



**London Borough
of Hounslow**

Hounslow's Local Plan

Authority Monitoring Report

2021/22

Table of Contents

1. Introduction	2
2. Housing	4
3. Open Space	19
4. Retail and Town Centres	24
5. Employment	27

Appendix 1: Indicative Proposed Site Allocations informing the Housing Trajectory 2020/21-2036/37

<i>Figure 1 Housing Completions FY2015/16 to FY2021/22</i>	<i>7</i>
<i>Figure 2 - Trajectory 2020-2037 Graph by Component</i>	<i>12</i>
<i>Figure 3 - Affordable Housing versus Market Split for FY2021/22</i>	<i>13</i>
<i>Figure 4 Affordable Housing Delivery Over Plan Period to Date (FY2015-2021)</i>	<i>16</i>
<i>Figure 5 - Housing Mix – Units Completed FY2021-2122</i>	<i>18</i>

1. Introduction

The Authority Monitoring Report

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an Annual Monitoring Report as part of their Local Development Framework (LDF) and submit it to the Secretary of State by 31st December every year. Section 113 of the Localism Act amended Section 35 of the 2004 Act and introduced changes that removed the requirement to submit the Annual Monitoring Report to the Secretary of State and renamed the document to be known as an Authority Monitoring Report (AMR).
- 1.2 The requirement for a local authority to produce an AMR is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan documents are being achieved.
- 1.3 Local Authorities now have greater flexibility on how they wish to monitor development, with the exception of a continuing requirement on housing (including affordable housing). The AMR must contain information regarding the annual number of net additional dwellings planned in any part of the local planning authority's area, the relevant number completed in the AMR year, and in the years since the policy was first published, adopted or approved.
- 1.4 Following the changes to monitoring requirements set out by the legislation this AMR will present the Council's Housing trajectory and continue to monitor key monitoring indicators related to housing, open space, retail and town centres, and employment as set out in the 2015 Local Plan for the period 1 April 2021 to 31 March 2022.

Local Development Scheme

- 1.5 The Council's Local Plan was adopted on 15th September 2015 following public examination. The Local Plan includes strategic policies, development management policies and site allocations. An updated LDS was approved by Cabinet on the 12th December 2023. The LDS sets out an updated plan programme for the production of the Council's consolidated single Local Plan. It also advises on the current programme for any other key planning policy projects, including Supplementary Planning Documents.

Local Plan Review

- 1.6 The Council submitted the draft submission Volume 2: Site Allocations, Volume 3: West of Borough, and Volume 4: Great West Corridor Development Plan Documents (DPDs) to the Planning Inspectorate on 14th December 2020. Focussed hearing sessions took place between Tuesday 9th and Monday 29th November 2021, and a number of tasks were set out in the Inspectors' Post Hearings Letter for the Council to undertake before further hearings could take place. The Council undertook a Regulation 18 consultation on updates to the Local

Plan Volume 1 (the Focussed Issues Review, FIR) and a post-Regulation 19 consultation on Volumes 2-4 in October-November 2022.

- 1.7 Following communication from the examining Inspectors in late 2022 relating to procedural and potential soundness issues relating to the approach to taking forward a review of Volume 1 and the emerging Volumes 2, 3 & 4, the Council agreed to the withdrawal of Volumes 2, 3 & 4 from examination at a Full Council meeting on 18th July 2023. Members noted Cabinet's intention to meet again promptly to confirm the next steps in the statutory process to progress a single, consolidated version of the Local Plan which would involve updating and aligning the four Volumes (including updating the supporting evidence base as necessary), undertaking the required statutory consultations and submitting the plan for examination as soon as practically possible.
- 1.8 On 5 September 2023, the Council's Cabinet agreed to a focused consultation (Regulation 18) on the Council's proposed approach of combining all four Local Plan Review documents into a single, consolidated Local Plan. The Regulation 18 consultation ran from 1st November to 17th December 2023.
- 1.9 Following completion of the work required to review consultation responses, and to update and bring the four volumes together in to one document, it is the Council's intention to undertake a Regulation 19 consultation on the single Local Plan in summer 2024, followed by submission of the single Local Plan and all related evidence for independent examination by appointed Planning Inspectors

2. Housing

Housing Supply

- 2.1 Paragraph 69 of the NPPF (December 2023) requires plan making authorities to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an appropriate buffer. The buffer requirement is set out at paragraph 75 of the NPPF. This requires that an additional 5% buffer should be demonstrated to ensure choice and competition in the market, 10% where the plan making authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. The 20% requirement will be measured using the Housing delivery test where this indicates that delivery was below 85% of the borough's housing requirement. The Housing Delivery Test 2022 measurement indicated that Hounslow achieved a 141% result which means that Hounslow delivered significantly more than its requirement and as such has no sanctions applied as a result of the Test.
- 2.2 The glossary of the NPPF sets out that:
- “To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 2.3 As such, the housing land supply will consider all sites with planning permission as deliverable, within five years, except where information indicates that, on major sites, delivery may extend into the second phase.
- 2.4 A discount has been applied to pipeline sites in the Housing Trajectory with planning permission, which is based on the historic lapse rate of sites in the borough permitted for residential use derived from the number of homes permitted at sites which have lapsed divided by the total number of homes permitted over the same 10 year period (See Table 2-1 below). The full lapse rate has been applied for sites where construction has not started and half of the full lapse rate has been applied for sites where construction has commenced, reflecting the lower probability of commenced applications lapsing:
- 4% for permissions not started

- 2% for permissions commenced

In addition, a discount has been applied to proposed allocation sites, also based on the historic lapse rate of 4% over a 10 year period in Hounslow (see Table 2-1 below).

Table 2-1: Lapse Rates		
Units permitted FY2009/10 - FY2018/19		
Development Status	Units	%
Completed	6346	51.6%
Lapsed	497	4.0%
Started	3384	27.5%
Submitted	2080	16.9%

- 2.5 The current version of the London Plan was published in March 2021 and sets Hounslow a housing target of 17,820 homes between 2019/20 and 2028/29, or 1,782 units per annum. Our Housing Trajectory applies the London Plan housing target from 2020/21 to 2029/30 to ensure it is applied for the required 10 year period. For the post 2029/30 housing target, Hounslow will follow the approach set out in paragraph 4.1.11 of the London Plan which states that boroughs should draw on the 2017 SHLAA findings and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites. As such, the post 2029/30 target will follow this capacity driven approach.
- 2.6 Table 2-2 below highlights the minimum housing numbers to be delivered over the period of 2020 to 2037, which covers 15 years from the base date of this report.
- 2.7 Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2017, local evidence including the Site Allocations and Capacity Assessment (SACA) 2020 and the draft site allocations, the Council have identified specific deliverable sites for the first five years of the trajectory (2022/23-2026/27), specific developable sites for years 6-10 of the trajectory (2027/28-2031/32) and developable sites and broad locations for future growth for years 11-15 of the trajectory (2032/33-2036/37). Alongside the housing capacity figures identified in the SHLAA and the adopted Hounslow Local Plan

Table 2-2: Housing Requirement			
Phase	London Plan Target (1,782 units per year to 2030, and capacity based thereafter)	NPPF 5% buffer in Phase 1	Total
Phase 1 (2022/23 to 2026/27)	8,910	446	9,356
Phase 2 (2027/28 to 2031/32)	8,946	-	8,946
Phase 3 (2032/33 to 2036/37)	7,120	-	7,120
Total	24,976		25,422

2015-2030, 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 through the Planning London Datahub.

