



London Borough
of Hounslow

Authority Monitoring Report Part 2:

Financial Year 2014-2015

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Introduction

- i. 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).
- ii. 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.
- iii. 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.
- iv. This is Part 2 of the Authority Monitoring Report for the financial year 2014-15 and it will present the monitoring indicators set out in the Employment Development Plan Document and Brentford Area Action Plan (BAAP) for the period 1st April 2014 to 31st March 2015 in chapters 3 and 4 respectively.

3. Employment Development Plan Document (EDPD)

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 seventh full year of monitoring the plans' objectives and policies.

3.1 Vision and Objectives

- 3.1.1 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.
- 3.1.2 The Employment DPD's four main objectives, which are taken forward in its policies are as follows:
- 1) 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.
 - 2) To provide capacity to accommodate future employment growth, whilst aiming to achieve an appropriate balance in supply and demand for employment land.
 - 3) 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.
 - 4) To improve equality of opportunity for residents in the Borough through employment, training and education, and ensuring developments are accessible to all.

3.2 Monitoring framework

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

3.3 E1: Maintaining Employment Capacity

Indicator 1: Office and industrial employment in the borough including Strategic and Locally Significant Industrial Locations.

Target 1: Net increase of 10,900 jobs in office and industrial employment out of a total increase in employment of 19,900 jobs in 2026.

- 3.3.1 **Outcome:** Figures from this DPD target are based on employment projections by the GLA updated on a two year basis. The GLA published its latest update in 2013. The outcome therefore has not changed. See [Authority monitoring report 2013-14](#) for last year's outcome.

3.4 E2 Locations for Employment

- 3.4.1 This is reported on below, within section *3.7 Locational Policies*

3.5 E3 Local Employment Opportunities

- 3.5.1 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.

Indicator 1: Distance travelled to work by method of travel to work.

Target 1: Increase in proportion of people who travel less than 5km by sustainable modes of travel.

- 3.5.2 **Outcome:** This target has not been monitored in this reporting year due to a lack of data, travel to work statistics at borough level are no longer being monitored by the ONS Census the original source.

Indicator 2: Proportion of population that is economically active.

Target 2: Increase in proportion of population that is economically active from the previous year (81.5%) for the period 31st April 2013 – 1st April 2014).

- 3.5.3 **Outcome:** Nomis (2015) shows that from April 2014 - March 2015, 78.2% of the population was economically active, a fall of 3.3% since the last reporting year. Going forward Local Plan Policy ED.1 seeks to encourage economic growth identifying demand of an additional 20,000sqm office space spread across the plan period. The policy promotes the granting planning permission for new office space and employment uses in the four main town centres and allocated sites were appropriate.

Indicator 3: Proportion of population with NVQ3+ qualifications, and proportion of population with no qualifications.

Target 3: Increase in proportion of population with NVQ3 and above relative to previous year (55.6% Jan-Dec 2013) and decrease in proportion of population with no qualifications relative to previous year (9.7% in Jan-Dec 2013).

- 3.5.4 **Outcome:** In 2014 Hounslow's population with at NVQ3 qualifications and above marginally increased by almost 5% (60.2%) increase. The borough achieved its target and also ends a year on year downward trend since December 2011. Hounslow remains short of the London average (64%) but exceeds the national average (55%). The proportion of the population with no qualifications stood at 9.7% in December 2013, and fell to 9% in December 2014. Figures for the reporting year show a greater proportion Hounslow residents have no formal qualifications than the London average (7.8%) which has been steadily declining over since the council started monitoring the Employment DPD as far back as 2008.

- 3.5.5 Going forward Hounslow will prioritise the upskilling of local residents through training, apprenticeships and Job brokering initiatives. Local Plan Policy ED4 sets out the Authority's approach to improving resident access to training and jobs by seeking planning obligations towards training, jobs, apprentices and support to institutions of higher education where relative in scale and kind to developments.

- 3.5.6 Development proposals would need to:

- 1) Deliver construction training (providers for all major developments; and
- 2) Enter into legal agreements with the council where appropriate to provide local access to new training and job opportunities.

3.6 E4 Diversity in Employment

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

Indicator 1: Number of small and medium sized enterprises in the borough.
ONS UK Business, *defines small and medium enterprises (SME's) as non-subsidary or independent companies with fewer than 249 employees.*

Target 1: Increase in the number of small and medium sized enterprises in the borough.

