



**London Borough
of Hounslow**

Authority Monitoring Report

Financial Year 2013-2014

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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 (as amended) requires every local planning authority to produce an Annual Monitoring Report (AMR), 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.
- 1.1.2 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.
- 1.1.3 This AMR will present the Council's Housing trajectory and continue to monitor the monitoring indicators set out in the Brentford Area Action Plan (BAAP) and Employment Development Plan Document for the period 1 April 2013 to 31 March 2014. Future AMRs will be amended to reflect the indicators in the Proposed Submission Local Plan.

1.2 Local Development Scheme

- 1.2.1 During the 2013-2014 reporting year, the council continued work on its Local Plan, undertaking a Policy Options consultation in the summer of 2013 and working towards the Proposed Submission plan, which was published for consultation in March 2014. A new Local Development Scheme was published in February 2014, reflecting the revised work programme, and the intention to produce a Local Plan which includes strategic policies, development management policies and site allocations. Preparation on the Local Plan during 2013-14 contributed to Regulation 19 consultation on the council's draft Local Plan.
- 1.2.2 In June 2013 the council adopted a new Statement of Community Involvement. The borough also continued to work with the London boroughs of Brent, Ealing, Harrow, Hillingdon and Richmond on the West London Waste Plan, working towards examination of the plan, which took place in the following reporting year.

2. Housing

2.1 Housing Supply

- 2.1.1 The National Planning Policy Framework (NPPF) sets out a broad approach to delivering a wide choice of high quality homes. Local Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%.
- 2.1.2 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.
- 2.1.3 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.
- 2.1.4 The London Plan (2011) sets the Council a minimum housing target of 4,750 units to be delivered over 10 years. The Council has an annual monitoring target of 470 units. 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. However, a new annual monitoring target of 822 units per year is proposed in the Further Alterations to the London Plan (FALP), and this has been used in the housing trajectory in this report, from 2015/16 onwards.

Table 2-1. Minimum housing delivery targets

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
Total	12,330	118	12,536

2.2 Housing Trajectory

- 2.2.1 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 since 2004/05, including the current reporting year (2013/14), as well as projected net additional dwellings to 2029/30.
- 2.2.2 Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2013 and draft Local Plan housing capacity evidence (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 draft Local Plan (see Appendices 1a and 1b), information on actual and expected 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). The council's housing trajectory uses the following methodology.

Net additional dwellings in previous years (2005/06 – 2012/13)

2.2.3 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. These are shown in Figure 1.

Net Additional Dwellings for the current reporting year (2013/14)

2.2.4 Following the method outlined above (para 2.2.2) a report from the LDD shows the number of dwellings completed in 2013-14 was 835.

Current monitoring year (2014/15) (see Appendices 1b and 2a)

2.2.5 The number of dwellings expected to be completed in the current financial year is 885, 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 2015.

First five year period (2015/16 to 2019/20) (see Appendices 1b and 2b-2f)

2.2.6 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.

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

1. Units under construction (at 17 December 2014) 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 (at 17 December 2014). 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 April 2011 were excluded as unlikely to come forward. This component was incorporated into the 2015/16, 2016/17 and 2017/18 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 and 2019/20 financial years.
4. Site allocations from the draft Local Plan (submitted to Secretary of State in August 2014) that are approved or pending. These sites are considered to meet the tests in NPPF as the principle of residential development has been established through their draft 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 periods.

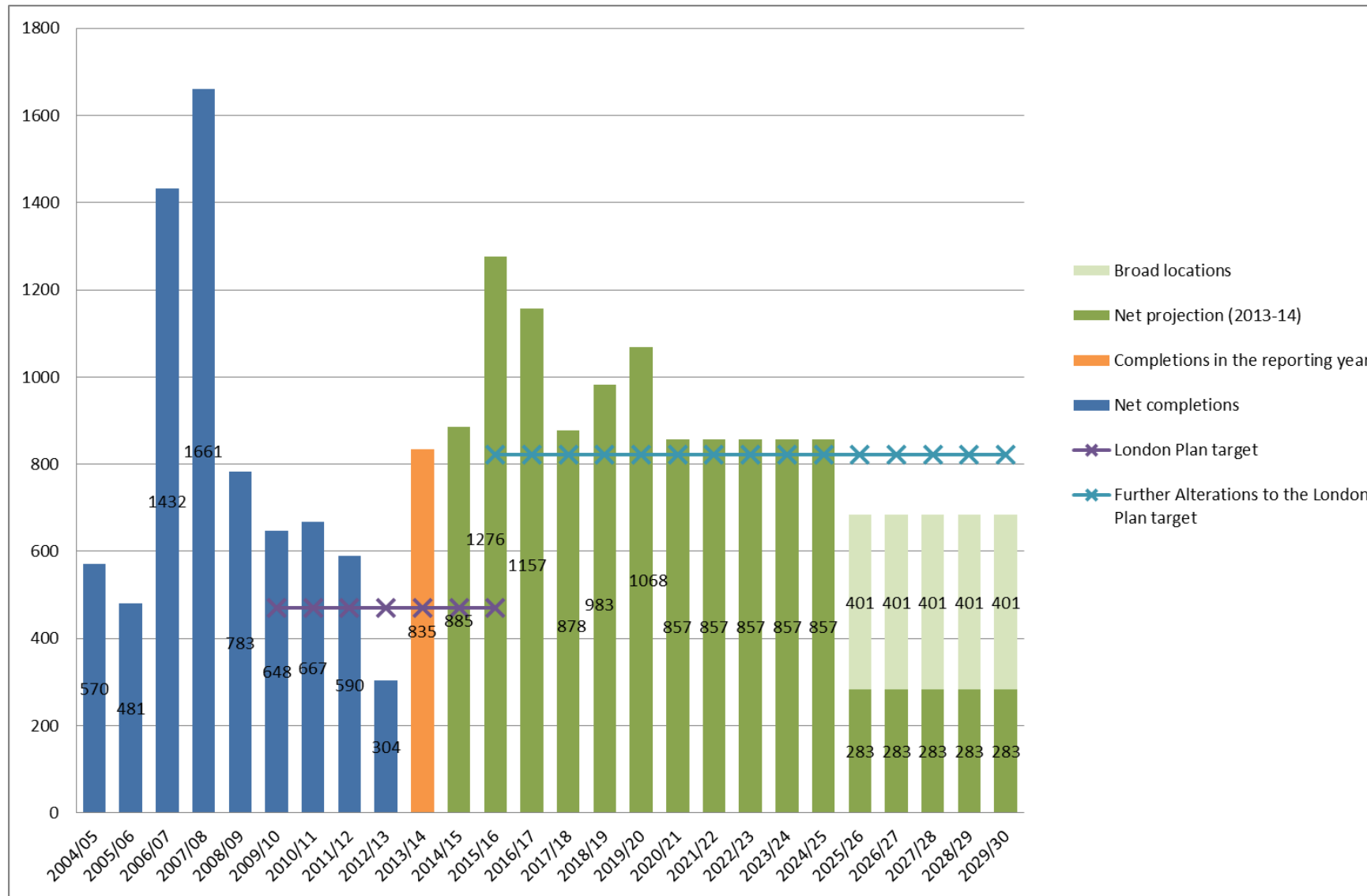
Second five year period (2020/21– 2024/25) (see Appendices 1a and 2g)

- 2.2.8 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 draft 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 evidence that supports the draft Local Plan site allocations or the London SHLAA 2013.
- 2.2.9 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.
- 2.2.10 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 (2025/26– 2029/30) (see Appendices 1a and 2h)

- 2.2.11 Where possible for the third five year period, the NPPF requires the identification of specific developable sites or broad locations for future growth.
- 2.2.12 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 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 draft Local Plan site allocations or the London SHLAA 2013.
- 2.2.13 The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.