Housing Delivery

2.8 As per Table 12.1 'Key Performance Indicators and Measures', and para 4.1.9 in the London Plan (2021), the new homes target should be monitored against the following:

- housing completions, including:
 - conventional self-contained dwellings, and
 - non-conventional, or non-self-contained (NSC), dwellings at the following ratios:
 - Student accommodation = 2.5:1
 - Accommodation for older persons (C2) = 1:1
 - All other NSC = 1.8:1
- net pipeline of approved homes

2.9 The cumulative target for the period since 2015 is 7,674 homes (see table 2-3 below).

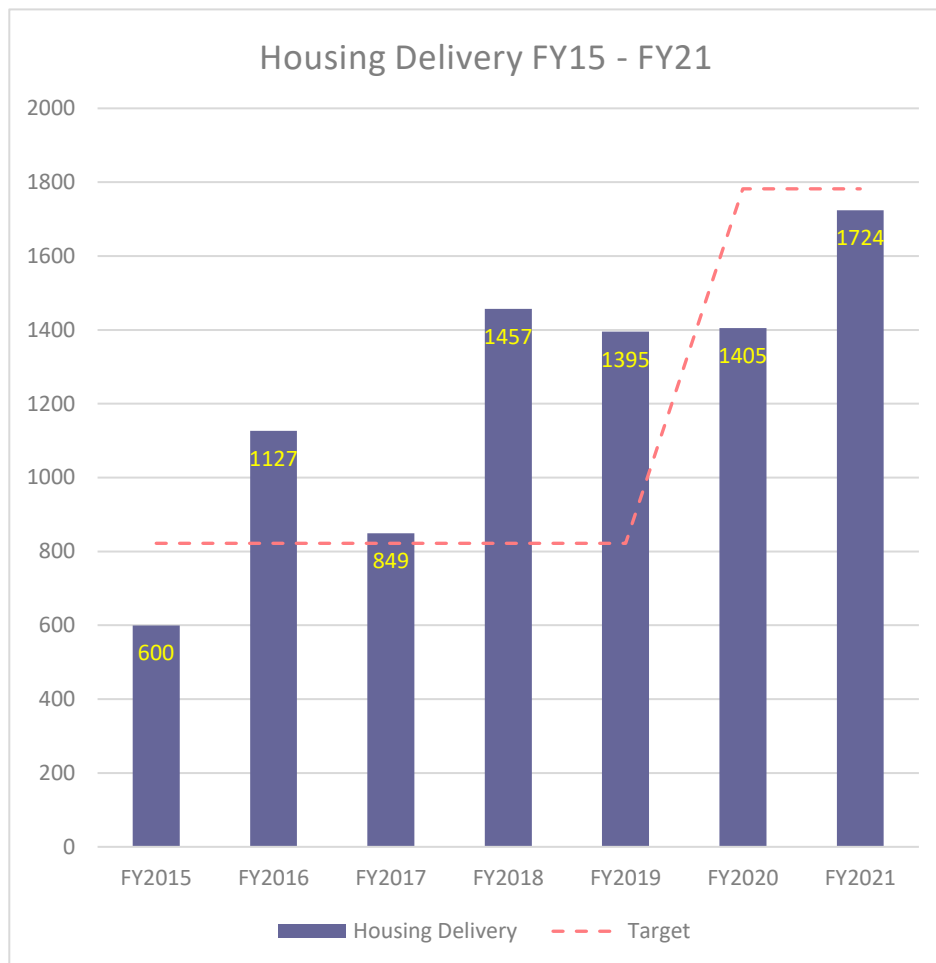


Figure 1 Housing Completions FY2015/16 to FY2021/22

FY	Net Conventional Completions	Net Non Conventional Completions	Total Delivery	Target	% Target	Cumulative Target	Cumulative Delivery
FY2015	568	32	600	822	73%	822	600
FY2016	1127	0	1127	822	137%	1644	1727
FY2017	871	-22	849	822	103%	2466	2576
FY2018	1457	0	1457	822	177%	3288	4033
FY2019	1412	-17	1395	822	170%	4110	5428
FY2020	1405	0	1405	1782	79%	5892	6833
FY2021	1724	0	1724	1782	97%	7674	8557
Totals	8564	-7	8557		112%	7674	8557

Table 2-3: Housing completions FY2015/16 to FY2021/22

- 2.10 Total delivery in FY2021/22 was 1,724 units or 97% of the annualised London Plan target (1,782 dwellings). Hounslow has delivered a total of 8,557 units since FY2015, or 112% of the cumulative target (7,674 dwellings) over this period.

Housing Trajectory Methodology

- 2.11 The Housing Trajectory sets out the Council's anticipated delivery rates for housing over the 15 year period 2022/23-2036/37. As set out in Table 2-3, recorded housing completions are already available for the years 2020/21 and 2021/22, so projections are used for years 2022/23 and onwards, with a particular focus on years 2022/23-2026/27, in what is known as the five year housing land supply, in accordance with paragraph 75 of the NPPF.

- 2.12 The Trajectory considers three principle sources of supply:

- Sites with Planning Permission for Residential Units, taken from data entered in the Council's Monitoring System as permissions are granted. This includes Full, Outline and other relevant types of permission.
- Sites allocated for development in the existing Local Plan or proposed for allocation in emerging Local Plan Review
- Windfall delivery on sites not identified by the council.

Sites with Planning Permission

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

- 2.14 Projecting expected delivery of development has been an area of interest in terms of boosting housing delivery. Analysis by Nathaniel Lichfield Planning in their report Start to Finish¹ looked into the speed at which certain site sizes deliver by

¹ https://lichfields.uk/media/5779/start-to-finish_what-factors-affect-the-build-out-rates-of-large-scale-housing-sites.pdf

assessing the average number of homes a year for a large number of sites across England.

- 2.15 Start to Finish (2020) assessed lead-in times for sites across England and found for sites between 0-99 new build units, an average lead-in of 2.0 years; for sites of 100-499 new build units an average lead-in of 1.9 years; for sites of 500-999 new build units an average lead-in of 1.7 years; and for sites of 1,000-1,499 an average lead-in of 2.3 years. The Report defines the lead-in period as the time taken from the approval of an outline, hybrid or full planning application to the first completion on a site. This provides an indicator for projected lead-in times on sites by modelling them on lead-ins for sites in the relevant size range.
- 2.16 In terms of annual delivery rates, the research indicates that for sites of between 0-99 new build units, an average delivery of between 20–40 units is achieved each year with a specific average of 22; 100-499 units deliver a much wider range of between 25-150 units per annum with a specific average of 55 units; 500-999 units deliver between 20-140 units with a specific average of 68 units; whilst 1,000-1,500 units deliver between 65-175 with a specific average of 107 units. This also provides an indicator which allows for the projection of development on sites by modelling them on the delivery trend for similar types of site.

Table 2-4: Summary of National Evidence for Lead-in Times and Build-out Rates

Evidence	Lead-in times Approval of outline, hybrid or full planning application to first completion on site (years)	Build-out rates Average delivery (dwellings per annum)
Lichfield 2020 (sites less than 100)	2.0	22
Lichfield 2020 (sites 100 to 499)	1.9	55
Lichfield 2020 (sites 500 to 999)	1.7	68
Lichfield 2020 (sites 1,000 to 1,500)	2.3	107

- 2.17 Hounslow’s permission pipeline by count of applications is dominated by small schemes of less than 10 units, but in terms of units proposed, a smaller number of major schemes make up the vast majority of pipeline supply.
- 2.18 The council has conducted work with the developers of major sites in the borough to gain a detailed understanding of the anticipated timelines for development, so these sites are based on information received from owners and developers. This reflects the site specific differences which can cause sites to deliver more quickly or slowly. A large range of delivery speeds was indicated in the *Start to Finish Report* with the fastest, greenfield sites delivering more than 300 units per annum.
- 2.19 Hounslow has received a large number of prior approvals which enable the conversion of vacant offices (B1a) into residential units (C3). These developments by their nature are conversions of large office blocks, and do not behave like similarly large and high density new-build development but can result in a large number of units being delivered. Prior approval conversions are anticipated to come forward rapidly owing to the limited lifespan of the prior approval (3 years from the date of approval) and relative affordability of conversion as opposed to new build development.
- 2.20 Where information from developers or other relevant sources is available, this has been used in determining the phasing of pipeline sites in the Housing Trajectory. In instances where such robust information regarding projected lead in and build

out times is not available, the rates explained above in Table 2.4 have been applied.

Sites Allocated for Development (Site Allocations)

- 2.21 Sites that are intended to be proposed for allocation in the emerging Local Plan Review form part of the first five years of supply where robust, up-to-date evidence exists they will come forward within that timeframe. However, the majority of these sites are large, often complex sites, and are therefore phased as coming forward beyond five years, in line with phasing outlined in the relevant assessment of land availability, the SACA 2020.

