



London Borough
of Hounslow

Hounslow's Local Plan

Authority Monitoring Report
2016/17

Part 1:
Introduction & Housing Chapters

1. Introduction

The Authority Monitoring Report

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an Annual Monitoring Report as part of their Local Development Framework (LDF) and submit it to the Secretary of State by 31 December every year. Section 113 of the Localism Act amended Section 35 of the 2004 Act and introduced changes that removed the requirement to submit the Annual Monitoring Report to the Secretary of State and renamed the document to be known as an Authority Monitoring Report (AMR).
- 1.2 The requirement for a local authority to produce an AMR is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan documents are being achieved.
- 1.3 Local Authorities now have greater flexibility on how they wish to monitor development, with the exception of a continuing requirement on housing (including affordable housing). The AMR must contain information regarding the annual number of net additional dwellings planned in any part of the local planning authority's area, the relevant number completed in the AMR year, and in the years since the policy was first published, adopted or approved.
- 1.4 Following the changes to monitoring requirements set out by the legislation this AMR will present the Council's Housing trajectory and continue to monitor the monitoring indicators set out in the 2015 Local Plan for the period 1 April 2016 to 31 March 2017.

Local Development Scheme

- 1.5 The Council's Local Plan was adopted on 15th September 2015 following public examination. The Local Plan includes strategic policies, development management policies and site allocations. In the Local Plan the Council committed to undertake a partial Local Plan Review for the Great West Corridor and the West of Borough.

Local Plan Reviews

- 1.6 In 2016, the Council started work on the Local Plan Reviews and undertook the first consultations on the draft Local Plan Review (Issues Consultation) in late 2016. Based on the responses to the first consultation, the Council prepared draft Local Plan Review documents, which include strategic policies, place policies and new site allocations.
- 1.7 The Council has recently consulted on the draft documents (as required by Regulation 18 of the TCPR 2012) between Monday 23rd October to Sunday 10 December 2017. The council is currently considering responses to the draft plan and preparing the final version to be submitted to the Secretary of State.

- 1.8 The Council aims to submit the draft Local Plan Review in winter 2018 so that Independent Examination in Public can take place early 2019. It is hoped that the reviewed Local Plan will be adopted in spring/summer 2019.

2. Housing

Housing Supply

- 2.1 The National Planning Policy Framework (NPPF) paragraph 47 requires all Local Planning Authorities (LPAs) to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. An additional 5% buffer should be demonstrated to ensure choice and competition in the market and a 20% buffer should be used where there has been a persistent record of under-delivery, moved forward from later in the plan period. Planning authorities should also identify broad locations for growth for years 6-10 and, where possible, for years 11-15.
- 2.2 Footnote 11 of the NPPF sets out that:
- “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of this site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five year, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*
- 2.3 This is further expanded by the National Planning Policy Guidance:
- “Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.*
- However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure [,] sites not allocated within a development plan, or without planning permission, [sites] can be considered capable of being delivered within a five year timeframe.*
- The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five year housing supply.”*
- 2.4 Therefore, the housing land supply will consider all sites with planning permission as deliverable, within five years, except where information indicates that, on major sites, delivery may extend into the second phase. In addition, a 5% discount will be applied to delivery in from year two onwards, to take account of historic lapse rate (based on number of units).
- 2.5 Since the London Plan (2011) the Mayor's office published updated housing targets for boroughs set in the Further Alterations to the London Plan (FALP) in March 2015, subsequently incorporated in the London Plan 2016. The London Plan 2016 sets the council a substantially increased minimum annual housing delivery target of 822 units up from 470 units in the previous London Plan. This

equates to a minimum housing delivery target of 8,220 units for the next 10 years. This has been used in the housing trajectory in this report, from 2015/16 onwards. In accordance with the NPPF and London Plan, Table 2-1 below highlights the minimum housing numbers to be delivered over the 15 year Plan (Local Plan) period.