Table 2-2 Housing Trajectory



2.3 Supply of ready to develop sites

2.3.1 The housing supply requirement from 1 April 2014 to 31 March 2019 is 3,946 dwellings. This is made up of one year of supply at the 470 unit requirements (for 2014-15) and following that, four years of supply at the 822 unit requirement from FALP, plus the 5% buffer as set out in the NPPF. The current supply of deliverable sites during this period is expected to be 5,179 dwellings based on those sites assessed as deliverable in the housing trajectory above, and supported by Appendices 2a to 2h. The supply of ready to develop housing sites is therefore substantially higher than the minimum requirement.

2.4 Affordable housing

2.4.1 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 by 2014.

2.5 Affordable housing completions

2.5.1 The total net number of affordable housing completions in the reporting year (2013-14) was 79 dwellings. This figure comprises of 20 social rented units and 59 intermediate 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.

2.6 Housing Commentary

Net completions in 2013/14 stood at 835 units, easily exceeding (nearly doubling) the current London Plan target of 470 units per year. Completions this year, and annually during Phase 1 of the trajectory show the borough's housing supply is set to exceed the Further Alterations to the London Plan target of 822 units per year.

It is noted that there is a low number of affordable housing completions in relation to the total net completions. This is being addressed through a council led programme to boost affordable housing delivery.

3. Employment Development Plan Document (EDPD)

3.1.1 The Employment DPD was adopted by the Council in November 2008 and is one of its first Local Development Documents produced as part of the Local Plan. It was developed in parallel with the Brentford Area Action Plan (BAAP). For both documents, this is the fourth full year of monitoring the plans' objectives and policies.

3.2 Vision and Objectives

3.2.1 The Employment DPD sets a vision of a borough with a thriving economy, with sufficient land and floorspace to accommodate employment growth in the office and industrial sectors. It aims to promote diversity of employment, in terms of business sectors, sizes and population able to benefit from economic activity. The DPD seeks to promote opportunities for skills development and training, and ensure that jobs are located in accessible and sustainable locations.

3.2.2 The Employment DPD's four main objectives, which are taken forward in its policies, are as follows:

- To maintain and enhance Hounslow's employment role in both a strategic and local context, promote diversity in business, a range of employment sectors and size of businesses.
- To provide capacity to accommodate future employment growth, whilst aiming to achieve an appropriate balance in supply and demand for employment land.
- To ensure that development is appropriately located and the negative impacts of existing and new development on the environment, economy and community are minimised. In minimising the impacts of existing and new development on the environment, the Council will require the safeguarding of nature conservation interests. Development that is not in compliance with the requirements for the Conservation (Natural Habitats &c) Regulations 1994 is not considered to be in accordance in the Employment DPD.
- To improve equality of opportunity for residents in the Borough through employment, training and education, and ensuring developments are accessible to all.

3.3 Monitoring framework

3.3.1 A comprehensive monitoring framework is set out in the Employment DPD, which forms the basis for the following chapter.

3.4 Spatial Policies

3.5 E1: Maintaining Employment Capacity

Indicator: Office and industrial employment in the borough including Strategic and Locally Significant Industrial Locations.

Target: Net increase of 10,900 jobs in office and industrial employment out of a total increase in employment of 19,900 jobs in 2026.

3.5.1 **Outcome:** Figures from this DPD target are based on employment projections by the GLA updated on a two year basis. There is no update in this reporting year. See [AMR 2012-13](#) for last year's outcome.

3.6 E2 Locations for Employment

3.6.1 This is reported on below, within section 2: Locational Policies

3.7 E3 Local Employment Opportunities

3.7.1 This policy sets out the council's approach to enhancing local employment opportunities for residents through promoting opportunities for enhancing knowledge and skills of residents, and retaining business. This is considered to promote more sustainable patterns of travel to work, and contains four indicators:

Indicator: Distance travelled to work by method of travel to work

Target: Increase in proportion of people who travel less than 5km by sustainable modes of travel.

3.7.2 **Outcome:** This target has not been monitored in this reporting year due to outdated ONS 2001 Census data.

Indicator: Proportion of population that is economically active.

Target: Increase in proportion of population that is economically active from the previous year (78.1% in period Jul 06 – Jun 07)¹

3.7.3 **Outcome:** Nomis (2014) shows that April 2013 - March 2014, 82% of the population was economically active, an increase of 2.8% (6,100 people over 16 years of age) in the economically active population after one year. Economic activity during this period has been at its highest in nine years (records started April 2004 - March 2005).

3.7.4 Going forward Policy ED.1 from the emerging Local Plan will seek to encourage economic growth by granting planning permission for employment uses on allocated sites and supporting the expansion of existing offices in appropriate locations.

¹ Published in the Employment DPD, based on the ONS Annual Population Survey, available from Nomis - https://www.nomisweb.co.uk/reports/lmp/la/2038431886/subreports/ea_time_series/report.aspx

Indicator: Proportion of population with NVQ3 and above, and proportion of population with no qualifications.

Target: Increase in proportion of population with NVQ3 and above relative to previous year (48.4% in 2006) and decrease in proportion of population with no qualifications relative to previous year (11.3% in 2006).

3.7.5 **Outcome:** During this period Hounslow's population with qualifications levels NVQ3 and above has fallen to 55.6%, this has become a downward trend with a net fall of 4.1% since December 2011 (59.7%). However it is apparent that the number of 16-64 year olds within the borough is falling, in December 2012 the number of 16-64 year olds fell by 500, and again by 4,300 in 2013. This a range of factors i.e. an increase in an early retiring population, residents leaving the borough etc. This should be considered when comparing Hounslow with the London wide figure (64.0 %) and the national figure of 55.1%.

3.7.6 **Outcome:** The proportion of the population with no qualifications stood at 9.7% in December 2013, slight increase from 9.6% in 2012. Figures show that the proportion of the population with no qualifications were lower for both London and Great Britain and have been steadily decreasing as far back as 2004. Having previously met Policy E3's target 3, going forward Hounslow will ensure it maintains an increasing trend in the number of residents with NVQ3 and above qualifications and reduce the number of residents without any qualifications.

3.7.7 Such changes will be informed by the emerging Local Plan Policy ED5, which supports local residents in access to training and employment support opportunities.

3.8 E4 Diversity in Employment

3.8.1 This policy promotes diversity in employment through promoting small and medium-sized enterprises (SME's) in growth sectors.

Indicator: Number of small and medium sized enterprises in the borough².

Target: Increase in the number of small and medium sized enterprises in the borough.

3.8.2 **Outcome:** Figures for this monitoring period are yet to be release, outcome to be updated after ONS UK Business: Activity, Size and Location is released later this autumn.³

² It should be noted that the Employment DPD describes small and medium sized enterprises as having up to 199 employees. However, the closest category used by ONS (UK Business data) includes businesses up to 249 employees, and therefore this range (businesses with up to 249 employees) is used to monitor this indicator.

³ <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-313744>

3.9 Locational policies

- 3.9.1 Employment DPD, Policy E2 Locations for Employment sets out the spatial approach for employment uses and falls within the spatial policy section of the Employment DPD. However, as indicated in its title, it establishes the approach to development outlined in the locational policies, so is presented in the following section of this chapter.
- 3.9.2 Policy E2 covers new employment floorspace with a high employment density and/or which attract a high number of visits and for other employment (industrial and warehouse) uses. These uses link to two separate groups of policies in the Employment DPD and, correspondingly, the DPD contains two relevant sets of monitoring indicators and targets. These are separated in the report, starting with high trip generating employment uses below (Section A) and followed by industrial and warehouse development in Section B.