Windfall Sites

- 2.22 Paragraph 71 of the NPPF and Planning Practice Guidance states that 'windfall' assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply, providing there is 'compelling evidence' that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.
- 2.23 The GLA SHLAA 2017² considers three potential methodologies for windfall assumptions and gives an annual figure based on each. In summary, these are:
- An 8 year trend based rate providing a per annum windfall figure of 181 units;
 - A 12 year trend based rate providing a per annum windfall figure of 184 units;
 - Modelled Approach³ resulting in an annual windfall figure of 680 units.
- 2.24 Following publication of the Inspectors' Panel Report for the London Plan, the Plan takes a more conservative modelled approach and sets a target of 280 units per annum over ten years on small sites for Hounslow as a component of the ten-year housing target set out for Hounslow from 2019/20-2028/29 of 17,820 dwellings per annum. The Council seeks to meet this figure through the approach to small sites proposed in the emerging Local Plan Review.
- 2.25 The scope of the SACA 2020 took in all sites in the borough, including small sites and these will also contribute to meeting the small sites figure. However, to account for uncertainty in delivery on these types of sites, the Trajectory applies a 50% discount to the small sites target over the Trajectory's 15 year period, and then adds the small sites identified in the SACA.
- 2.26 The London Plan ten-year targets recognise that in order to facilitate a step change in delivery, housing delivery targets must take place over longer than five year time periods. The Small Capacity Sites in Hounslow (sites where <25 units can be delivered), account for 360 homes and are phased over years 0-10 of the Trajectory, equating to an additional 36 units per annum until 2032. As recorded completions are available for the years 2020/21 and 2021/22, 360 homes for small sites are phased over years 2022/23-2031/32 of this Trajectory.

² Greater London Authority (2018) Strategic Housing Land Availability Assessment available at:
https://www.london.gov.uk/sites/default/files/2017_london_strategic_housing_land_availability_assessment.pdf

³ Ibid, pp.128

The Housing Trajectory (2020/21 to 2036/37)

2.27 Figure 2 shows the Trajectory for 2020-21 to 2036/37 and the London Plan (2021) housing target for the borough.

Total Trajectory Period 2020/21 to 2036/37

2.28 The London Plan (2021) target applied over the 10 year period 2020/21 to 2029/30 is 17,820 homes. Taking the London Plan capacity-based approach for determining a target beyond the 10 year period (as set out in paragraph 4.1.11 of the London Plan), a further 11,475 homes are required for years 2030/31-2036/37.

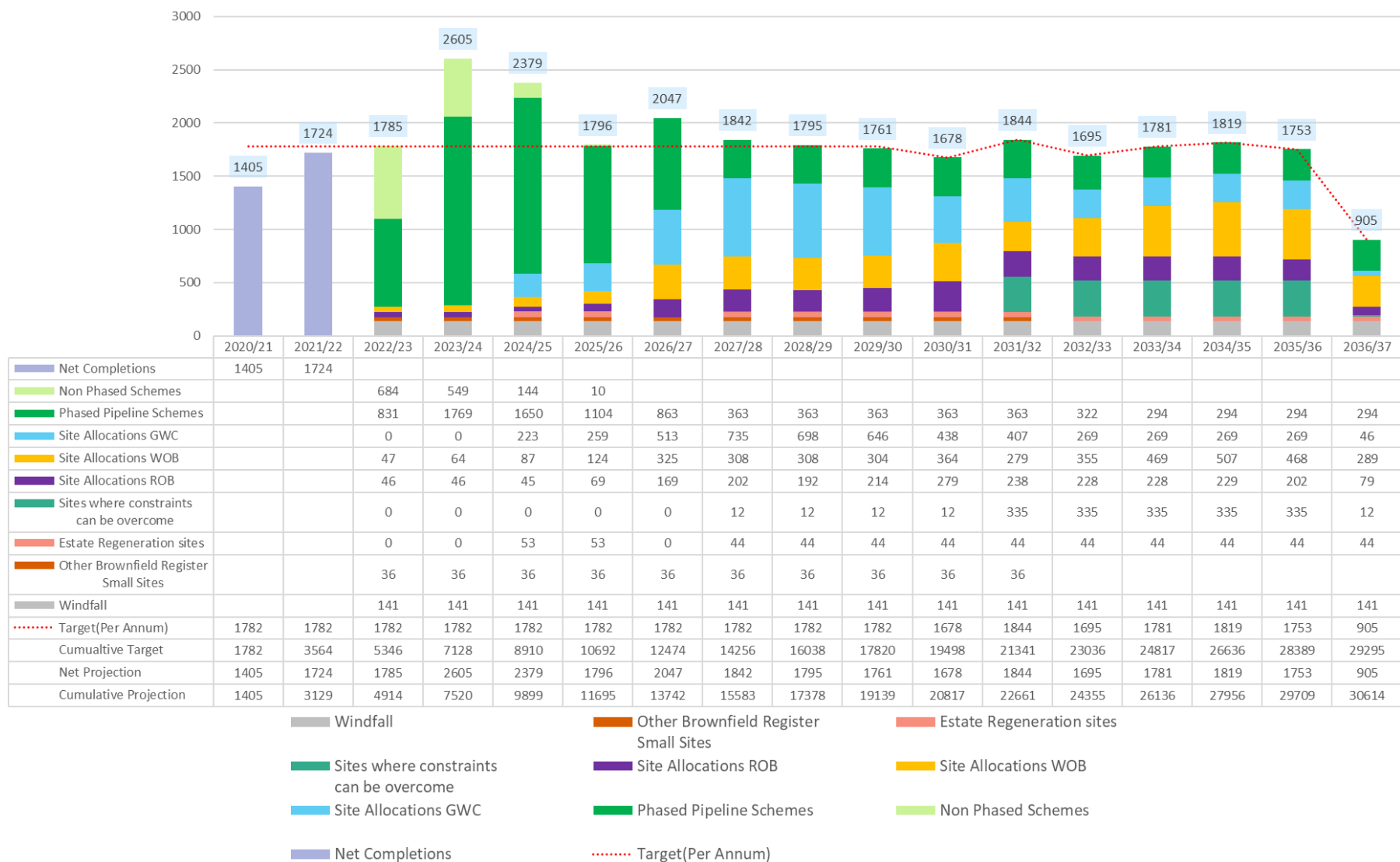
2.29 The recorded housing completions figures in the borough for years 1 and 2 2020/21 and 2021/22 of the Trajectory are 1,405 homes and 1,724 homes respectively. The total supply of homes for years 3 to 17 (2022/23 to 2036/37) of the Trajectory is 27,485 homes, giving a total supply of 30,614 homes over the full Trajectory period, added to the completions in years 1 and 2. This equates to 104% of the London Plan 2021 derived target (comprising the stated 10 year target and the capacity-based approach for the remaining years).

Five Year Supply: Trajectory Years 3-7 (2022-23 to 2026/27)

2.30 The London Plan (2021) target for the period 1st April 2022 to 31st March 2027 is 8,910 homes or 9,356 homes with the requisite 5% buffer. The borough's supply of deliverable sites for this period is expected to be 10,613 dwellings, which is:

- 119% of the London Plan 2021 target; or
- 113% of the London Plan 2021 target with 5% buffer added.

Figure 2 - Trajectory 2020-2037 Graph by Component



Affordable Housing

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

Affordable Housing Completions

2.32 The Local Plan sets a strategic target of 40% of additional housing delivered over the plan period should be affordable. This is then split between 60% Affordable Rent, Social Rent or related affordable products, and 40% Intermediate tenures. The council is limited in how it can apply this approach to development, with only full or outline planning permissions for developments of 10 or more units able to meet the policy test.

2.33 Minor applications, and notably other types of application such as Prior Approvals, cannot be required to provide affordable housing. This does not prevent applicants from providing it, but it does mean that our analysis must be split between a strategic view of the proportion of all residential units being delivered within affordable tenures, and a policy compliant view looking solely at developments which are subject to policy requirements. This is set out in table 2-5 overleaf.