Phase	London Plan Target (822 units per year)	NPPF 5% buffer in Phase 1	Total
Phase 1 (Years 1 to 5)	4,111	206	4,317
Phase 2 (Year 6 to 10)	4,111	-	4,111
Phase 3 (Year 11 to 15)	4,111	-	4,111
Total	12,333	206	12,539

- 2.6 The recently published Draft London Plan (2018) sets a significantly increased housing target of 21820 units between 2019/20 and 2029/30, or 2182 units per annum. If adopted in this form, it would significantly increase the 15 year housing target to 30,010 units.
- 2.7 To respond to these proposed targets, the council is presently undertaking and Site Allocations and Capacity Review (SAC) internally to find suitable developable and deliverable sites, and this will be reflected in the next AMR report. However, as the plan is in draft form, the housing targets are assumed to continue at their present level for the purposes of this AMR document.
- 2.8 Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2018, Local Information and the draft site allocations, the Council have identified specific deliverable sites for the first five years of the trajectory, specific developable sites for years 6-10 and broad locations for future growth for years 11-15. Alongside the housing capacity figures identified in the SHLAA 2013 and Local Plan, information on actual and estimated completions are provided by the Council's housing and development management departments, and by developers in some instances, and recorded on the London Development Database (LDD).

Overall Delivery in the Last Five Years

- 2.9 The London Plan Target takes three components into account when considering net units delivered. These are:
- Net Conventional Completions: self-contained residential units resulting from new build and conversion, including demolished units.¹
 - Non-conventional Completions: non self-contained residential units, such as Houses in Multiple Occupation (HMOs) Student Accommodation, and Nursing Homes.¹
 - Long Term Vacant Units returning to use.²

¹ Source: London Development Database

² Source: ONS Table 615 Vacant dwellings by local authority district: England, from 2004

- 2.10 The cumulative target for the last five years was 3054 homes, or three years of our lower target with two from the new target.

FY	Net Conventional Completions	Net Non Conventional Completions	Returns from Vacant	Total Delivery	Target	% Target	Cumulative Target	Cumulative Delivery
FY2012	239	43	-283	-1	470	0%	470	-1
FY2013	1083	210	-438	855	470	182%	940	854
FY2014	1085	-125	335	1295	470	276%	1410	2149
FY2015	795	-38	126	883	822	107%	2232	3032
FY2016	1149	0	62	1211	822	147%	3054	4243
Total	4351	90	-198	4243	3054	139%	3054	4243

- 2.11 As shown above, in table 2-2, Hounslow has delivered a total of 4243 Units over the last 5 years, or 120% of the cumulative target. This is despite an overall increase the number of vacant properties in the borough.

Housing Trajectory Methodology

- 2.12 The Housing Trajectory sets out the Council's anticipated delivery rates for housing over the next 15 years, with a particular focus on the first five, in what is known as the five year housing land supply, in accordance with the NPPF.

- 2.13 The trajectory considers three principle sources of supply:

- Sites with Planning Permission for Residential Units, taken from data entered in our Monitoring System as permissions are granted. This includes Full, Outline and other types of permission.
- Sites Allocated for development in the existing Local Plan or Draft Local Plan Reviews
- Windfall delivery on sites not identified by the council.

Sites with Planning Permission

- 2.14 The Trajectory considers all sites with planning permission as deliverable, within five years, except where information indicates that, on major sites, delivery may extend into the second phase.

- 2.15 The London Development Database provides a strong evidence base which can be used to increase the accuracy of expected delivery of individual planning permissions in the pipeline by modelling them on the trend for similar types of site. This analysis has been conducted using site size as a separator for large (>0.25ha) and small sites (<=0.25 ha), and provided the following averages:

- Lead in time (Permission to Start on site)
 - Large Sites: 649 Days
 - Small Sites: 362 Days
- Implementation Time (Start to Completion)
 - Large Sites: 303
 - Small Sites: 335

- 2.16 These rates indicate that the majority of sites come forward relatively quickly in the borough, but with Large Sites having a significantly longer lead in time on average than small sites, but completing relatively quickly once on site.

