



London Borough  
of Hounslow

# Authority Monitoring Report

## Part 1:

*Introduction & Housing Chapters*

Financial Year 2015/2016



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# 1. Introduction

## 1.1 The Authority Monitoring Report

- 1.1.1 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).
- 1.1.2 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.
- 1.1.3 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.
- 1.1.4 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 2015 to 31 March 2016.

## 1.2 Local Development Scheme

- 1.2.1 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.
- 1.2.2 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.
- 1.2.3 Based on the responses to the first consultation, the Council is currently preparing further draft Local Plan Review documents, which will include policies options and draft site allocations. The draft site allocations will in part be based on the Strategic Housing Land Availability Assessment (SHLAA) which has been carried out in 2017. A second consultation (Preferred Options) will take place in late summer 2017.
- 1.2.4 A third consultation of the draft Local Plan Review is due to take place in early summer 2018. The Council aims to submit the draft Local Plan Review to the Secretary of State by 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

### 2.1 Housing Supply

The National Planning Policy Framework (NPPF) sets out a broad approach to delivering a wide choice of high-quality homes. Local Authorities should annually identify and update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%.

To be considered deliverable, sites need to be viable, available immediately, 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. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, 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.

Local Authorities should identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

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.

Table 2-1 Minimum Housing Delivery Target

Phases	London Plan Target (822 units per year)	NPPF 5% buffer in Phase 1	Total
Phase 1 (Years 1 to 5)	4,110	206	4,316
Phase 2 (Year 6 to 10)	4,110	-	4,110
Phase 3 (Year 11 to 15)	4,110	-	4,110
<b>Total</b>	<b>12,330</b>	<b>206</b>	<b>12,536</b>

Local planning authorities should ensure sufficient suitable land is available to deliver new homes and to meet the London Plan target over a 15 year period. The graph on page six shows the borough's housing trajectory. The trajectory includes net additional dwellings completed each year for the last 10 years, the current reporting year and projected net additional dwellings for the next 15 years.

Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2013 and Local Plan Housing Topic Paper (2014), 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).

## 2.2 Housing Trajectory Methodology:

### Years 1-5

#### Dwellings under construction

- Assumptions:
  - Schemes of <25 Units will complete within 2 years. Schemes of >25 units have been allocated on best available information.

#### Dwellings permitted (Including Site Allocations with Active Permissions)

- Assumptions:
  - All Dwellings will complete within 3 years of permission Financial Year.
  - Exclude permitted dwellings from more than 3 years ago
  - Dwellings permitted in addition to a legal agreement will complete within 3-7 years

#### Site Allocations

- Assumption:
  - Restricted to sites with active discussion over development

#### Windfall / Small Sites

- Assumptions:
  - Small sites estimate was used to inform the land supply for the years 2019/20 and 2020/21. The figure of 161 has been taken from the London SHLAA 2013

### Years 6-10

#### Dwelling permitted with legal agreements

- Assumptions:
  - Proportion of those permitted based on available information from developer.

#### Site Allocations

- Assumptions:
  - Site Allocations which do not have permissions or potential developers.
  - Proposed development resulting from Housing Zones but without permission.

#### Broad Locations

- Assumptions:
  - Sites identified in the London SHLAA 2013 but not allocated in the Local Plan.
  - Proportion estimated from Golden Mile Site Capacity Study.
  - Feltham Housing Zone pipeline sites.

#### Windfall/Small Sites

- Assumptions:
  - Based on SHLAA 2013 Estimates augmented by 5 year small sites averages for the Borough.

#### Years 11-15

#### Dwellings resulting from Broad Allocations

- Assumptions:
  - Broad Allocations unlikely to come forward in years 6-10 (Low Probability Sites).
  - Potential dwellings resulting from regeneration in the Great West Corridor and West of the Borough.
  - Feltham Housing Zone pipeline sites.

### **2.3 Housing Trajectory**

Local planning authorities should ensure sufficient suitable land is available to deliver new homes and to meet the London Plan target over a 15 year period. Graph 2-3 highlights the Borough's housing trajectory, including net additional dwellings completed each year since 2004/05, as well as projected net additional dwellings up to 2030/31.

Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2013 and Local Plan capacity evidence, the Council has 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 including the Feltham Housing Zone sites, which the potential to deliver 2,629 new homes over years 11-15

Alongside the housing capacity figures identified in the SHLAA 2013 Local Plan, information on actual and expected completions are provided by the Council's housing, development management departments and by developers in some instances, and recorded on the London Development Database (LDD). The Council's housing trajectory uses the following methodology.

### Net additional dwellings in previous years (2005/06 – 2014/15)

Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through changes of use and conversions. A dwelling is defined as a self-contained unit of accommodation. The council obtains information of new building completions and other changes to the housing stock through Building Control returns, site visits and communication with developers.

