



London Borough
of Hounslow

Authority Monitoring Report

Part 1:

Introduction & Housing Chapters

Financial Year 2014-2015

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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 Brentford Area Action Plan (BAAP) and Employment Development Plan Document for the period 1 April 2014 to 31 March 2015.

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 a Proposed Submission plan, which was published for consultation in March 2014. A new Local Development Scheme was published, 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 (2014-15).
- 1.2.3 The Local Plan was successfully adopted on 15th September 2015 following a public examination.

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 Since the London Plan (2011) the Mayor's office published updated monitoring targets for boroughs set in the Further Alterations to the London Plan in March 2015 (FALP). The FALP 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
Total	12,330	206	12,536

2.1.5 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.

2.1.6 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:

2.2.1 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*

2.2.2 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 Vision 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 borough.

2.2.3 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 Golden Mile and West of the Borough;
 - Feltham Housing Zone pipeline sites.

2.3 Housing Trajectory

2.3.1 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. Graph 2-3 highlights the borough's housing trajectory, the trajectory includes net additional dwellings completed each year since 2004/05, including the current reporting year (2014/15), as well as projected net additional dwellings up to 2030/31.

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

2.3.3 Alongside the housing capacity figures identified in the SHLAA 2013 Local Plan (see Appendices 1a and 1b), 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 – 2013/14)

2.3.4 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 current reporting year (2014/15)

2.3.5 Using the method outlined (para 2.3.2) a housing completion report from the LDD shows the number of net additional dwellings completed in 2014-15 was 897.

Current monitoring year (2015/16) (see Appendices 1b and 2a)

2.3.6 The number of dwellings expected to be completed in the current financial year is 1,129, 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 2016.

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

2.3.7 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.

2.3.8 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 (24 October 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 (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 1st April 2013 were excluded as unlikely to come forward. 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.

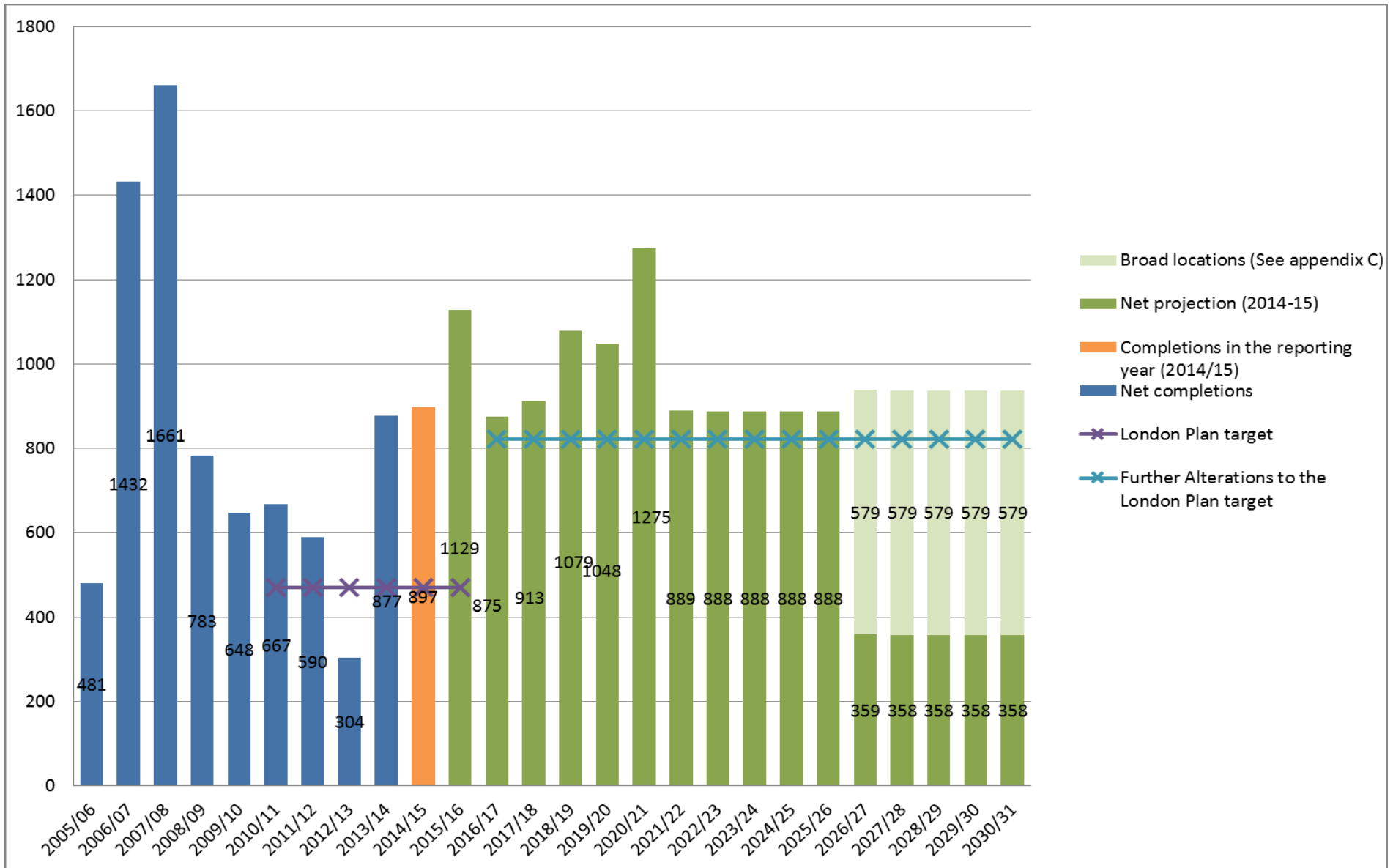
Second five year period (2021/22 – 2025/26) (see Appendices 1a, 1c and 2g)