- 3.6.1 **Outcome:** Figures show that between 2014 and 2015 SME's within the Borough rose year on by around 3.6%. (ONS statistics account for business analysis at enterprise level this does not include every shop, factory or unit within the enterprise) operating in Hounslow this is up on 940 enterprises in 2014.

Table 3.6a: Inter Departmental Business Register (ONS)

Number of Existing Small and Medium Enterprises in Hounslow.			
Enterprise Type	2014	2015	% +/-
Small (10-49)	755	785	+3.8
Medium (50-249)	185	190	+2.6
Total	940	975	+3.59

Table 3.6b Inter Departmental Business Register (ONS)

% of all enterprises in Hounslow.		
Enterprise Type	2014	2015
Small (10-49)	7.1%	6.6%
Medium (50-249)	1.7%	1.6%

3.7 E2 Locational policies

- 3.7.1 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.
- 3.7.2 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 A1) and followed by industrial and warehouse development in Section B.

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

3.8.1 Local Indicator(s):

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

3.8.2 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.

3.9 Policy E2 Locations for Employment

3.9.1 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 1: 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 1: 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 3.9 New office and hotel development approvals and completions 2014-15.

Location Floorspace (m ²)/bedrooms	Town Centres (and for offices Chiswick Business Park (CBP)	Outside Town Centres, (and offices excluding the CBP)	Total
Offices: Floorspace (m²)			
Approvals	0 (0%)	2,370 (100%)	2,370
Completions	58,846 (96.4%)	2,184 (3.6%)	61,030
Hotels: Bedrooms (No.)			
Approvals	26 (9.1%)	259 (90.9%)	285
Completions	0	48 (100%)	48

- 3.9.2 **Outcome:** In 2014-15 Hounslow's approvals for new office space developments were located outside town centres and the Chiswick Business Park (based on two approvals). Although approvals of new office floorspace have spilled outside of the preferred office locations, they are still in close proximity to the designated Chiswick Town Centre boundary and existing office locations. The financial year has also seen delivery of significant office floorspace completions at Chiswick Business Park making up 96% of all office space completions.
- 3.9.3 Hotel approvals and completions by number of bedrooms (see above) shows a familiar trend with less than 10% of total hotel bedrooms approved and no completions being based in the town centre.
- 3.9.4 Overall the target of directly increasing the amount of employment use within the town centres has not been met, going forward the adopted Local Plan will look to address this through favouring proposals for office and hotel within town centre locations.

3.10 Policy EP1 Location of New Office-Based Employment

- 3.10.1 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 1: Proportion of approved office floorspace in town centres and Chiswick Business Park relative to the total office floorspace approved in the borough.

Target 1: Relative to the total office floorspace in the borough, at least 90% of office floorspace shall be within town centres and Chiswick Business Park.

- 3.10.2 **Outcome:** Table 3.9 shows that the target has not been met, all new approved office floorspace was located outside designated town centres or Chiswick Business Park. It should be noted that the objective of Policy EP1 should be considered on a case by case when determining applications, Taking account for the needs of business and residents in the borough, and permission granted where a balance of factors mean that, overall, proposals are considered acceptable.

3.11 Policy EP10 Location of Visitor Accommodation and Conference Facilities

- 3.11.1 Policy EP10 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. 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 1: 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.

3.11.2 **Outcome:** As shown above in Table 3.9 around 90% of approvals for additional hotel bedrooms were permitted outside town centres (no new conference facilities approved were approved in this financial year) showing the target to be unmet. As above, the consideration of this policy is made in relation to a number of other factors that are balanced in the planning decisions made. It should be noted that all Hotel bedroom completions for 2014-15 were located outside the borough's designated town centres, which although not specifically related to the target and outcome it show a trend declining trend between approvals and completions within town centres over the last few years.

3.11.3 Local Plan Policy ED3 sets out the council approach to keep hotel and visitor accommodation within the designated town centres by requiring development proposals to demonstrate through sequential testing that there are no suitable and available town centre sites.