### Net Additional Dwellings for the reporting year (2015/16)

Using the method outlined (para 2.3.2) a housing completion report from the LDD shows the number of net additional dwellings completed in 2015/16 was 504.

### Monitoring year (2016/17) (see Appendices 1b and 2a)

The number of dwellings expected to be completed in the current financial year is 891, taking into account any net additional dwellings that have already been recorded and those under construction which are expected to complete by the end of March 2017.

### First five-year period (2016/17 to 2020/21) (see Appendices 1b and 2b-2f)

The NPPF requires authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. To be considered deliverable sites should be:

- Available now;
- Offer a suitable location for development now;
- Be achievable with a realistic prospect that housing will be delivered on the site within five years;
- Viable.

The sites that make up the land supply for each year are shown in Appendices 2a-2g. They consist of the following components:

1. Units under construction (13<sup>th</sup> December 2016) not expected to complete within the current financial year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites over 25 units, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out the NPPF.
2. Units with planning permission (excluding site allocations) which have not yet begun construction (13<sup>th</sup> December 2016). Assumptions were made that all sites would be completed within three financial years of planning permission being granted. Consequently all those sites granted permission before 1<sup>st</sup> April 2013 and were yet to be implemented were considered to have lapsed. This component was incorporated into the 2016/17, 2017/18 and 2018/19 years.
3. Units in schemes where planning permission has been granted subject to the signing of a Legal Agreement. These have been assigned to the 2018/19, 2019/20 and 2020/21 financial years.

4. Site allocations from the Local Plan, these sites are considered to meet the tests in NPPF as the principle of residential development has been established through their designation and because there is active development interest which is likely to bring forward housing in the next five years.
5. A small sites estimate was used to inform the land supply for the years 2017/18, 2018/19 and 2019/20. The figure of 161 has been taken from the London SHLAA 2013.
6. The non-self-contained allowance for the borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year phasing periods.
7. For prior approvals and permitted developments, the average number of Units Approved over the past four years (FY2013, FY2014, FY2015, FY2016) was 754 and the average percentage of Applications Commenced in the same four years was 20 percent. Applying the average commencement rate to the average number of units approved, it has been estimated that the number of units due to commence in the reporting year 2016-17 will be 150. Subsequent years will be calculated using this methodology, using an annual discounting rate of 1 percent.

#### Second five-year period (2021/22 – 2025/26) (see Appendices 1a, 2c and 2g)

NPPF requires that for this period a supply of specific, developable sites or broad locations for growth are identified. The sites which make up this element of supply are those allocated in the Local Plan, together with other large sites (some of which were allocated in the UDP 2003 or BAAP 2009) that have planning permission or are under construction. The potential housing capacity of these sites have come from the figures that support the Local Plan site allocations or the London SHLAA 2013.

Broad locations for development are sites where residential use may be feasible over the second and third phases of the plan period (2021-2030). The probability of development is lower than for deliverable or developable sites (as defined in the NPPF) due to identified constraints. (See appendix 1c for analysis of the council's broad locations)

Units in schemes where planning permission has been granted subject to the signing of a Legal Agreement. These have been assigned to this phase using information from the developer.

The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.

