3 restaurant/café uses with active frontages. •Use of the upper floors for B1a offices, residential (including affordable housing and managed student accommodation) or D1 uses, including a non-residential education or training centre. •Improvements to the pedestrian environment and link between the railway station and the Cromwell Road bus station	6.0km	3.9km	2.2km	2.2km	2.1km	2.2km	2.2km	21/01032/PACN D - Approved under Appeal Ref: APP/Z5630/W/21/3277999	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 12: Northern Riverfront – Bentalls Car Parks, Vicarage Road and Turks Sites (roughly KT1 1TY)	•A quality, full service hotel with conference and banqueting facilities; residential including affordable housing; ground floor A1, A3 and A4 uses with active frontages; a new public space on the riverside, a high quality pedestrian route from Wood Street to the riverside; and public car parking. •A high quality public realm and frontage to the riverside, which is part of the Thames Path National Trail. •Environmental enhancements to the relief road. •Mooring facilities, including retention of the Turks landing stage for river boat passenger services and enhancements to those services. •Ecological enhancements along the riverside.	5.7km	4.0km	1.9km	1.9km	1.8km	1.9km	1.9km	21/03672/CPU 19/01501/FUL 21/00099/FUL 20/02880/FUL	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline	n/a	n/a	No

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	Kingston Town Centre Area Action Plan	Proposal Site 13: Bishops Palace House and 11-31 Thames Street, KT1 1PH	<ul style="list-style-type: none">A1 comparison retail.B1 housing, including affordable housing.B1 offices.A3 café/restaurant uses and replacement A4 public house.A secure public cycle parking centre. Improved access to the riverside, including via a widened minimum 6m wide ramp down from Clarence Street, with the building line set back on this corner and via an improved link from Thames Street with active, visually attractive frontages.B1 high quality public realm improvements to the riverside walk either by direct provision or through a S106 financial contribution.D Views to the riverside from Clarence Street.	5.9km	3.8km	2.1km	2.1km	2.1km	2.1km	2.1km	21/01610/FUL 20/01185/FUL 22/03694/FUL	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline			
	Kingston Town Centre Area Action Plan	Proposal Site 14: Guildhall 1, County Court and Bath Passage/ St James's Road Corner	<ul style="list-style-type: none">D Work with Her Majesty's Courts Service to provide new and upgraded Courts and associated support facilities, including development of the yard area alongside Bath Passage.C Consider the comprehensive redevelopment of P14 for retail, A3, offices, courts, civic and community uses.	6.1km	4.1km	2.3km	2.4km	2.3km	2.4km	2.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 16: Kingston University (Penryhn Road, KT1 2EE)	<ul style="list-style-type: none">B1 High quality redevelopment of outmoded buildings to accommodate University expansion and enhance its facilities, including landmark development of the Town House on the Penryhn Road frontage.D Upgrading through landscaping and environmental improvements, in particular, along the Penryhn Road approach to the town centre.S Secure cycle parking provision.D Improved pedestrian routes across the site	6.6km	4.5km	2.8km	2.8km	2.8km	2.8km	2.8km	23/01004/FUL	1	Yes	Yes	Unlikely- development expected to be complete 2025 and will form baseline	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 17: Former Power Station and Electricity Sub Station, Skerne Road; Thames Water Pumping Station and the Barge Dock, Down Hall Road	<ul style="list-style-type: none">B1 housing on 17a and 17b, including affordable housing.A quality full service hotel with conference and banqueting facilities on 17a or 17b.A community use such as a nursery.D Landscaped amenity and play space on 17a and 17b.D Main vehicle access to 17a and 17b from Henry Macaulay Avenue via Sury Basin, some limited access may be allowed from Skerne Road and Down Hall Road.A pedestrian route from Down Hall Road to Henry Macaulay Avenue to improve permeability and pedestrian access across 17a.B Basement car parking on 17a for the housing and hotel.S Secure cycle parking.A Active frontages to 17b.D On site recycling.D Improvements to the Barge Dock 17c, including moorings and storage facilities, visual appearance and boundary treatment.D Improvements to the appearance of the TW Pumping Station 17d	5.5km	3.4km	1.7km	1.7km	1.6km	1.7km	1.7km	20/02685/FUL 20/02677/CPU	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline			