Indicator 2: Net additional hotel rooms completed in the borough

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

Table 3.11 Net Additional Hotel Rooms 2006-2015

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
2014-2015	48
Total	1,459

3.11.4 **Outcome:** As shown in Table 3.11 above, the borough has delivered 1,459 net additional hotel rooms as of 31st March 2015. Having achieved 73% of 2,000 net additional hotel bedrooms by 2026 in the *GLA Hotel Demand Study (2006)*. Within the reporting year 2014/15 net additional hotel room completions (48) were shared across two developments for change of uses from a drinking establishment and office block respectively to Hotels.

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

3.12.1 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));

3.12.2 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.

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

3.13.1 This policy sets out the council's view for management protection to offices in Preferred Office Locations, and also to 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 1: 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 1: Relative to the borough as a whole no more than 20% of office floorspace lost through the granting of planning permission (permissions of >500 m²) shall be in town centres and KEOLs.

Table 3.13 Locations of office floorspace loss 2014-15

Location	Town centres, and KEOLs (m ²)	Chiswick Business Park (m ²)	Outside town centres and KEOLs (m ²)	Total (m ²)
3.13.2 O Floorspace Net (m ²)				
Conversion from Offices: Approvals	-18,234 (42%)	0 (0%)	-24,710 (58%)	-42,944

e

: As shown in Table 3.13 loss of office floorspace through approvals in town centres and Key Existing Office Locations was at 18,234 m² (42% of all office floorspace lost) this has significantly risen since 2013-14 which stood at 18%. The significant rise in yearly loss of office space is mainly attributable to the increase in Prior Approvals for office to residential, in 2014-15 there 32 prior approvals for office to residential, 10 more than in 2013-14.

3.14EP3 Chiswick Business Park

Indicator 1: Total B1a floorspace within Chiswick Business Park.

Target 1: Total B1a floorspace within Chiswick Business Park does not fall below 180,000 m² unless it contributes to its function as a sustainable strategic office location.

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

3.15EP4 Change of use from Offices (Outside Town Centres and Key Existing Office Locations)

Indicator 1: Proportion of office floorspace lost through the granting of planning permission (permissions of more the 500 m²) in locations outside town centres and KEOLs (Bedfont Lakes, Great West Road and Chiswick Park) relative to the borough as a whole.

Target 1: Relative to the borough as a whole, at least 80% of office floorspace lost through the granting of planning permission (permissions of more than 500 m²) shall be outside town centres and KEOLs.

3.15.1 **Outcome:** Table 3.13 shows 24,710m² (58%) of office floorspace was lost across the was in locations outside town centres and Key Existing Office Locations, which is significantly less than Policy EP4’s set target above. The Loss office floorspace outside of town centres and KEOL’s is made up of prior approvals (21,839m²) and full or major applications (2,871m²). This is a substantial amount and going forward needs to be given further consideration.

3.16 Locational Policies Section B: Industrial and Warehouse Development

3.16.1 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)

3.17 Policy E2 Locations for Employment

Indicator 2: 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 2: 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 3.17 new industrial and warehouse development (approvals) by use class

Use Class \ Location	Existing industrial locations ¹ (m ²)	Outside existing industrial locations (m ²)	Total (m ²)
Research and development (B1b)	n/a	n/a	n/a
Light industrial (B1c)	715 (100%)	0 (0%)	715
Industrial (B2)	714 (100%)	0 (0%)	714
Warehouse (Storage & Distribution B8)	714 (100%)	0 (0%)	714
Total	2,143 (100%)	0 (0%)	2,143

¹ Designated Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSIS)

3.17.1 **Outcome:** Table 3.17 shows the borough retained all new industrial and warehousing development approvals within existing industrial locations, a total of 2,143m² new floorspace approved. The borough has now successfully maintained over 90% of new floorspace within existing industrial locations for three reporting years. Unlike previous years the amount of floorspace approved is relatively low and the industrial uses are all from one application (00507/M8-9/P2 - Units 8 to 9 Heathrow International Trading). Going forward the borough will encourage, support and approve more applications within existing industrial locations, and will be taken forward in the emerging Local Plan.

3.18EP5 Location of New Industrial, Warehousing and Related Uses

Indicator 1: 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 1: 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.

3.18.1 **Outcome:** Table 3.17 shows 100% of approvals for B1C and B2 (no B1B approvals) and B8 development are located within existing industrial locations, therefore this Policy's target has been met.