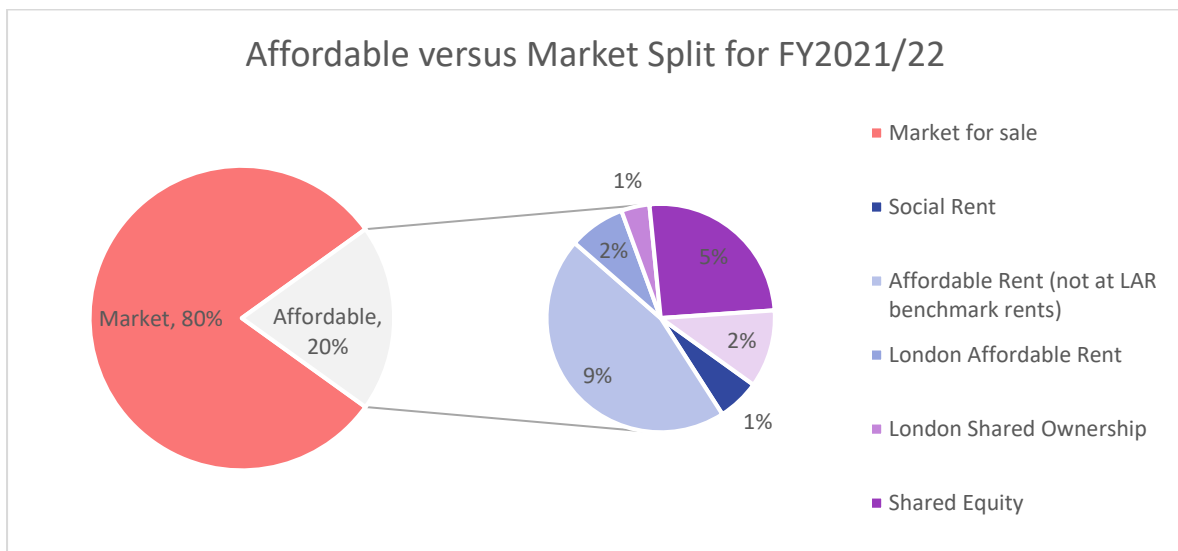


Figure 3 - Affordable Housing versus Market Split for FY2021/22

Table 2-4 Affordable Housing Completions, Last 5 Years

	Tenure	Strategic Output		Policy Output	
		Net Units	%	Net Units	%
FY2015	Affordable Rent (not at LAR benchmark rents)	56	10%	56	16%
	Intermediate (unspecified)	86	15%	86	25%
	Market for sale	357	63%	154	45%
	Social Rent	69	12%	45	13%
	Total	568		341	
FY2016	Affordable Rent (not at LAR benchmark rents)	24	2%	24	3%
	Intermediate (unspecified)	60	5%	59	8%
	Market for sale	910	81%	527	72%
	Social Rent	126	11%	120	16%
	Total	1120		730	
FY2017	Affordable Rent (not at LAR benchmark rents)	48	6%	48	10%
	Intermediate (unspecified)	157	18%	157	32%
	Market for sale	625	72%	238	49%
	Social Rent	41	5%	43	9%
	Total	871		486	
FY2018	Affordable Rent (not at LAR benchmark rents)	136	10%	136	13%
	Intermediate (unspecified)	175	12%	171	17%
	London Affordable Rent	75	5%	75	7%
	Market for sale	970	68%	575	56%
	Social Rent	70	5%	78	8%
	Total	1426		1035	
FY2019	Affordable Rent (not at LAR benchmark rents)	193	14%	193	22%
	Intermediate (unspecified)	86	6%	78	9%
	Market for sale	1074	76%	560	64%
	Social Rent	59	4%	50	6%
	Total	1412		881	
FY2020	Affordable Rent (not at LAR benchmark rents)	121	9%	121	16%
	Intermediate (unspecified)	164	12%	164	21%
	Market for sale	1074	76%	443	57%
	Shared Equity	5	0%	5	1%
	Social Rent	41	3%	41	5%
	Total	1405		774	
FY2021	Affordable Rent (not at LAR benchmark rents)	95	6%	91	9%
	Intermediate (unspecified)	24	1%	22	2%
	London Affordable Rent	16	1%	16	2%
	London Shared Ownership	8	0%	8	1%
	Market for sale	1487	86%	808	80%
	Shared Equity	51	3%	51	5%
	Total	1724		1008	

Plan period						
All tenures	Affordable Rent (not LAR)	673	8%		669	13%
	London Affordable Rent	91	1%		91	2%
	Intermediate (all)	816	10%		801	16%
	Market	6497	76%		3305	64%
	Social Rented	449	5%		299	6%
	Total	8526			5165	
Affordable tenures only	Affordable Rent (not LAR)	673	33%		669	36%
	London Affordable Rent	91	4%		91	5%
	Intermediate (all)	816	40%		801	43%
	Social Rented	449	22%		299	16%
	AH Total	2029			1860	

- 2.34 The table indicates that overall, 2,029 units of Affordable Housing have been completed in the borough over the plan period - or 24% of overall supply - with 1,213 units delivered in either Affordable Rent, London Affordable Rent (LAR) or Social Rent tenures (i.e. Low Cost Rent).
- 2.35 However, when taken in policy performance terms, the ratios of affordable housing delivered as part of schemes where affordable housing could be required is significantly closer to the strategic target of 40%, with a total of 36% of units completed in affordable tenures over the plan period.
- 2.36 For the monitoring year FY2021/22 both the strategic and policy compliant affordable delivery rates are lower than in previous years (14% and 20%, respectively). This can be explained by the fact that FY2021/22 was the main delivery year for a large number of market sale tenure units within the Brentford Stadium residential permissions at 'Central Eastern' and 'Central Southern' sites (under 00703/A/P18) and 'Capital Court' blocks (under 00703/A/P20). Taken together, these 2 schemes delivered 644 market units, amounting to just over a third of all completions in any tenure within the monitoring year.
- 2.37 It should also be noted that FY2021/22 saw strong delivery of affordable units through minor schemes, with 37 affordable units completed (including 31 social rent units) within schemes involving less than 10 units – significantly higher than in any previous monitoring years. These schemes are all Council-led, demonstrating that the Council is starting to deliver on its 5000 affordable homes pledge through making full use of all sites available. It is anticipated that affordable housing delivered through minor schemes will make up a growing portion of total affordable delivery in coming years as approved schemes are implemented. Whilst these schemes are not picked up in the 'policy output' figure (as per para 2.34 above) the Council will continue to monitor affordable housing delivered through minor developments in future AMRs to ensure this form of affordable delivery is recorded.
- 2.38 In terms of affordable tenure split, the overall proportion of low cost rent (Affordable Rent/LAR/Social Rent) to intermediate tenures was 60% to 40% over the plan period, reflecting effective working of this policy at present.

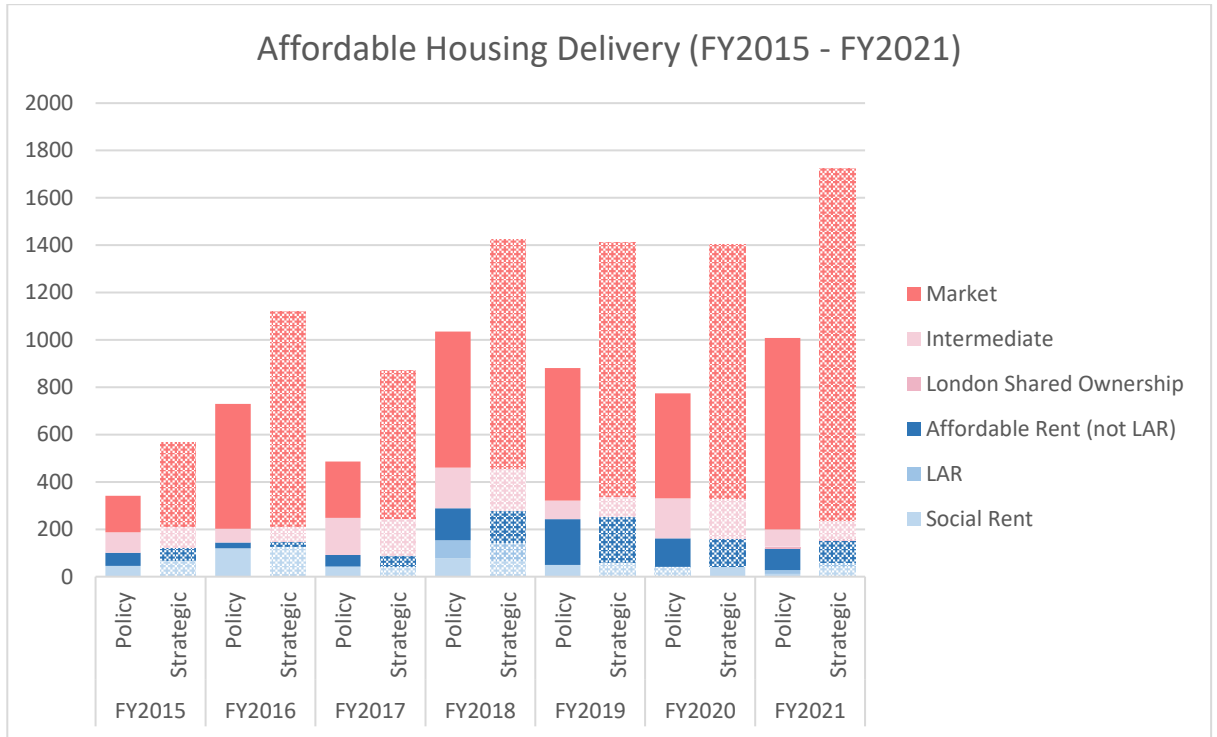


Figure 4 Affordable Housing Delivery Over Plan Period to Date (FY2015-2021)

Housing Mix

2.39 An important part of meeting the need and demand for housing is to ensure that new housing is of an appropriate size and type. It is also important to ensure that the existing stock is managed appropriately to ensure an appropriate balance of housing size is maintained.