2.17 The rates have been applied to developments only where there is no more robust information available to project lead in and build out times. In cases where more accurate information is available, these dates have been used instead.

2.18 In addition, a 5% discount is be applied to delivery in from year two onwards, to take account of historic lapse rate, based on a proportion of units).

Sites Allocated for Development (Site Allocations)

2.19 Site Allocations, where robust, up-to-date evidence exists they will come forward, form part of the first five years of supply. However, the majority of these sites are large, often complex sites, and are therefore phased as coming forward beyond five years, in line with phasing outlined in the relevant allocating document. A lapse rate is calculated on the total delivery from all sites the year or phase to ensure consistency in the trajectory.

2.20 The council is presently undertaking a Site Allocations and Capacity Assessment to inform the next stage of its Local Plan Reviews for the Great West Corridor and West of Borough Plan. This is reviewing the draft site allocations in these reviews, and identifying additional capacity across the borough to bring forward as site allocations.

Windfall Sites

2.21 Paragraph 48 of the NPPF and Planning Practice Guidance states that ‘windfall’ assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply, providing there is ‘compelling evidence’ that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.

2.22 The GLA SHLAA 2017³ considers three potential methodologies for windfall assumptions and gives an annual figure based on each. In summary, these are:

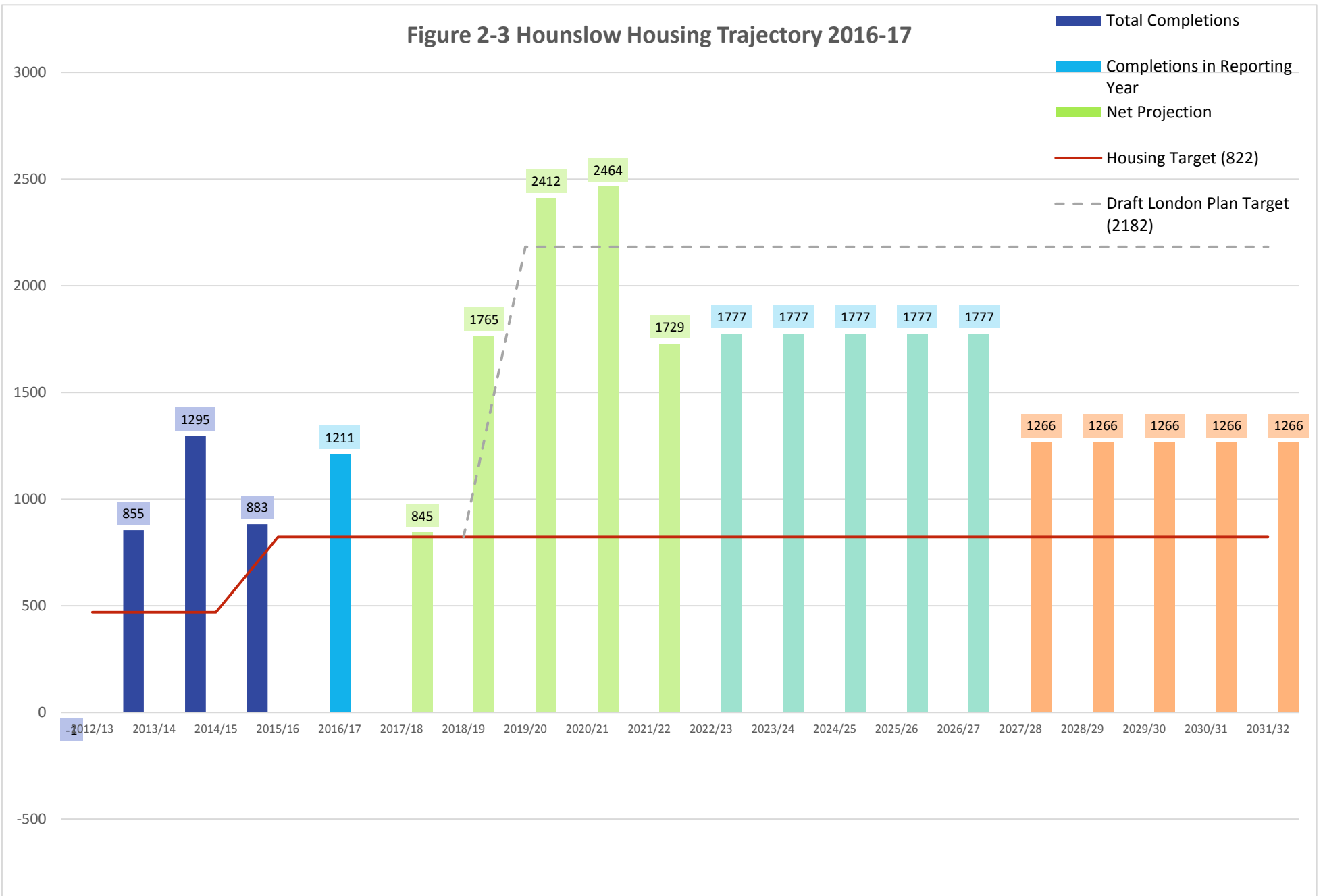
- An 8 year trend based rate providing a per annum windfall figure of 181 units;
- A 12 year trend based rate providing a per annum windfall figure of 184 units;
- Modelled Approach⁴ resulting in an annual windfall figure of 680 units.