3.19EP6 Preferred Industrial Locations and Locally Significant Industrial Sites.

3.19.1 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 AMR's, and this will be reflected in the monitoring framework in the emerging Local Plan.

Target 1: At least 90% of industrial/ warehousing land within each SIL and LSIS is protected in the life of the plan.

Table 3.19 Net Loss of Industrial/Warehousing Land.

Location Use Class	Loss of Industrial & warehousing land at SIL's & LSIS (m ²)	Loss of Industrial & warehousing land outside of at SIL's & LSIS (m ²)	Total (ha)
Industrial (B2)	0	-48,536(100%)	4.854
Warehouse (Storage & Distribution B8)	-1,429 (9.1%)	-15,641 (91.9%)	1.707
Total (m²)	-1,429 (2.1%)	-64,177 (98%)	6.561

3.19.2 **Outcome:** Loss of industrial and warehouse land at SIL and LSIS locations has been maintained at a minimum (2.1%), meaning the borough is well within meeting this policy target. This loss of can be attributed to the application at Heathrow International Trading Estate (00507/M8-9/P2) which proposes to redevelop the existing site with a mix of B1 uses to equal the existing quantity floorspace.

3.20EP7 Industrial Business Park (IBP - Great West Road)

3.20.1 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 1: At least 90% of land in B1b, B1c and B2 use in the Great West Road Industrial Business Park (IBP) is protected in the lifetime of the plan.

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

3.21EP8 Other Industrial Land (Outside Strategic and Locally Significant Industrial Sites)

3.21.1 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 1: 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 1: 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.

3.21.2 **Outcome:** In this reporting year although the total net loss of industrial and warehousing space increased by about 19,000m², the borough has made a significant improvements with 2.1% of approved applications in existing SILs and LSISs, and 97.9% on sites outside of existing industrial locations. This is a turnaround from 2013-14 where disappointingly 76.8% in existing SILs and LSISs, and 23.2% on sites outside of existing industrial locations. 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.

3.22 EP9 Small and Medium Sized Enterprise

3.22.1 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 proposed 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.

3.23 Employment DPD Commentary

3.23.1 The reporting year has been mixed success in meeting the Employment DPD's targets. The economically active population in the borough has fell by about 3% in 2014-15. 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 rose to around 60% showing 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.

3.23.2 The main takeaways from the Employment DPD locational policies are a high proportions of approvals of office and hotel uses outside town centres, and the loss of industrial floorspace within designated industrial areas. Positive outcomes include the protection of existing offices within town centres and Key Existing Office Locations. However, the rising number of prior approvals has led to the loss of substantial office floorspace, something the authority will be addressing through the emerging Local Plan.

4. Brentford Area Action Plan (BAAP)

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 14 permissions which were approved and where relevant a legal agreement was signed.

4.1 BAAP1: Sustainable Development

4.1.1 Policy BAAP1 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 1: Percentage of major developments with planning consent achieving at least a 20% reduction in Carbon Dioxide emissions.

Target 1: 100% of major developments with planning consent achieving at least a 20% reduction in Carbon Dioxide emissions.

4.1.2 **Outcome:** Target has been superseded

Indicator 2: Percentage of new residential dwellings with a Code for Sustainable Homes rating of 3 or higher.

Target 2: 100% of new residential dwellings with a Code for Sustainable Homes rating of 3 or higher.

4.1.3 **Outcome:** Target has been superseded

Indicator 3: The percentage of developments incorporating Sustainable Urban Drainage Systems (SUDS).

Target 3: Sustainable Urban Drainage Systems (SUDS) to be incorporated into 100% of developments, unless proven unfeasible.

4.1.4 **Outcome:** Target has been superseded.

Indicator 4: Area of publicly accessible open space in the plan area.

Target 4: A net increase in area of publicly accessible open space by 2018.

4.1.5 **Outcome:** None in this reporting year.

4.2 Policy BAAP 2: Urban Design

4.2.1 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 1: Number of Registered Listed Buildings at Risk within the Plan area.

Target 1: No listed buildings at risk.