2.40 The table below shows the gross total of units delivered over the plan period broken down by unit size (i.e. number of bedrooms).

Table 2-6 Delivery by bedroom size								
Year	Number of Bedrooms							Total
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	
2015/16	249 (40.5%)	263 (42.8%)	82 (13.4%)	15 (2.4%)	5 (0.8%)	0	0	614
2016/17	566 (47%)	429 (35.6%)	191 (15.8%)	15 (1.2%)	2 (0.1%)	2 (0.1%)	0	1205
2017/18	525 (53%)	317 (32%)	74 (7.5%)	35 (3.5%)	37 (3.7%)	1 (0.1%)	0	989
2018/19	604 (41.4%)	599 (41%)	214 (14.7%)	38 (2.6%)	3 (0.2%)	1 (0.07%)	0	1459
2019/20	845 (57.8%)	519 (35.5%)	82 (5.6%)	13 (1%)	2 (0.1%)	1 (0.07%)	0	1462
2020/21	773 (49.6%)	608 (39%)	153 (9.8%)	22 (1.4%)	3 (0.2%)	1 (0.06%)	0	1560
2021/22	964 (57.1%)	464 (32%)	138 (8.9%)	27 (1.5%)	2 (0.1%)	3 (0.17%)	1 (0.06%)	1756
Total	4526	3199	934	165	54	9	1	9045

2.41 The table suggests that there is an increase in the number of one bedroom units from 2020/21 to 2021/22 with nearly 200 more one bed units delivered than the previous year. In 2020/21 approximately 50% of the housing delivered was comprised of one bedroom units and in 2021/22 this increased to just below 60%, which is the highest proportion of one bedroom units recorded in any year between 2015/16 and 2021/22.

2.42 There has been a small decrease of the number of two bedroom units delivered from 2020/21 to 2021/22 with a reduction of 45 two bedroom units delivered than the previous year. However, the rest of the housing mix from 2021/22 follows similar trends to previous years.

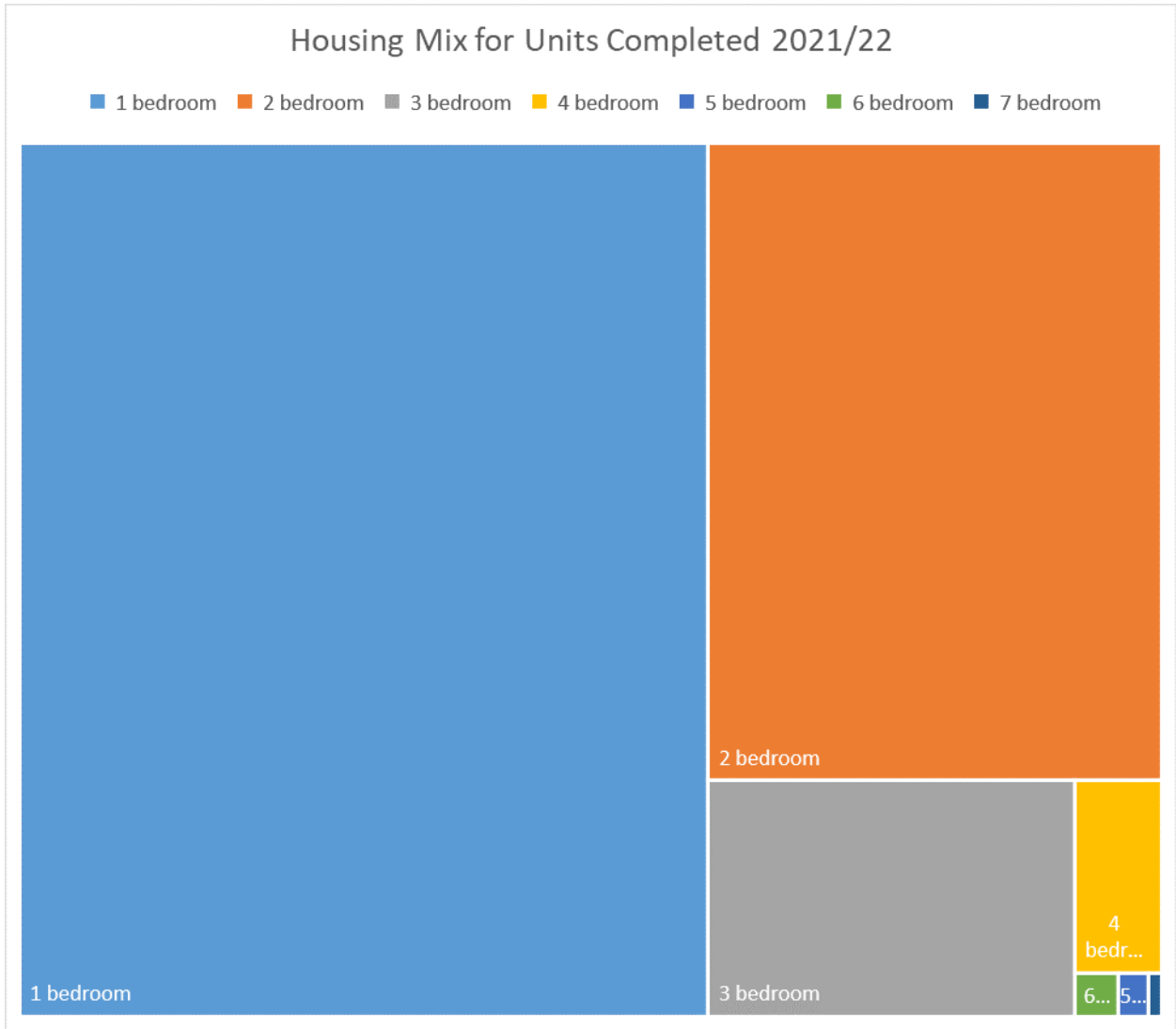


Figure 5 - Housing Mix – Units Completed FY2021-2122

3. Open Space

Green Belt and Metropolitan Open Land

- 3.1 The Metropolitan Green Belt is a significant feature of the borough and covers around 1,220ha – approximately 21.7% of the borough’s land area. Chapter 13 of the NPPF sets out the government’s approach to protecting Green Belt land, and states that the government “attaches great importance” to Green Belts. NPPF Paragraph 142 states that the essential characteristics of Green Belts are their openness and their permanence, whilst paragraph 143 sets out the various functions of Green Belt land which, of particular importance for Hounslow, include preventing urban sprawl by keeping land permanently open and safeguarding the countryside.
- 3.2 Regarding planning proposals affecting Green Belt land, NPPF paragraph 152 establishes that inappropriate development is, by definition, harmful and should not be approved except in exceptional circumstances. NPPF Paragraphs 153 requires local planning authorities to ensure that substantial weight is given to any harm to the Green Belt, and paragraphs 154-156 define what should be considered inappropriate development and the exceptions to this.
- 3.3 The London Plan states that Metropolitan Open Land (MOL) is afforded the same status and protection as Green Belt land, and should be protected from inappropriate development in accordance with national planning policy tests set out in NPPF chapter 13. MOL has an important role to play as part of London’s multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility.
- 3.4 The following tables shows the total quanta of open land taken by inappropriate development through applications where very special circumstances have been demonstrated, as per national policy. The data is broken down by applications approved and implemented (i.e. where approved development has completed on site) on both Green Belt and MOL land over the plan period⁴.

⁴ For the sake of accuracy and consistency, the figures given for loss/gain in open land through inappropriate development reflect only the quanta of land taken by built form (i.e. building footprints) and any hard standing or access roads associated with the development considered to be inappropriate. All figures are given in hectares (ha).