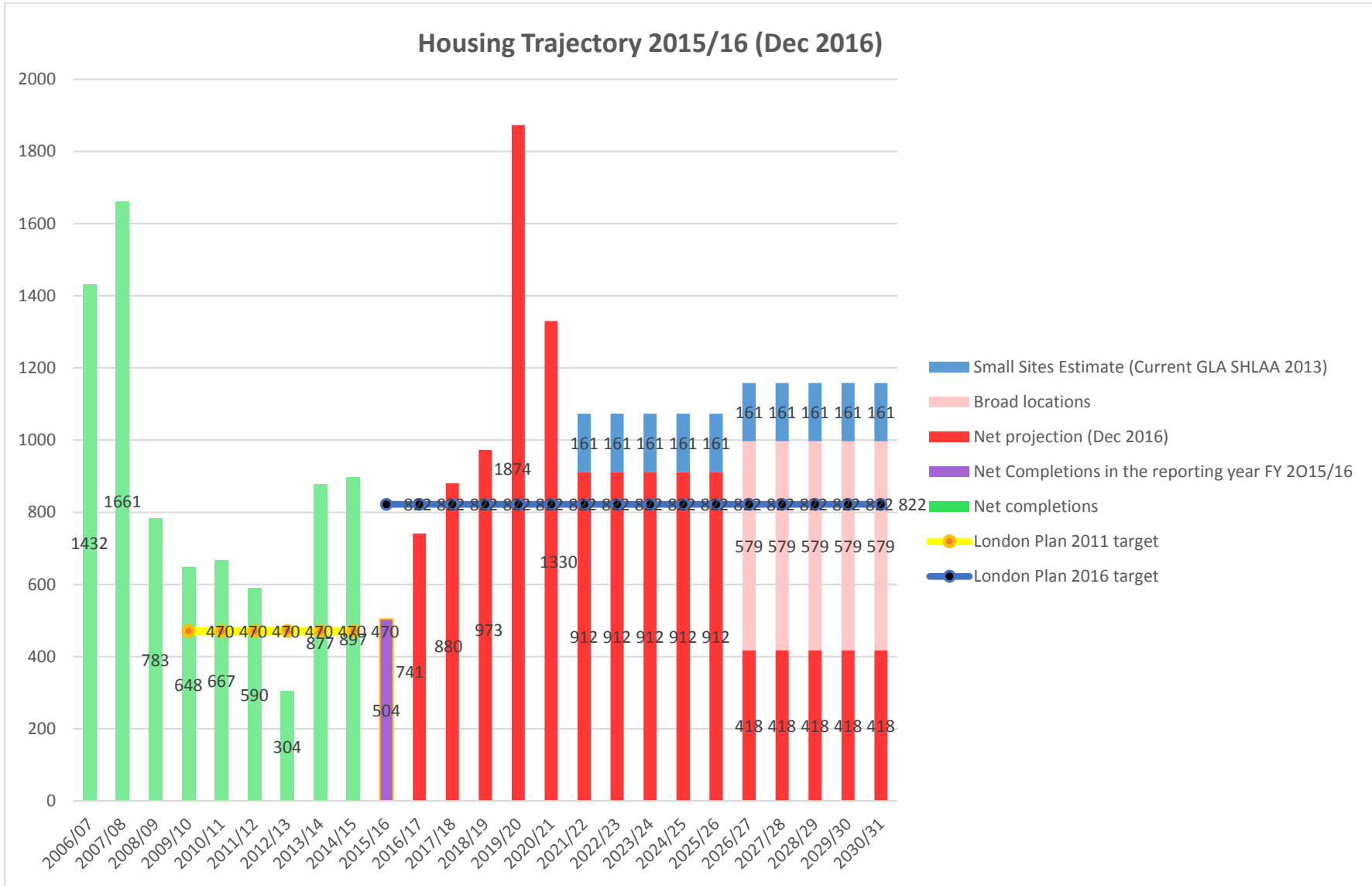
#### Third five-year period (2026/27– 2030/31) (see Appendices 1a and 2g)

Where possible for the third five year period, the NPPF requires the identification of specific developable sites or broad locations for future growth.

This part of the housing supply is therefore made up of those sites allocated in the draft Local Plan and other sites known to the Council. The sites identified in this phase are not fully expected to come forward in earlier phases but are identified as developable sites. The potential housing capacity of these sites has come from figures that support the Local Plan site allocations or the London SHLAA 2013.

The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.

**Graph 2-3: Housing Trajectory**



## **2.4 Supply of ready to develop sites**

The London Plan 2016 target from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021 is 4,110 dwellings. The supply of deliverable sites for this period is expected to be 5,948 dwellings based on those sites assessed as deliverable in the housing trajectory above and supported by appendices 2a to 2e. The supply of ready to develop housing sites is therefore more than the London Plan minimum requirement.

## **2.5 Affordable Housing**

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..

## **2.6 Affordable Housing Completions**

The total net number of affordable housing completions in the reporting year (2015/16) was 212 dwellings, which is the equivalent of 42.1 percent, exceeding the Local Plan target of 40 percent. This figure comprises of 16 social rented units, 108 intermediate units and 88 affordable rented units. This information is collated from the London Development Database (LDD) and is then checked and verified by the council's Affordable Housing Supply team, and updated as necessary.

## **2.7 Housing Commentary**

Net completions in 2015/16 stood at 504 units, below the London Plan 2015 target of 822 units per annum. However, the London Plan 2016 target almost doubled from 470 to 822, compared to the previous monitoring year 2014/15. The Council is set to exceed the 822 units per year target from 2016/17 onwards.

## Appendices

### Appendix 1a: Large Site from the London Strategic Housing Land Availability Assessment which have informed the Housing Trajectory in the 2015/16 Authority Monitoring Report

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.