	Kingston Town Centre Area Action Plan	Proposal Site 18: Lok 'n Store Site, 12 Skerne Road	<ul style="list-style-type: none">B1 housing including affordable housing.A An NHS GP healthcare facility.D Landscaped amenity and play space.B Basement car parking.S Secure cycle parking.D On-site recycling facility.	5.4km	3.3km	1.6km	1.6km	1.5km	1.6km	1.6km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Kingston Town Centre Area Action Plan	Proposal Site 19: Kingston College and adjoining sites, Richmond Road, the Gas Holder Site and Kingsgate Business Centre and Printing Works, Kingsgate Road	<ul style="list-style-type: none">D The provision of new and upgraded facilities for Kingston College on their Richmond Road site 19a, retaining the old school frontage building and the Penny Gallery.D The redevelopment of the small site to the north of the College 19e for mixed A1 retail/A2/A3 uses with residential above or education use.D The upgrading of the appearance of the property to the south of the College 19b or its redevelopment for education, retail or office use.D The retention of the Kingsgate Business Centre and printing works 19c for employment use or their redevelopment for B1 business use or ground floor B1 use with managed student accommodation above.	5.6km	3.4km	1.8km	1.8km	1.7km	1.8km	1.8km	20/00450/FUL 19/02323/FUL 19/02199/FUL	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline			
Richmond upon Thames																		

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	Richmond Local Plan (adopted 2018)	Policy SA 11 Twickenham Stadium, Twickenham (Policy SA 13 in Emerging Richmond Local Plan 2023)	The Council supports the continued use and improvement of the grounds for sports uses. Appropriate additional facilities including a new east and north stand, indoor leisure, hotel and business uses as well as hospitality and conference facilities, may be supported provided that they are complementary to the main use of the site as a sports ground.	30m	1.7km	3.2km	3.4km	3.6km	575m	4.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	Policy SA 19 Richmond Station, Richmond (Policy SA 25 in Emerging Richmond Local Plan 2023)	Comprehensive redevelopment to provide an improved transport interchange and an appropriate mix of main centre uses. This includes as a priority the provision of retail floorspace as well as employment floorspace. Appropriate main centre uses, such as other employment generating uses as well as social infrastructure and community uses should also be provided. The provision of housing (including affordable housing) in upper floors as part of a mixed use scheme would be appropriate.	2.2km	2.3km	3.8km	3.8km	3.7km	1.8km	3.8km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 20 Friars Lane Car Park, Richmond, TW9 1NL	The Council supports the redevelopment of the existing under-utilised car park to provide housing, including affordable housing	1.8km	1.7km	3.3km	3.4km	3.3km	1.2km	3.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 21 Sainsbury's, Lower Richmond Road, Richmond (Policy SA 30 in Emerging Richmond Local Plan 2023)	The Council will support comprehensive redevelopment of this site to provide for retail and residential uses. The continued use of the site as a foodstore and the reprovision of the existing retail floorspace is required.	3.3km	3.2km	4.4km	4.5km	4.2km	2.8km	4.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond, TW9 2SF (Policy SA 33 in Emerging Richmond Local Plan 2023)	The Council supports the continued use of the site for sports uses, including improvements and upgrading of existing facilities. Additional leisure facilities, community and other complementary uses will be supported provided they meet identified needs and do not detract from the main use of the site as a publicly accessible swimming facility. Any proposal would need to be fully justified having assessed the significance of the building and its setting, and having taken into account the wider heritage designations that apply to the site.	1.8km	2.3km	3.9km	4km	3.8km	1.5km	3.9km	22/1351/FUL 20/3659/FUL	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline			
