

# **London Borough of Hounslow**

## **Hounslow Local Plan 2020-2041 Five Year Housing Land Supply Position Update**

**January 2026**

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# 1. Five Year Housing Land Supply Update

## Introduction

- 1.1 This section sets out an assessment of Hounslow Council's current five-year housing land supply (5YHLS) position over the 2025 – 2030 period.

## Policy Context

- 1.2 Paragraph 69 of the NPPF sets a requirement that, *“Planning policies should identify a supply of: a) specific, deliverable sites for five years following the intended date of adoption; and b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”*
- 1.3 Appendix 2 of the NPPF provides the definition for a deliverable site:  
*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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 1.4 The NPPF published in December 2023 removed the requirement for a 5% buffer to ensure choice and competition in the market for land. The NPPF 2023 does however maintain the requirement for a 20% buffer in cases where there has been significant under delivery of housing over the previous three years (Paragraph 77), measured against the Housing Delivery Test.
- 1.5 The NPPF also states that, where a plan-making authority cannot demonstrate a sufficient five-year supply (including any relevant buffer), the presumption in favour of sustainable development will apply, as set out in paragraph 11d and corresponding footnote 8. National planning practice guidance (‘PPG’) sets out that for the purposes of calculating the five-year housing land supply, housing completions should include all new build

dwellings, conversions, changes of use, and redevelopments, which should be presented as a net figure to offset any demolitions.

- 1.6 This Five-Year Housing Land Supply Statement presents an overview of the five-year housing land supply position of LB Hounslow in accordance with the requirements of the NPPF and the guidance set out in national planning practice guidance. The five-year housing land supply position is assessed using planning status information that is base-dated at 1st April 2025. This means that site information in relation to planning permission status is considered as it was on 1st April 2025.

## **Calculating the Five Year Housing Land Supply**

### ***Housing Requirement***

- 1.7 The national Planning Practice Guidance (para. 005) (PPG) advises that the housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:
- the plan was adopted in the last 5 years, or
  - the strategic housing policies have been reviewed within the last 5 years and found not to need updating.
- 1.8 In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method. The PPG also advises that where there is more than one strategic housing requirement for an area (as is the case in London where housing supply targets are established through the London Plan), primacy is given to the most recently adopted policies for the purpose of this calculation.
- 1.9 The most recent adopted Local Plan which established a local housing requirement in Hounslow is the Hounslow Local Plan 2015-2030, which was adopted in September 2015. As the Local Plan 2015-2030 was adopted more than five years ago, it is no longer deemed current for the purpose of this exercise. In addition, the target contained in the Local Plan 2015-2030 has been superseded by those contained in the 2021 London Plan. Policy H1 of the London Plan establishes the housing requirement for Hounslow, setting a delivery target of 17,820 net additional homes to be delivered over a 10 year period (2019-2029), which annualised is 1,782 homes. The annualised housing requirement figure is multiplied by 5, to establish the overall base target for the next five years.
- 1.10 Although adopted in March 2021, the London Plan targets apply in part retrospectively as they are intended to be monitored from 1st April 2019.

- 1.11 The period that is measured in the five year housing land supply should follow on from the last reporting year from which completion figures have been confirmed. Ordinarily these completion figures are applied from the Government's published Housing Delivery Test (HDT) results, the latest of which were published in December 2024 and cover activity up to and including 2022/23 only.
- 1.12 To reach the most current understanding of the supply position possible, it is deemed appropriate to utilise more recent completion figures for 2023/24 and 2024/25 submitted by the GLA to Government as part of the Housing Flow Reconciliation (HFR) returns. Typically, the HFR forms the basis of the HDT results, and differences tend to be negligible. Utilising reported completion data for 2023/24 and 2024/25, a revised 'starting year' of 2025/26 has been employed for the purpose of establishing this five year supply position.

***Shortfall/Surplus***

- 1.13 In calculating the cumulative housing requirement figure for the next 5 years, alongside the baseline figure, it is also necessary to add any shortfall or backlog arising from previous under-delivery against targets in previous years covered by the relevant Plan (in this case, the London Plan). Following the 'Sedgefield approach' it is intended that the full extent of any shortfall is carried forward and added to the established requirement for the next 5 years.
- 1.14 Any deficit is to be calculated from the base date of the adopted plan, which is set at 2019/20. At the time of writing, completions data is available up to and including 2024/25, and therefore any shortfall is determined examining activity over 6 reported years as detailed in Table 1 below. As noted above the completion figures given for 2019/20 to 2022/23 are taken from the most recently published HDT results, with the figures for 2023/24 and 2024/25 being sourced from Hounslow Council's HFR return.