Site Ref	Site name	Allocation in Local Plan (Yes/No)	Allocation in Local Plan (Use)	District	Area (ha)	Change from 14/15 Trajectory?	Phase 0 (2014/15 & 2015/16) residential units	Phase 1 FY2016-20 (Phase 2 SHLAA) residential units	Phase 2 FY2021-25 (Phase 3 SHLAA) residential units	Phase 3 FY2026-30 (Phase 4 SHLAA) residential units	Total housing numbers (all phases) at Jan 2016
1	<b>Dukes Meadow</b>	Yes	Leisure	Chiswick	20.85			0			0
2	<b>500 Chiswick High Road</b>	Yes	Mixed Use	Chiswick	0.36	Increase in units to be provided	0	69			69
3	<b>Empire House</b>	Yes	Mixed Use	Chiswick	0.49	Started	0	137			137
4	<b>Hogarth Business Park, Hounslow</b>	Yes	Mixed use	Chiswick	1.73	Started	0	174			174
5	<b>Wheatstone House</b>	Yes	Mixed use	Chiswick	0.31		0	95			95
6	<b>BskyB</b>	Yes	Employment	Brentford	14.49		0	0			0

7	<b>Gillette</b>	Yes	Employment	Brentford	4.32		0	0			0
8	<b>Boston Manor Park</b>	Yes	Heritage Asset	Brentford	29.12		0	0			0
9	<b>Gunners-bury Park</b>	Yes	Heritage Asset	Brentford	72.00		0	0			0
10	<b>Reynard Mills</b>	Yes	Housing and Education	Brentford	2.35	Development started	0	195			195
11	<b>Albany Riverside</b>	Yes	Mixed Use	Brentford	0.63		0	0	200		200
12	<b>Alfa Laval</b>	Yes	Mixed Use	Brentford	1.80	Part completed	80	126			206
13	<b>Lionel Road</b>	Yes	Mixed Use	Brentford	5.34	Phasing changed to equal split between Phase 1 and 2 to reflect LP	0	303	607		910
14	<b>Brentford Football Club</b>	Yes	Housing	Brentford	1.63		0	75			75
15	<b>Brentford Police Station</b>	Yes	Mixed Use	Brentford	0.27	To come forward in later phases	0	0	125	125	250
16	<b>Commerce Road</b>	Yes	Mixed Use	Brentford	3.69	Started	124	396			520
17	<b>Brentford Waterside</b>	Yes	Mixed Use	Brentford	4.76		0	215	661		876

18	<b>Morrisons Super-market</b>	Yes	Mixed Use	Brentford	0.60	Application for higher number of units expected	0	0	120		120
19	<b>Thames Water</b>	Yes	Mixed Use	Brentford	0.98	Application for further 15 units approved	76	15			91
20	<b>Alexandra House</b>	Yes	Education	Brentford	0.24		0	0			0
21	<b>Brentford bus depot</b>	Yes	Education	Brentford	1.05	Potential linked to Commercial Road development for infrastructure provision	0	0			0
22	<b>69 to 77 Boston Manor Road</b>	Yes	Mixed Use	Brentford	0.45	Reduced from 23 to 20 reflecting LP housing capacity	0	0	20		20
23	<b>632-652 London Road</b>	Yes	Housing	Osterley and Spring Grove	0.73	Completed	0	155			155
24	<b>Scout Hut at Star Road</b>	Yes	Education	Osterley and Spring Grove	0.05		0	0			0
25	<b>South West of Gillette Corner</b>	Yes	Mixed use	Osterley and Spring Grove	0.40	Application expected	0	0	90		90

26	<b>John Busch House and the Telephone Exchange</b>	Yes	Education	Isleworth	0.77	40 units completed. Planning permission for further 17 units	0	57			57
27	<b>Europa House</b>	Yes	Mixed use	Isleworth	0.28		0	0	14		14
28	<b>Swan Court</b>	Yes	Mixed use	Isleworth	0.75	Planning permission granted	0	139			139
29	<b>174 Twickenham Road</b>	Yes	Housing	Isleworth	0.27	Planning application	0	25			25
30	<b>Rugby Road</b>	Yes	Mixed use	Isleworth	0.97		0	0		40	40
31	<b>Former West Thames College</b>	Yes	Housing	Isleworth	0.28		59	0			59
32	<b>Nazareth House</b>	Yes	Housing and Open Space	Isleworth	3.15	Started	0	98			98
33	<b>Royal Mail Delivery Office</b>	Yes	Housing	Hounslow	0.59		0	0		140	140
34	<b>Bath Road</b>	Yes	Mixed Use	Hounslow	0.40	Civic Centre - started	0	0			0
35	<b>Bell Road</b>	Yes	Mixed Use	Hounslow	0.53	Approved Subject to a Legal Agreement	0	127			127
36	<b>Central House</b>	Yes	Mixed Use	Hounslow	0.54	Prior Approval Needed and Granted	171	0			171