	Richmond Local Plan (adopted 2018)	SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond, TW9 2SF (Policy SA34 in Emerging Richmond Local Plan 2023)	The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional associated leisure facilities and other complementary uses could be incorporated provided they have been fully justified as being necessary to support the continued sporting uses on the site, that they demonstrate meeting identified needs, do not detract from the main use of the site as a sports ground, and have been developed to take into account the MOL and historic designations.	2km	2.5km	4km	4.1km	3.9km	1.6km	4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 5 Telephone Exchange, Teddington (Policy SA6 in Emerging Richmond Local Plan 2023)	If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the High Street. Any proposal should provide for employment floorspace, such as B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.	3.7km	2km	950m	1.1km	1.6km	940m	1.2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham (Policy SA12 in Emerging Richmond Local Plan 2023)	Appropriate additional facilities including a new north stand, indoor leisure, hotel or business uses, may be supported provided that they are complementary to the main use of the site as a sports ground.	830m	1.7km	3km	3.1km	3.2km	1.1km	3.3km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 12 Mereway Day Centre, Mereway Road, Twickenham (Policy SA14 in Emerging Richmond Local Plan 2023)	Social and community infrastructure uses are the most appropriate land uses for this site.	1.4km	1.8km	1.8km	3km	3.1km	1.5km	3.3km	23/0260/FUL Granted 01/02/2024 (Erection of 7 residential dwellings and landscaping, parking and cycle storage	1	Yes	Yes	Unlikely - consent granted and due to the size of development, it is expected to be complete and form baseline			

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	Richmond Local Plan (adopted 2018)	SA 8 St Mary's University, Strawberry Hill (Policy SA10 in Emerging Richmond Local Plan 2023)	<ul style="list-style-type: none"> Retention and upgrading of St Mary's University and its associated teaching, sport and student residential accommodation. Upgrade works to include refurbishment, adaptation, intensification, extensions and new build elements on site where justified fully with regard to national policy and the policies of the development plan. A Masterplan and/or site development brief, which encompasses the main campus in Strawberry Hill as well as Teddington Lock, together with new estates and student accommodation strategies, will be prepared in conjunction with the Council. 	2.4km	1.2km	1.2km	1.4km	1.7km	900m	1.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 13 Telephone Exchange, Whitton (Policy SA20 in Emerging Richmond Local Plan 2023), TW2 7BE	If the site is declared surplus to requirements, appropriate land uses include employment and social infrastructure or other appropriate main centre uses. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing, including affordable housing, could be considered.	1.2km	2.3km	3.1km	4.1km	4.4km	2.2km	4.2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 6 Teddington Delivery Office, Teddington (Policy SA7 in Emerging Richmond Local Plan 2023), TW11 8EG	If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the High Street. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.	3.6km	2km	1.2km	1.4km	1.8km	1.2km	1.