**Table 1 – Net Housing Completions by Monitoring Year**

<b>Monitoring Year</b>	<b>Target</b>	<b>Recorded Completions</b>	<b>Surplus/Deficit against Target</b>
2019-20	1,782	1,525	-257
2020-21	1,782	1,719	-63
2021-22	1,782	1,737	-45
2022-23	1,782	1,238	-544
2023-24	1,782	1,226	-556
2024-25	1,782	1,627	-155
Cumulative Total	10,692	9,072	-1,620

***Buffer***

- 1.15 To ensure that there is a reasonable prospect of achieving the planned level of housing supply it is necessary to add an appropriate buffer to the housing requirement for the first 5 years including any shortfall. The requisite buffers and their application has continued to evolve between each iteration of the NPPF.
- 1.16 The NPPF 2023 does not include a requirement for a 5% buffer in any circumstances. The Hounslow Local Plan 2020-2041 is being examined under transitional arrangements meaning it will be assessed against the NPPF December 2023 and therefore no buffer is applied to the 5 year housing land supply calculation for the purposes of the Local Plan.
- 1.17 The NPPF 2023 does however include the requirement for a 20% buffer in cases where there has been significant under delivery of housing over the previous three years (Paragraph 77), measured against the Housing Delivery Test. However, the Housing Delivery Test results published in December 2024 confirmed that the Hounslow measurement is 108%. Consequently, the 20% buffer for significant previous under-delivery is not applicable to Hounslow and no buffer is applied.
- 1.18 The NPPF 2024 reintroduced the requirement for a 5% buffer. In order to take a pragmatic approach, this paper sets out two 5 year housing land supply scenarios:
  - a. NPPF 2023 5YHLS calculation with no buffer applied
  - b. NPPF 2024 5YHLS calculation with the requisite 5% buffer applied

***Supply***

- 1.19 The supply side of the calculation essentially involves determining what supply, and associated level of capacity, is anticipated to be delivered over the next 5 years. This can be informed by a range of sources including amongst other things the latest pipeline data of planning permissions, and the estimated yield from allocations and windfall. The exercise needs to demonstrate there are sufficient specific deliverable sites in Hounslow to provide a minimum of five years' worth of housing when measured against the housing requirement.
- 1.20 For the purpose of this 5 year housing land supply position statement, the 5 year period covered is 2025/26 – 2029/30 (or 1st April 2025 until 31st March 2030). As such, the base date of this calculation is 1<sup>st</sup> April 2025. For future calculations this window of time will continue to be rolled forward to follow on from the last period of reporting on completions.

### ***Components of Supply***

- 1.21 To assist with calculating the five year housing land supply position, an updated version Housing Trajectory is set out in Figure 1 on page 18. This shows the breakdown of anticipated completions on an annual basis over the life of the plan for Hounslow. The Trajectory includes existing commitments, deliverable and developable sites identified through the Site Assessment and Capacity work, and an element of windfall.
- 1.22 Whilst the Housing Trajectory covers the entire plan period of the Local Plan (2020-2041), as stated in paragraph 1.11, the five year housing land supply is required to look ahead over a period of 5 years following on from the latest recorded completions figure. As such, within the Housing Trajectory, the 5 year period covered is 2025/26 – 2029/30 (or 1st April 2025 until 31st March 2030). The specific components that comprise the five year housing land supply are summarised in Table 3 below.

**Table 2 - Components of 5 Year Housing Land Supply:**

<b>Source of Supply</b>	<b>Contribution to Supply (no. of Homes)</b>
Phased pipeline permissions	3,702
Unphased pipeline permissions	1,053
Site allocations: Great West Corridor	2,635
Site allocations: West of Borough	1,766
Site allocations: Rest of Borough	1,390
Windfall allowance/small sites	1,400
Brownfield Land Register small sites	184
<b>Total</b>	<b>12,130</b>

- 1.23 Table 3 overleaf provides a breakdown of how the five-year housing requirement and supply position has been calculated for the Local Plan 2020-2041, in accordance with the NPPF 2023.

**Table 3: Five-year housing land supply position (calculated as per NPPF December 2023) – 1 April 2025 – 31 March 2030**

<b>Stage</b>	<b>Calculation</b>	<b>Category</b>	<b>Figure</b>
A		Annual Housing Requirement	1,782
B	A x 5	(London) Plan Period Completions Required to date (2019/20 – 2024/25)	10,692
C		Plan Period Completions delivered to date (2019/20 – 2024/25)	9,072
D	B - C	Accrued deficit (2019/20 – 2024/25)	1,620
E	D ÷ 5	Deficit annualised over 5 year period 1 April 2025 – 31 March 2030 (Sedgefield approach)	324
F	A + E	Annual housing requirement taking account of deficit	2,106
G	F x 5	Housing Requirement over 5 year period: 1 April 2025 – 31 March 2030	10,530
H		Housing Supply over 5 year period: 1 April 2025 – 31 March 2030	12,130
<b>I</b>	<b>(H ÷ G) x 5</b>	<b>Five-year housing land supply</b>	<b>5.76</b>

- 1.24 The borough's supply of deliverable sites for the five year period 1 April 2025 – 31 March 2030 is 12,130 homes. LBH is therefore able to demonstrate a five year housing land supply (5.76 years) against its London Plan derived housing target of 1,782 homes per year, with deficit against the housing requirement from the base date of the London Plan added.
- 1.25 The borough's supply of 5.76 years' housing therefore also exceeds the four years' supply of housing that Hounslow is required to demonstrate, in accordance with the NPPF (2023).
- 1.26 If it were assessed in accordance with the NPPF 2024, after calculating the housing requirement over 5 years including previous under delivery against the requirement from the base date of the London Plan, it would then be necessary to apply a 5% buffer on top of this.
- 1.27 Table 5 below provides a breakdown of how the five-year housing land supply position would be calculated in accordance with the NPPF 2024:

**Table 4: Five-year housing land supply position (if it were calculated as per NPPF December 2024) – 1 April 2025 – 31 March 2030**

<b>Stage</b>	<b>Calculation</b>	<b>Category</b>	<b>Figure</b>
A		Annual Housing Requirement	1,782
B	A x 6	(London) Plan Period Completions Required to date (2019/20 – 2024/25)	10,692
C		Plan Period Completions delivered to date (2019/20 – 2023/24)	9,072
D	B - C	Accrued deficit (2019/20 – 2023/24)	1,620
E	D ÷ 5	Deficit annualised over 5 year period 1 April 2024 – 31 March 2029 (Sedgefield approach)	324
F	A + E	Annual housing requirement taking account of deficit	2,106
G	F x 5	Housing Requirement over 5 year period: 1 April 2025 – 31 March 2030	10,530
H	G x 1.05	Plus 5% buffer	11,057
I		Housing Supply over 5 year period: 1 April 2025 – 31 March 2030	12,130
<b>J</b>	<b>(I ÷ H) x 5</b>	<b>Five-year housing land supply</b>	<b>5.49</b>

1.28 Having regard to the above calculation, if assessed against the requirements of the NPPF December 2024 LBH would be able to demonstrate a five year housing land supply (5.49 years) against its London Plan derived housing target.

## 2. Housing Trajectory

### Introduction

- 2.1 This update to the Local Plan Housing Trajectory has been prepared in order to help inform the update to the borough's five year housing land supply position using a base date of 1<sup>st</sup> April 2025. The Housing Trajectory update takes account of past completions compared against the London Plan derived housing target of 1,782 dwellings per annum from 1<sup>st</sup> April 2019 up to 31st March 2025. The Trajectory then projects forward from 1<sup>st</sup> April 2025.
- 2.2 To ensure the supply position is as up-to-date as possible, some of the Trajectory's other inputs have been updated. This includes:
- the pipeline of sites with consent; and
  - the phasing of some site allocations to account for the latest available information for the sites.

The same assumptions have been applied as were used in the update to the Trajectory in the Housing Background Explanatory Note Update, September 2025 (Document EX7)<sup>1</sup> in relation to the following sources of supply:

- the small sites windfall allowance;
- the lapse rate applied to sites with permission not yet commenced;
- the removal of the lapse rate from site allocations; and
- the updated capacity inputs for the proposed site allocation at GlaxoSmithKline.

### Period Covered

- 2.3 The updated Housing Trajectory covers the same period as the Local Plan 2020-2041, which expressed in monitoring years is 2020/21 to 2040/41. To account for previous under delivery in 2019/20 against Hounslow's London Plan set housing target, an additional 257 homes have been added to Hounslow's housing target in year 1 of the Trajectory, meaning the borough's housing requirement used in the Trajectory for the year 2020/21 is 2,039 rather than 1,782. The housing requirement then reverts to 1,782 in year 2 of the Trajectory (2021/22).

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<sup>1</sup> EX7 – [Housing Background Explanatory Note Update, September 2025](#)

- 2.4 The period of the Trajectory between years 2020/21 and 2024/25 is now informed by historical completion datasets. The 16 year period from 2025/26 to 2040/41 represents future years and is determined based on forecasting/projections.

### **Housing Target**

- 2.5 The approach to setting Hounslow's housing target is explained in section 2 of the Housing Background Explanatory Note Update, September 2025 (Document EX7). Within the Trajectory the target is shown both at an individual annual level and as a cumulative requirement.

### **Supply/Delivery Inputs**

- 2.6 The principal input into the Housing Trajectory is the annual completions (actual or forecasted). Housing completions are expressed as a net figure (i.e. losses of existing units are subtracted from the gains).

### **Accounting for past delivery**

- 2.7 The Trajectory records any deficit or surplus already accumulated since 2019/20, which aligns with the start of the London Plan target period. This involves establishing any difference in completion activity when measured against the London Plan target from its base date (year 2019/20) to the year with the most recently available housing completions data (2024/25).

### **Future delivery**

- 2.8 For 'future years', which for this iteration of the Trajectory covers the period from 2025/26 until 2040/41, annual delivery figures are estimated for each year. Future delivery capacity is broken down into separate components of delivery to avoid double counting of capacity. Each component is exclusive and is explained as follows:

#### *Housing Completions 2020/21-2024/25*

- 2.9 The net housing completions in Hounslow between 01/04/2020 and 31/03/2024 as recorded in the government's Housing Delivery Test: 2023 measurement published in December 2024<sup>2</sup> have been accounted for in the Housing Trajectory. These include 1,719 net homes in year 1 of the Trajectory (2020/2021); 1,737 completed homes in year 2 of the Trajectory (2021/22); 1,238 completed homes in year 3 of the Trajectory (2022/2023); 1,226 completed homes in year 4 of the Trajectory (2023/2024); and 1,627 completed homes in year 5 of the Trajectory (2024/2025). This is a total of

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<sup>2</sup> [Housing Delivery Test Measurement: 2023](#)

7,547 completed homes from years 1 to 5 of the Trajectory against our annual target of 1,782 homes set out in the London Plan 2021. It should also be noted that to account for previous under delivery against Hounslow's London Plan set housing target in 2019/20, an additional 257 homes have been added on top of Hounslow's housing target in year 1 of the Trajectory.