37	<b>High Street Quarter</b>	Yes	Mixed Use	Hounslow	2.59	Expected to start Feb 2017. Final phase (of four) anticipated to be completed in 2021 (but part of scheme anticipated to open in 2019)	0	325	200		525
38	<b>Hounslow House</b>	Yes	Mixed Use	Hounslow	1.22	Approved subject to Legal Agreement	0	150	150		300
39	<b>Kingsley Road</b>	Yes	Mixed Use	Hounslow	0.43		0	0			0
40	<b>Lampton Road</b>	Yes	Mixed Use	Hounslow	0.26		0	87			87
41	<b>London Road North</b>	Yes	Mixed Use	Hounslow	0.90	Prior notification – completed	101	36	200		337
42	<b>London Road South - Site A</b>	Yes	Mixed Use	Hounslow	0.74	Planning application received	0	58			58
43	<b>London Road South - Site B</b>	Yes	Mixed Use	Hounslow	2.67		0	310			310

44	<b>Civic Centre</b>	Yes	Housing	Hounslow	4.86	Approved Subject to a Legal Agreement	0	540	379		919
45	<b>Staines Road East</b>	Yes	Mixed Use	Hounslow	0.65	Approved with a Legal Agreement	0	38	0	80	118
46	<b>Staines Road West</b>	Yes	Mixed Use	Hounslow	0.75		0	0	0	75	75
47	<b>Vacant site, Hanworth Road</b>	Yes	Housing and Education	Hounslow	1.10		0	0	0	48	48
48	<b>Bus Garage</b>	Yes	Mixed Use	Hounslow	1.14		0	0	190	95	285
49	<b>Upstage</b>	Yes	Mixed use	Hounslow	0.56		0	0	25	25	50
50	<b>Lampton House</b>	Yes	Housing	Hounslow	0.44		0	0	0	64	64
51	<b>Pears Road</b>	Yes	Housing	Hounslow	0.27		0	26			26
52	<b>Cavalry Barracks</b>	Yes	Housing	Hounslow West	14.72		0	0		250	250
53	<b>Hounslow West Station</b>	Yes	Mixed Use	Hounslow West	1.57		0	0	114		114
54	<b>Bombardier Aerospace/ Vista Business Centre</b>	Yes	Mixed use	Hounslow West	1.65	Part prior approval	0	62	77		139
55	<b>Staines Road</b>	Yes	Housing	Hounslow West	0.38		0	0	48		48
56	<b>Sutton Lane Bowls Club</b>	Yes	Education and educational open space	Hounslow West	3.61	Application submitted	0	0			0

57	<b>Heston Leisure Centre</b>	Yes	Leisure and open space	Cranford and Heston	7.82	Leisure centre completed	0	220			220
58	<b>Rectory Farm</b>	Yes	Minerals and Green Belt	Cranford and Heston	42.55		0	0			0
59	<b>Cranford Lane</b>	Yes	Mixed Use	Cranford and Heston	1.31		0	40			40
60	<b>Master Robert Hotel</b>	Yes	Hotel and housing	Cranford and Heston	1.27		0	0			0
61	<b>Feltham Arenas</b>	Yes	Leisure and open space	Feltham	14.09		0	0			0
62	<b>Feltham Ex-service men's club</b>	Yes	Education	Feltham	1.05		0	19			19
63	<b>Fern Grove</b>	Yes	Housing	Feltham	0.38		0	0	22	22	44
64	<b>Ashmead Depot - Hounslow Homes</b>	Yes	Housing	Feltham	0.68	Increase in number (from 38) and changed phasing based on LP capacity figures	0	0	22	22	44
65	<b>Hanworth Library</b>	Yes	Housing	Hanworth	0.29	Approved with a Legal Agreement	0	35			35
							<b>0</b>	<b>4347</b>	<b>3264</b>	<b>986</b>	<b>9208</b>

## Appendix 1b: Large sites from the London Strategic Housing Land Availability Assessment and Local Plan Housing Capacity evidence (2015/16 - 2020/21)

This list provides information on approved and allocated sites that have been identified for housing with completions and expected annual delivery between 2014 and 2021. The housing numbers are included as an indicative guide (unless there is planning permission at a site), based on data from the London Strategic Housing Land Availability Assessment (Phases 0-1) and Local Plan Housing Capacity evidence.

