

Hounslow Local Plan (2020-2041)

Examination

Stage 1 Hearings Note

Housing

**Approach to Apportioning Housing Target in 10 Districts
and West of Borough**

February 2026



**London Borough
of Hounslow**

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1.0 Introduction

1.1 This section of the Housing Note responds to a request from the Inspectors made during the Matter 2 Hearing Session (Spatial Strategy and Strategic Policies) of the Stage 1 Hounslow Local Plan 2020-2041 hearings, held on Wednesday 14th January 2026. The details of the tasks undertaken in this section of the Note are set out in *Documents Requested by Inspectors in Hearings Week 1 2026* (Document **EX30**)¹ as follows:

- Propose a methodology to demonstrate how existing housing targets are to be shared across the borough's 10 districts.
- Provide housing targets for each of the borough's 10 districts over the Plan period.
- Describe methodology behind the housing figure of 6,500 for the West of Borough in Policy P2.
- These should be based on the Site Allocations and Capacity Assessment 2024 (EBSC2) and Plan Site Allocations but disregard windfall.

2.0 Approach to Distributing the Local Plan Housing Target Across the Borough's 10 Districts

2.1 The housing target is set out in the Local Plan (Document **S1**)² at paragraph 5.2 of the supporting text to Policy SC1 – Maximising Housing Supply, and is 28,040 homes. The supply of housing over the Plan period is set out in Policy SC1 and is 28,840 homes, which represents a surplus of 800 homes over the housing target.

2.2 Following the submission of the Local Plan, as requested by the Inspectors in their Initial Questions (Document **IN01**)³ and subsequent letter (Document **IN02**)⁴, the Council produced an update to the Housing Background Explanatory Note (Document **EX7**)⁵ in September 2025 and then updated Hounslow's Five Year Housing Land Supply (Document **EX12**)⁶ again in January 2026. Both of these documents included updates to the Local Plan Housing Trajectory in order to help inform the Five Year Housing Land Supply position.

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- ¹ EX30 – [Documents Requested by Inspectors in Hearings Week 1 \(2026\)](#)
 - ² S1 [Hounslow Local Plan 2020-2041 Submission Version](#)
 - ³ IN01 – [Inspectors' Initial Letter \(17 July 2025\)](#)
 - ⁴ IN02 – [Inspectors' Response to LB Hounslow \(15 September 2025\)](#)
 - ⁵ EX7 – [Housing Background Explanatory Note Update, September 2025](#)
 - ⁶ EX12 – [Five Year Housing Land Supply Position Update \(January 2026\)](#)

2.3 The updates took account of recorded housing completions over the Plan period up to each Study's base date, and corresponding housing commitments and commencements projected forward from the base date, to inform the borough's pipeline of sites with planning approval. The phasing of site allocations was also updated to take account of the most recently available information, as well as the windfall allowance, having regard to the completions on small sites over the Plan period to date. The most recent update (**EX12**) uses a base date of 1st April 2025, recording housing completions from Financial Year 2019/20 up until 31st March 2025, to account for the start date of the borough's London Plan informed housing target.

2.4 The housing capacity documented in the **EX12** Housing Trajectory and associated supporting data has been used to inform the apportionment of the Local Plan housing capacity across the borough's 10 districts identified in Chapter 2 (Spatial Strategy) of the Plan (S1). This is considered to be the most accurate and pragmatic approach to take for this exercise, given **EX12** provides the most up-to-date documented version of the Local Plan's housing capacity.

3.0 Housing Capacity Inputs

3.1 The housing capacity apportioned across the 10 districts comprises the following inputs:

- Pipeline of sites with planning approval at the base date of 1st April 2025,
- Local Plan site allocations, and
- Small sites added to the Brownfield Land Register.

3.2 The Local Plan Housing Trajectory also includes a windfall allowance which forms part of the overall housing capacity; however, this is a boroughwide windfall allowance and cannot be geographically distributed across the 10 districts with certainty. It is therefore not considered appropriate to include the windfall allowance in the apportioned housing targets for the 10 districts.