- 2.10 At the time this paper was prepared, it has not been possible to access the data required to provide updates accounting for completions of homes on small sites of less than 0.25 hectares or Specialist Older Persons Housing in Hounslow during the monitoring year of 2024/25. This situation has occurred because the Greater London Authority is currently updating the monitoring framework it uses with new reports, which are not yet available. The project is anticipated to be completed in February, but this is outside the immediate control of the Council. The Council will produce these updates for small sites and SOPH once the relevant data can be obtained.

#### *Approved Planning Permissions in the Pipeline*

- 2.11 The pipeline consists of all approved planning applications that are in the pipeline and not yet completed at 31/03/2025, after years 1 to 5 of the Trajectory. The pipeline has been updated and contributes 4,755 homes to the overall housing capacity accounted for in the revised Housing Trajectory. A table of the pipeline sites included in the Trajectory can be found at Appendix 1 of this paper - *Pipeline Sites with Planning Permission at Base Date of Updated Housing Trajectory (1st April 2025)*.

#### *Site Allocations*

- 2.12 The collective capacity derived from site allocations in the emerging Local Plan 2020-2041 has been accounted for in the updated Housing Trajectory. The Trajectory includes a supply of 17,950 homes on site allocations.
- 2.13 Where planning permissions have come forward which fall under a site allocation, the capacity from the site allocation has been counted towards the supply, and the consented capacity has not been used, in order to avoid double counting. This is also to reflect that an allocation is LBH's preferred strategy for a site, and should the planning permission lapse, the allocation requirements would still apply.
- 2.14 It is important to note that this approach has resulted in a much more conservative estimate of the housing supply that site allocations will contribute. This is because the minimum development quantum figures for site allocations are used in the Trajectory, however, where consents have

been granted on the allocation sites, the number of homes granted in the consents have, in most cases, significantly exceeded their allocation figures.

- 2.15 Appendix 2 of this paper - *Capacity on Allocations Compared with Equivalent Permissions*, includes a table comparing the minimum development quantum in proposed site allocations with the number of homes consented, where applicable. As demonstrated in Appendix 2, a total of 13 separate proposed site allocations which have received planning permission have collectively come forward for +1,584 homes above their collective minimum development quantum figure.

#### *Windfall Allowance*

- 2.16 The approach to windfall in the SACA 2024 is derived from the Small Sites target in the London Plan 2021.
- 2.17 The small sites figure for Hounslow in the London Plan was originally set at 680 dpa. This was based on a modelled approach. The adopted version of the London Plan 2021 reduced this to 280 dpa.
- 2.18 This figure has also been used to inform the windfall allowance in the updated Housing Trajectory. In total, the Trajectory includes an allowance for 4,480 units to come forward through windfall from 2025/26-2040/41.

#### *Brownfield Land Register*

- 2.19 The updated Housing Trajectory includes small sites which are on the Brownfield Land Register with an identified capacity to deliver approximately 184 homes. This figure excludes sites that form part of the pipeline of permissions, in order to avoid double counting. Sites on the register are projected to be delivered within years 2025/2026 to 2029/2030 of the plan period. Phasing of these is thus split equally over this period, at 36/37 units per annum.
- 2.20 The proposed Brownfield Land Register sites are considered to be closely related to the types of sites anticipated to come forward as part of the modelled approach adopted by the London Plan. Combined with the windfall allowance, the Brownfield Land Register sites give a total delivery of 4,664 homes over the plan period.

#### *Lapse Rate*

- 2.21 In the update to the Housing Trajectory, a lapse rate of 3% has been applied to consented sites in the pipeline that have not yet commenced, and is based on the trend lapse rate for permitted sites over the most recently monitored 10 year period for lapsed consents (2014-2023). A lapse rate is

not applied to sites with consent that are already under construction, given that such sites will have commenced within the period required, and as such cannot lapse.

- 2.22 Furthermore, the updated Housing Trajectory also does not apply a lapse rate to site allocations. As explained in paragraph 2.15 of this paper, based on site allocations that have come forward during the plan period to date, the number of homes permitted on the sites is overall, significantly above the minimum development quantum figures set out in the corresponding site allocations. As such it is not appropriate to apply a lapse rate to site allocations.

*Overview of delivery inputs*

- 2.23 The updated Housing Trajectory includes sites from all of the sources set out above and shows that a total of 34,916 homes will be delivered over the plan period.
- 2.24 A full breakdown of housing supply figures accounted for in the updated Housing Trajectory, is set out in Table 5 below:

**Table 5: Expected Delivery of Housing in Local Plan Housing Trajectory Update**

<b>Component of Supply</b>	<b>Capacity (Number of Homes)</b>
Homes completed during monitoring years 2020-2021 and 2024-2025	7,547
Pipeline sites with planning approval	4,755
Site allocations	17,950
Other small sites on the Brownfield Land Register	184
Windfall allowance	4,480
<b>TOTAL CAPACITY</b>	<b>34,916</b>