General site features						Housing Trajectory 2015-16					
Site Ref	Site name	Allocation in Local Plan	Allocation in Local Plan (Uses)	District	Area (ha)	2014/15 & 2015/16	Monitoring Year 2016-17	2017-18	2018-19	2019-20	2020-21
						<b>611</b>	<b>390</b>	<b>619</b>	<b>1014</b>	<b>1162</b>	<b>1162</b>
1	Dukes Meadow	Yes	Leisure	Chiswick	20.85	0	0	0	0	0	0
2	500 Chiswick High Road	Yes	Mixed Use	Chiswick	0.36	0	0	30	39	0	0
3	Empire House	Yes	Mixed Use	Chiswick	0.49	0	0	69	68	0	0
4	Hogarth Business Park, Hounslow	Yes	Mixed use	Chiswick	1.73	0	54	120	0	0	0
5	Wheatstone House	Yes	Mixed use	Chiswick	0.31	0	0	0	46	49	0
6	BskyB	Yes	Employment	Brentford	14.49	0	0	0	0	0	0
7	Gillette	Yes	Employment	Brentford	4.32	0	0	0	0	0	0
8	Boston Manor Park	Yes	Heritage Asset	Brentford	29.12	0	0	0	0	0	0

9	<b>Gunners-bury Park</b>	Yes	Heritage Asset	Brentford	72.00	0	0	0	0	0	0
10	<b>Reynard Mills</b>	Yes	Housing and Education	Brentford	2.35	0	0	<b>65</b>	<b>65</b>	<b>65</b>	0
11	<b>Albany Riverside</b>	Yes	Mixed Use	Brentford	0.63	0	0	0	0	0	0
12	<b>Alfa Laval</b>	Yes	Mixed Use	Brentford	1.80	<b>80</b>	<b>63</b>	<b>63</b>	0	0	0
13	<b>Lionel Road</b>	Yes	Mixed Use	Brentford	5.34	0	0	0	0	<b>151</b>	<b>152</b>
14	<b>Brentford Football Club</b>	Yes	Housing	Brentford	1.63	0	0	0	0	0	<b>75</b>
15	<b>Brentford Police Station</b>	Yes	Mixed Use	Brentford	0.27	0	0	0	0	0	0
16	<b>Commerce Road</b>	Yes	Mixed Use	Brentford	3.69	<b>124</b>	0	0	0	<b>183</b>	<b>213</b>
17	<b>Brentford Waterside</b>	Yes	Mixed Use	Brentford	4.76	0	0	0	0	<b>107</b>	<b>108</b>
18	<b>Morrisons Super-market</b>	Yes	Mixed Use	Brentford	0.60	0	0	0	0	0	0
19	<b>Thames Water</b>	Yes	Mixed Use	Brentford	0.98	<b>76</b>	0	<b>15</b>	0	0	0
20	<b>Alexandra House</b>	Yes	Education	Brentford	0.24	0	0	0	0	0	0
21	<b>Brentford bus depot</b>	Yes	Education	Brentford	1.05	0	0	0	0	0	0

22	<b>69 to 77 Boston Manor Road</b>	Yes	Mixed Use	Brentford	0.45	0	0	0	0	0	0
23	<b>632-652 London Road</b>	Yes	Housing	Osterley and Spring Grove	0.73	0	<b>155</b>	0	0	0	0
24	<b>Scout Hut at Star Road</b>	Yes	Education	Osterley and Spring Grove	0.05	0	0	0	0	0	0
25	<b>South West of Gillette Corner</b>	Yes	Mixed use	Osterley and Spring Grove	0.40	0	0	0	0	0	0
26	<b>John Busch House and the Telephone Exchange</b>	Yes	Education	Isleworth	0.77	0	<b>40</b>	<b>17</b>	0	0	0
27	<b>Europa House</b>	Yes	Mixed use	Isleworth	0.28	0	0	0	0	0	0
28	<b>Swan Court</b>	Yes	Mixed use	Isleworth	0.75	0	0	<b>70</b>	<b>69</b>	0	0
29	<b>174 Twickenham Road</b>	Yes	Housing	Isleworth	0.27	0	0	0	0	0	<b>25</b>
30	<b>Rugby Road</b>	Yes	Mixed use	Isleworth	0.97	0	0	0	0	0	0
31	<b>Former West Thames College</b>	Yes	Housing	Isleworth	0.28	<b>59</b>	0	0	0	0	0
32	<b>Nazareth House</b>	Yes	Housing and Open Space	Isleworth	3.15	0	<b>23</b>	<b>45</b>	<b>30</b>	0	0

33	Royal Mail Delivery Office	Yes	Housing	Hounslow	0.59	0	0	0	0	0	0
34	Bath Road	Yes	Mixed Use	Hounslow	0.40	0	0	0	0	0	0
35	Bell Road	Yes	Mixed Use	Hounslow	0.53	0	0	0	127	0	0
36	Central House	Yes	Mixed Use	Hounslow	0.54	171	0	0	0	0	0
37	High Street Quarter	Yes	Mixed Use	Hounslow	2.59	0	0	0	125	100	100
38	Hounslow House	Yes	Mixed Use	Hounslow	1.22	0	0	0	0	0	150
39	Kingsley Road	Yes	Mixed Use	Hounslow	0.43	0	0	0	0	0	0
40	Lampton Road	Yes	Mixed Use	Hounslow	0.26	0	0	0	0	43	44
41	London Road North	Yes	Mixed Use	Hounslow	0.90	101	0	0	0	36	0
42	London Road South - Site A	Yes	Mixed Use	Hounslow	0.74	0	0	0	0	58	0
43	London Road South - Site B	Yes	Mixed Use	Hounslow	2.67	0	0	50	87	87	86
44	Civic Centre	Yes	Housing	Hounslow	4.86	0	0	0	160	190	190
45	Staines Road East	Yes	Mixed Use	Hounslow	0.65	0	0	0	0	38	0
46	Staines Road West	Yes	Mixed Use	Hounslow	0.75	0	0	0	0	0	0