3.10 Locational Policies Section A1: Offices & Hotels (High trip generating development)

3.10.1 Local indicator(s)

- E2 Locations for Employment (office, hotel and conference centres)
- EP1 Location for New Office Based Employment
- EP2 Change of Use from Offices in Town Centres and Key Existing Office Locations on the Great West Road and at Bedfont Lakes
- EP3 Chiswick Business Park
- EP4 Change of Use from Offices (Outside Town Centres and Key Existing Office Locations)
- EP10 Location for Visitor Accommodation and Conference Facilities

- 3.10.2 The information needed to inform the indicators for these policies is presented below. Specific analysis of indicators and targets in each policy is covered in the following text.

3.11 Policy E2 Locations for Employment

- 3.11.1 Policy E2 outlines the approach that new employment development with a high employment density and/or which attracts a high number of visits (offices, hotels and conference facilities) should be directed to sustainable locations, which include the borough's four town centres and Chiswick Business Park. These are collectively referred to as Preferred Office Locations.

Indicator: The amount of new office, hotel and conference floorspace directed to town centres and Chiswick Business Park as a proportion of all office, hotel and conference floorspace.

Target: 100% of floorspace for all office, hotel and conference uses is located in town centres or Chiswick Park as a proportion of all new floorspace approved for those uses.

Table 3-1 New office and hotel development (approvals) 2013/14

Location	Town Centres (and for offices Chiswick Business Park (CBP))	Outside Town Centres, (and for offices including the CBP)	Totals
Floorspace (m²)/bedrooms			
Offices:			
Floorspace (m ²)			
Approvals	0 (0%)	74,492 (100%)	74,492
Completions	1,092 (100%)	0 (0%)	1,092
Hotels:			
Bedrooms (No.)			
Approvals	(0%)	449 (100%)	449
Completions	26 (84%)	5 (16%)	31

3.11.2 Table 3-1 above demonstrates that for new office development, all floorspace was approved outside town centres and Chiswick Business Park (based on five approvals). Although new office floorspace has spilled outside of the preferred office locations, the approvals were on sites in well-established employment areas throughout borough. Applications 00558/A/P50 and 00558/A/P51 by BskyB at Centaurs Business Centre on the Great West Road together represent over 70,000sqm of office space. It should be recognised that this monitoring period has seen all (100%) office completions take place within town centres, which is positive in relation to the policy's objectives.

3.11.3 Nevertheless, the target of directly increasing the amount of office use within the town centres has not been met, and the current emerging Local Plan will look to address this.

3.12 Policy EP1 Location of New Office-Based Employment

3.12.1 This policy provides more detail on the spatial approach outlined in Policy E2, specific to locations for new office development. It outlines size thresholds, the sequential approach to office development and accessibility by public transport.

Indicator: Proportion of approved office floorspace in town centres and Chiswick Business Park relative to the total office floorspace approved in the borough.

Target: Relative to the total office floorspace in the borough, at least 90% of office floorspace shall be within town centres and Chiswick Business Park.

3.12.2 **Outcome:** Table 3-1 shows that the target has not been met, all approved office floorspace was located outside town centres or Chiswick Business Park locations. It should be noted that the objectives of policy are considered on a case by case basis, taking account the needs of business and residents in the borough, and permission granted where a balance of factors mean that, overall, proposals are considered acceptable.

3.13 Policy EP10 Location of Visitor Accommodation and Conference Facilities

3.13.1 This policy provides more detail on the spatial approach outlined in Policy E2 specific to visitor accommodation and conference facilities, including size thresholds, the sequential approach and accessibility by sustainable modes of transport.

3.13.2 This policy contains two sets of indicators and targets.

Indicator (1): Proportion of approved floorspace for visitor accommodation and conference facilities in town centres relative to the borough as a whole.

Target: Relative to the total floorspace approved for visitor accommodation and conference facilities in the borough, at least 80% of approved floorspace for visitor accommodation and conference facilities shall be in town centres.

3.13.3 **Outcome:** As shown above in Table 3-1, 100% of approvals for hotel bedrooms were permitted outside town centres (there were no new conference facilities approved this financial year) showing the target to be unmet. One of these approvals was part of a mixed use development on a key development site on the Great West Road (Alfa Laval) and another part of the unique development of a heritage building in a park, where exceptional circumstances were demonstrated. The consideration of this policy was made in relation to a number of other factors that are balanced in the planning decisions made.

3.13.4 **Outcome:** Hotel bedroom completions largely took place within the borough's town centres (84% of the relatively low number of just 31), which although not specifically part of the monitoring indicator is positive in terms of the Employment DPD and wider policy objectives.

Indicator (2): Net additional hotel rooms completed in the borough

Target: 2,000 net additional hotel rooms by 2026.

Table 3-2 Net Additional Hotel Rooms 2006-2014

Year	Net Additional Hotel Rooms Completed
2006-2007	323
2007-2008	40
2008-2009	731
2009-2010	0
2010-2011	6
2011-2012	165
2012-2013	115
2013-2014	31
Total	1,411

3.13.5 As shown in Table 5 above, the borough has delivered 1,380 net additional hotel rooms as of March 2014. This is 71% of the target of 2,000 net additional rooms by 2026 in the GLA Hotel Demand Study (2006). Within the monitoring year 2013/14 net additional hotel room completions (31) were shared across two developments of existing hotels. It should be noted that the net additional hotel rooms completed are for extensions to existing hotels, with the majority located within Hounslow town centre.

3.14 Locational Policies Section A2: Change of use from (loss of) office floorspace

3.14.1 In terms of the loss of offices, Policy E2 also sets out an approach that gives more protection to offices in Preferred Office Locations, and also to Key Existing Office Locations (KEOLs), on the Great West Road and Bedfont Lakes. Together with POLs, KEOLs are seen as important to the borough's supply of offices but are not considered sufficiently well located in terms of public transport accessibility for new office development to be directed there. Policy E2 does not contain any monitoring indicators on the loss of offices, but these are contained within the following locational policies:

- EP2 Change of Use from Offices in Town Centres and Key Existing Office Locations on the Great West Road and Bedfont Lakes;
- EP3 Chiswick Business Park
- EP4 Change of Use from Offices (Outside Town Centres and Key Existing Office Locations (KEOLs))

3.14.2 The information needed to inform the indicators for these policies is presented below. Specific analysis of indicators and targets in each policy is covered in the following text.

3.15 EP2 Change of Use from Offices in Town Centres and Key Existing Office Locations on the Great West Road and Bedfont Lakes

3.15.1 This policy seeks to protect offices in Preferred Office Locations, and in Key Existing Office Locations (KEOLs), on the Great West Road and Bedfont Lakes. It outlines the evidence needed in terms of marketing of existing offices and other factors that will be considered in planning applications involving the loss of offices in these locations.

Indicator: Proportion of office floorspace lost through the granting of planning permission (permissions of more than >500m²) in town centres and KEOLs at Bedfont Lakes and on the Great West Road relative to the borough as a whole.

Target: Relative to the borough as a whole no more than 20% of office floorspace lost through the granting of planning permission (permissions of >500m²) shall be in town centres and KEOLs.

Table 3-3 Locations of office floorspace loss

Location Floorspace Net (m ²)	Town centres, and KEOLs (m ²)	Chiswick Business Park	Outside town centres and KEOLs (m ²)	Total (m ²)
Conversion from Offices: Approvals	-3,511 (18%)	0	-15,571(82%)	-19,082

3.15.2 **Outcome:** As shown in Table 3-3, there was a loss of 3,511 sqm of office floorspace through approvals (18% of all office floorspace lost) in town centres and Key Existing Office Locations, which meets the target. However there has been an increase since 2012-13 where office floorspace lost through planning approvals in these locations stood at 7.4%.

3.16 EP3 Chiswick Business Park

Indicator: Total B1a floorspace within Chiswick Business Park.

Target: Total B1a floorspace within Chiswick Business Park does not fall below 180,000m² unless it contributes to its function as a sustainable strategic office location.

3.16.1 **Outcome:** None of the approved loss of office floorspace was at Chiswick Business Park, and therefore the target is met.