4.0 Housing Distribution Figures for the 10 Districts Capacity Input

4.1 A Main Modification is proposed to Policy SC1 of the Plan to include a new table, Table SC1.1, within the supporting text to the policy, following on from Figure SC2.1 – Housing Trajectory 2020 – 2041 by Component. The new table SC1.1, overleaf, shows the most up-

to-date apportionment of Local Plan housing capacity across the borough's 10 districts, projecting forward from a base date of 1st April 2025.

4.2 Table SC1.1 provides the total minimum number of homes expected to come forward over the remainder of the Plan period, excluding homes completed in the early part of the Plan period between Financial Years 2019/20 and 2024/25, and removing windfall for the reasons explained in paragraph 1.7 of this Note.

Table SC1.1: Distribution of housing growth within the borough's 10 districts by minimum expected number of homes, excluding windfall (2025-2041)

District	Site Allocations	Pipeline Sites with Approval	Small Sites on the Brownfield Land Register	Minimum No. Homes by District 2025-2041
Bedfont	0	45	8	53
Brentford	8710	2532	26	11268
Central Hounslow	2640	973	23	3636
Chiswick	910	262	20	1192
Cranford and Heston	310	232	29	571
Feltham	3120	83	13	3216
Hanworth	60	350	29	439
Hounslow West	1380	160	13	1553
Isleworth	680	167	23	870
Osterley and Spring Grove	140	49	0	189
Totals	17,950	4,853	184	22,987

4.3 As would be expected, a large proportion of the housing growth is focussed in the borough's opportunity areas and town centres. This is demonstrated through the 11,268 homes capacity in Brentford which includes all of the Great West Corridor Opportunity Area and Brentford Town centre. Central Hounslow, which includes the Metropolitan centre of Hounslow is also a key area for growth with a minimum of 3,636 homes expected to be delivered. The growth in the West of Borough part of the Heathrow Opportunity Area is discussed separately in the following sub section of this note.

4.4 The minimum expected housing numbers for each district are included in Chapter 2 (Spatial Strategy) of the Plan in proposed Policies P2 to P10 as part of a series of suggested Main Modifications which are set out and explained in the Matter 2- Area Based Approach Note. Subject to these Main Modifications and the proposed Main Modification to include Table

SC1.1 in Policy SC1 being agreed, each district will receive its own minimum expected housing capacity figure in the Plan.

5.0 Deriving the West of the Borough Indicative Housing Capacity

5.1 Policy SC1 and Policy P2 of the Local Plan Regulation 19 Version (**S1**) both set out that at least 6,500 new homes will be delivered over the Plan period in the part of the Heathrow Opportunity Area located within the West of the Borough. This figure has been derived based on the site allocations and Brownfield Land Register sites that were assessed in the Site Allocations and Capacity Assessment 2024 (Document **EBSC2**)⁷, as well as the pipeline of sites with planning approval.

5.2 Document **EBSC2** was informed by the Feltham Masterplan and Capacity Study 2017 (Document **EX1.72**)⁸, as well as Call for Sites exercises that fed into the (since withdrawn) West of Borough Local Plan Review Development Plan Document and associated site allocations, which have been brought forward into the Local Plan now under examination. In addition, there was a further opportunity to submit sites for consideration alongside the Regulation 18 consultation on the Local Plan in November to December 2023, which also fed into Document **EBSC2**.

5.3 The Local Plan housing capacity was informed by **EBSC2**, and the pipeline of sites with planning approval, which at the point of the publication of the Regulation 19 version of the Plan, used a base date of 1st April 2022. As explained in paragraph 1.3 of this note, the housing land supply and pipeline of sites with planning permission has since been updated most recently in **EX12**, with a base date of 1st April 2025. This has enabled the Council to calculate an updated housing capacity for the West of Borough over the remainder of the Plan Period, projecting forward from 1st April 2025. Consistent with the approach taken to calculating the housing capacity figures for each of the borough's 10 districts, the methodology for identifying the West of Borough housing capacity figure excludes homes completed in the early part of the Plan period between Financial Years 2019/20 and 2024/25 and removes windfall allowance.