2.23 The Draft London Plan makes use of the third of these figures as a component of significantly increasing Hounslow’s housing target from 2019/20 to 2182 dwellings per annum. However, as this plan is at draft stage, the evidence base has yet to be tested at examination, and it marks a significant departure from the adopted methodology for windfall delivery rates, it is considered that 12 year trend-based result provides the most robust windfall figure of 184 units per annum.

³ Greater London Authority (2018) Strategic Housing Land Availability Assessment available at:
https://www.london.gov.uk/sites/default/files/2017_london_strategic_housing_land_availability_assessment.pdf

⁴ Ibid, pp.128

Figure 2-3 Hounslow Housing Trajectory 2016-17



The Housing Trajectory (2017/18 to 2031/32)

Figure 2-3 shows the trajectory for the next 15 years as well as the adopted and draft housing targets for the borough.

Years 1-5

- 2.24 The London Plan target for the first five years, between 1st April 2017 to 31st March 2022 is 4,111 dwellings. The supply of deliverable sites for this period is expected to be 9,216 dwellings, or 224% of the London Plan minimum requirement.

Years 6-10

The London Plan Target for the second five years, between 1st April 2022 and 31st March 2027 is 4111 dwellings. The supply of deliverable sites for this period is expected to be 9,092 dwellings, or 222% of the London Plan minimum requirement.

Years 11-15

The London Plan Target for the second five years, between 1st April 2027 and 31st March 2032 is 4111 dwellings. The supply of deliverable sites for this period is expected to be 6,331 dwellings, or 153% of the London Plan minimum requirement.

Affordable Housing

- 2.25 The Council is committed to the delivery of affordable housing in the borough. The administration supports the delivery of a further 3,000 affordable homes in the borough to rent or buy, either on development sites, with planning consent or as allocated housing sites in adopted plans..