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Richmond Local Plan (adopted 2018)	SA 16 Cassel Hospital, Ham Common, Ham (Policy SA24 in Emerging Richmond Local Plan 2023)	If the site and the Grade II listed Cassel Hospital are declared surplus to requirements, social and community infrastructure uses are the most appropriate land uses for this site. Conversion or potential redevelopment for residential uses could be considered if it allows for the protection and restoration of the listed buildings.	3.6km	1.3km	400m	380m	150m	25m	320m	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan (Reg 19 – 2023)	SA 19 Fulwell Bus Garage, Wellington Road, Twickenham	Housing	2.7km	2.1km	2.2km	2.4km	2.8km	2km	2.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan (Reg 19 – 2023)	SA 22 Whitton Community Centre, Percy Road, Whitton, TW2 6JL	Mixed use or housing	2.2km	3.1km	3.7km	4km	4.3km	2.9km	4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan (Reg 19 – 2023)	SA 16 Twickenham Telephone Exchange, TW1 3JS	Mixed use	1.6km	620m	2.2km	2.3km	2.4km	430m	2.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan (Reg 19 – 2023)	SA 9 Teddington Police Station, Park Road, Teddington, TW11 0AQ	Mixed use	3.9km	2.4km	1.5km	1.6km	2km	1.4km	1.7km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
Hounslow																		
	Hounslow Local Plan 2015-2030 (adopted 2015) and Emerging Local Plan 2020-2041	Site 30 – Rugby Road: Rugby Road, Isleworth, TW1 1AN Emerging Site 97 - 30 Rugby Road	Mixed use (Light Industrial (B1b/c) and residential) – 0.97 ha	267m	2km	3.5km	3.7km	3.8km	3.5km	612m	P/2019/3339 (see above)	1	Yes	Yes	Unlikely - development due to complete before 2029 and will form baseline	n/a	n/a	No
	Hounslow Local Plan 2015-2030 (adopted 2015)	Site 23 – 632-652 London Road: 632-652 London Road, Hounslow, TW7 4EG	Housing (Residential) - 0.73 ha	792m	3.7km	5.3km	5.5km	5.6km	5.2km	1.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Hounslow Local Plan 2015-2030 (adopted 2015)	Site 41 – London Road North: London Road, Hounslow, TW3 1NW	Mixed use (Retail and town centre uses with residential) - 0.9 ha	1.1km	4km	5.5km	5.7km	5.8km	5.5km	2km	P/2020/1956	1	Yes	Yes	Unlikely - development due to complete before 2029 and will form baseline	n/a	n/a	No
	Hounslow Local Plan 2015-2030 (adopted 2015) and Emerging Local Plan 2020-2041	Site 52 – Cavalry Barracks: Beavers Lane, Hounslow, TW4 6HD Emering Site 84 - Hounslow Cavalry Barracks	Housing (Residential) - 14.72 ha	1.7km	4.7km	6.1km	6.4km	6.5km	6.3km	2.6km	P/2021/0920 (see above)	1	Yes	Yes	Likely- Phase 4 not due for completion until 2035.	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Hounslow Local Plan 2015-2030 (adopted 2015)	Site 7 – Gilette site: Gillette Corner, Great West Road, Isleworth, TW7 5LW	Employment (Retention and reuse of the existing Listed building and associated redevelopment to provide high quality flexible business space) - 4.32 ha	2km	4.3km	6km	6.2km	6.1km	5.8km	2.3km	P/2018/4691	1	Yes	Yes	Unlikely- development in early stages	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 96 - Europa House, Church Street, TW7 6DA	Redevelopment of site to create a mixed-use residential development with business uses	0.9km	2.8km	4.5km	4.6km	4.6km	4.6km	1km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 103 - West Middlesex Hospital, Twickenham Road, TW7 6AF	Redevelopment of part of the hospital estate for new health uses, supporting ancillary mixed uses, and residential development.	1.1km	3.2km	4.9km	5km	5km	5km	1.3km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 102 - Victory Business Centre, Fleming Way, TW7 6EU	Redevelopment and intensification of existing industrial uses on site	40m	4.3km	4.4km	4.4km	4.5km	4.4km	0.4km	PAC/2025/0527	1	Yes	Yes	Likely- phasing to take place between 2025 to 2030.	n/a		
	Emerging Local Plan 2020 2041 (Reg 19)	Site 95 - Tesco Mogden Lane, TW7 7JY	Redevelopment of site to introduce residential uses, and a single large retail unit delivering the minimum quantum of retail floorspace and structured parking.	20m	2.1km	3.7km	3.8km	4km	3.8km	0.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No