3.17 EP4 Change of use from Offices (Outside Town Centres and Key Existing Office Locations)

Indicator: Proportion of office floorspace lost through the granting of planning permission (permissions of more the 500m²) in locations outside town centres and KEOLs (Bedfont Lakes, Great West Road and Chiswick Park) relative to the borough as a whole.

Target: Relative to the borough as a whole, at least 80% of office floorspace lost through the granting of planning permission (permissions of more than 500m²) shall be outside town centres and KEOLs.

3.17.1 **Outcome:** As shown in Table 3-3, 15,571 (82%) of office floorspace lost across the borough was in locations outside town centres and Key Existing Office Locations, meeting Policy EP4's target above.

3.17.2 **Outcome:** In addition to the above loss of 19,082 m² office floorspace (Table 3-3) prior approvals led to the approved loss of 27,277 m² of office floorspace. Together, this is a substantial amount (46,359 m²).

3.18 Locational Policies Section B: Industrial and Warehouse Development

3.18.1 This collection of policies outlines the council’s approach to new industrial and warehouse (and related) development and also change of use involving its loss. It includes:

- E2 (industrial and warehouse uses)
- EP5 Location of New Industrial, Warehousing and Related Uses
- EP6 Preferred Industrial Locations and Locally Significant Industrial Sites
- EP7 Industrial Business Park (Great West Road)
- EP8 Other Industrial Land (Outside Strategic and Locally Significant Industrial Sites)

3.19 Policy E2 Locations for Employment

Indicator: The amount of new industrial and warehousing floorspace directed to existing industrial locations as a proportion of all new industrial and warehousing floorspace approved.

Target: At least 80% of new floorspace for industry and warehousing is located in existing industrial areas as a proportion of all new floorspace approved in those categories.

Table 3-4 New industrial and warehouse development (approvals) by use class

Location Use Class	Existing industrial locations ⁴ (m ²)	Outside existing industrial locations (m ²)	Total
Research and development (B1b)	71,415 (100%)	0 (0%)	71,415
Light industrial (B1c)	1,256 (100%)	0(0%)	1,256
Industrial (B2)	8,823 (100%)	0 (0%)	8,823
Warehouse (Storage & Distribution B8)	15,317 (60.4%)	8,025 (39.6%)	25,342
Total	96,811 (92.3%)	8,025 (7.7%)	104,836

3.19.1 **Outcome:** As shown in Table 3-4 above, 92.3% (104,836 sqm.) of industrial and warehousing floorspace approved in 2013-14 was on sites located within existing designated industrial locations (note this includes B1B and B1C uses). The borough has now successfully maintained over 90% of new floorspace within existing industrial locations for two years. It should be noted that a large amount of the approved industrial and warehousing floorspace relates to applications (00558/A/P50-1) to extend the current development of the B SkyB media campus at Centaurs Business Park to include B1b research and development facilities (71,415m²) having had an application approved for 67,651 sqm of B1b use in 2012-2013.

3.19.2 Going forward the borough will encourage, approve and support more applications within existing industrial locations, and will be taken forward in the emerging Local Plan.

⁴ Designated Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSIS)

3.20 EP5 Location of New Industrial, Warehousing and Related Uses

Indicator: Industrial (B1b, B1c, B2) and warehousing (B8) floorspace (gross internal) approved within the borough's Strategic Industrial Locations (SILs), Locally Significant Industrial Locations (LSISs) and other existing industrial sites as a proportion of all approved industrial and warehousing floorspace in the borough.

Target: 100% of the total industrial / warehousing and related employment floorspace approved within SILs, LSISs and other existing industrial sites as a proportion of the total.

NB: There is a small change in this indicator and target, from completed floorspace as stated in the Employment DPD, to approved floorspace.

3.20.1 **Outcome:** Table 3-4 shows 100% approvals for B1B, B1C and B2 development are located within existing industrial locations. A lower proportion (60.4%) of B8 approved development is located in such locations. This shows the policy's target is largely met.

3.21 EP6 Preferred Industrial Locations and Locally Significant Industrial Sites

3.21.1 Policy EP6 contains two sets of indicators and targets – one for land and one for floorspace. As the council does not have data relating to the existing floorspace of PILs and LSISs, we have only monitored the indicator relating to land. It is not proposed to report the floorspace figure in this or future AMRs, and this will be reflected in the monitoring framework in the emerging Local Plan.

Target: At least 90% of industrial/ warehousing land within each SIL and LSIS is protected in the life of the plan.

3.21.2 **Outcome:** There were no planning permissions involving the loss of industrial/ warehousing land located in SILs or LSISs in the borough. There were however a number of proposals involving changes between employment uses, appropriate within these designated employment areas. The target is therefore being met.

3.22 EP7 Industrial Business Park (Great West Road)

3.22.1 This policy details the council's approach to the management and protection of this area for industrial, research and development uses that require a higher quality environment. It outlines the criteria for considering change of use from or development involving the loss of B1b, B1c and B2 uses in this location. As with policy EP6, this and future AMR's will only seek to monitor the amount of industrial land rather than floorspace.

Target: At least 90% of land in B1b, B1c and B2 use in the Great West Road IBP is protected in the lifetime of the plan.

3.22.2 **Outcome:** There was no net loss of industrial land within the IBP, target is therefore met.

3.23 EP8 Other Industrial Land (Outside Strategic and Locally Significant Industrial Sites)

3.23.1 This policy outlines criteria regarding marketing evidence and amenity to consider in the flexible management of proposals for losses of industrial and warehousing uses outside Strategic and Locally Significant Industrial Sites.

Indicator: Total land lost through the granting of planning permission from industrial and warehousing uses on industrial sites outside SILs and LSISs relative to the borough as a whole.

Target: Relative to the borough as a whole, at least 95% of land lost from industrial / warehousing uses should be on industrial sites outside SILs and LSISs.

3.23.2 In this reporting year there was a total of 4,339 sq m industrial (2,806 sqm) and warehousing (1,533 sq m) floorspace lost, at a single site outside SILs and LSISs. This was at the Alfa Laval site, on the Great West Road, and development was considered to accord with the mixed use designation of the site. This is 100% of all net loss of industrial/ warehousing uses in the borough in the reporting year (as there was no net loss of these uses within designated SILs or LSISs – see above monitoring of EP6. Therefore the target has been met.

3.23.3 Going forward the local authority will continue to protect existing industrial locations for industrial, warehousing and related uses. This will be implemented through the emerging Local Plan employment policies and designations.

3.24 EP9 Small and Medium Sized Enterprise

3.24.1 This policy sets out the council's aim to retain and encourage small business, and it sets a monitoring indicator on the number of small business units approved, and will target increase. The policy states that these will be monitored by an internal council's database (as the size of these units will generally fall below the size threshold used for the London Development Database). This database is yet to be established, but will be reported on as and when it is, in subsequent AMRs.

3.25 Employment DPD Commentary

During 2013-14 there has been mixed success in meeting the Employment DPD's targets. The economically active population in the borough has increased in 2013-14. Despite this there is a need to support local business and enterprise to ensure this trend continues. The percentage of the population with NVQ3 level qualifications fell to 55.6% (by 3.5%) showing a continuing need to support training and qualifications for local people. The borough will be implementing positive policies to capitalise on investment in enterprise and support local residents in access to training and employment opportunities.

The main issues on the Employment DPD locational polies relate to high proportions of approvals for office and hotel uses outside town centres. Positive outcomes include the protection of existing offices within town centres and Key Existing Office Locations, and of industrial and warehousing uses in SILs and LSISs. However, prior approvals lead to a substantial additional potential loss of office floorspace, which the council needs to consider.

4. Brentford Area Action Plan (BAAP)

4.1.1 The BAAP contains a number of indicators set out in the monitoring section after each policy. The AMR will assess their performance and effects against the targets set out in the BAAP. There were a total of 35 permissions which were approved and where relevant a legal agreement was signed.