Affordable Housing Completions

- 2.26 The Local Plan sets a strategic target of 40% of additional housing delivered over the plan period should be affordable. This is then split between 60% Affordable Rent or Social rent and 40% Intermediate Tenures. The council is limited in how it can apply this approach to development, with only full or outline planning permissions for developments of more than 10 units able meeting the policy test.
- 2.27 Smaller applications, and notably, other types of application such as Prior Approval Class O (known as Office to Residential Permitted Development) cannot be required to provide affordable housing. This does not prevent applicants from providing it, but it does mean that statistics must be split between a Strategic view of the proportion of all residential units, and a Performance view only looking at obligable developments. This is sets out below in table 2-4, overleaf.
- 2.28 The table indicates that overall, 1076 units of Affordable Housing have been completed in the borough over the last five years, or 24% of overall supply, with just under half of these, or 500 units being socially rented.

2.29 However, when taken in policy performance terms, the ratios of affordable housing is significantly closer to the strategic target of 40%, with a total of 34% of units in developments where affordable housing could be required completed as affordable.

Table 2-4 Affordable Housing Completions, Last 5 Years						
		Strategic Output			Policy Output	
	Tenure	Net Units	%		Net Units	%
FY2012	Intermediate	21	9%		21	13%
	Market	190	79%		119	71%
	Social Rented	28	12%		28	17%
	Total	239			168	
FY2013	Intermediate	60	6%		60	7%
	Market	935	86%		708	83%
	Social Rented	88	8%		88	10%
	Total	1083			856	
FY2014	Affordable Rent	63	6%		63	6%
	Intermediate	202	19%		202	20%
	Market	636	59%		537	54%
	Social Rented	184	17%		184	19%
	Total	1085			986	
FY2015	Affordable Rent	56	7%		56	9%
	Intermediate	86	11%		86	14%
	Market	623	78%		434	72%
	Social Rented	30	4%		30	5%
	Total	795			606	
FY2016	Affordable Rent	24	2%		24	4%
	Intermediate	64	6%		64	11%
	Market	891	78%		317	55%
	Social Rented	170	15%		170	30%
	Total	1149			575	
Last 5 Years						
	Affordable Rent	143	3%		143	4%
	Intermediate	433	10%		433	14%
	Market	3275	75%		2115	66%
	Social Rented	500	11%		500	16%
	Total	4351			3191	

2.30 In terms of tenure split, the overall proportion of Affordable/Social Rent to Intermediate was 59% to 41% reflecting effective working of this policy at present.

Appendix

Appendix 1a: Site Allocations and Broad Locations for Growth informing the Housing Trajectory 2016/17

This list provides information on allocated sites, many of which have been identified as future housing sites (allocations that do not include housing are included for information). The housing numbers are included as an indicative guide (unless there is planning permission at a site), based on data from the 2013 London Strategic Housing Land Availability Assessment and adopted Local Plan (2015) Housing Capacity evidence.

-	Document	Site Name	Ward	Phasing Housing Trajectory 2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Phase 2	Phase 3
<u>Draft and Adopted Site Allocations</u>											
GWC1	(D)GWCPR	1000	Brentford Ward	N/A No Residential Allocation							
GWC2	(D)GWCPR	110	Turnham Green Ward	N/A No Residential Allocation							
GWC3	(D)GWCPR	27 Great West Road & 1053 Great West Road	Brentford Ward	Phase 3							222
GWC4	(D)GWCPR	Gillette Corner	Osterley and Spring Grove Ward	Phase 1						114	
GWC5	(D)GWCPR	Great West Plaza	Syon Ward	Permissions Pipeline							
GWC6	(D)GWCPR	Kew Bridge Distribution Centre	Brentford Ward	Phase 2						360	
GWC7	(D)GWCPR	Phoenix Trading Park	Brentford Ward	Phase 2						100	
GWC8	(D)GWCPR	Tesco Osterley Extra Syon Lane	Osterley and Spring Grove Ward	Phase 3							550