• ⁷ EBSC2 [Hounslow Site Allocations and Capacity Assessment \(SACA\) \(2024\)](#)
• ⁸ EX1.72 – [Feltham Masterplan \(2017\)](#)

5.4 The various sources of capacity that the West of Borough figure is composed of, and the number of homes that each contributes to the overall figure, are summarised as follows:

- Capacity arising from site allocations: 5,340 homes
- Small sites on the Brownfield Land Register: 104 homes
- Pipeline sites with planning permission: 1,567 homes

5.5 Together, these sources of capacity collectively inform an overall minimum figure of 7,010 homes (rounded) to be delivered in the West of the Borough. Appendix 1 provides a table of the individual sites that comprise the 7,010 homes, separated into three categories: site allocations, small sites on the Brownfield Land Register, and pipeline sites with planning approval.

5.6 The updated minimum expected housing capacity figure of 7,010 in the West of the Borough is included as a suggested Main Modification in Policy P2, in Chapter 2 (Spatial Strategy) of the Plan, as discussed in the Matter 2 - Area Based Approach Note. In addition, a Main Modification is proposed in Part A of Policy SC1 of the Plan, also to update the housing capacity figure from 6,500 to 7,010 in the West of the Borough. The proposed Main Modification to Policy SC1 is shown below.

Modification code	Policy; map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
To be determined in Document S11	SC1 - Increasing Housing Supply	Part A	99	We will achieve this by: A. Delivering at least 7,500 new homes in the Great West Corridor Opportunity Area and at least 6,500 7,010 new homes in the part of the Heathrow Opportunity Area within the West of the Borough, and continuing to explore opportunities to increase the level of housing delivery within both opportunity areas;	To update the indicative capacity of homes to be delivered in the West of Borough area, reflective of the most up-to-date housing monitoring data.

5.5 Subject to these proposed Main Modifications being agreed, the indicative capacity figure for the West of Borough will be updated to 7,010 in the Plan.

Appendix 1

Site by Site Components of West of Borough Housing Capacity Figure

West of Borough Housing Capacity: Site Allocations

Site Allocation ID	Site Name	Site Size	Homes contributing to supply
50	Tesco Dukes Green Avenue, Feltham	2.8	210
51	Network House, Feltham	1.5	200
52	Lidl, Feltham	0.7	220
55	Scout Hut Bedfont Lane, Feltham	0.12	30
59	Tesco Feltham	1.7	170
61	Council Depot, Ashmead Road, Feltham	0.7	50
62	Manor Park, Feltham	0.6	80
63	80-86 High Street, Feltham	0.4	200
64	MOD, Feltham	14.1	1370
65	Leisure West, Feltham	4.5	310
67	UPS House, Feltham	1.2	170
69	Land at 2 High Street, Feltham	0.4	90
70	Royal Naval Association Club, Feltham	0.3	20
72	St. Catherine's House and Car Park, Feltham	0.2	20
73	Land at Nene Gardens, Feltham	0.3	40
74	Hounslow West Station, Hounslow	1.4	360
75	Land to the rear of HCC Sports and Social Club, Hounslow	0.5	10
76	Lampton House, Hounslow	0.4	90
80	34 Staines Road, Hounslow	0.5	120
81	80-82 Staines Road, Hounslow	0.5	50
82	206-210 Hanworth Road, Hounslow	0.4	80
83	Vacant Land Clarence Terrace, Hounslow	0.3	30
84	Hounslow Cavalry Barracks, Hounslow	14.8	1000
85	Builders Yard, 379-389 Staines Road, Hounslow	0.4	20
115	Vacant site, Hanworth Road, Hounslow	1.1	90
119	Convent Way Estate, Heston	7.75	310
Total			5,340