4.2 BAAP1: Sustainable Development

4.2.1 This policy contributes to the plan's objective to promote the sustainable development and regeneration of Brentford. In addition, it sets out criteria to be taken into account when considering new applications for development in the BAAP. The indicators below highlight measures that have been implemented and contribute to achieving sustainable development in the Brentford area.

Indicator: Percentage of major developments with planning consent achieving at least a 20% reduction in Carbon Dioxide emissions.

Target: 100% of major developments with planning consent achieving at least a 20% reduction in Carbon Dioxide emissions.

4.2.2 Outcome: Target has been superseded

Indicator: Percentage of new residential dwellings with a Code for Sustainable Homes rating of 3 or higher.

Target: 100% of new residential dwellings with a Code for Sustainable Homes rating of 3 or higher.

4.2.3 Outcome: Target has been superseded

Indicator: The percentage of developments incorporating Sustainable Urban Drainage Systems (SUDS).

Target: Sustainable Urban Drainage Systems (SUDS) to be incorporated into 100% of developments, unless proven unfeasible.

4.2.4 Outcome: Target has been superseded

Indicator: Area of publicly accessible open space in the plan area.

Target: A net increase in area of publicly accessible open space by 2018.

4.2.5 Outcome: None in this reporting year.

4.3 Policy BAAP 2: Urban Design

4.3.1 This policy promotes high quality redevelopment of all proposal sites and seeks to enrich existing areas of distinctive local character, rejuvenate those areas that lack a positive identity, and improve the overall quality of Brentford's urban form. This policy will be implemented through BAAP Development Sites Policies. The policy specifically identifies design principles and character areas that apply to each major development sites.

Indicator: Number of Registered Listed Buildings at Risk within the Plan area.
Target: No listed buildings at risk.

4.3.2 **Outcome:** There are three buildings at risk in the plan area. This number has not changed since the previous reporting year. The three buildings are:

- Kew Bridge Railway Station
- St Lawrence's Church (former)
- Brentford Baths, Clifden Road

Indicator: Improvements to the public realm delivered through the regeneration of the major development sites.

Target: Delivery of the following improvements to the public realm:

- **New areas of public open space on Development Sites M1 and M2 (delivered)**
- **Improvements to Carville Hall Park South (delivered).**
- **Provision of planting on the Great West Road frontages of Sites BE1, BE4, M1 and M2.**
- **Provision of a new pedestrian link between Green Dragon Lane and Waterman's Park through site M4.**
- **Improved pedestrian links between site M7 and the rest of the town centre.**
- **Introduction of new north/south links between the High Street and the canal-side (delivered).**
- **Provision of continuous public access to the waterside with site M8.**
- **Provision of Waterside Strategy for the M8 site**

4.3.3 **Outcome:** None of these are annual targets, however the three indicated above have been implemented.

4.4 Policy BAAP 3: Regeneration of Brentford Town Centre

4.4.1 The council through this policy aims to encourage sustainable regeneration of the town centre in order to provide a vibrant District centre that serves the local community well. This policy will be implemented through two development sites (M7 – Somerfield and M8 – Brentford Waterside) that are located within the town centre boundary. There have been no updates regarding the progress of the redevelopment of these two sites in the reporting year.

Indicator: Status of Brentford within the London Town Centre Network.
Target: Retain Brentford's status as District centre within the London Town Centre network.

4.4.2 **Outcome:** The status of Brentford Town Centre has not changed in the reporting year.

Indicator: Net change in retail floor space within Brentford town centre.
Target: Achieve net gain in retail floor space within Brentford Town Centre of at least 7,700m².

4.4.3 **Outcome:** No net gain in this reporting year.

Indicator: Number of licensed Farmers Market within Brentford town centre.
Target: Provision of a permanent site a Farmers Market.

4.4.4 **Outcome:** Although a permanent site for a Farmers market has not been achieved, a site for a general market has been created in Brentford Town Centre.

Indicator: Number of additional short-term public parking spaces within the town centre
Target: Increase in of short-term public parking spaces within the town centre by 150 spaces

4.4.5 **Outcome:** No material change in this period.

4.5 Policy BAAP 4: The Great West Road

Indicator: Date of completion of redevelopment schemes on development sites BE1, BE4, M1 and M2.

Target: Redevelopment of a Development Sites along the Great West Road by 2018:

- **BE1 – Gillette, Gillette Corner, Great West Road, Isleworth**

4.5.1 **Outcome:** No update in this reporting year.

- **BE4 – BSKYB, Centaurs Business Park, Syon Lane, Isleworth**

4.5.2 **Outcome:** Planning permission has been given for the creation of new visitor car park within existing staff car parking (00558/A/P46).

- **M1 – Former Alfa Laval Site and Baltic Centre, Great West Road**

4.5.3 **Outcome:** The Alfa Laval site is currently being redeveloped. It also has a prior approval for conversion to residential (00505/Z/PA1).

- **M2 – Wallis House, Great West Road**

4.5.4 **Outcome:** The final phase of development is currently underway (00505/P/P73).

4.6 Policy BAAP 5: Regeneration and protection of Brentford's river and canal support facilities, infrastructure and activities

4.6.1 Through this policy the council will seek to regenerate and/or protect existing sites, infrastructure and facilities identified on the Proposals Map, and encourage future use of Brentford's waterside for those uses that have interdependence with the water, offer access, and support greater use of the waterways.

Indicator: The number of operational boatyards within the plan area.

Target: An increase in the number of operational boatyards within the Brentford area during the plan period

4.6.2 **Outcome:** There are now two operational boatyards, which is an increase of one since the Plan was adopted. The new boatyard is located at Johnsons Island, Lots Ait.

4.7 Policy BAAP6: Large scale arts, cultural, entertainment and leisure facilities

4.7.1 The council will encourage large scale arts, cultural, entertainment and leisure facilities in the BAAP area. Brentford contains one large multi-purpose leisure centre which was refurbished in the reporting year.

Indicator: Net change in D2 floorspace within the plan area.
Target: Achieve a net increase in D2 floor space within the plan area by 2018.

4.7.2 **Outcome:** A net increase of 136 sqm, at the Great West Quarter/ Wallis House site (00505/P/P100).

4.8 Policy BAAP7: Delivering Sustainable Access

4.8.1 The policy requires all major developments to contribute to the delivery of sustainable access through a package of measures which promote sustainable movement and restrain the use of the car. Table 4-1 below highlights improvements in the reporting year.

Table 4-1 Sustainable access improvements in the BAAP area

Indicator	Target	Outcome 2013/14
Number of identified local transport, cycle and pedestrian improvements completed	Completion of all identified improvements as follows:	
	Increase frequency of H91 and E8 bus routes.	Section 106 money has been spent on the H91 bus route in 2013/14.
	Improved pedestrian access around waterside areas.	A scheme to improve pedestrian access and the public realm along the Thames behind the Heidelberg building was progressing, and implementation programmed for summer 2015 An update will be provided in subsequent AMRs.
	Improvements to the cycle network.	Major improvements to the junction of High Street and Ealing Road were completed in August 2011. This included new cycle lanes on the High Street and advanced cycle stop lines on all approaches. This junction is now "Cycle Superhighway ready", with only the blue cycle lane surface and CSH signage to be installed in 2015. Cycle permeability schemes have been implemented in St Pauls and Tallow Road which facilitate quiet cut throughs for cyclists. Cycling has also been permitted in the recreation ground. Feasibility plans have been prepared for a 'Cycle Superhighway' route along the full length of the A315 through Brentford. These will be progressed in 2015.
	New or upgraded pedestrian crossing facilities across the railway/ A4.	TFL have progressed a range of pedestrian upgrade to improve junctions along the A4 at Windmill Road, Brook Lane, Ealing Road, Clayponds Avenue and Lionel Road. Some

		funding for these schemes will come from monies received via S106 Agreements in connection with developments along the A4. The final elements of this work has been undertaken in the reporting year
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Indicator: The number of operational bus garages within the plan area.