- 2.3.9 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.
- 2.3.10 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)
- 2.3.11 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.
- 2.3.12 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 2h)

- 2.3.13 Where possible for the third five year period, the NPPF requires the identification of specific developable sites or broad locations for future growth.
- 2.3.14 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.
- 2.3.15 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

- 2.4.1 The housing supply requirement from 1 April 2013 to 31 March 2018 is 2468 dwellings. The current supply of deliverable sites during this period is expected to be 5466 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 more than twice the minimum requirement.

2.5 Affordable Housing

- 2.5.1 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..

2.6 Affordable Housing Completions

- 2.6.1 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.

2.7 Housing Commentary

- 2.7.1 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.
- 2.7.2 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 programme to boost affordable housing delivery, led by the council.

Appendices

Appendix 1a: Large Site from the London Strategic Housing Land Availability Assessment which have informed the Housing Trajectory in the 2014-15 Authority Monitoring Report

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 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 13/14 Trajectory - Commentary	Phase 0 (2014/15 & 2015/16)	Phase 1 2015-20 (Phase 2 SHLAA)	Phase 2 2021-25 (Phase 3 SHLAA)	Phase 3 2026-31 (Phase 4 SHLAA)	Total housing numbers (all phases) at Jan 2015
							551	3797	3636	986	8970
1	Dukes Meadow	Yes	Leisure	Chiswick	20.85			0			0
2	500 Chiswick High Road	Yes	Mixed Use	Chiswick	0.36	Yes, 96 to 61 through planning application	0	61			61
3	Empire House	Yes	Mixed Use	Chiswick	0.49	Yes, planning application for early 2015 cttee for 137 units / already have prior approval (62 units)	0	137			137
4	Hogarth Business Park, Hounslow	Yes	Mixed use	Chiswick	1.73	Slight number adjustment (173 to 174) to match planning permission.	0	174			174

						Phasing checked with Shane - no change.					
5	Wheatstone House	Yes	Mixed use	Chiswick	0.31	Approved for Car Dealership.	0	0	95		95
6	BSkyB	Yes	Employment	Brentford	14.49		0	0			0
7	Gillette	Yes	Employment	Brentford	4.32		0	0			0
8	Boston Manor Park	Yes	Heritage Asset	Brentford	29.12		0	0			0
9	Gunnersbury Park	Yes	Heritage Asset	Brentford	72.00		0	0			0
10	Reynard Mills	Yes	Housing and Education	Brentford	2.35	Yes, to 195 units (from 59) following planning approval, subject to S106. Max doesn't have info re expected completions - will start soon.	0	195			195
11	Albany Riverside	Yes	Mixed Use	Brentford	0.63	Yes, from 34 to 40 with accord to LP housing capacity figure	0	0	200		200
12	Alfa Laval	Yes	Mixed Use	Brentford	1.80	Yes Phasing changed - shifted back	80	126			206
13	Lionel Road	Yes	Mixed Use	Brentford	5.34	Yes phasing changed to equal split between Phase 1 and 2 to reflect LP	0	303	607		910