West of Borough Housing Capacity: Small sites on the Brownfield Land Register

BLR reference	Address	Postcode	Homes contributing to supply
41	Land at Avondale Gardens, Hounslow	TW4 5EU	5
75	Vacant Plot, York Way, Hanworth	TW13 6BQ	5
127	8 Upper Sutton Lane, Hounslow	TW5 0PT	14
211	Land rear of 91 Cygnet Avenue, Feltham	TW14 0DU	1
219	Land opposite 17 North Close, East Bedfont, Feltham	TW14 8JD	2
223	Land at 39A Sparrow Farm Drive, Feltham	TW14 0EA	3
224	Land Opposite 97 -101 The Hollands, Feltham	TW13 6PR	8
230	Land adjacent to 12 Engleheart Drive, Feltham	TW14 9HL	1
232	Land rear of 91 Field Rd, Feltham	TW14 0BE	8
235	Grove Court, Grove Rd, Hounslow	TW3 3PU	2
236	Land at rear of 2-4 Bulstrode Road, Hounslow	TW3 3AT	3
237	Garage Block adjacent to 42 Strafford Road, Hounslow	TW3 3EN	3
239	Garages adjoining 36 Midsummer Avenue, Hounslow	TW4 5BB	4
245	Garages adjacent to 38 Tivoli Road, Hounslow	TW4 6AA	4
246	Garages at Trafalgar Court, 22 Bath Road, Hounslow	TW3 3ES	4
269	Garages adjacent to 1-12 Beechcroft Close, Hounslow	TW5 9HW	2
270	Garages rear of 20 Beechcroft Close, Hounslow	TW5 9HW	2
271	Garages adjacent to 28 Biscoe Close, Hounslow	TW5 0UZ	9
272	Garages adjacent to 37 Johnson Road, Hounslow	TW5 9LH	2
281	Garages rear of 30-42 Spinney Drive, East Bedfont, Feltham	TW14 8PL	6
381	30-36 Hampton Road West, Hanworth, Feltham	TW13 6AY	16
Total Homes Contribution			104

West of Borough Housing Capacity: Pipeline of Sites with Planning Permission (base date of 1st April 2025)

Planning Reference	Site Name and Address	Post Code	Homes contributing to supply	Development status
P/2018/4329	HOLP44, HOUNSLOW CIVIC CENTRE AND 88 LAMPTON ROAD, LAMPTON ROAD	TW3 1JB	18	Commenced
P/2019/2212	THE CIVIC CENTRE, 88, LAMPTON ROAD	TW3 1JB	288	Commenced
P/2022/1431	Hanworth Park House	TW13 7EY	301	Not started
P/2019/3140	1-3 Bath Road	TW3 3BJ	249	Commenced
PAC/2021/2802	HEATHROW HOUSE, Bath Road	TW5 9AT	169	Commenced
P/2018/0738	12-32, LAMPTON ROAD	TW3 1JH	76	Commenced
PAC/2024/3153	Block B, VISTA BUSINESS CENTRE, Salisbury Road	TW4 6JQ	74	Not started
PAC/2024/3154	BLOCK A Floors 1, 2, 3, 6 & 7, VISTA BUSINESS CENTRE, BLOCK A, 50, Salisbury Road	TW4 6JQ	57	Not started
PAC/2020/0333	2 - 4 Lampton Road	TW3 1HU	33	Commenced
P/2019/3416	486 BATH ROAD	TW5 9UP	20	Commenced
P/2022/1974	58 Fern Grove	TW14 9AY	14	Commenced
P/2022/0026	82-96 Oxford Way	TW13 6RZ	17	Commenced
P/2021/4955	143 Bedfont Lane	TW14 9NH	5	Commenced
P/2022/0025	6 Sparrow Farm Drive	TW14 0EA	9	Commenced
P/2021/2796	27 Becketts Close	TW14 0BG	9	Commenced
P/2023/3997	154 Staines Road	TW14 9ED	7	Not started
P/2021/0542	495 Staines Road	TW4 5AR	7	Commenced
P/2021/1758	St Marys Drive	TW14 8JT	8	Commenced
P/2022/0603	44New Heston Road	TW5 0LJ	4	Commenced
P/2021/3190	30-42Spinney Drive	TW14 8PN	7	Commenced
P/2023/2374	85Beavers Crescent	TW4 6EU	7	Not started
P/2024/0215	Lansbury Avenue	TW14 0JN	7	Not started
P/2024/4009	11St Stephens Road	TW3 2BH	6	Not started
PAHF/2023/1196	10Staines Road	TW3 3JS	6	Not started