4.2.2 **Outcome:** There are two listed buildings in the plan area included on English Heritage's *Heritage at Risk Register* (2015) These are buildings are:

- Kew Bridge Railway Station;
- St Lawrence's Church – in 2014-15 an application (00607/AJ/P10) for a wider waterside development, including repair and restoration of the church and its use as a gym, was under planning consideration.

Indicator 2: Improvements to the public realm delivered through the regeneration of the major development sites.

Target 2: Delivery of the following improvements to the public realm:

- New areas of public open space on Development Sites M1 and M2
- Improvements to Carville Hall Park South.
- 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.
- Provision of continuous public access to the waterside with site M8.
- Provision of Waterside Strategy for the M8 site

4.2.3 **Outcome:** None of these are annual targets.

4.3 Policy BAAP 3: Regeneration of Brentford Town Centre

4.3.1 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 1: Status of Brentford within the London Town Centre Network.

Target 1: Retain Brentford's status as District Centre within the London Town Centre network.

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

Indicator 2: Net change in retail floor space within Brentford town centre.

Target 2: Achieve net gain in retail floor space within Brentford Town Centre of at least 7,700 m².

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

Indicator 3: Number of licensed Farmers Market within Brentford town centre.

Target 3: Provision of a permanent site a Farmers Market.

4.3.4 **Outcome:** Not available.

Indicator 4: Number of additional short-term public parking spaces within the town centre.

Target 4: Increase in of short-term public parking spaces within the town centre by 150 spaces.

4.3.5 **Outcome:** Not available.

4.4 Policy BAAP 4: The Great West Road

4.4.1 This BAAP policy sets out the criteria that should be considered when assessing applications of new development in this location. The implementation of this policy is through four development sites located on the Great West Road.

Indicator 1: Date of completion of redevelopment schemes on development sites BE1, BE4, M1 and M2.

Target 1: Redevelopment of a Development Sites along the Great West Road by 2018:

- **BE1** – Gillette, Gillette Corner, Great West Road, Isleworth
- **BE4** – BSKYB, Centaurs Business Park, Syon Lane, Isleworth
- **M1** – Former Alfa Laval Site and Baltic Centre, Great West Road
- **M2** – Wallis House, Great West Road

4.4.2 **Outcome:** Site BE1 at Gillette Corner has no update in this reporting year. The last planning permission approved expired in December 2013

4.4.3 **Outcome:** In this financial year BSKYB had an amendment application in progress for Outline consent granted December 2013 (00558/A/P55) construction of first two phases is underway.

4.4.4 **Outcome:** Construction has started for a new £12.3 million residential scheme at the former Alfa Laval site in 2013. In this reporting year there has been a number of approvals for the discharge of conditions to the original approval. As well as a prior approval for an office floorspace conversion to residential (00505/Z/PA1).

4.4.5 **Outcome:** Barratt Homes as part of the wider Great West Quarter completed construction at Wallis House in April 2014. (00505/P/P73)

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

4.5.1 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 1: The number of operational boatyards within the plan area.

Target 1: An increase in the number of operational boatyards within the Brentford area during the plan period.

4.5.2 **Outcome:** No changes to policy this year.

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

The council will encourage large scale arts, cultural, entertainment and leisure facilities in the BAAP area.

Indicator 1: Net change in D2 floorspace within the plan area.

Target 1: Achieve a net increase in D2 floor space within the plan area by 2018.

- 4.6.1 **Outcome:** A net loss of 46,536m² in D2 floorspace. In the reporting year there has been a sharp fall in D2 floorspace around. There were 4 applications approved involving D2 floorspace (only monitoring approvals for non-residential uses with developments proposals over 500m²). Consequently the borough failed to meet its Policy BAAP6 for the financial year.

4.7 Policy BAAP7: Delivering Sustainable Access

- 4.7.1 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. The table below highlights completions of improvement in the reporting year.

Indicator 1: The number of operational bus garages within the plan area.

Target 1: Retention of one operational bus garage within the plan area throughout the lifetime of the plan.

- 4.7.2 **Outcome:** No change in the reporting year. There is still only one operational bus garage in the plan area.

Indicator 2: Number of identified local transport, cycle and pedestrian improvements completed.

Target 2: Completion of all identified improvements as follows:

- Increase frequency of H91 and E8 bus routes.
- Improvements to the cycle network.