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				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	Emerging Local Plan 2020 2041 (Reg 19)	Site 89 - Land at James Street, James Street, TW3 1SP	Redevelopment of site to introduce residential uses	0.4km	1.4km	4.9km	5.3km	5.1km	5.1km	1.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 123 - 1-83 High Street, Hounslow, TW3 1RB	Site will be redeveloped to deliver a residential-led mixed use development with ground floor retail uses	0.9km	3.8km	5.3km	5.6km	5.7km	5.3km	1.8km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 111 - Brentford Police Station, Half Acre, Brentford, TW8 8DH	Brentford Police Station will be redeveloped into a mixed use development with residential homes in the centre of Brentford	2.8km	4.5km	6.1km	6.2km	6.2km	6.1km	3km	P/2017/3371	1	Yes	Yes	Likely- phasing to take place between 2025 to 2029 (potential for no overlap).	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 101 - Brentford Group Practice, Boston Manor Road, TW8 8DS	Redevelopment of the site to provide a new health centre and introduce residential use.	3km	4.7km	6.3km	6.4km	6.4km	6.3km	3.1km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 17 - Great West Plaza, Brentford, TW8 9RE	Great West Plaza will be an attractive mixed-use development focused around an enhanced River Brent frontage and having a close relationship with Brentside Park via a new pedestrian bridge.	2.8km	4.7km	6.3km	6.4km	6.3km	6.3km	3km	PAC/2025/0526	1	Yes	Yes	Likely- phasing to take place between 2026 to 2032.	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 118 - Former GSK site - 980 Great West Road, Brentford, TW8 9GS	Appropriate land use types include employment (E(g)/i/ii/iii/B2/B8) including uses that support the Creative Enterprise Zone in the Great West Corridor, and residential, including delivery of affordable housing in accordance with Policy SC2. On a smaller scale, social infrastructure uses such as health and community facilities would also be considered appropriate. Proposals will be expected to retain or deliver some employment floorspace, ideally including E(g) offices, reflective of the area's designation as a Key Existing Office Location.	2.7km	4.7km	6.3km	6.5km	6.4km	6.5km	3km	SC/2025/0829	3	Yes	Yes	Likely- phasing to take place between 2027 to 2037.	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 16 - Brentside Park, Great West Road, TW8 9DS	Brentside Park will be an attractive mixed-use development focused around an enhanced Brent river frontage.	2.5km	4.5km	6.2km	6.3km	6.2km	6.2km	2.8km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 6 - BSS Brentford, Transport Avenue, TW8 9HF	The BSS Brentford Site will be redeveloped and intensified to support a broader range of uses.	2.4km	4.6km	6.2km	6.3km	6.3km	6.4km	2.8km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 8 - 971 Great West Trading Estate, Great West Road, TW8 9DN	The Carpet Right Site will be redeveloped to significantly increase industrial floorspace.	2.2km	4.4km	6km	6.1km	6.1km	6.1km	2.5km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 5 - West Cross Industrial Estate, TW8 9EX	The West Cross Campus will become a high-quality mixed-use quarter of industrial and other employment uses, in a range of unit sizes, co-located with housing and shared amenities creating a sense of an 'industrial life'. It is a major opportunity for transformation and intensification to take forward the Mayor of London's Policy for industrial intensification and colocation with residential uses.	2.3km	4.5km	4.5km	6.2km	6.3km	6.2km	2.6km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 1 - Sky Campus, Centaurs Business Park, Syon Lane, Isleworth, TW7 5QD	The Sky Campus will continue to develop as a hub for broadcasting, production and media activities, integrating with the wider Western Hub	2km	4.5km	6.2km	6.3km	6.3km	6.2km	2.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 2 - Tesco Osterley, bren Osterley Extra Syon Lane, Syon Lane, TW7 5NZ	Tesco Osterley will be redeveloped into a mixed use site incorporating new housing, small retail unit and an enhanced public realm.	