**Assigning capacity to future years**

- 2.25 Having determined the capacity inputs, this capacity has been assigned to future years covered by the Trajectory, including the next 5 forecast years of the plan period (the 5 year housing land supply), based on the anticipated timing of housing completions.
- 2.26 For the next five forecast years (2025/26 – 2029/30), only sites which qualify as 'deliverable' have been assigned to this period. The inputs here in relation to future delivery are identical to those informing the 5YHLS calculation, and a large proportion of the capacity derives from the pipeline of permissions established already. Site capacity assigned to years 2030/31 – 2040/41 of the Trajectory has been tested to meet the definition of 'developable' sites as defined in the NPPF as follows: *'To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.'*
- 2.27 To help inform the phasing of sites, where available, site specific information including phasing plans or information provided by developers has been taken account of. Where such information is not available, as a starting point, phasing information has been based on Lichfields Start to Finish 2024<sup>3</sup> which includes average lead-in times and build-out rates based on examples of site delivery.
- 2.28 Tables 6, 7 and 8 below show the thresholds included in Lichfields Start to Finish based on a range of different site sizes. Where appropriate, some adjustments have been made to the application of these rates within the Trajectory to reflect a London context. This information has also been applied where planning applications have been submitted, but not yet determined.
- 2.29 As such, the lead in times and build out rates applied vary depending on site specific factors.

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<sup>3</sup> Start to Finish, Lichfields, 2024: [https://lichfields.uk/media/w3wjmw0/start-to-finish-3\\_how-quickly-do-large-scale-housing-sites-deliver.pdf](https://lichfields.uk/media/w3wjmw0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf)

**Table 6: Start to Finish Lead in Times - Validation to Planning Consent**

<b>Site Size</b>	<b>Validation to Outline Consent (years)</b>	<b>Validation/ Outline to Detailed Consent (years)</b>	<b>Total from Validation to Full Consent if applying for Outline first (years)</b>
50-99	Information not available	1.5	n/a
100-499	1.2	1.6	2.8
500-999	1.8	1.6	3.4
1,000-1,499	1.3	3.6	4.9
1,500-1,999	3.1	1.9	5
2,000+	2.8	2.3	5.1

**Table 7: Start to Finish Lead in Times - Planning Consent to Delivery**

<b>Site Size</b>	<b>Planning Consent to Delivery Period (years)</b>
50-99	2.3
100-499	3.2
500-999	1.5
1,000-1,499	1.3
1,500-1,999	1.6
2,000+	1.6

**Table 8: Start to Finish Build Out Rates**

<b>Site Size</b>	<b>Average Build-Out Rate (no. of homes per year)</b>
50-99	22
100-499	60
500-999	83
1,000-1,499	101
1,500-1,999	130
2,000+	188

### **Findings of Trajectory**

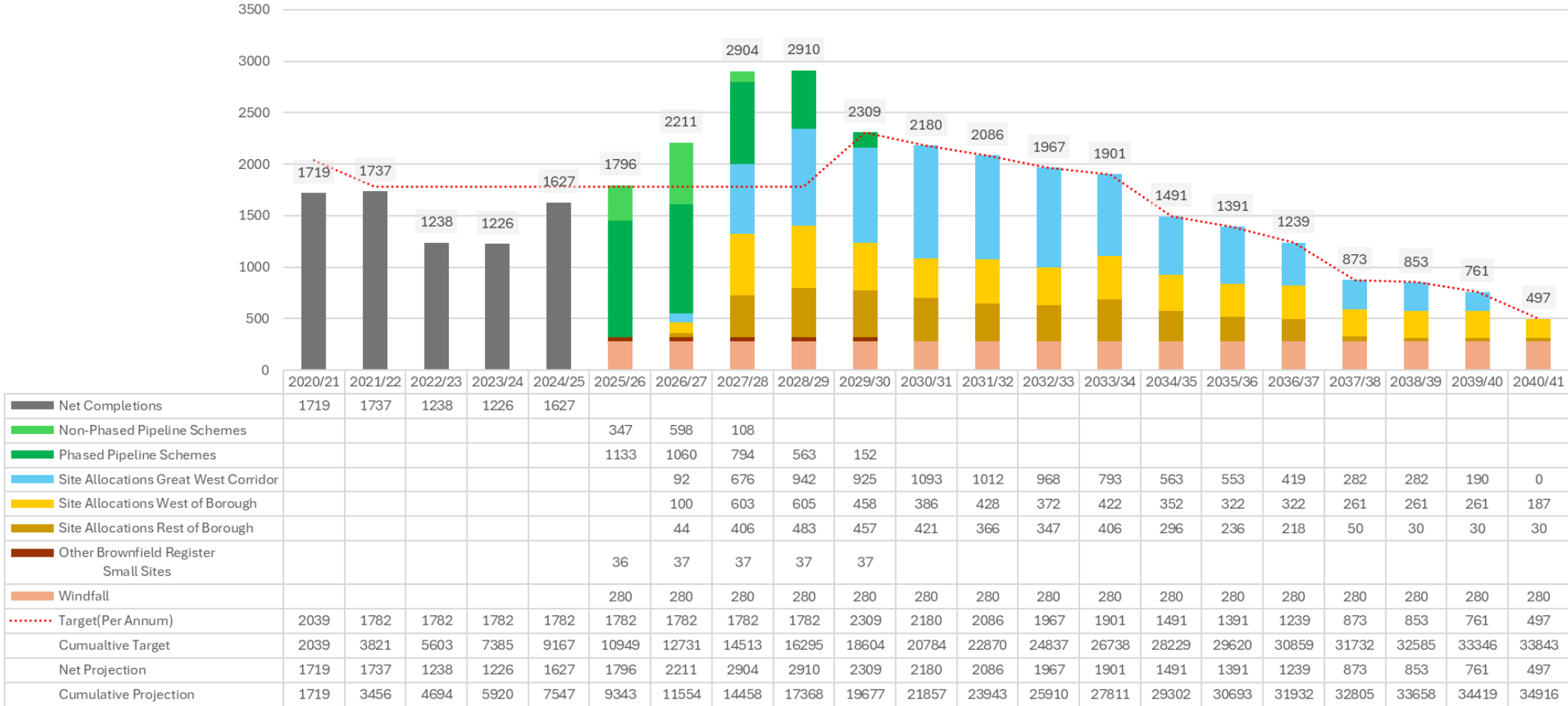
- 2.30 As set out in paragraph 1.24, for the five year period 2025/2026 to 2029/30 the borough anticipates a total of 12,130 completions, or an average of 2,426 per annum.