- 4.7.3 **Outcome:** No increase in frequency of Bus routes H91 and E8 during the reporting year.
- 4.7.4 **Outcome:** In the reporting year 2014-15 the following improvements to the cycle network took place:

Table 4.7 Cycle Network Improvement Scheme works in 2014-15

Cycle Network Improvement Scheme Name:	Description:
Turnham Green Terrace CS9 readiness scheme	Improved advanced stop lines and widened junction geometry.
1 Clayponds	A new pedestrian crossing is provided on the A4 at Clayponds
Twickenham Road Cycle Improvements	Provision of improved advisory cycle lanes along Twickenham road, from Busch Corner to Borough Boundary.
Staines Road Cycle Improvements	improved cycle facilities on Staines Road, Wellington to Martindale
Snakey Lane Cycle Improvements	New shared use track on northern side of carriageway
Hanworth Park Greenways	New shared use track around Hanworth Park.

4.8 BAAP Development Site Policies

- 4.8.1 The list below identifies the ten development sites in the BAAP. Two development sites have completed in the reporting year with a few sites now under construction:

Indicator 1: Completion of schemes granted planning permission on BAAP Development Sites.

Target 1: Completion of redevelopment of sites **BE1, BE4, M1, M2, M3, M4, M8 and RR1**

- 4.8.2 **Outcome:** As Table 4.1 overleaf shows, the progress of BAAP development sites in the reporting year. Some permissions that were implemented prior to or since the Plan was adopted are M2, M3, M4, M5 & RR1.

Table 4.1 Progress on BAAP Development Sites

Site Ref:	Status (2014-15)	Comments:
BE1 – Gillette, Gillette Corner, Great West Road, Isleworth	None	No progress in this reporting year. The last Planning permission expired on 30 December 2013
BE4 – BSKYB, Centaurs Business Park, Syon Lane, Isleworth	Under Construction	Planning permission amendment in progress for Outline permission granted December 2013 (00558/A/P55) In this reporting year development under way for first two phases.
M1 – Former Alfa Laval Site and Baltic Centre, Great West Road	Under Construction	Development commenced, hotel element completed in this reporting year.
M2 – Wallis House, Great West Road	Completed	Residential Block Completed April 2014.
M3 - Kew Bridge Site, Kew Bridge Road	Under Construction	Under construction and expected to complete in 2016
M4 – Thames Water Site, Kew Bridge Road	Under Construction	Under construction, phase 1 expected to complete 2015-2016. Phase 2 scheduled for completion summer 2017
M5 – Albany Riverside (Waterman’s plus adjoining commercial sites)	None	No progress in this reporting year.
M7 – Somerfield supermarket and Morrison’s car park, High Street, Brentford	None	No progress in this reporting year.
M8 - ‘Brentford Waterside’, Land South of the High Street, Brentford	Planning Consent	Planning consent granted in early 2015, although not commenced. Land is the subject of a Compulsory Purchase Order.
RR1 – Ferry Wharf, Point Wharf, Goat Wharf and Soap House Creek	Completed	Ferry Wharf, Point Wharf, Goat Wharf and Soap House Creek completed.

4.9 BAAP Commentary

- 4.9.1 2014-15 has seen the borough make significant progress in delivering major sustainable transport projects including the completion of cycle access improvement works at six locations in the Brentford area, these are steps towards making the borough “Cycle Superhighway ready”.
- 4.9.2 However completions at BAAP development sites in the reporting year dwindled in comparison to previous years. This was largely due to phased developments coming to completion in the previous year, some are still under construction and in some cases developers are still in planning. Construction is underway at M1 - Former Alfa Laval Site and Baltic Centre, while there were partial development completions at 42-50 High Street and Goat Wharf, Brentford and the addition of office floorspace at BSKYB, Syon Lane, Isleworth.

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 2014-15

5.2.1 Table 5.2a shows that a total of 14 legal agreements were signed during 2014-15, of those with financial obligations the total value of contributions secured exceeded £14.1 million, however this include affordable housing deferred contributions of £8.1 million which is subject to viability re-appraisal in relation to the development of 500 and 30-32 Chiswick High Road (00248/CY/P1).