14	Brentford Football Club	Yes	Housing	Brentford	1.63	Yes, shifted phasing back by a year re planning permission phasing	0	75			75
15	Brentford Police Station	Yes	Mixed Use	Brentford	0.27	Likely to come forward d for housing in later phases.	0	0	125	125	250
16	Commerce Road Bfd Waterside	Yes	Mixed Use	Brentford	3.69	Yes, changes to phasing only to reflect latest info.	144	100	176		420
17	Brentford High Street	Yes	Mixed Use	Brentford	4.76	No but differs to LP housing capacity figure	0	215	661		876
18	Morrisons Supermarket and Car Park	Yes	Mixed Use	Brentford	0.60	New discussions points to figure of 120	0	0	120		120
19	Thames Water	Yes	Mixed Use	Brentford	0.98	Additional Storeys added for plus 16 units in /P27	0	91			91
20	Alexandra House	Yes	Education	Brentford	0.24		0	0			0
21	Brentford bus depot	Yes	Education	Brentford	1.05	Potential linked to Commerca Road Development for infrastructure provision.	0	0			0
22	69 to 77 Boston Manor Road	Yes	Mixed Use	Brentford	0.45	Yes 23 to 20 re LP housing capacity	0	0	20		20

23	632-652 London Road	Yes	Housing	Osterley and Spring Grove	0.73	Changes to phasing (shifted back) as no movement on site. Expd complete 2017	0	155			155
24	Scout Hut at Star Road	Yes	Education	Osterley and Spring Grove	0.05		0	0			0
25	South-west of Gillette Corner	Yes	Mixed use	Osterley and Spring Grove	0.40	Moved completions back 1 year - No application as yet	0	0	90		90
26	John Busch House and the Telephone Exchange	Yes	Education	Isleworth	0.77	Yes, 39 to 40, through prior approval, application expected for another 17-18 in roof ext, not included yet. Brought forward timeframe for delivery, to 15-16. (28 LP housing capacity not used here).	0	57			57
27	Europa House	Yes	Mixed use	Isleworth	0.28		0	0	14		14
28	Swan Court	Yes	Mixed use	Isleworth	0.75		0	139			139
29	174 Twickenham Road	Yes	Housing	Isleworth	0.27		0	25			25
30	Rugby Road	Yes	Mixed use	Isleworth	0.97		0	0		40	40
31	Former West Thames College	Yes	Housing	Isleworth	0.28	Yes, slight decrease in number (from 68) and change to phasing based on current	0	0			0

						permission and DM (Stephen's) knowledge of the site.					
32	Nazareth House	Yes	Housing and Open Space	Isleworth	3.15	Yes, resolution to grant on 00937/A/P28 - 98 units. Start next year, 3 years completions	0	98			98
33	Royal Mail Delivery Office	Yes	Housing	Hounslow	0.59		0	0		140	140
34	Bath Road	Yes	Mixed Use	Hounslow	0.40	No, informed by planning brief and LP sites background	0	0			0
35	Bell Road	Yes	Mixed Use	Hounslow	0.53		0	127			127
36	Central House	Yes	Mixed Use	Hounslow	0.54	Yes, new PA for 160 units supersedes 110	171	0			171
37	High Street Quarter	Yes	Mixed Use	Hounslow	2.59		0	325	200		525
38	Hounslow House	Yes	Mixed Use	Hounslow	1.22		0	150	150		300
39	Kingsley Road	Yes	Mixed Use	Hounslow	0.43		0	14	13		27
40	Lampton Road	Yes	Mixed Use	Hounslow	0.26		0	87			87
41	London Road North	Yes	Mixed Use	Hounslow	0.90		101	0	200		301
42	London Road South - Site A	Yes	Mixed Use	Hounslow	0.74	Yes, 114 to 100 re LP Housing capacity. Same 50:50 split between P1 and P2	0	50			50