GWC9	(D)GWCPR	The Gate Centre / Syon Clinic	Osterley and Spring Grove Ward	N/A No Residential							
GWC10	(D)GWCPR	Units 1-4, Capital Interchange Way	Brentford Ward	Phase 2						390	
GWC11	(D)GWCPR	West Cross Industrial Estate	Osterley and Spring Grove Ward	Phase 3						450	450
GWC12	(D)GWCPR	Vantage West/Parkview/E MC	Brentford Ward	213 Phase 1, Phase 2 137						175	175
GWC13	(D)GWCPR	B&Q	Turnham Green Ward	Phase 2						400	
GWC14	(D)GWCPR	NatWest Bank Site	Turnham Green Ward	Phase 2						120	
WOB1	(D)WOBPR	Smith House (RBS) Elmwood Avenue	Hanworth Park Ward	Permissions Pipeline							
WOB2	(D)WOBPR	61 Fern Grove	Feltham North Ward	Permissions Pipeline		70	70	82			
WOB3	(D)WOBPR	150-152 Great South West Road	Cranford Ward	Phase 1/2					100	94	
WOB4	(D)WOBPR	Airport Business Park	Feltham North Ward	N/A No Residential							
WOB5	(D)WOBPR	Bridge Road Depot	Hounslow Central Ward	Phase 1/2						145	
WOB6	(D)WOBPR	Cavalry Barracks	Hounslow West Ward	Phase 2/3						500	500
WOB7	(D)WOBPR	Central Park Trading Estate	Cranford Ward	N/A No Residential							
WOB8	(D)WOBPR	Fagg's Road	Feltham North Ward	N/A No Residential							
WOB9	(D)WOBPR	Green Lane Allotments	Hounslow West Ward	Later Phased						55	55
WOB10	(D)WOBPR	Heathrow International Trading Estate	Cranford Ward	N/A No Residential							
WOB11	(D)WOBPR	Land at Hounslow West Station	Heston Central Ward	Phase 1/2						212	

WOB12	(D)WOBPR	MOD Feltham	Hanworth Park Ward	Phase 2/3						650	650
WOB13	(D)WOBPR	Nene Gardens	Hanworth Ward	Phase 1/2					33		
WOB14	(D)WOBPR	New Road Triangle	Feltham North Ward	Implied via Housing Zone					60	60	
WOB15	(D)WOBPR	Royal Naval Association Club	Hanworth Park Ward	Phase 2						20	
WOB16	(D)WOBPR	Tesco Dukes Green	Feltham North Ward	Phase 3							286
WOB17	(D)WOBPR	Tesco Feltham	Feltham West Ward	Implied via Housing Zone						275	275
WOB18	(D)WOBPR	Travis Perkins Staines Road	Hounslow West Ward	N/A No Resi							
WOB19	(D)WOBPR	Two Bridges	Bedfont Ward	Phase 2						30	0
WOB20	(D)WOBPR	Dick Turpin Way	Feltham North Ward	N/A No Resi							
WOB21	(D)WOBPR	Vantage Park / Heathrow Causeway Centre	Cranford Ward	N/A No Resi							
WOB22	(D)WOBPR	21 High Street	Hanworth Park Ward	Implied via Housing Zone					100	98	
WOB23	(D)WOBPR	Lidl	Feltham North Ward	Implied via Housing Zone						365	
WOB24	(D)WOBPR	McDonalds	Hanworth Park Ward	Implied via Housing Zone					150	107	
WOB25	(D)WOBPR	New Road Car Park and Labour Club	Feltham North Ward	Implied via Housing Zone					120		
HoLP1	HoLP	Dukes Meadow	Chiswick Homefields Ward	N/A No Resi							
HoLP2	HoLP	500 Chiswick High Road	Turnham Green Ward	Permissions Pipeline							
HoLP3	HoLP	Empire House	Turnham Green Ward	Permissions Pipeline							
HoLP4	HoLP	Hogarth Business Park, Hounslow	Chiswick Homefields Ward	Permissions Pipeline							
HoLP5	HoLP	Wheatstone House	Brentford Ward	Permissions Pipeline							