Table 5.2a: Total Number of Legal Agreements Signed

Type of Legal Agreement	Number of Agreements
Section 106	11
Deeds of variation	3
Unilateral Undertakings	0
Total No. of Agreements signed:	14

Table 5.2b Financial Contributions secured through legal agreements 2014/15

Type of Contribution	Value
Amenity/Open Space/ Greenbelt/ Children's Play Facilities	£ 176,030.00
Public Transport	£ 1,257,189.00
Education	£ 3,286,427.00
Environmental Improvements/Public Realm/ Street Trees/ Parking/Travel Plan	£ 467,192.00
Employment/Job Brokerage/Enterprise	£ 270,570.00
Highways	£ 181,549.25
Air Quality	£ 0.00
Community Facilities/Childcare	£ 10,000.00
Health	£ 60,237.00
Construction Training/Apprentices	£ 223,750.00
Environmental Health	£ 142,593.00
Affordable Housing & Deferred Payments	£ 8,100,000.00
Total Value	£14,175,537.25

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 5.3a below identified the total financial contributions received by category during the financial year 2014-15. This totalled **£4,422,746.17**.

Table 5.3a Benefits received by category through s106 agreements based on monies received in 2014-15.

Type of Contribution	Value £
Amenity/Open Space/ Greenbelt/ Children's Play Facilities	£ 45,802.00
Public Transport	£ 174,430.87
Education	£ 803,474.26
Environmental Improvements/Traffic & Parking/Public realm	£ 93,805.40
Employment Training/Job Brokerage	£ 54,100.00
Highways	£ 185,217.60
Air Quality	£ 0.00
Community facilities/Childcare	£ 18,500.00
Health	£ 234,157.33
Affordable Housing	£2,762,855.00
Construction Training	£ 37,500.00
Various	£ 12,903.71
Total	£4,422,746.17

5.3.2 Table 5.3b below identifies total S106 agreement money spending throughout 2014-15, which totalled **£2,007,193.84**.

Table 5.3b: Benefits delivered by category through s106 agreements based on spend in 2014-15

Type of Contribution	Value £
Amenity/Open space/Green Belt/Children's Play facilities	£ 360,838.40
Public Transport	£ 0.00
Education	£ 409,490.25
Environmental Improvements/Traffic & Parking/Public Realm	£ 419,481.61
Employment/Job brokering/Training initiatives	£ 275,479.13
Construction Training	£ 37,938.91
Highways	£ 38,768.94
Air Quality	£ 16,979.23
Community facilities/Childcare/Cultural/Tourism	£ 6,099.00
Various	£ 420,016.64
Affordable Housing	£ 0.00
Environmental Health	£ 22,101.73
Total	£2,007,193.84

5.4 Affordable Housing through Planning Obligations

- 5.4.1 There were nine S106 agreements signed during the year containing an element of affordable housing at the following locations.

Table 5.4a Provision of Affordable Housing Units Contained within Legal Agreements signed in 2014-15

Location/Site	Number of affordable units
408-430 Chiswick High Road Chiswick	16
Spring Road, Feltham	17
Burlington Lane, Chiswick	17
Chinchilla Drive, Former Health Centre	79
632-652 London Road	216
Innsite House, Parklane, Cranford	2
31 Sutton Lane (John Collins House)	25
565 London Road, Isleworth	28
83-93 Staines Road, Hounslow	20
Total	420

- 5.4.2 As table 5.4b shows, in the 2014-15 financial year, a total of £2,762,855.00 was received towards affordable housing secured through legal agreements.

Table 5.4b: Affordable Housing S106 Financial Contributions received during 2014-15

Account Status	Amount (£) contributed to Affordable Housing.
Opening Balance 2014	£3,752,636.62
Receipts during 2014-15	£2,762,855.00
Expenditure during 2014-15	£ 0.00
Closing Balance 2015	£6,515,491.62

5.5 Planning Obligations Commentary

- 5.5.1 In the financial year 2014-15 the council secured over £14.1 million, however this includes affordable housing deferred contributions of 8.1 million which is subject to viability re-appraisal excluding affordable Housing deferred contributions, the top three categories in terms of the size of contributions were education, public transport and the environment;
- 5.5.2 Total financial contributions received in this financial year through S106 monies amounted to around £4.4 million;
- 5.5.3 Benefits delivered through s106 contributions based on spend in 2014-15 was just over £2 million.