43	London Road South - Site B	Yes	Mixed Use	Hounslow	2.67	Yes, 58 to 166 re LP Housing capacity. Shifted to equal split between P1 and P2 (same as 12-13 Trajectory, diff to LP Housing capacity)	0	183	103		286
44	Civic Centre	Yes	Housing	Hounslow	4.86	No. Planning brief as yet consulted on.	0	540	379		919
45	Staines Road East	Yes	Mixed Use	Hounslow	0.65		0	0	0	80	80
46	Staines Road West	Yes	Mixed Use	Hounslow	0.75		0	0	0	75	75
47	Vacant site, Hanworth Road	Yes	Housing and Education	Hounslow	1.10	Yes, substantial decrease in units from 12-13 AMR (148) based on LP capacity figures (75% site for school)	0	0	0	48	48
48	Bus Garage	Yes	Mixed Use	Hounslow	1.14		0	0	190	95	285
49	Upstage	Yes	Mixed use	Hounslow	0.56		0	0	25	25	50
50	Lampton House	Yes	Housing	Hounslow	0.44		0	0	0	64	64
51	Pears Road	Yes	Housing	Hounslow	0.27	Yes, decrease in numbers (from 75) and earlier phasing based on outline permission	0	26			26
52	Cavalry Barracks	Yes	Housing	Hounslow West	14.72		0	0		250	250

53	Hounslow West Station	Yes	Mixed Use	Hounslow West	1.57	Increase in number (from 65) based on LP capacity figure and slight shift back in years as no permission/ pre-app yet	0	0	114		114
54	Bombardier Aerospace/ Vista Business Centre	Yes	Mixed use	Hounslow West	1.65		0	62	62		124
55	Staines Road	Yes	Housing	Hounslow West	0.38		0	0	48		48
56	Sutton Lane Bowls Club	Yes	Education and educational open space	Hounslow West	3.61		0	0			0
57	Heston Leisure Centre	Yes	Leisure and open space	Cranford and Heston	7.82	Yes, Site B (affordable, 88 units) moved back from Phase 0 to Phase 1, all expected to complete 2016-17. Site A (private) split equally and shifted back - Sonny McCann.	55	143			198
58	Rectory Farm	Yes	Minerals and Green Belt	Cranford and Heston	42.55		0	0			0
59	Cranford Lane	Yes	Mixed Use	Cranford and Heston	1.31	Yes, slight increase from 34 based on LP capacity figure, phasing unchanged	0	40			40

60	Master Robert Hotel	Yes	Hotel and housing	Cranford and Heston	1.27	Yes shift forward to P1 on basis on pre-app. Change in no. from LP housing capacity.	0	45			45
61	Feltham Arenas	Yes	Leisure and open space	Feltham	14.09		0	0			0
62	Feltham Ex-service men's club	Yes	Education	Feltham	1.05		0	19			19
63	Fern Grove	Yes	Housing	Feltham	0.38		0	0	22	22	44
64	Ashmead Depot - Hounslow Homes	Yes	Housing	Feltham	0.68	Yes, increase in number (from 38) and changed phasing based on LP capacity figures.	0	0	22	22	44
65	Hanworth Library	Yes	Housing	Hanworth	0.29	Yes increase in number and phasing put back based on permission (not started)	0	35			35
							551	3797	3636	986	8970

Appendix 1b: Annual housing supply - 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 expected annual delivery between 2015/16 and 2020/21. 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 2014-15					
Site Ref	Site name	Allocation in Local Plan	Allocation in Local Plan (Uses)	District	Area (ha)	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
						551	310	685	901	887	1114
1	Dukes Meadow	Yes	Leisure	Chiswick	20.85						
2	500 Chiswick High Road	Yes	Mixed Use	Chiswick	0.36			30	31		
3	Empire House	Yes	Mixed Use	Chiswick	0.49			69	68		
4	Hogarth Business Park, Hounslow	Yes	Mixed use	Chiswick	1.73		87	87			
5	Wheatstone House	Yes	Mixed use	Chiswick	0.31						
6	BSkyB	Yes	Employment	Brentford	14.49						
7	Gillette	Yes	Employment	Brentford	4.32						
8	Boston Manor Park	Yes	Heritage Asset	Brentford	29.12						
9	Gunnorsbury Park	Yes	Heritage Asset	Brentford	72.00						

10	Reynard Mills	Yes	Housing and Education	Brentford	2.35		65	65	65		
11	Albany Riverside	Yes	Mixed Use	Brentford	0.63						
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						75
15	Brentford Police Station	Yes	Mixed Use	Brentford	0.27						
16	Commerce Road Bfd Waterside	Yes	Mixed Use	Brentford	3.69	144				100	100
17	Brentford High Street	Yes	Mixed Use	Brentford	4.76					107	108
18	Morrisons Supermarket and Car Park	Yes	Mixed Use	Brentford	0.60						
19	Thames Water	Yes	Mixed Use	Brentford	0.98			76	15		
20	Alexandra House	Yes	Education	Brentford	0.24						
21	Brentford bus depot	Yes	Education	Brentford	1.05						
22	69 to 77 Boston Manor Road	Yes	Mixed Use	Brentford	0.45						