Table 3-1: Total land take through inappropriate development – applications approved		
Designation	Financial Year of permission	Open Space Loss/Gain (ha)
Green Belt	FY2015	0
	FY2016	0
	FY2017	-0.01
	FY2018	-0.04
	FY2019	-1.29
	FY2020	-0.04
	FY2021	-0.44
	Total	-1.82
Metropolitan Open Land (MOL)	FY2015	-0.96
	FY2016	0
	FY2017	-0.01
	FY2018	0
	FY2019	-0.36
	FY2020	-0.82
	FY2021	-0.16
	Total	-2.31
Total proposed GB and MOL open space loss/gain		-4.13

Table 3-2: Total land take through inappropriate development – applications implemented		
Designation	Financial Year of Completion	Open Space Loss/Gain (ha)
Green Belt	FY2015	0
	FY2016	-0.15
	FY2017	0
	FY2018	0
	FY2019	-0.04
	FY2020	-0.94
	FY2021	0
	Total	-1.13
Metropolitan Open Land (MOL)	FY2015	0
	FY2016	0
	FY2017	-0.08
	FY2018	-0.96
	FY2019	0
	FY2020	0
	FY2021	-0.01
	Total	-1.05
Total GB and MOL Open Space loss/gain		-2.18

- 3.5 Table 3-1 shows that the Council approved applications which, if implemented, would involve the loss of 1.82ha of open land designated as Green Belt, and the loss of 2.31ha open land designated as MOL, through inappropriate development (4.13ha in total).
- 3.6 Table 3-2 shows the total loss/gain of open land through schemes which have been implemented over the plan period. Of these, 1.13ha of Green Belt land and a further 1.05ha MOL has been lost to inappropriate development within the same period (2.18ha in total).
- 3.7 This includes 2 schemes on Green Belt Land which have been completed in the West of Borough plan area over the past 3 reporting years: Cargo Service Centre (01660/B/P6, completed FY2019) and Segro Park Heathrow (00504/AE/P22, completed FY2020). Between them, these 2 completions accounted for a combined loss of 0.98ha open land to inappropriate development.

Open Space Provision

- 3.8 In order to assess whether there has been a reduction (or no net increase) in any areas in the borough found to be deficient in access to open space over the last 5 years it is necessary to consider 3 dimensions for assessing open space deficiency: quantitative deficiency, qualitative deficiency and accessibility.
- 3.9 It should be noted that due to the in-depth nature of this analysis, it is not possible to update monitoring of open space deficiency annually at present. As such, monitoring was conducted as part of the evidence base gathering for Local Plan preparation (the Open Space Study 2018, which updates the 2011 baseline for the Local Plan 2015, remains the most up to date published evidence relating to open space provision).

Quantitative Assessment

- 3.10 The following table 3-3 outlines a quantitative assessment of open space provision within the borough completed as part of the Open Space Study (2018). The assessment breaks the borough down into 5 sub areas and assesses the current open space provision of each against a recommended quantity standard (land area (ha) per 1000 population) in each of the following 4 open space types: parks and gardens; natural & semi-natural; amenity greenspace; and allotments.

Table 3-3 Quantitative Assessment of Open Space								
Analysis Area	Parks and Gardens		Natural & Semi-natural		Amenity Greenspace		Allotments	
	(Hectares per 1000 population)							
	0.85		1.74		0.64		0.21	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Chiswick Area	0.10	-0.75	0.07	-1.67	0.48	-0.15	0.37	0.16
Isleworth and Brentford Area	1.90	1.06	2.43	0.69	0.76	0.13	0.17	-0.04
North Central	0.40	-0.45	0.26	-1.48	0.68	0.04	0.15	-0.06
South Central	0.27	-0.58	1.89	0.15	0.10	-0.53	0.16	-0.05
West Area	1.21	0.36	3.02	1.28	1.04	0.40	0.25	0.04

3.11 The table suggests that most areas have a shortfall in some form of open space provision. The exception is the West Area which is above the recommended quantitative standards in all types of open space.

Qualitative Assessment

3.12 The following table 3-4 outlines a qualitative assessment of open space provision within the borough undertaken as part of a 2018 audit used to inform the Open Space Study. The audit covered the typologies of open space listed below:

- Parks and gardens
- Natural and semi-natural greenspace
- Amenity greenspace
- Provision for children and young people
- Allotments
- Cemeteries/churchyards
- Green corridors

3.13 Table 3-4 summarises the qualitative deficiencies in terms of both the number and type of low quality sites within each sub area.

Table 3-4 Qualitative Assessment of Open Space, Low Quality Sites		
Analysis area	Number of low quality sites	Split of typologies of low-quality sites
Chiswick	3	1 Allotment 1 Amenity Greenspace 1 Parks and Gardens
Isleworth and Brentford	9	3 Parks and Gardens 3 Play Provision 2 Amenity Greenspace 1 SNG
North Central	18	8 Amenity Greenspace 7 Play Provision 2 SNG 1 Green Corridor
South Central	8	5 Amenity Greenspaces 2 Play Provision 1 Allotment
West Area	33	12 Amenity Greenspaces 11 Play Provision 3 SNG 3 Cemeteries 3 Green Corridors 1 Parks and Garden

Accessibility

3.14 The 2018 audit also assessed the accessibility of open spaces. Areas of deficiency by accessibility were found in the following areas:

- Chiswick (allotments, parks and gardens, and play provision for older age ranges),
- Isleworth & Brentford (amenity greenspace),
- North Central Area (Parks and gardens),
- South Central Area (play provision for older age ranges) and
- West Area (allotments and parks and gardens).

Overall Conclusions

3.15 The 2018 audit found that qualitative deficiencies exist throughout the borough for certain typologies. This is illustrated by the fact that there are a range of sites, spanning various typologies and in all areas, which are scored as low quality.

3.16 Overall, it can be seen that there are areas of open space deficiency which are relevant to parts of both opportunity areas:

- North Central area, including Cranford & Heston (WoB/Heathrow)
- Isleworth & Brentford (GWC)
- West area, including Feltham & Bedfont (WoB/Heathrow)

4. Retail and Town Centres

4.1 The 2015 Hounslow Local Plan identifies the borough’s town centres as places with a primary retail role, as well as being places to do business, and as hubs for services, leisure, cultural and community activity. The vision for the borough for 2030 in the local plan was that town centres should become hubs of cultural, leisure, community and retail activity that support the growing population, with growth being focused first at Hounslow Metropolitan Centre and Brentford District Centre and later, the smaller town centres, where accessibility is greatest and shops and services necessary for successful communities, business and quality of life.

4.2 Policy TC1 of the plan sets out the following town and neighbourhood centre network for the borough:

TOWN CENTRES	
Metropolitan Centre	Hounslow
Major Centre	Chiswick
District Centres	Brentford, Feltham
NEIGHBOURHOOD CENTRES	
Large neighbourhood centres	Hounslow West, Bedfont, Hanworth, Cranford, Isleworth, Old Isleworth
Small neighbourhood centres	36 small neighbourhood centres, as set out in Appendix 5 of the local plan.

4.3 Hounslow town centre had already, prior to the pandemic, been identified as under-performing and in need of substantial regeneration and improvements. Brentford and Feltham were also identified in the local plan as in need of improvements. Regeneration work has been underway in Hounslow and Brentford in recent years.

4.4 Since the adoption of the local plan in 2015, town centres have faced increasingly challenging circumstances, with the rise of online retail posing an alternative form of retail. This has reached a significant crisis point in 2020 with the Covid-19 pandemic posing a fundamental threat to all town centres and retail outlets.

4.5 The challenges posed by the pandemic and its aftermath only serve to strengthen the need for a local plan policy context which supports the role of town centres.

4.6 The monitoring framework of the local plan seeks to achieve the plan’s objective of supporting the borough’s town centres, by maintaining the centres as a focus for the community and to attract investment, through an improved retail and service offer; new leisure and cultural facilities; and new residential quarters. It seeks to achieve enhanced public realm and environmental improvements to help build the identity of town centres.

4.7 Two indicators are used under this objective:

<p>Indicator 1.1: Percentage of total permitted floorspace for main town centres uses inside town centres. Target: 100% (annually)</p> <p>Indicator 1.2: Proportion of objectively-assessed comparison retail need delivered. Target: 100% (by 2021)</p>
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4.8 In terms of monitoring the performance of the borough’s town centres, the most recent data is contained within the 2018 Retail and Town Centre Needs Study – Update, published in September 2018. This carried out a survey of the vacancy

rates and occupier types in the four town centres of the borough, as part of the retail needs assessment for each centre.