- 2.31 For the ten-year period 2025/2026 – 2034/35 the borough anticipates a total of 21,755 completions, or an average of 2,175 per annum. As such, the borough anticipates that it will exceed its housing target for the next ten years of the plan period.
- 2.32 For the remainder of the plan period beyond the next 10 years, from years 2035/2036 to 2040/2041, the borough anticipates delivery of a further 5,614 homes, though it is expected this will, over the course of time, significantly increase through the identification of additional sites through future Strategic Housing Land Availability Assessment exercises. It should also be noted that the NPPF is clear that developable sites and broad locations for growth should be identified *where it is possible*<sup>4</sup> for years 11-15 of the remaining plan period.
- 2.33 The updated Housing Trajectory is illustrated on page 18 overleaf.

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<sup>4</sup> LBH's emphasis added

Figure 1: Housing Trajectory - Projected Housing Completions 2020-2041 by Component



## Appendix 1: Pipeline Sites with Planning Permission at Base Date of 1<sup>st</sup> April 2025\*

\*It should be noted that the total in column 4 of the Appendix 1 table, *Homes Contributing to Supply*, adds up to a higher figure than the figure calculated for pipeline permissions that is applied in the Housing Trajectory and 5 Year Housing Land Supply calculation sections of this paper. This is because Appendix 1 presents the approved number of homes for each relevant application without the lapse rate of 3% that has been applied to sites whose status is 'not started' in the Trajectory and 5YHLS.

Planning Application Ref	Address	Postcode	Homes Contributing to Supply	Anticipated Phasing	Development Status
P/2018/4329	HOLP44, HOUNSLOW CIVIC CENTRE AND 88 LAMPTON ROAD, LAMPTON ROAD	TW3 4DW	18	2025/26	Commenced
P/2013/1812	LAND AT LIONEL ROAD, Lionel Road	TW8 9QR	262	2026/27 to 2028/29	Commenced
P/2019/1203	Land to the South Side of, High Street	TW8 8EW	103	2025/26	Commenced
P/2019/2212	THE CIVIC CENTRE, 88, LAMPTON ROAD	TW3 1JB	288	2025/26 to 2026/27	Commenced
P/2018/2168	Brentford Lock West, COMMERCE ROAD	TW8 8LR	452	2025/26 to 2028/29	Not started
P/2017/4692	LAND AT CITROEN SITE, Capital Interchange way	TW8 0EX	211	2025/26 to 2026/27	Commenced
P/2018/4117	1-4 CAPITAL INTERCHANGE WAY, 1-4, Capital Interchange way	TW8 0EX	291	2025/26 to 2027/28	Commenced
P/2022/1142	69-76 High Street, Brentford	TW8 0AA	333	2025/26 to 2028/29	Commenced
P/2022/1431	Hanworth Park House	TW13 7EY	301	2026/27 to 2029/30	Not started
P/2019/3140	1-3 Bath Road	TW3 3BJ	249	2025/26 to 2028/29	Commenced
P/2021/4783	Charlton House, Albany Road	TW8 0NG	118	2025/26 to 2029/30	Commenced