23	632-652 London Road	Yes	Housing	Osterley and Spring Grove	0.73			55	100		
24	Scout Hut at Star Road	Yes	Education	Osterley and Spring Grove	0.05						
25	South-west of Gillette Corner	Yes	Mixed use	Osterley and Spring Grove	0.40						
26	John Busch House and the Telephone Exchange	Yes	Education	Isleworth	0.77		40	17			
27	Europa House	Yes	Mixed use	Isleworth	0.28						
28	Swan Court	Yes	Mixed use	Isleworth	0.75			70	69		
29	174 Twickenham Road	Yes	Housing	Isleworth	0.27						25
30	Rugby Road	Yes	Mixed use	Isleworth	0.97						
31	Former West Thames College	Yes	Housing	Isleworth	0.28						
32	Nazareth House	Yes	Housing and Open Space	Isleworth	3.15			65	33		
33	Royal Mail Delivery Office	Yes	Housing	Hounslow	0.59						
34	Bath Road	Yes	Mixed Use	Hounslow	0.40						

35	Bell Road	Yes	Mixed Use	Hounslow	0.53				127		
36	Central House	Yes	Mixed Use	Hounslow	0.54	171					
37	High Street Quarter	Yes	Mixed Use	Hounslow	2.59				125	100	100
38	Hounslow House	Yes	Mixed Use	Hounslow	1.22						150
39	Kingsley Road	Yes	Mixed Use	Hounslow	0.43						14
40	Lampton Road	Yes	Mixed Use	Hounslow	0.26					43	44
41	London Road North	Yes	Mixed Use	Hounslow	0.90	101					
42	London Road South - Site A	Yes	Mixed Use	Hounslow	0.74					25	25
43	London Road South - Site B	Yes	Mixed Use	Hounslow	2.67					116	67
44	Civic Centre	Yes	Housing	Hounslow	4.86				160	190	190
45	Staines Road East	Yes	Mixed Use	Hounslow	0.65						
46	Staines Road West	Yes	Mixed Use	Hounslow	0.75						
47	Vacant site, Hanworth Road	Yes	Housing and Education	Hounslow	1.10						
48	Bus Garage	Yes	Mixed Use	Hounslow	1.14						

49	Upstage	Yes	Mixed use	Hounslow	0.56						
50	Lampton House	Yes	Housing	Hounslow	0.44						
51	Pears Road	Yes	Housing	Hounslow	0.27				26		
52	Cavalry Barracks	Yes	Housing	Hounslow West	14.72						
53	Hounslow West Station	Yes	Mixed Use	Hounslow West	1.57						
54	Bombardier Aerospace/ Vista Business Centre	Yes	Mixed use	Hounslow West	1.65				62		
55	Staines Road	Yes	Housing	Hounslow West	0.38						
56	Sutton Lane Bowls Club	Yes	Education and educational open space	Hounslow West	3.61						
57	Heston Leisure Centre	Yes	Leisure and open space	Cranford and Heston	7.82	55	55	88			
58	Rectory Farm	Yes	Minerals and Green Belt	Cranford and Heston	42.55						

59	Cranford Lane	Yes	Mixed Use	Cranford and Heston	1.31				20	20	
60	Master Robert Hotel	Yes	Hotel and housing	Cranford and Heston	1.27						45
61	Feltham Arenas	Yes	Leisure and open space	Feltham	14.09						
62	Feltham Ex-service men's club	Yes	Education	Feltham	1.05						19
63	Fern Grove	Yes	Housing	Feltham	0.38						
64	Ashmead Depot - Hounslow Homes	Yes	Housing	Feltham	0.68						
65	Hanworth Library	Yes	Housing	Hanworth	0.29					35	
						551	310	685	901	887	1114

Appendix 1c Broad locations for development are sites where residential use may be feasible over the second and third phases of the plan period (2021-2031).

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.