Target: Retention of one operational bus garage within the plan area throughout the lifetime of the plan.

4.8.2 **Outcome:** No change in the reporting year. There is still one operational bus garage in the BAAP area.

4.9 BAAP Development Site Policies

4.9.1 The list below identifies the ten development sites in the BAAP. No development sites have completed in the reporting year, although five sites are under construction.

Indicator: Completion of schemes granted planning permission on BAAP Development Sites.

Target: Completion of redevelopment of sites BE1, BE4, M1, M2, M3, M4, M8 and RR1

4.9.2 **Outcome:** As Table 4-2 overleaf shows, no schemes have completed in the reporting year. Permissions that have been implemented prior to or since the Plan has been adopted are M2, M3, M4, M5 & RR1.

Table 4-2 Progress on BAAP Development Sites

Site Ref	Status	Comments
BE1 – Gillette, Gillette Corner, Great West Road, Isleworth	None	No progress on site.
BE4 – BSKYB, Centaurs Business Park, Syon Lane, Isleworth	None	Progress on planning application.
M1 – Former Alfa Laval Site and Baltic Centre, Great West Road	None	Under construction
M2 – Wallis House, Great West Road	Under construction	Renovation of building into mixed use residential block
M3 - Kew Bridge Site, Kew Bridge Road	Under construction	Under construction
M4 – Thames Water Site, Kew Bridge Road	Under construction	Under construction
M5 – Albany Riverside (Waterman’s plus adjoining commercial sites	Under construction	Under construction
M7 – Somerfield supermarket and car park, High Street, Brentford	None	No progress on site
M8 - ‘Brentford Waterside’, Land South of the High Street, Brentford	None	Progress on planning application
RR1 – Ferry Wharf, Point Wharf, Goat Wharf and Soap House Creek	Under construction	Under construction

4.10 BAAP Commentary

This reporting period has seen progress in delivering sustainable transport projects. Various improvements to the borough cycle network have been made, including cycling permeability schemes in residential areas and important steps towards making the borough “Cycle Superhighway ready”.

Despite the recession and subsequent delays the borough has some major developments completed and progressed. The completion and opening of the Piazza at Wallis Road has contributed to adding public open space in the area. Construction is underway at site M1 Former Alfa Laval Site and Baltic Centre, and nearing completion at sites such as 42-50 High Street and Goat Wharf Brentford.

5. Planning Obligations

5.1 UDP Objective IMP.6

5.1.1 To encourage the provision of appropriate planning obligations in association with new development.

5.2 Local Indicators: Legal Agreements Signed in 2013/14

5.2.1 Table 5-1 shows that 35 legal agreements (including Unilateral Undertakings and Deeds of Variation) were signed during 2013/14. Of those that required financial obligations the total value of contributions secured exceeded £5m

Table 5-1: Total Number of Legal Agreements Signed

Type of Agreement	Number of agreements
Section 106	24
Deeds of variation	9
Unilateral Undertakings	2
Total No. of Agreements signed:	35

Table 5-2: Financial Contributions gained through legal agreements 2013/14

Type of Contribution	Value
Amenity / Open space	£281,809
Public Transport	£1,551,215.24
Education	£1,174,278.49
Environmental Improvements/Public Realm/Street Trees/Parking/Travel Plan	£883,864
Employment/Job Brokerage	£334,979
Highways	£679,632
Air Quality	
Community	
Health	£81,545
Construction Training/Apprentices	£48,007
Affordable Housing & Deferred Payments	£98,000
Total Value	£5,133,329.73

5.2.2 In addition to financial contributions other community benefits have been secured in line with UDP and London Plan policies and with priorities in the Community Plan. These include construction training, affordable housing, travel plans, car park management, highway works, public access, car free housing developments, onsite training, car clubs and energy schemes.

5.3 Local Indicators: Section 106 contributions

5.3.1 Table 5-3 below identified the total financial contributions received by category during the financial year 2013/14. This totalled **£ 7,179,130.95**, with the largest contributions provided for Affordable Housing, Public Transport and Education.

Table 5-3 Benefits received by category through s106 agreements based on monies received in 2013/14.

Type of Contribution	Value £
Amenity/Open Space/ Greenbelt/ Children's Play Facilities	£281,800.10
Public Transport	£1,401,000.27
Education	\$992,939.17
Environmental Improvements/Traffic & Parking/Public realm	£900,795.35
Employment Training/Job Brokerage	£392,364.78
Highways	£77,142.44
Air Quality	-
Community facilities/Childcare	£22,890.00
Health	£281,973.33
Affordable Housing	£2,538,326.00
Construction Training	£156,048.70
Cultural/Tourism	-
Various	£133,850.81
Total Value	£7,179,130.95

5.3.2 Table 5-4 below identifies total s106 agreement money spending throughout 2013/14, which totalled £5,937,614, with the largest amounts spent on Education, Open Space and Affordable Housing

Table 5-4: Benefits delivered by category through s106 agreements based on spend in 2013/14

Type of Contribution	Value £
Amenity/Open space/Green Belt/Children's Play facilities	£603,917.15
Public Transport	£431,317.50
Education	£3,746,173.18
Environmental Improvements/Traffic & Parking	£254,442.68
Employment/Job brokering/Training initiatives	£109,957.43
Construction Training	£50,524.32
Highways	£10,549.00
Air Quality	£11,196.00
Community	£11,209.00
Various	£68,755.00
Affordable Housing	£609,897.00
Environmental Health	£29,676.08
Total Value	£5,937,614.34

5.4 Affordable Housing through Planning Obligations

5.4.1 There have been ten S106 agreements signed during the year containing an element of affordable housing at the following locations.

Table 5-5: Provision of Affordable Housing Units Contained within Legal Agreements signed in 2013/14

Location/Site	Number of affordable units
Hawkes Road & Bedfont Lane	20
Spring Road, Feltham	38
Burlington Lane, Chiswick	51
Chinchilla Drive, Former Health Centre	14
632-652 London Road	115
Innsite House, Parklane, Cranford	3
31 Sutton Lane (John Collins House)	36
565 London Road, Isleworth	20
83-93 Staines Road, Hounslow	6
741-743 London Road, Hounslow	20
Total	323

5.4.2 As table 5-6 shows, in the 2013/14 financial year, a total of £2,538,326.00 was received towards affordable housing secured through legal agreements.

Table 5-6: Affordable Housing S106 Financial Contributions received during 2013/14

Account Status	Amount (£) contributed to Affordable Housing.
Opening Balance 2013	1,824,207.62
Receipts during 2013/14	2,538,326
Closing Balance	3,752,636.6

5.5 Planning Obligations Commentary

In the financial year 2013/14 the council secured over £5 million in financial contributions with signed legal agreements. The top three areas in terms of the size of contributions were education, public transport and the environment (combined estimate £3.5 million).

Total financial contributions received in this financial year through section 106 monies amounted to around £7.1 million. While the council's total value of delivered section 106 contributions is £5.9 million based on spend in 2013/14.

Appendix 1a: Large sites from the London Strategic Housing Land Availability Assessment and draft Local Plan Housing Capacity evidence

This list provides information on approved and 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 London Strategic Housing Land Availability Assessment and draft Local Plan Housing Capacity evidence. Year by year information for 2014/15 through to 2019/20 is shown in Appendix 1b.