HoLP6	HoLP	BSkyB	Osterley and Spring Grove Ward	N/A No Residential Allocation								
HoLP7	HoLP	Gillette	Osterley and Spring Grove Ward	N/A No Residential Allocation								
HoLP8	HoLP	Boston Manor Park	Brentford Ward	N/A No Residential Allocation								
HoLP9	HoLP	Gunnersbury Park	Brentford Ward	N/A No Residential Allocation								
HoLP10	HoLP	Reynard Mills	Brentford Ward	In Permissions								
HoLP11	HoLP	Albany Riverside	Brentford Ward	Phase 1							193	
HoLP12	HoLP	Alfa Laval	Brentford Ward	Permissions Pipeline								
HoLP13	HoLP	Lionel Road	Brentford Ward	Permissions Pipeline								
HoLP14	HoLP	Brentford Football Club	Brentford Ward	Permissions Pipeline								
HoLP15	HoLP	Brentford Police Station	Syon Ward	Phase 1					50		55	
HoLP16	HoLP	Commerce Road	Syon Ward	213 Left from outline								
HoLP17	HoLP	Brentford High Street	Syon Ward	Permissions Pipeline								
HoLP18	HoLP	Morrisons Supermarket and Car Park	Syon Ward	Phase 1				50	50		125	
HoLP19	HoLP	Thames Water	Brentford Ward	Permissions Pipeline								
HoLP20	HoLP	Alexandra House	Syon Ward	N/A No Residential Allocation								
HoLP21	HoLP	Brentford bus depot	Syon Ward	N/A No Residential Allocation								
HoLP22	HoLP	69 to 77 Boston Manor Road	Brentford Ward	Phase 2							22	

HoLP23	HoLP	632-652 London Road	Hounslow Central Ward	Permissions Pipeline							
HoLP24	HoLP	Scout Hut at Star Road	Hounslow Central Ward	N/A No Residential Allocation							
HoLP25	HoLP	South-west of Gillette Corner	Osterley and Spring Grove Ward	Late P1/Phase 2					45	45	
HoLP26	HoLP	John Busch House and the Telephone Exchange	Syon Ward	Permissions Pipeline							
HoLP27	HoLP	Europa House	Isleworth Ward	Phase 2						14	
HoLP28	HoLP	Swan Court	Isleworth Ward	Permissions Pipeline							
HoLP29	HoLP	174 Twickenham Road	Isleworth Ward	Phase 2						29	
HoLP30	HoLP	Rugby Road	Isleworth Ward	Under Decision				40	40	43	
HoLP31	HoLP	Former West Thames College	Osterley and Spring Grove Ward	Permissions Pipeline							
HoLP32	HoLP	Nazareth House	Isleworth Ward	Permissions Pipeline							
HoLP33	HoLP	Royal Mail Delivery Office	Hounslow Central Ward	Phased Across 2/3						70	70
HoLP34	HoLP	Bath Road	Hounslow West Ward	N/A No Residential Allocation							
HoLP35	HoLP	Bell Road	Hounslow Heath Ward	Permissions Pipeline				67	60		
HoLP36	HoLP	Central House	Hounslow Central Ward	Permissions Pipeline							
HoLP37	HoLP	High Street Quarter	Hounslow Central Ward	Permissions Pipeline							
HoLP38	HoLP	Hounslow House	Hounslow Central Ward	Permissions Pipeline							
HoLP39	HoLP	Kingsley Road	Hounslow Central Ward	N/A No Residential Allocation							