Broad Location by Type	Sum of Constrained P1 2015-21 (Phase 2 in SHLAA)	Sum of Constrained P2 2021-26 (Phase 3 in SHLAA)	Sum of Constrained P3 2026-31 (Phase 4 in SHLAA)	Total	Note
Infrastructure	0	17	16	33	N/A
LSIS	0	31	957	988	This location is a telephone exchange in Isleworth and may have potential for housing as well as education.
Office	0	152	74	226	These 29 sites are currently designated as Locally Significant Industrial Sites (there are 36 LSIS in total) where partial or complete redevelopment could provide potential for residential development. This should be taken forward in line with guidance on release of industrial sites in the Local Plan and London Plan. They are primarily located in the western part of the borough.
Other	0	53	52	105	This is made up of three office locations where there may be potential for housing development.
Other industrial	0	516	481	997	This consists of two sites where other uses (sui generis and housing) currently exist but where redevelopment and intensification could increase housing capacity
N/A				0	These are made up of 13 industrial estates or buildings which are not currently designated and may provide potential for new housing.
Total	0	769	1580	2349	N/A
Other local infrastructure	0	22	21	43	This site is currently in leisure use but has potential as a mixed use site including housing

Low probability sites	0	220	404	624	These sites have 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.
Total	0	242	425	667	N/A
Broad locations (Table SC1 Local Plan)				3016	603.2
Feltham Housing Zone Pipeline sites total			2629	2629	N/A
Add LAND SOUTH OF ASTRONAUT HOUSE (deleted site allocation to Office broad location)		149	148	297	May need to reduce number if revising site boundary
				5942	Total of Broad locations (Table SC1 LP) + Feltham Housing Pipeline Site totals + units at Revised* Land South of Astronaut House.
Revised LAND SOUTH OF ASTRONAUT HOUSE				150	N/A
				5795	
				1159	Per Year
				579.5	Discount (uncertainty = 50%)

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

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

Appendix 2a: Current Monitoring Year 2015/16 - Projected Housing Completions

2015/16 Completions Estimate	Housing completions (expected)
Completions from the LDD, 01/04/2015 to 20/12/2015*	160
Under construction (small sites) expected to complete 2015/16	225
Under construction (large sites) expected to complete 2015/16	610
Prior approvals and permitted development 2014/15	134
TOTAL	1129

Housing completions verified by the council between 01/04/2015 to 20/12/2015**
 See Appendix 1a for a breakdown of sites in 2015/16.

Appendix 2B: Projected Housing Completions 2016/17

2016/17 Completions Estimate	Housing completions (expected)
Under construction (small sites) expected to complete 2016/17	130
Under construction (large sites) expected to complete 2016/17	339
Not started expected to complete 2016/17	293
Prior approvals and permitted development 2016/17	113
TOTAL	875

Appendix 2C Projected Housing Completions 2017/18

2017/18 Completions Estimate	Housing completions (expected)
Under construction (small sites) expected to complete 2017/18	19
Under construction (large sites) expected to complete 2017/18	359
Not started expected to complete 2017/18	428
Prior approvals and permitted development 2017/18	107
TOTAL	913

Appendix 2D: Projected Housing Completions 2018/19

Completions Estimate	Housing completions (expected)
Pending S106	192
Small sites estimate 2018/19	77
Large sites expected to complete 2018/19 (except those pending S106)	709
Prior approvals and permitted development 2018/19 estimate	101
TOTAL	1079

Appendix 2E: Projected Housing Completions 2019/20

Completions Estimate	Housing completions (expected)
Pending S106	107
Small sites estimate 2019/20 (GLA SHLAA 2013)	161
Large sites expected to complete 2019/20 (except those pending S106)	780
TOTAL	1048

Appendix 2F: Projected Housing Completions 2020/21

Completions Estimate	Housing completions (expected)
Pending S106	108
Small Sites Estimate 2020/21 (GLA SHLAA 2013)	161
Large Sites expected to complete 2020-21 (except those pending S106)	1006
TOTAL	1275

Appendix 2G: Projected Housing Completions Phase 2: 2021/22 to 2025/26

Completions Estimate	Housing completions (expected)
Small sites estimate for Phase 2: 2021/22 to 2025/26	805
Large sites expected to complete in Phase 2: 2021/22 to 2025/26	3636
TOTAL	4441
Annualised Figure	888

Appendix 2H: Projected Housing Completions Phase 3: 2026/27 to 2030/31

Completions Estimate	Housing completions (expected)
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
TOTAL	1791
Annualised figure	358