<b>Planning Application Ref</b>	<b>Address</b>	<b>Postcode</b>	<b>Homes Contributing to Supply</b>	<b>Anticipated Phasing</b>	<b>Development Status</b>
P/2021/4778	Land South of Brentford High Street and Waterside	TW8 8EW	181	2025/26 to 2028/29	Commenced
PAC/2021/2802	HEATHROW HOUSE, Bath Road	TW5 9AT	169	2025/26	Commenced
P/2021/4779	Land South of Brentford High Street and Waterside	TW8 8EW	116	2025/26 to 2027/28	Commenced
P/2022/2379	Manderson House, Commerce Road	TW8 8LF	111	2026/27 to 2028/29	Not started
P/2018/0738	12-32, LAMPTON ROAD	TW3 1JH	76	2025/26 to 2028/29	Commenced
P/2021/0963	Site Allocation HOLP14, Griffin Park, Braemar Road	TW8 0NT	75	2025/26 to 2026/27	Commenced
P/2021/0584	Churchill House, 114 Windmill Road	TW8 9NA	74	2026/27 to 2029/30	Not started
PAC/2024/3153	Block B, VISTA BUSINESS CENTRE, Salisbury Road, TW4 6JQ	TW4 6JQ	74	2026/27 to 2029/30	Not started
P/2020/1361	50, London Road	TW8 8AP	69	2025/26 to 2028/29	Not started
PAC/2024/3154	BLOCK A Floors 1, 2, 3, 6 & 7, VISTA BUSINESS CENTRE, BLOCK A, 50, Salisbury Road	TW4 6JQ	57	2027/28 to 2029/30	Not started
P/2021/2614	719 - 727 London Road, TW3 1SE	TW3 1SE	55	2026/27 to 2028/29	Commenced
P/2019/1530	UNITS 1 AND 2 AND PARTS GARAGE, RENNELS WAY	TW7 6NA	53	2025/26 to 2027/28	Commenced
P/2023/1632	Chiswick Police Station, 205 Chiswick High Road	W4 2DU	50	2026/27 to 2027/28	Not started
PA/2021/2728	361 -365 Chiswick High Road	W4 4HS	34	2026/27 to 2027/28	Commenced
PAC/2020/0333	2 - 4 Lampton Road	TW3 1HU	33	2026/27 to 2027/28	Commenced
P/2023/1686	9 Fleming Way	TW7 6DB	33	2026/27 to 2027/28	Commenced

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P/2024/1935	High Street	TW3 1NW	31	2026/27 to 2027/28	Not started
P/2019/1117	17 High Street		30	2025/26 to 2026/27	Commenced
PAC/2024/1043	1 Acton Lane	W4 5DX	29	2026/27 to 2027/28	Not started
PA/2024/2493	147-161 HIGH STREET HOUNSLOW	TW3 1QL	25	2026/27 to 2027/28	Not started
P/2019/1329	141 Staines Road		25	2025/26	Commenced
PA/2024/0420	VICTORY BUSINESS CENTRE Fleming Way		24	2026/27 to 2027/28	Not started
P/2019/3416	486 BATH ROAD	TW5 9UP	20	2025/26	Commenced
PALL/2023/3950	6 Wood Lane	TW7 5ER	20	2026/27	Commenced
P/2022/1974	58 Fern Grove	TW14 9AY	14	2026/27	Commenced
P/2020/1834	AUGUSTUS CLOSE		18	2025/26	Commenced
P/2022/0026	82-96 Oxford Way		17	2025/26	Commenced
P/2024/1288	1aBristow Road	TW3 1UP	12	2027/28	Not started
PAC/2022/3120	462 London Road	TW7 4ED	12	2025/26	Commenced
P/2021/3807	GUNNERSBURY CLOSEGUNNERSBURY CLOSE		12	2025/26	Commenced
PAR/2023/3394	147-161 High Street	TW3 1QL	11	2026/27	Not started
P/2022/1975	GARAGES/LAND AT NURSERY CLOSE Fern Grove		10	2025/26	Commenced
P/2022/1199	High Street	TW8 8EW	10	2026/27	Not started
P/2021/4955	143 Bedfont Lane	TW14 9NH	5	2025/26	Commenced
P/2022/0025	6 Sparrow Farm Drive	TW14 0EA	9	2025/26	Commenced
P/2021/2796	27 Becketts Close		9	2025/26	Commenced
P/2020/3265	65-67 Hanworth Road	TW3 1TT	9	2025/26	Commenced

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P/2018/4351	CAR PARK Prince Regent Road		9	2026/27	Commenced
P/2023/2621	ROTHBURY GARDENS		9	2026/27	Not started
P/2019/3391	Boston Manor Road	TW8 8DZ	9	2025/26	Commenced
P/2021/3808	OXFORD COURT Wellesley Road		9	2025/26	Commenced
P/2022/1138	1 Acton Lane	W4 5LY	8	2025/26 to 2026/27	Not started
P/2023/3997	154 Staines Road	TW14 9ED	7	2026/27	Not started
P/2021/0542	495 Staines Road	TW4 5AR	7	2025/26	Commenced
P/2022/1595	249-253 High Street	TW3 1EA	8	2025/26	Commenced
P/2021/1758	St Marys Drive		8	2025/26	Commenced
P/2024/1024	28 Burlington Lane	W4 2QE	8	2026/27	Not started
P/2019/1277	71A Lampton Road	TW3 4DH	6	2025/26 to 2026/27	Commenced
P/2024/1004	2 Lampton Road		8	2026/27	Not started
PALL/2023/2702	598 608 Chiswick High Road	W4 5RT	8	2026/27	Not started
P/2024/1194	47 Lampton Road	TW3 1JG	8	2026/27	Not started
P/2022/0603	44 New Heston Road	TW5 0LJ	4	2026/27	Commenced
P/2021/3190	30-42 Spinney Drive	TW14 8PN	7	2025/26	Commenced
P/2022/0274	Stamford Brook Avenue		7	2026/27	Not started
P/2023/2374	85 Beavers Crescent	TW4 6EU	7	2026/27	Not started
P/2024/0215	Lansbury Avenue		7	2026/27	Not started
P/2022/3334	52 Hanworth Road		7	2026/27	Not started
P/2023/1836	100 North Drive	TW3 1PU	7	2026/27	Not started
P/2023/2763	106 Whitton Road	TW3 2ES	7	2026/27	Commenced
P/2024/4009	11 St Stephens Road	TW3 2BH	6	2027/28	Not started