Planning Reference	Site Name and Address	Post Code	Homes contributing to supply	Development status
P/2023/0657	21Woodfield Road	TW4 6LL	6	Not started
P/2024/3504	8 Hounslow Road	TW14 9DG	3	Not started
P/2021/4719	OXFORD COURTOxford Way	TW13 6RZ	6	Commenced
P/2023/0440	154Ash Grove	TW5 9DS	6	Not started
P/2020/1455	Hanworth Road	TW3 3UF	6	Commenced
P/2022/2734	84BATH ROAD	TW3 3EQ	6	Commenced
P/2023/1913	Hounslow Road	TW13 6QH	4	Not started
P/2023/2528	High Street	TW13 4AG	5	Not started
P/2021/3871	1Hampton Road West	TW13 6AH	5	Not started
P/2019/4235	63Whitton Road	TW3 2DG	5	Commenced
P/2024/1718	141BATH ROAD	TW3 3BT	3	Commenced
P/2022/0602	537AStaines Road	TW14 8BP	4	Not started
P/2023/2879	520BATH ROAD	TW5 9 UP	3	Not started
P/2021/2363	520BATH ROAD	TW5 9 UP	4	Commenced
P/2020/0585	1aHigh Street	TW5 9RN	3	Commenced
P/2021/3193	7Becketts Close	TW14 0BG	4	Commenced
P/2023/2073	High Street	TW13 4HH	4	Not started
P/2023/2023	2Parkfield Road	TW13 7LG	3	Commenced
P/2022/1532	2Exeter Road	TW13 5PE	4	Not started
P/2024/4105	27CRANFORD LANE	TW5 9EP	4	Not started
P/2023/1443	Munster Avenue	TW4 5BQ	3	Not started
PAR/2024/0760	27CRANFORD LANE	TW5 9EP	4	Not started
P/2022/2244	8Fareham Road	TW14 0EQ	0	Commenced
P/2023/0135	West Way	TW5 0JG	0	Not started
P/2022/3643	5Renfrew Road	TW4 7DW	0	Not started
P/2022/1053	157Brabazon Road	TW5 9LN	0	Commenced
P/2023/0133	Warfield Road	TW14 8AD	0	Not started
P/2021/4977	3LONGLEAT WAY	TW14 8JW	2	Commenced

Planning Reference	Site Name and Address	Post Code	Homes contributing to supply	Development status
P/2021/0506	1Gould Road	TW14 8AB	2	Commenced
P/2023/2869	Field Road	TW14 0BQ	3	Not started
P/2021/0376	07-DecThe Dell	TW14 0JF	3	Commenced
P/2021/4445	333BATH ROAD	TW3 3DH	3	Commenced
P/2022/4033	94ABATH ROAD	TW3 3EH	3	Not started
P/2024/1789	9BCorban Road	TW3 3AS	0	Not started
P/2024/0999	21Walnut Tree Road	TW5 0LP	2	Not started
P/2024/3400	29Martindale Road	TW4 7EW	2	Not started
P/2023/0006	434Hanworth Road	TW4 5LE	3	Not started
P/2022/1692	5Gould Road	TW14 8AB	1	Not started
P/2022/3070	6Lafone Avenue	TW13 5DH	1	Not started
P/2023/0321	2Dorset Waye	TW5 0ND	1	Not started
P/2024/2663	434Hanworth Road	TW4 5LE	1	Not started
P/2021/2716	OXFORD COURTOxford Way	TW13 6RU	2	Commenced
P/2020/4509	9Fir Road	TW13 6UJ	2	Commenced
P/2020/4510	2Forge Lane	TW13 6UW	2	Commenced
P/2022/1613	35Hampton Road East	TW13 6JB	2	Commenced
P/2024/1642	480AGreat West Road	TW5 0TA	1	Not started
PAR/2020/3740	255High Street	TW3 1EA	2	Commenced
P/2023/3502	163Hanworth Road	TW3 3TT	2	Not started
P/2024/3906	76Francis Road	TW4 7JS	2	Not started
P/2024/4146	3HIBERNIA GARDENS	TW3 3SB	1	Not started
P/2024/3707	44Lichfield Road	TW4 6HS	1	Commenced
P/2024/1064	1Sparrow Farm Drive	TW14 0EA	1	Not started
P/2024/3318	84Vicarage Farm Road	TW5 0AE	1	Not started
P/2024/3129	2Spring Grove Road	TW3 4BJ	1	Not started
P/2023/1699	GARAGE BLOCK ADJACENT 1-2Sherborne Road	TW14 8ES	2	Not started
P/2023/0365	35aWhitton Road	TW3 2DB	-1	Not started