Large sites: General features						Residential completions expected			
Site Ref	Site name	Allocation in draft Local Plan	Use(s) allocated in draft Local Plan	District	Area (ha)	Phase 0 2013-14 and 2014-15	Phase 1 2015-16 to 2019-20	Phase 2 2020-21 to 2024-25	Phase 3 2025-26 to 2029-30
1	Dukes Meadow	Yes	Leisure	Chiswick	20.85	N/A	N/A	N/A	N/A
2	500 Chiswick High Road	Yes	Mixed Use	Chiswick	0.36		61		
3	Empire House	Yes	Employment	Chiswick	0.49		137		
4	Hogarth Business Park, Hounslow	Yes	Mixed use	Chiswick	1.73		174		

5	Wheatstone House	Yes	Mixed use	Chiswick	0.31		55		
6	BSkyB	Yes	Employment	Brentford	14.49	N/A	0	N/A	N/A
7	Gillette	Yes	Mixed Use	Brentford	4.32	N/A	0	N/A	N/A
8	Boston Manor Park	Yes	Heritage Asset	Brentford	29.12	N/A	0	N/A	N/A
9	Gunnersbury Park	Yes	Heritage Asset	Brentford	72.00	N/A	0	N/A	N/A
10	Reynard Mills	Yes	Housing and Education	Brentford	2.35		195		
11	Albany Riverside	Yes	Mixed Use	Brentford	0.63		0	40	
12	Alfa Laval	Yes	Mixed Use	Brentford	1.80	80	126		
13	Lionel Road	Yes	Mixed Use	Brentford	5.34		303	607	

14	Brentford Football Club	Yes	Housing	Brentford	1.63		70	70	
15	Brentford Police Station	Yes	Mixed Use	Brentford	0.27		0	13	
16	Commerce Road	Yes	Mixed Use	Brentford	3.69		331	189	
17	Brentford Waterside	Yes	Mixed Use	Brentford	4.76		323	360	
18	Morrisons Supermarket and Car Park	Yes	Mixed Use	Brentford	0.60		0	60	
19	Thames Water	Yes	Mixed Use	Brentford	0.98		76		
20	Alexandra House	Yes	Education	Brentford	0.24	N/A	0	N/A	N/A
22	Brentford bus depot	Yes	Bus depot or education	Brentford	1.05	N/A	0	N/A	N/A
23	69 to 77 Boston Manor Road	Yes	Mixed Use	Brentford	0.45		0	20	

24	632-652 London Road	Yes	Housing	Osterley and Spring Grove	0.73		155		
25	Scout Hut at Star Road	Yes	Education	Osterley and Spring Grove	0.05	N/A	0	N/A	N/A
26	South-west of Gillette Corner	Yes	Mixed use	Osterley and Spring Grove	0.40		43		
27	John Busch House and the Telephone Exchange	Yes	Education	Isleworth	0.77		40		
28	Europa House	Yes	Mixed use	Isleworth	0.28		0	14	
29	Swan Court	Yes	Mixed use	Isleworth	0.75		139		
30	174 Twickenham Road	Yes	Housing	Isleworth	0.27		25		
31	Rugby Road	Yes	Mixed use	Isleworth	0.97		0	47	
32	Former West Thames College	Yes	Housing	Isleworth	0.28		59		

33	Nazareth House	Yes	Housing and Open Space	Isleworth	3.15		98		
35	Royal Mail Delivery Office	Yes	Housing	Hounslow	0.59		0	70	70
36	Bath Road	Yes	Mixed Use	Hounslow	0.40		25		
37	Bell Road	Yes	Mixed Use	Hounslow	0.53		35	35	
38	Central House	Yes	Mixed Use	Hounslow	0.54	80	80		
39	High Street Quarter	Yes	Mixed Use	Hounslow	2.59		176	353	
40	Hounslow House	Yes	Mixed Use	Hounslow	1.22		63	62	
41	Kingsley Road	Yes	Mixed Use	Hounslow	0.43		14	13	
42	Lampton Road	Yes	Mixed Use	Hounslow	0.26		0	40	

43	London Road North	Yes	Mixed Use	Hounslow	0.90	182	0	68	
44	London Road South - Site A	Yes	Mixed Use	Hounslow	0.74		50	50	
45	London Road South - Site B	Yes	Mixed Use	Hounslow	2.67		83	83	
46	Civic Centre	Yes	Housing	Hounslow	4.86		194	389	
47	Staines Road East	Yes	Mixed Use	Hounslow	0.65		0	40	40
48	Staines Road West	Yes	Mixed Use	Hounslow	0.75		0	75	
49	Vacant site, Hanworth Road	Yes	Housing and Education	Hounslow	1.10		0		
50	Bus Garage	Yes	Mixed Use	Hounslow	1.14		0	143	142
51	Upstage	Yes	Mixed use	Hounslow	0.56		0	15	15

52	Lampton House	Yes	Housing	Hounslow	0.44		0	64	
53	Pears Road	Yes	Housing	Hounslow	0.27		13	13	
54	Cavalry Barracks	Yes	Housing	Hounslow West	14.72		0		250
55	Hounslow West Station	Yes	Mixed Use	Hounslow West	1.57		0	114	
56	Bombardier Aerospace/ Vista Business Centre	Yes	Mixed use	Hounslow West	1.65		0	50	
57	Staines Road	Yes	Housing	Hounslow West	0.38		0	48	
59	Sutton Lane Bowls Club	Yes	Education and educational open space	Hounslow West	3.61	N/A	0	N/A	N/A
61	The Hartlands	Yes	Gypsy and Travellers Site (merged 2 sites)	Cranford and Heston	2.41	N/A	0	N/A	N/A
62	Heston Leisure Centre	Yes	Leisure and open space	Cranford and Heston	7.82	55	143		

63	Rectory Farm	Yes	Minerals and Green Belt	Cranford and Heston	42.55	N/A	0	N/A	N/A
64	Cranford Lane	Yes	Mixed Use	Cranford and Heston	1.31		40		
65	Master Robert Hotel	Yes	Hotel and housing	Cranford and Heston	1.27		45		
67	Feltham Arenas	Yes	Leisure and open space	Feltham	14.09	N/A	0	N/A	N/A
68	Feltham Ex service men's club	Yes	Education	Feltham	1.05		19		
69	Fern Grove	Yes	Housing	Feltham	0.38		0	22	22
70	Ashmead Depot - Hounslow Homes	Yes	Housing	Feltham	0.68		44		
71	Hanworth Library	Yes	Housing	Hanworth	0.29		21		
None	Wallis House	No	Existing Planning Permission	Brentford		140	64		

None	Land Adj Kew Bridge	No	Existing Planning Permission	Brentford		184	124		
None	42-50 High Street and Goat Wharf Brentford	No	Existing Planning Permission	Brentford		86	0		
None	Albany House, 41 High Street	No	Existing Planning Permission	Brentford		56	0		
None	41- 42 Kew Bridge	No	Existing Planning Permission	Brentford		23	12		
None	Land Fronting 210-304 And 1-13 Brabazon Road, Brabazon Estate, TW5	No	Existing Planning Permission	Cranford and Heston		0	37		
None	Campion House	No	Existing Planning Permission	Osterley and Spring Grove		43	0		
None	Manor Lane Estate MANOR LANE FELTHAM LONDON TW13 4JF	No	Existing Planning Permission	Feltham		22	46		

None	537A Staines Road Feltham London TW14 8BP	No	Existing Planning Permission	Bedfont		36	0		
None	FELTHAM DENE CARE HOME SPRING ROAD FELTHAM LONDON TW13 7JB	No	Existing Planning Permission	Feltham		0	38		
None	Lascar Works Site	No	Existing Planning Permission	Hounslow		92	0		
None	Bath Road OS10	No	Hounslow Masterplan	Hounslow		0	80		
None	Melbourne Works	No	Existing Planning Permission	Hounslow		67	0		
None	Hounslow Social Club, 60 Grove Road, Hounslow	No	Existing Planning Permission	Hounslow		29	0		
None	Block 324 To 358 (Even) Beavers lane	No	Existing Planning Permission	Hounslow West		20	0		
None	Former Health Centre Chinchilla	No	Existing Planning Permission	Hounslow West		14	0		

	Drive Hounslow London TW4 7NN								
None	Greenham House	No	School place planning site review - no longer required	Isleworth		0	0	70	69
None	83-93 Staines Road, Hounslow TW3 3JB	No	Existing Planning Permission	Hounslow		0	27		
Total (by phase)						1209	3883	3237	608

Appendix 1b: Five (six) year housing supply - large sites from the London Strategic Housing Land Availability Assessment and draft Local Plan Housing Capacity evidence, for years 2014/15 to 2019/20

This list provides information on approved and allocated sites that have been identified for housing with expected delivery between 2014/15 to 2019/20. 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 and draft Local Plan Housing Capacity evidence.