Table 4-1 Town Centre Vacancy Rates 2017-18

Town centre	Vacancy rate 2017 (% of units) (or year otherwise stated)	Vacancy rate 2018 (% of units)	Vacancy rate 2018 (% of floorspace) (Table 8.2 of RTCNS)
Hounslow	7	5	4
Chiswick	7	3	2
Brentford	10 (2016)	3	4
Feltham	4 (2015)	1	0

Source: Retail and Town Centre Needs Study – Update: September 2018. Figures are from Experian Goad Surveys.

4.9

The retail assessment notes that the UK average vacancy rate is 11 per cent, so these figures indicate that all four town centres had performed well against this benchmark. However, this data was all collected well before the Covid-19 pandemic, and this will clearly have had a major impact on all town centres since then.

Table 4-2 Town Centre Occupancy Rates, by type (2018) (all figures % of units)

Town centre	Convenience	Comparison	Retail Service	Leisure Service	Financial and Business Service
Hounslow	11	36	11	25	11
Chiswick	10	35	17	24	10
Brentford	13	16	19	33	12
Feltham	15	29	20	23	12
UK average (for comparison)	9	32	14	24	11

Source: Retail and Town Centre Needs Study – Update: September 2018. Figures are from Goad Surveys. UK figure is from February 2018.

Table 4-3 Town Centre Occupancy Rates, by type (2018) (all figures % of floorspace)

Town centre	Convenience	Comparison	Retail service	Leisure service	Financial & business service
Hounslow	19	42	4	21	8
Chiswick	20	33	11	25	9
Brentford	16	12	11	31	26
Feltham	45	34	6	9	6
UK average (for comparison)	15	35	7	25	8

Source: Retail and Town Centre Needs Study – Update: September 2018. Figures are from Experian Goad Surveys. UK figure is from February 2018.

- 4.10 When compared with the UK-wide figures set out in the tables, it can be seen that the mix in Hounslow’s town centres is generally in broad consistency with the national averages. The exceptions are that Feltham has a greater proportion of convenience units and floorspace than the national average, and Brentford has a proportionately low amount of comparison floorspace. Hounslow and Chiswick have proportions of different types of occupier which closely mirror the national averages.
- 4.11 Again, it should be borne in mind that these figures date from 2018, and therefore have not taken account of the impacts of the Covid-19 pandemic in 2020. This evidence base will be revisited to support the review of the new local plan.

5. Employment

- 5.1 As discussed in previous AMRs, the 2015 Hounslow Local Plan took forward policies based on an Employment Land Review dating from 2011, which identified a demand for an additional 200,000 sqm of office floorspace during the plan period and which did not set out a requirement for industrial land. Policy ED2 took an approach of consolidating the borough's major industrial and office sites. This was to be achieved by protecting designated employment sites and setting a monitoring benchmark for the loss of industrial land at 6ha across the plan period, to ensure that an adequate supply of industrial capacity is maintained throughout the plan period.
- 5.2 Therefore, policies ED1 and ED2 of the local plan were based on promoting office-based employment in the borough's four town centres, as well as employment-based growth within the GWC, and directing industrial/warehousing and related development to the borough's existing designated industrial sites, which comprise strategic industrial locations (SILs – identified by the Mayor of London) and locally significant industrial sites (LSISs, identified at borough level).
- 5.3 It has been subsequently accepted that the approach to industrial land was out of date, because the evidence base in 2011 did not envisage expansion in this area, and in fact forecast negative growth which was reflected in the borough's categorisation as an area for the limited release of industrial land in the Further Alterations to the London Plan submission 2014.
- 5.4 But the strategic priorities and trends have since changed significantly. It is now accepted that London cannot continue losing large amounts of industrial land, and the London Plan 2021 has taken an approach of encouraging industrial intensification to ensure that there is no net loss of such land. Evidence has pointed to stronger growth, and Hounslow was categorised as a Retain Capacity borough.
- 5.5 In Hounslow, the evolving trends are even more tangible at local level. The subsequent evidence base in the form of the 2016 Employment Land Review (updated in 2020) projects a substantial requirement for additional industrial land, driven primarily by the growth of logistics industries near to Heathrow Airport and the strategic road network.
- 5.6 This evolving strategic context has therefore meant that the borough has had to take a fresh approach through the review of the Local Plan, and has had to consider ways of bringing a much greater quantum of additional land forward to provide for employment growth. This has included the limited release of land in the Green Belt to provide an additional supply of land suitable for these uses. The trends underpinning this have been further emphasised by the impact of the Covid-19 pandemic, which has fuelled further the rise of online shopping which in turn has led to further increases in the demand for floorspace to serve the logistics industries.
- 5.7 In the sphere of office development, the wider context has similarly seen major changes. The offices sector has been significantly impacted by the Covid-19 pandemic and the rise of home working, as well as from changes to the wider national and regional economy. This has seen some office occupiers departing from the borough, and in the UK generally, to offices more generally having variable levels of occupancy. The future outlook for the offices sector therefore remains uncertain pending further studies and research.

5.8 The result of all this is that monitoring framework from the local plan should be read with these various factors in mind, with the indicators set out below having been set under the time of the local plan framework. The indicators are:

- Indicator 2.1: Amount of industrial land lost (with a target that net loss of industrial land is 6ha or less across the borough during the plan period)
- Indicator 2.2: Net change in B1a office floorspace, with a target of 90,000sqm being achieved by 2030
- Indicator 2.3: Net additional hotel rooms

5.9 It is important to note that following changes to the use classes order in 2020 – specifically the introduction of the new Use Class E - we are now referring to the new use classes for office (or E(g)(i) – formerly ‘B1a’), research and development (or E(g)(ii) – formerly ‘B1b’) and ‘light industrial’ (or E(g)(iii) – formerly ‘B1c’).

5.10 We have also taken the decision in this AMR (2021/22) to include light industrial (E(g)(iii)) within the monitoring of industrial floorspace. This is in order to align our local plan monitoring of industrial land and floorspace with the approach taken in the London Plan published in March 2021. Policy E4 requires that provision should be made for the varied operational requirements various types of industrial uses including ‘light and general industry (Use Classes B1c and B2)’, and ‘flexible (B1c/B2/B8) hybrid space to accommodate services that support the wider London economy and population’. This approach reflects trends in the number of applications for flexible industrial floorspace coming forward in Hounslow in recent years and as such will provide a more accurate picture of industrial change and pipeline.

5.11 Similarly, London Plan Policy E1 defines offices as including uses falling within Use Class B1a (now E(g)(i)) and office-related B1b (now E(g)(ii)). As such we have amended our office monitoring tables to better reflect this.

5.12 For the purposes of monitoring the supply of employment land, the following tables show the completions of industrial and office floorspace over the plan period since FY2015/16, as well as the pipeline of schemes in each category which have not yet been started or are under construction as of the end of the financial year 2021-22.

Table 5-1 Change in Industrial floorspace 2015/16-2021/22, and Industrial floorspace pipeline (Use Classes E(g)(iii), B2 and B8)

<i>Financial year</i>	<i>E(g)(iii) change (sqm)</i>	<i>B2 change (sqm)</i>	<i>B8 change (sqm)</i>	<i>Combined Industrial (sqm)</i>
2015-16	57	5,559	-5,109	507
2016-17	0	-30,485	-9,471	-39,956
2017-18	-13,156	4,039	1,283	-7,834
2018-19		-85	-12,370	-12,455
2019-20	7,582	8,323	-12,912	2,993
2020-21	10,316	-18,062	-7,126	-14,872
2021-22	5,432	5,433	7,741	18,607
TOTAL CHANGE (over period 2014-21, ending in 31/3/22)	10,231	-25,278	-37,964	-53,010

Pipeline of supply as at 31/3/22	4,030	2,880	9,122	16,032
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Source: Hounslow Council monitoring data

- 5.13 The figures show an ongoing gradual loss of industrial land across the B2 and B8 use classes within the period covered in the analysis, with a small gain in 'light industrial' E(g)(iii) explained in part by the growth in flexible/hybrid industrial schemes approvals. The loss of B2 & B8 floorspace during the plan period has now exceeded the 6ha monitoring threshold set by the local plan, however this net loss figure is reduced to 5.2ha when light industrial is included.
- 5.14 As set out above, the strategy in the Council's currently evolving local plan review is now very different: the aims are the delivery of industrial intensification as part of the regeneration programme in the Great West Corridor opportunity area, and also the delivery of a significant pool of additional land to serve the logistics industries near to Heathrow, including through the provision of land in the Green Belt. The Council considers that this is necessary in order to deliver the requirements identified in the evidence base relating to employment land, and that exceptional circumstances have been demonstrated to justify the release of Green Belt land for this purpose.
- 5.15 The monitoring data shows that there is a modest positive pipeline for industrial land, although this is small in comparison with the needs identified for employment land in the latest Employment Land Review (2020). This study states that there is a gross development demand of 252,784sqm for the period 2019-34.
- 5.16 Overall, the figures show a loss of 5.3ha during the period covered, with a pipeline showing a potential gain of 1.6ha of land in E(g)(iii), B2 and B8 uses.