2km	4.6km	6.2km	6.3km	6.4km	6.3km	2.4km	P/2020/3100	1	Yes	Yes	Likely- phasing to take place between 2027 to 2037.	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 9 - Syon Lane Industrial Estate, The Gate Centre / Syon Clinic, Brentford, TW8 9DD	The Syon Lane Industrial Estate will be redeveloped to increase industrial uses on the site while protecting the Grade II listed Syon Clinic building.	2km	4.2km	5.9km	6km	6km	6km	2.3km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 11 - Homebase Syon Lane, TW7 5QE	Homebase Syon Lane will be redeveloped to provide a mixed use development incorporating large format retail, new housing, employment uses and structured parking with an enhanced public realm.	2km	4.2km	5.9km	6km	6km	6km	2.3km	P/2020/3099	1	Yes	Yes	Likely- phasing to take place between 2025 to 2030.	n/a	Due to location, likely to use different transport routes so can be excluded from the Short list.	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 100 - Osterley park hotel, 764, Great West Road, TW7 5NA	Redevelopment of the site for residential development.	1.8km	4.4km	6.1km	6.2km	6.3km	6.2km	2.2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 98 - Osterley Station, Great West Road, TW7 4PU	Redevelopment of the site for residential development, maintaining the station functionality	1.7km	4.6km	6.2km	6.4km	6.5km	6.4km	6.4km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 91 - Land at Hounslow Bus Garage and Interchange, High Street, Hounslow, TW3 1PA	Redevelopment of site to reprovide a new bus garage with ancillary office space alongside retail and residential units and open space.	0.85km	3.8km	5.3km	5.7km	5.7km	5.5km	1.7km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020 2041 (Reg 19)	Site 93 - Hounslow Youth Centre, Kinglsey Road, TW3 1QA	Redevelopment of site to create a mixed-use community hub and residential development	1km	4km	5.5km	5.8km	5.9km	5.7km	2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No

	Application Reference	Application Location	Application description	Distance from Project (km) (Approx)							Status	Tier	Stage 1		Stage 2			
				Mogden STW site	Ham Playing Fields site	Burnell Avenue site	Northweald Lane	Tudor Drive site	Tunnel	Pipeline			Within ZOI?	Progress to Stage 2?	Overlap in temporal scope? (2029-2031)	Scale and nature development likely to have a significant effect?	Other factors	Progress to Stage 3 / 4?
	Emerging Local Plan 2020-2041 (Reg 19)	Site 114 - Royal Mail Delivery Office, Matisse Road, Hounslow, TW3 9BA	Royal Mail Delivery Office will be redeveloped for residential use.	1.1km	4km	5.4km	5.8km	5.9km	5.6km	2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020-2041 (Reg 19)	Site 117 - The Treaty Centre, High Street, Hounslow, TW3 1ES	Residential (C3), Retail (E(a-c)), Business (E(g)) Community and Culture Use (F1/F2(b-d), Sui Generis) and Car Park (Sui Geneirs).	1.1km	3.9km	5.4km	5.8km	5.9km	5.6km	2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020-2041 (Reg 19)	Site 82 - 206-210, Hanworth Road, TW3 3TU	206-210 Hanworth road will be redeveloped to provide new homes.	1.1km	3.8km	5.1km	5.4km	5.6km	5.3km	2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020-2041 (Reg 19)	Site 90 - Inwood Business Centre, Whitton Road, TW3 2EB	Redevelopment of site to introduce residential uses as part of a mixed-use development.	0.94km	3.5km	4.8km	5.2km	5.3km	5.1km	1.9km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020-2041 (Reg 19)	Site 115 - Land Adjacent to 207, Hanworth Road, Hounslow, TW3 3UA	Site will be redeveloped to provide a school and residential uses.	1.3km	3.9km	5.1km	5.5km	5.6km	5.4km	2.2km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No
	Emerging Local Plan 2020-2041 (Reg 19)	Site 74 - Hounslow West Station and Car Park, Hounslow, TW3 3DH	Hounslow West station will be redeveloped to provide an improved station with retail and new homes.	2.8km	5.5km	6.8km	7km	7.2km	7km	3.8km	No planning application submitted	3	Yes	Yes	Unlikely- no planning application submitted yet	n/a	n/a	No