Site Ref	Site name	Allocation in draft Local Plan	Use(s) allocated in draft Local Plan	District	Area (ha)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
2	500 Chiswick High Road	Yes	Mixed Use	Chiswick	0.36			30	31		
3	Empire House	Yes	Employment	Chiswick	0.49			137			
4	Hogarth Business Park, Hounslow	Yes	Mixed use	Chiswick	1.73			58	58	58	
5	Wheatstone House	Yes	Mixed use	Chiswick	0.31				55		
10	Reynard Mills	Yes	Housing and Education	Brentford	2.35			65	65	65	
12	Alfa Laval	Yes	Mixed Use	Brentford	1.80	80	63	63			
13	Lionel Road	Yes	Mixed Use	Brentford	5.34					151	152

14	Brentford Football Club	Yes	Housing	Brentford	1.63						70
16	Commerce Road	Yes	Mixed Use	Brentford	3.69		131			100	100
17	Brentford Waterside	Yes	Mixed Use	Brentford	4.76				107	108	108
19	Thames Water	Yes	Mixed Use	Brentford	0.98			76			
24	632-652 London Road	Yes	Housing	Osterley and Spring Grove	0.73			55	100		
26	South-west of Gillette Corner	Yes	Mixed use	Osterley and Spring Grove	0.40				43		
27	John Busch House and the Telephone Exchange	Yes	Education	Isleworth	0.77		40				
29	Swan Court	Yes	Mixed use	Isleworth	0.75			69	70		
30	174 Twickenham Road	Yes	Housing	Isleworth	0.27						25
32	Former West Thames College	Yes	Housing	Isleworth	0.28		30	29			

33	Nazareth House	Yes	Housing and Open Space	Isleworth	3.15			32	33	33	
36	Bath Road	Yes	Mixed Use	Hounslow	0.40						25
37	Bell Road	Yes	Mixed Use	Hounslow	0.53						35
38	Central House	Yes	Mixed Use	Hounslow	0.54	80	80				
39	High Street Quarter	Yes	Mixed Use	Hounslow	2.59					88	88
40	Hounslow House	Yes	Mixed Use	Hounslow	1.22						63
41	Kingsley Road	Yes	Mixed Use	Hounslow	0.43						14
44	London Road South - Site A	Yes	Mixed Use	Hounslow	0.74					25	25
45	London Road South - Site B	Yes	Mixed Use	Hounslow	2.67					42	41
46	Civic Centre	Yes	Housing	Hounslow	4.86					97	97
53	Pears Road	Yes	Housing	Hounslow	0.27					13	
62	Heston Leisure Centre	Yes	Leisure and open space	Cranford and Heston	7.82	55	55	88			

64	Cranford Lane	Yes	Mixed Use	Cranford and Heston	1.31				20	20	
65	Master Robert Hotel	Yes	Hotel and housing	Cranford and Heston	1.27						45
68	Feltham Ex service men's club	Yes	Education	Feltham	1.05						19
70	Ashmead Depot - Hounslow Homes	Yes	Housing	Feltham	0.68				22	22	
71	Hanworth Library	Yes	Housing	Hanworth	0.29			21			
None	Wallis House	No	Existing Planning Permission	Brentford		70	64				
None	Land Adj Kew Bridge	No	Existing Planning Permission	Brentford		63	117	7			
None	42-50 High Street and Goat Wharf Brentford	No	Existing Planning Permission	Brentford		37					
None	Albany House, 41 High Street	No	Existing Planning Permission	Brentford		56					

None	41- 42 Kew Bridge	No	Existing Planning Permission	Brentford		23	12				
None	Land Fronting 210-304 And 1-13 Brabazon Road, Brabazon Estate, TW5	No	Existing Planning Permission	Cranford and Heston			19	18			
None	Campion House	No	Existing Planning Permission	Osterley and Spring Grove		20					
None	Manor Lane Estate MANOR LANE FELTHAM LONDON TW13 4JF	No	Existing Planning Permission	Feltham		22	46				
None	537A Staines Road Feltham London TW14 8BP	No	Existing Planning Permission	Bedfont		36					

None	FELTHAM DENE CARE HOME SPRING ROAD FELTHAM LONDON TW13 7JB	No	Existing Planning Permission	Feltham			38				
None	Bath Road OS10	No	Hounslow Masterplan	Hounslow			40	40			
None	Former Health Centre Chinchilla Drive Hounslow London TW4 7NN	No	Existing Planning Permission	Hounslow West		14					
None	83-93 Staines Road, Hounslow TW3 3JB	No	Existing Planning Permission	Hounslow			27				
Total (by year)						556	762	788	604	822	907

Appendix 2a:

Housing Trajectory

Projected Housing Completions 2014/15

2014/15 Completions Estimate	Housing completions (expected)
Completions from the LDD, 01/04/2014 to 17/12/2014*	161
Under construction (small sites) expected to complete 2014/15	56
Under construction (large sites) expected to complete 2014/15	556
Prior approvals and permitted development 2014/15	112
TOTAL	885

Housing completions verified by the council between 01/04/2014 to 17/12/2014*

See Appendix 1 for a breakdown of sites in 2014/15.

Appendix 2b: Projected Housing Completions 2015/16

2015/16 Completions Estimate	Housing completions (expected)
Under construction (small sites) expected to complete 2015/16	278
Under construction (large sites) expected to complete 2015/16	762
Not started expected to complete 2015/16	50
Prior approvals and permitted development 2015/16	186
TOTAL	1276

Appendix 2c: Projected Housing Completions 2016/17

2016/17 Completions Estimate	Housing completions (expected)
Under construction (small sites) expected to complete 2016/17	46
Under construction (large sites) expected to complete 2016/17	788
Not started expected to complete 2016/17	170
Prior approvals and permitted development 2016/17	153
TOTAL	1157

Appendix 2d: Projected Housing Completions 2017/18

2017/18 Completions Estimate	Housing completions (expected)
Under construction (large sites) expected to complete 2017/18	604
Not started expected to complete 2017/18	113
Small sites estimate	161
TOTAL	878

Appendix 2e: Projected Housing Completions 2018/19

Completions Estimate	Housing completions (expected)
Pending S106	240
Small sites estimate 2018/19	161
Large sites expected to complete 2018/19 (except those pending S106)	582
TOTAL	983

Appendix 2f: Projected Housing Completions 2019/20

Completions Estimate	Housing completions (expected)
Pending S106	129
Small sites estimate 2019/20	161
Large sites expected to complete 2019/20 (except those pending S106)	778
TOTAL	1068

Appendix 2g: Projected Housing Completions 2020/21 to 2024/25

Completions Estimate	Housing completions (expected)
Small sites estimate 2020/21 to 2024/25	805
Large sites expected to complete 2020/21 to 2024/25	3478
TOTAL	4283
Annual figure (average)	857

Appendix 2h: Projected Housing Completions 2025/26 to 2029/30

Completions Estimate	Housing completions (expected)
Small sites estimate 2020/21 to 2024/25	805
Large sites expected to complete 2020/21 to 2024/25	608
TOTAL	1413
Annual figure (average)	283