Table 5-2 Change in office floorspace 2015-21, and office pipeline (Use Classes E(g)(i) and E(g)(ii))

<i>Financial year</i>	<i>E(g)(i) ("B1a") change (sqm)</i>	<i>E(g)(ii) / ("B1b") change (sqm)</i>	<i>Office change (sqm)</i>
2015-16	28,283	36,439	64,722
2016-17	15,125	20,411	35,536
2017-18	-16,618	-4,127	-20,745
2018-19	5,324		5,324
2019-20	-26,352		-26,352
2020-21	-22,918	-2,808	-25,726
2021-22	-40,025		-40,025
TOTAL CHANGE (over period 2014-20, ending in 31/3/22)	-57,181	49,915	-7,266
Pipeline of supply as at 31/3/22	-84,063	1,092	-82,971

Source: Hounslow Council monitoring data

- 5.17 The figures for the delivery of broadly defined Office floorspace (comprising E(g)(i) and E(g)(ii)) show a steady downward trend over the plan period. Most years deliver a net loss of floorspace, with the notable exception of some large gains in FY2015-16 and FY2016-17 resulting from the completion of two major schemes at Sky, and in FY2018/19 from the completion of the new Hounslow Civic Centre. The total change in conventional E(g)(i) office floorspace over the plan period represents a net loss of c. 57,000 sqm. The change in E(g)(ii) research & development floorspace is more positive however, with a net gain of c. 50,000 sqm over the same period.
- 5.18 Furthermore, there is also a substantial negative pipeline of over 82,000sqm combined E(g)(i) and E(g)(ii) office floorspace which suggests this downward trend is set to continue over coming years unless the pipeline position changes markedly.

Appendix 1: Indicative Proposed Site Allocations informing the Housing Trajectory 2020/21-2036/37*

Site Allocation ID	Site Name	Ward**	Phasing						
			2022/23	2023/24	2024/25	2025/26	2026/27	Phase 2	Phase 3
3	Gillette Factory	Osterley and Spring Grove Ward							240
5	West Cross Campus	Osterley and Spring Grove Ward					180	900	720
6	BSS Brentford	Osterley and Spring Grove Ward					24	96	
7	Profile West Brentford Car Park	Osterley and Spring Grove Ward						30	
12	Former Syon Gate Service Station Gillette Corner	Osterley and Spring Grove Ward					4	16	
13	Harlequin Avenue Sub station	Osterley and Spring Grove Ward						2	8
16	Brentside Park	Osterley and Spring Grove Ward			65	65	65	195	
17	Great West Plaza	Syon Ward			63	63	63	191	
18	Great West House	Syon Ward				14	14	42	
24	Layton Road Warehouses	Brentford Ward						40	
26	Phoenix Business Park	Brentford Ward						260	
28	27 Great West Road	Brentford Ward					50	250	200

29	EMC Tower	Brentford Ward						420	
30	Vantage West	Brentford Ward						130	
32	Brentford Fountains Leisure Centre	Brentford Ward			50	50	50	150	
33	Esso Filling Station Chiswick Roundabout	Brentford Wards					6	24	
34	Former Natwest Bank Site, Chiswick	Turnham Green Ward					48	72	
35	B&Q Chiswick	Turnham Green Ward			54	54	54	108	
37	Gunnersbury Station Car Park	Turnham Green Ward						120	
39	South Bedfont	Bedfont Ward						182	728
40	Bedfont Gardens	Bedfont Ward						130	520
41	Bedfont Gardens, Land at Southville Crescent	Bedfont Ward						24	96
42	Land at Bedfont Lakes (West) 753 Staines Road, Feltham	Bedfont Ward							140
50	Tesco Dukes Green Avenue	Feltham North Ward						90	120
51	Network House Feltham	Feltham North Ward							200
52	Lidl Feltham	Feltham North Ward							220

55	Scout Hut Bedfont Lane	Feltham North Ward				15	15		
56	Land at Glebelands Road	Feltham North Ward		18	18	17	17		
58	Lower Feltham West	Feltham West Ward						65	65
59	Tesco Feltham	Feltham West Ward						170	
61	Council Depot, Ashmead Road	Feltham West Ward						12	38
62	Manor Park, Feltham	Feltham West Ward						20	60
63	80-86 High Street Feltham	Feltham West Ward						40	160
64	MOD Feltham	Hanworth Park Ward					137	685	548
65	Leisure West	Hanworth Park Ward							310
66	Browells Lane	Hanworth Park Ward							210
67	UPS House	Hanworth Park Ward							170
69	Land at 2 High Street Feltham	Hanworth Park Ward	23	23	22	22			
70	Royal Naval Association Club	Hanworth Park Ward				10	10		
71	Feltham Magistrates Court	Hanworth Park Ward				10	10		

72	St. Catherine's House and Car Park	Hanworth Park Ward						20	
73	Land at Nene Gardens	Hanworth Ward				20	20		
74	Hounslow West Station	Heston Central Ward					72	288	
75	Land to the rear of HCC Sports and Social Club	Heston East Ward	2	2	3	3			
76	Lampton House	Heston East Ward						18	72
80	34 Staines Road	Hounslow Heath Ward			24	24	24	48	
81	80-82 Staines Road	Hounslow Heath Ward	17	17	16				
82	206-210 Hanworth Road	Hounslow Heath Ward					16	64	
83	Vacant Land Clarence Terrace	Hounslow Heath Ward						30	
85	Builders Yard, 379-389 Staines Road	Hounslow West Ward	5	5	5	5			
86	Former Travis Perkins Staines Road	Hounslow West Ward	2	2	3	3			
87	Euro House, Hounslow	Hounslow Central Ward				20	20	40	
88	Land at Bridge Road Depot	Hounslow Central Ward				5	5		
89	Land at James Street	Hounslow Central Ward	17	17	18	18			

90	Inwood Business Park	Hounslow Central Ward	8	8	7	7			
91	Hounslow Bus Garage	Hounslow Central Ward					83	415	332
92	Upstage	Hounslow Central Ward					10	40	
93	Land at Kingsley Road	Hounslow Central Ward					6	24	
94	Vacant Land R/O Princes Avenue, Gunnersbury	Isleworth Ward					5	5	
95	Tesco Mogden Lane	Isleworth Ward						127	213
96	Europa House	Isleworth Ward	5	5	5	5			
98	Osterley Station Car Park	Osterley and Spring Grove Ward					10	40	
99	Feltham Coachworks	Osterley and Spring Grove Ward					5	5	
100	Osterley Park Hotel	Osterley and Spring Grove Ward					16	64	
101	Brentford Group Practice	Syon Ward					10	50	
103	West Middlesex Hospital	Syon Ward						41	209
104	Chiswick Health Centre	Turnham Green Ward					6	24	
105	Chiswick Telephone Exchange	Turnham Green Ward	10	10	10	10			

106	Royal Mail, Chiswick Delivery Office	Turnham Green Ward	8	8	7	7			
107	Sainsbury's Chiswick	Turnham Green Ward							195
113	69 to 77 Boston Manor Road	Hounslow Central Ward							4
114	Royal Mail Delivery Office								28
115	Vacant site, Hanworth Road, Hanworth Road, TW3 3UA						18		72

*The site capacity figures in this trajectory show the dwellings capacity at sites before the relevant lapse rate specified in paragraph 2.3 of this AMR Report is applied.

** Please note ward data here reflects pre-2022 ward boundaries. This will be updated in future reports.