

Hounslow Local Plan (2020-2041)

Examination

Stage 1 Hearings Note

Housing

**Small Sites and Specialist Older Persons' Housing
Completions**

March 2026



**London Borough
of Hounslow**

Contents

Introduction	3
Small sites completions	3
Specialist older persons' housing completions	5

Introduction

1. This section of the Housing note responds to a request from the Inspectors during the Matter 3 hearing (Meeting the Borough's Housing Needs) of the Stage 1 Hounslow Local Plan 2020-2041 hearings, held on Thursday 15th 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 (**EX30a**)¹ as follows:

- *Provide the detailed site by site background figures to demonstrate small-site housing completions against the National Planning Policy Framework (NPPF) and London Plan definitions.*
- *Provide the detailed site by site background figures to demonstrate Specialist Older Persons' Housing (SOPH) completions*

Small sites completions

2. The small-site threshold for the NPPF (**ORD3**)² is 1 hectare and the London Plan (**ADP1**)³ threshold is 0.25 hectares.
3. The tables overleaf give an overview of small-site housing delivery between monitoring year 2019/20 and 2024/25, the most recent monitoring year for which the Council holds housing completions data. The first table (1.1) lists completions on sites under 1 hectare, against the NPPF definition, and the second table gives completions on sites under 0.25 hectares, per the London Plan definition.
4. A list of all completions for the period 2019/20 – 2024/25 is included in the **Updated Housing Trajectory (including five-year housing land supply) and completions data (EX44g)** spreadsheet. This spreadsheet can be filtered to show unit-level completion data for small sites against both London Plan and NPPF definitions.
5. London Plan Policy H2 sets borough ten-year targets for delivery of housing on sites under 0.25ha. The target for Hounslow is set at 2800 homes for the ten-year period, averaging to 280 homes per year. Table 1.1 demonstrates the Council's continued over delivery against this target. Over the period 2019/20 to 2024/25, 2,522 homes have been delivered on small sites

¹ [examination-document-ex30a-documents-requested-by-inspectors-in-hearings-week-1-update-february-2026-](#)

² [National Planning Policy Framework](#)

³ [the london plan 2021.pdf](#)

under 0.25 ha in Hounslow, against the 1,680 homes required by the annualised London Plan target of 280 homes.

- The NPPF sets a target of 10% housing delivery on small sites under 1ha. The third column of table 1.2 shows the percentage of total housing delivery per year on sites under 1ha. As demonstrated in Table 1.2, the Council is delivering well above the NPPF requirement for 10% of homes on sites under 1 hectare.

Table 1.1: Small-sites completions totals against London-Plan definition (<0.25ha)

Monitoring year	Completions	London Plan annual target for sites <0.25ha	Annual surplus/deficit compared to London Plan target
2019/20	376	280	+96
2020/21	503	280	+223
2021/22	549	280	+269
2022/23	285	280	+5
2023/24	526	280	+246
2024/25	283	280	+3
Total	2522	1680	+842

Table 1.2: Small-sites completions totals against NPPF definition (<1ha)

Monitoring year	Completions	Percentage of total housing completions in Hounslow (per year)	NPPF target for housing delivery on sites <1ha
2019/20	596	53%	10%
2020/21	1123	75%	10%
2021/22	827	49%	10%

Monitoring year	Completions	Percentage of total housing completions in Hounslow (per year)	NPPF target for housing delivery on sites <1ha
2022/23	569	47%	10%
2023/24	978	83%	10%
2024/25	1337	79%	10%

Specialist Older Persons' Housing (SOPH) completions

7. The London Plan (**ADP1**) Policy H13 states that boroughs should work positively to deliver Specialist Older Persons' Housing (SOPH). Table 4.3 on page 202 of the London Plan gives each borough a benchmark for annual delivery of SOPH. Hounslow's benchmark is 135 units per annum.

8. It should be noted that this is a benchmark and not a target. Additionally, policy SC8 of the Plan (**S1**): Specialist and Supporting Housing for Older People and Vulnerable People, promotes the provision of SOPH as opposed to C2-type supporting living facilities. The plan states that:

The housing needs of older people will primarily be met through conventional residential accommodation in the C3 Use Class that is designed to be accessible and adaptable to enable its adaptation for the different needs of residents over their lifetime

9. The below table (1.3) gives a site-by-site breakdown of Specialist Older Persons' Housing delivery between monitoring year 2019/20 and 2024/25, the most recent year for which the Council holds completions data.

Reference	Address	Units	Year of completion
P/2016/1728	23, Sutton Court Road, W4 4NN	9	2019/20
P/2016/2910	Feltham Ex Servicemens Club, Bedfont Lane, TW14 9NV	94	2019/20

Reference	Address	Units	Year of completion
P/2017/3234	17, Sycamore Court, Barrack Road, TW4 6AE	2	2021/22
P/2017/3235	1, Kirkstone Lodge, Summerwood Road, TW7 7QJ	2	2021/22
P/2017/3236	Wardens Flat, 21 Ede Close, TW3 3EY	2	2021/22
P/2017/3237	41, Clayponds Lane, TW8 0BS	2	2021/22

Table 1.3: Special Older Person's Housing completions 2019/20 – 2024/25