47	<b>Vacant site, Hanworth Road</b>	Yes	Housing and Education	Hounslow	1.10	0	0	0	0	0	0
48	<b>Bus Garage</b>	Yes	Mixed Use	Hounslow	1.14	0	0	0	0	0	0
49	<b>Upstage</b>	Yes	Mixed use	Hounslow	0.56	0	0	0	0	0	0
50	<b>Lampton House</b>	Yes	Housing	Hounslow	0.44	0	0	0	0	0	0
51	<b>Pears Road</b>	Yes	Housing	Hounslow	0.27	0	0	0	<b>26</b>	0	0
52	<b>Cavalry Barracks</b>	Yes	Housing	Hounslow West	14.72	0	0	0	0	0	0
53	<b>Hounslow West Station</b>	Yes	Mixed Use	Hounslow West	1.57	0	0	0	0	0	0
54	<b>Bombardier Aerospace/ Vista Business Centre</b>	Yes	Mixed use	Hounslow West	1.65	0	0	0	<b>62</b>	0	0
55	<b>Staines Road</b>	Yes	Housing	Hounslow West	0.38	0	0	0	0	0	0
56	<b>Sutton Lane Bowls Club</b>	Yes	Education and educational open space	Hounslow West	3.61	0	0	0	0	0	0
57	<b>Heston Leisure Centre</b>	Yes	Leisure and open space	Cranford and Heston	7.82	0	<b>55</b>	<b>75</b>	<b>90</b>	0	0

58	<b>Rectory Farm</b>	Yes	Minerals and Green Belt	Cranford and Heston	42.55	0	0	0	0	0	0
59	<b>Cranford Lane</b>	Yes	Mixed Use	Cranford and Heston	1.31	0	0	0	<b>20</b>	<b>20</b>	0
60	<b>Master Robert Hotel</b>	Yes	Hotel and housing	Cranford and Heston	1.27	0	0	0	0	0	0
61	<b>Feltham Arenas</b>	Yes	Leisure and open space	Feltham	14.09	0	0	0	0	0	0
62	<b>Feltham Ex-service men's club</b>	Yes	Education	Feltham	1.05	0	0	0	0	0	<b>19</b>
63	<b>Fern Grove</b>	Yes	Housing	Feltham	0.38	0	0	0	0	0	0
64	<b>Ashmead Depot - Hounslow Homes</b>	Yes	Housing	Feltham	0.68	0	0	0	0	0	0
65	<b>Hanworth Library</b>	Yes	Housing	Hanworth	0.29	0	0	0	0	<b>35</b>	0
						<b>611</b>	<b>390</b>	<b>619</b>	<b>1014</b>	<b>1162</b>	<b>1162</b>

**Appendix 1c: Broad locations for development are sites where residential use may be feasible over the second and third phases of the plan period.**

These identified sites are factored with the probability of development being lower than for deliverable or developable sites (as defined in the NPPF) due to identified constraints. Low probability sites are considered as having a very limited probability of coming forward for housing development within the plan period and meet one of the criteria set out in SHLAA 2013 para 2.22.

<b>Scenario 1. Revised LSIS Broad Locations (60% Probability)</b>				
<b>Broad Location:</b>	<b>Sum of Constrained P1 2015-2020 (Phase 2 in SHLAA)</b>	<b>Sum of Constrained P2 2021-2025 (Phase 3 in SHLAA)</b>	<b>Sum of Constrained P3 2026-2030 (Phase 4 in SHLAA)</b>	<b>Total</b>
Infrastructure broad location	0	17	16	33
<b>LSIS Broad location REVISED</b>	<b>0</b>	<b>91.2</b>	<b>44.4</b>	<b>135.6</b>
Office broad location	0	152	74	226
Other broad location	0	53	52	105
Other industrial broad location	0	516	481	997
<b>Total</b>	<b>0</b>	<b>829.2</b>	<b>667.4</b>	<b>1496.6</b>
Other local infrastructure	0	22	21	43
<b>Low probability sites</b>	<b>0</b>	<b>220</b>	<b>404</b>	<b>624</b>
				<b>2163.6</b>
Revised LAND SOUTH OF ASTRONAUT HOUSE				<b>150</b>
			<b>Revised Total</b>	<b>2313.6</b>

