



London Borough of Hounslow

Housing Land Availability Assessment 1 April 2007

1.0 Introduction

- 1.1 Planning Policy Statement 3: Housing (PPS 3) requires local planning authorities to ensure sufficient suitable land is available to achieve housing and previously developed land delivery objectives and to meet the London Plan target.
- 1.2 The London Borough of Hounslow has identified the housing land availability sites that are considered to be deliverable sites for housing in the first five years. This is based on the sites that are available, suitable and achievable (Para 54, PPS3).

2.0 London Plan Target

- 2.1 The London Plan identifies that over the next 10 years, the London Borough of Hounslow has a minimum target of 4450 residential units (2007/08 – 2017/18). Broken down this is a 5 year target of 2225 residential units or a per annum target of 445 units. This is shown in **Table 1**. It is noted that this target is a minimum and should seek to be exceeded.

Table 1: London Plan minimum housing target for London Borough of Hounslow

Timescale	London Plan Housing Target
10 year 2007/08 – 2017/18	4450 units
5 year 2007/08 – 2011/12	2225 units
Per annum target	445 units pa

- 2.2 The Borough's Annual Monitoring provides a housing trajectory – whilst this in part meets the requirements of PPS3 it does not address whether sites are deliverable. The assessment of deliverability is based on the definition in paragraph 54 of PPS3. The Annual Monitoring Report can be found at http://www.hounslow.gov.uk/ldf_amr_0607.pdf

3.0 Five Year Housing Land Supply

- 3.1 **Table 2** shows enough housing supply to create 3,505 additional residential units for the time period 2007/08 – 2011/12. The target in the London Plan for this time period is 2,225. The Borough is therefore able to demonstrate 7.5 years housing land supply.

Table 2: Five Year supply of Housing

	Number of residential units
Total Units under construction but not completed as at 31/03/2007 on small sites	160
Total Units under construction but not completed as at 01/04/2007 on large sites	1860
BAAP Proposal Site M1 Alfa Laval	350
BAAP Proposal Site M2 Wallis House	755
BAAP Proposal Site M3 Kew Bridge	150
TOTAL	3505

- 3.2 There are two components that make up the five year housing land supply. The first component is those units on sites that were under construction on 1 April 2007 but not completed (see Appendix 1 for a list of sites). This accounts for a total of 2,020 net additional residential units. As development is actively occurring on these sites they are considered to meet the tests of availability, suitability and deliverability set out in paragraph 54 of PPS3.
- 3.3 The second component is made up of development sites allocated in a submitted Brentford Area Action Plan (BAAP) for a mix of uses including residential. The table below assesses each of sites in terms of the tests set out in PPS3 to demonstrate their ability to deliver housing in the next five years.

Table 3: Deliverability Assessment of Potential Housing Sites

Site	Available	Suitable	Achievable
BAAP Proposal Site M1 – Former Alfa Laval and Baltic Centre	A planning application has been submitted for a mixed use development and is currently being determined by the Local Planning Authority.	The site is allocated for a mix of uses including residential in a submitted Area Action Plan.	A planning application has been submitted for a mixed use development and is currently being determined by the Local Planning Authority.
BAAP Proposal Site M2 – Alfa Laval	The Legal Agreement for this site has been signed and it is being marketed by the developer,	The site is allocation for a mix of uses including residential in a submitted Area Action Plan.	The Legal Agreement for this site has been signed and it is being marketed by the developer,
BAAP Proposal Site M3 – Kew Bridge Site, Kew Bridge	Pre-application discussions with the landowner/ developer are taking place and a planning application is anticipated in early 2008.	The site is allocated for a mix of uses including residential in a submitted Area Action Plan.	Pre-application discussions with the landowner/ developer are taking place and a planning application is anticipated in early 2008.

Small Sites Estimate

- 3.4 A potential third component is the Borough's small sites capacity estimate from the 2004 London Housing Capacity Study (LHCS). The LHCS defined small sites as those below a gross site threshold of 0.5 hectares. The figure of 146 is based on net housing completions in the Borough over a five year period (1998-2002). Over a five year period this could add an addition 730 units to the Borough's five year supply. Analysis of the last three years housing completions (2004-2007) suggest this figure is likely to increase in the future and is sustainable and robust component of the Borough's housing land supply. **The inclusion of a Small Sites Estimate in the Borough's housing land supply would increase the number of residential units to 4,235, allowing the Borough to demonstrate 9.5 years supply.**

4.0 Potential Additional Development

- 4.1 This note demonstrates that the London Borough of Hounslow has a five year housing land supply. What it does not do is give a true reflection of the total housing land supply situation. In addition to the sites provided that are considered to be deliverable there are many development sites in the UDP, the emerging LDF and sites with planning permission or subject to legal agreements that have not yet been assessed against the deliverability criteria of PPS3 as being available, suitable and achievable.
- 4.2 Additional work will be undertaken as part of the Core Strategy to contact land owners and developers to establish if these sites are both available and likely to be developed within the next 5 year period or in a subsequent period.