HoLP40	HoLP	Lampton Road	Hounslow Central Ward	Permissions Pipeline								
HoLP41	HoLP	London Road North	Hounslow Central Ward	Permissions Pipeline								
HoLP42	HoLP	London Road South - Site A	Hounslow Central Ward	Permissions Pipeline								
HoLP43	HoLP	London Road South - Site B	Hounslow Central Ward	Permissions Pipeline								
HoLP44	HoLP	Civic Centre	Heston East Ward	Permissions Pipeline								
HoLP45	HoLP	Staines Road East	Hounslow Heath Ward	Partial 38 Units				17	21		80	
HoLP46	HoLP	Staines Road West	Hounslow Heath Ward	Phase 3							75	
HoLP47	HoLP	Vacant site, Hanworth Road	Hounslow Heath Ward	Phase 3								48
HoLP48	HoLP	Bus Garage	Hounslow Central Ward	Phase 2/3							95	190
HoLP49	HoLP	Upstage	Hounslow Central Ward	Phase 2/3								50
HoLP50	HoLP	Lampton House	Heston East Ward	Phase 3								64
HoLP51	HoLP	Pears Road	Hounslow Central Ward	Permissions Pipeline								
HoLP52	HoLP	Cavalry Barracks	Hounslow West Ward	WOB6								
HoLP53	HoLP	Hounslow West Station	Heston Central Ward	WOB11								
HoLP54	HoLP	Bombardier Aerospace/ Vista Business Centre	Cranford Ward	Permissions Pipeline								
HoLP55	HoLP	Staines Road	Hounslow West Ward	Phase 2							48	
HoLP56	HoLP	Sutton Lane Bowls Club	Heston Central Ward	N/A No Residential Allocation								
HoLP57	HoLP	Heston Leisure Centre	Heston Central Ward	Permissions Pipeline								
HoLP58	HoLP	Rectory Farm	Heston West Ward	N/A No Residential								

				Allocation							
HoLP59	HoLP	Cranford Lane	Heston West Ward	Permissions Pipeline							
HoLP60	HoLP	Master Robert Hotel	Heston Central Ward	Permissions Pipeline							
HoLP61	HoLP	Feltham Arenas	Feltham North Ward	N/A No Residential Allocation							
HoLP62	HoLP	Feltham Ex service men's club	Feltham North Ward	Permissions Pipeline							
HoLP63	HoLP	Fern Grove	Feltham North Ward	Permissions Pipeline							
HoLP64	HoLP	Ashmead Depot - Hounslow Homes	Feltham West Ward	Phase 2							44
HoLP65	HoLP	Hanworth Library	Hanworth Ward	Permissions Pipeline							
LPR1	(D)Local Plan Amendments	Acton Lodge	Syon Ward	Phase 2				10	9		
LPR2	(D)Local Plan Amendments	Car Park, Osterley Station	Osterley and Spring Grove Ward	Phase 2						40	
LPR3	(D)Local Plan Amendments	Chiswick Telephone Exchange	Turnham Green Ward	Phase 3							30
LPR4	(D)Local Plan Amendments	Euro House	Hounslow Central Ward	Permissions Pipeline							
LPR5	(D)Local Plan Amendments	Hounslow East Car Park	Hounslow Central Ward	Phase 2/3						30	30
LPR6	(D)Local Plan Amendments	James Street Allotments	Hounslow Central Ward	Phase 2/3						25	25
LPR8	(D)Local Plan Amendments	Post Office and Royal Mail Delivery Office, Chiswick	Turnham Green Ward	Phase 2/3						25	25
LPR9	(D)Local Plan Amendments	Sainsburys Essex Place	Turnham Green Ward	Phase 2/3						200	120
TBC1	(D)Local Plan Amendments	Morrisons	Hounslow West Ward					77	100		

Broad Locations											
Feltham Housing Zone Sites		Manor Retail Park	Hanworth Park Ward	Phase 1/2				190	190	320	
WoB Places Policy 1		Heathrow Gateway	Bedfont Ward	Phase 2/3						1030	1030
WoB Places Policy 2		BL2 South Bedfont	Bedfont Ward	Phase 2/3						475.5	475.5
WoB Places Policy 3		BL3b Bedfont Gardens	Bedfont Ward	Phase 2/3						263	263
WoB Places Policy 4		BL4 Lower Feltham West	Feltham West Ward	Phase 2/3						67.5	67.5