<b>Scenario 2. Revised LSIS Broad Locations (60% Probability) and Low Probability Sites (8% Probability)</b>				
<b>Broad Location:</b>	<b>Sum of Constrained P1 2015-2020 (Phase 2 in SHLAA)</b>	<b>Sum of Constrained P2 2021-2025 (Phase 3 in SHLAA)</b>	<b>Sum of Constrained P3 2026-2030 (Phase 4 in SHLAA)</b>	<b>Total</b>
Infrastructure broad location	0	17	16	33
<b>LSIS Broad location REVISED</b>	<b>0</b>	<b>89.4</b>	<b>88.8</b>	<b>178.2</b>
Office broad location	0	152	74	226
Other broad location	0	53	52	105
Other industrial broad location	0	516	481	997
<b>Total</b>	<b>0</b>	<b>827.4</b>	<b>711.8</b>	<b>1539.2</b>
Other local infrastructure	0	22	21	43
<b>Low probability sites</b>	<b>0</b>	<b>17.6</b>	<b>32.32</b>	<b>49.92</b>
				<b>1632.12</b>
Revised LAND SOUTH OF ASTRONAUT HOUSE				<b>150</b>
			<b>Revised Total</b>	<b>1782.12</b>

## Appendix 2a: Current Monitoring Year 2016/17 - Projected Housing Completions

<b>2016/17 Completions Estimate</b>	<b>Housing completions (expected)</b>
Completions from the LDD, 01/04/2016 to 13/12/2016*	475
Under construction (small sites) expected to complete 2016/17	146
Under construction (large sites) expected to complete 2016/17	120
<b>TOTAL</b>	<b>741</b>

Housing completions verified by the council between 01/04/2016 to 13/12/2016\*\*

## Appendix 2b: Projected Housing Completions 2017/18

<b>2017/18 Completions Estimate</b>	<b>Housing completions (expected)</b>
Under construction (small sites) expected to complete 2017/18	190
Under construction (large sites) expected to complete 2017/18	367
Not started expected to complete 2017/18	180
Prior approvals and permitted development 2017/18	143
<b>TOTAL</b>	<b>880</b>

### **Appendix 2c: Projected Housing Completions 2018/19**

<b>Completions Estimate</b>	<b>Housing completions (expected)</b>
Under construction (small sites) expected to complete 2018/19	64
Under construction (large sites) expected to complete 2018/19	329
Not started expected to complete 2018/19	444
Prior approvals and permitted development 2018/19	136
<b>TOTAL</b>	<b>973</b>

### **Appendix 2d: Projected Housing Completions 2019/20**

<b>Completions Estimate</b>	<b>Housing completions (expected)</b>
Pending S106 (Sites expected to come forward in 2019/20)	159
Small sites estimate 2019/20 (GLA SHLAA 2013)	161
Large sites expected to complete 2019/20 (except those pending S106)	1,426
Prior approvals and permitted development 2019/20	128
<b>TOTAL</b>	<b>1,874</b>

### **Appendix 2e: Projected Housing Completions 2020/21**

<b>Completions Estimate</b>	<b>Housing completions (expected)</b>
Pending S106 (Sites expected to come forward in 2020/21)	280
Small Sites Estimate 2020/21 (GLA SHLAA 2013)	161
Large Sites expected to complete 2020-21 (except those pending S106)	768
Prior approvals and permitted development 2020/21	121

<b>TOTAL</b>	<b>1330</b>
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#### **Appendix 2f: Projected Housing Completions Phase 2: 2021/22 to 2025/26**

<b>Completions Estimate</b>	<b>Housing completions (expected)</b>
Small Sites Estimate (GLA SHLAA 2013) for Phase 2: 2021/22 to 2025/26	805
Large sites expected to complete in Phase 2: 2021/22 to 2025/26	3264
Prior approvals and permitted development	490
<b>TOTAL</b>	<b>4,559</b>
<b>Annualised Figure</b>	<b>912</b>

#### **Appendix 2g: Projected Housing Completions Phase 3: 2026/27 to 2030/31**

<b>Completions Estimate</b>	<b>Housing completions (expected)</b>
Small sites estimate for Phase 3 2026/27 to 2030/31	805
Large sites expected to complete in Phase 3 2026/27 to 2030/31	986
Prior approvals and permitted development	301
Broad Locations figures (2026/27 to 2030/31)	2,895
<b>TOTAL</b>	<b>4,987</b>
<b>Annualised figure</b>	<b>997</b>