Planning Reference	Site Name and Address	Post Code	Homes contributing to supply	Development status
P/2022/1423	3Imperial Road	TW14 8AF	0	Commenced
P/2021/4092	15Bedfont Close	TW14 8LJ	0	Commenced
P/2022/4097	210bWellington Road South	TW4 5JL	0	Not started
P/2024/1443	191Wellington Road South	TW4 5HA	1	Not started
P/2022/3768	Lafone Avenue	TW13 5DH	1	Not started
P/2023/2245	Exeter Road	TW13 5NX	1	Not started
P/2022/2429	6Northumberland Crescent	TW14 9SZ	1	Commenced
P/2023/2931	LAND ADJACENT TO 8Chaucer Avenue	TW4 6NB	1	Not started
PALL/2022/3011	20St Dunstans Road	TW13 4JU	1	Not started
P/2024/3044	199Hatton Road	TW14 9QY	1	Not started
P/2024/0530	106The Gardens	TW14 9PW	1	Not started
P/2024/0980	6Northumberland Crescent	TW14 9SZ	1	Not started
P/2024/0315	476Staines Road	TW14 8DH	1	Not started
P/2021/4465	7Gould Road	TW14 8AB	1	Commenced
P/2023/2455	7Tachbrook Road	TW14 9PD	1	Not started
P/2022/1114	32Osborne Close	TW13 6SR	1	Not started
P/2020/2873	14TOWFIELD ROAD	TW13 5LR	1	Commenced
P/2023/1962	1Harvest Road	TW13 7JH	1	Not started
P/2021/3746	42AHanworth Road	TW13 5AY	1	Not started
P/2021/3599	78Wigley Road	TW13 5HE	1	Commenced
P/2023/3068	18NEW ROAD	TW13 6TQ	1	Not started
P/2023/2454	34Meadow Road	TW13 5JA	1	Not started
P/2022/2798	158AHounslow Road	TW13 6AA	1	Not started
P/2022/3391	196Great West Road	TW5 9AR	1	Commenced
P/2021/1961	166Ash Grove	TW5 9DT	1	Not started
P/2022/1881	112Wellington Road North	TW4 7AA	1	Not started
P/2022/0533	77Basildene Road	TW4 7LG	1	Not started
P/2025/0055	16Windsor Road	TW4 7QQ	0	Not started

Planning Reference	Site Name and Address	Post Code	Homes contributing to supply	Development status
P/2023/3691	39Walnut Tree Road	TW5 0LP	-1	Not started
P/2023/0592	Martindale Road	TW4 7EP	1	Not started
P/2024/0783	21Vincent Road	TW4 7LH	1	Not started
P/2024/3275	4Wentworth Road	UB2 5TS	1	Not started
P/2024/0604	71Grove Road	TW3 3PR	1	Not started
P/2022/0468	339Hanworth Road	TW3 3SE	1	Commenced
P/2024/0253	Walsham Road	TW14 0JD	-2	Commenced
Total Homes Contribution			1,567	