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P/2024/2182	1 Dorchester Drive	TW14 8HP	5	2026/27	Not started
P/2024/1238	5 Hounslow Avenue	TW3 2DZ	5	2026/27	Not started
P/2022/1384	67 Ellesmere Road	W4 3EA	4	2026/27	Not started
P/2022/3299	84 North Road		5	2026/27	Not started
P/2024/1070	8 ESSEX PLACE	W4 5UT	5	2026/27	Not started
PAHF/2023/1196	10 Staines Road	TW3 3JS	6	2026/27	Not started
P/2022/2475	Oakley Close	TW7 4HZ	6	2025/26	Commenced
P/2019/3736	Bedfont Lane	TW14 9SB	6	2026/27	Commenced
P/2021/3192	LAYTON COURT Brook Lane North	TW8 0QW	6	2026/27	Commenced
P/2021/3809	QUINTON COURTS Spencer Road	W4 3SL	6	2025/26	Commenced
P/2023/0657	21A Woodfield Road	TW4 6LL	6	2026/27	Not started
P/2024/3504	8 Hounslow Road		3	2026/27	Not started
P/2021/4719	OXFORD COURT, Oxford Way		6	2026/27	Commenced
P/2023/0440	154 Ash Grove	TW5 9DS	6	2026/27	Not started
P/2020/1455	Hanworth Road	TW3 3UF	6	2025/26	Commenced
P/2022/2734	84 BATH ROAD	TW3 3EQ	6	2025/26	Commenced
P/2021/3635	109 St Johns Road	TW7 6PN	6	2025/26	Commenced
PAC/2022/0946	58-59 High Street	TW8 0AH	6	2026/27	Commenced
P/2021/3803	GARAGE BLOCK OPPOSITE 14 AND 16 Brentside	TW8 8BS	6	2026/27	Commenced
P/2024/2440	6 Sidmouth Avenue		5	2026/27	Not started
P/2023/1913	Hounslow Road	TW13 6QH	4	2026/27	Not started
P/2023/2528	High Street	TW13 4AG	5	2026/27	Not started

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P/2023/3178	346 Chiswick High Road	W4 5TA	5	2026/27	Not started
P/2020/1721	66a Waldeck Road	W4 3NU	5	2025/26	Commenced
P/2021/3871	1 Hampton Road West	TW13 6AH	5	2026/27	Not started
PAC/2025/0489	147-161 HIGH STREET HOUNSLOW	TW3 1QL	5	2026/27	Not started
P/2023/0495	140 High Street	TW3 1LR	4	2026/27	Commenced
P/2021/4480	189 High Street	TW3 1BL	4	2025/26	Commenced
P/2019/4235	63 Whitton Road		5	2025/26	Commenced
P/2024/3327	6 Church Street	TW7 6XB	5	2026/27	Not started
P/2024/3317	6 Church Street	TW7 6XB	5	2026/27	Not started
P/2022/3520	20The Grove		5	2026/27	Not started
P/2024/3420	346-348 CHISWICK HIGH ROAD	W4 5TA	5	2026/27	Not started
P/2022/2720	303A Chiswick High Road	W4 4HH	4	2025/26	Commenced
P/2024/1718	141BATH ROAD	TW3 3BT	3	2025/26	Commenced
P/2021/4805	3 High Street	TW8 0DX	3	2026/27	Commenced
P/2024/1395	54A Kew Bridge Road	TW8 0EW	3	2026/27	Commenced
P/2022/0602	537A Staines Road	TW14 8BP	4	2026/27	Not started
P/2021/5018	GARAGES AT Florence Gardens		4	2026/27	Commenced
P/2022/0179	3 Grove Park Gardens	W4 3RY	3	2026/27	Commenced
P/2023/2879	520 BATH ROAD		3	2026/27	Not started
P/2021/2363	520 BATH ROAD		4	2025/26	Commenced
P/2020/0585	1a High Street	TW5 9RN	3	2025/26	Commenced
P/2021/3193	7 Becketts Close	TW14 0BG	4	2025/26	Commenced
P/2023/2073	High Street		4	2026/27	Not started

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P/2023/2023	2 Parkfield Road	TW13 7LG	3	2025/26	Commenced
P/2022/1532	2 Exeter Road	TW13 5PE	4	2026/27	Not started
P/2024/4105	27 CRANFORD LANE	TW5 9EP	4	2027/28	Not started
P/2023/3960	Swan Street	TW7 6RJ	4	2026/27	Not started
P/2022/1612	9 Epworth Road	TW7 5BL	4	2026/27	Commenced
P/2023/1443	Munster Avenue	TW4 5BQ	3	2026/27	Not started
P/2024/1592	60 Kew Bridge Road	TW8 0EW	3	2026/27	Not started
PAR/2024/0760	27 CRANFORD LANE	TW5 9EP	4	2026/27	Not started
P/2023/3826	227B High Street	TW3 1DH	-2	2026/27	Not started
P/2022/2244	8 Fareham Road	TW14 0EQ	0		Commenced
P/2023/0135	West Way	TW5 0JG	0		Not started
P/2022/1555	100 Central Avenue	TW3 2QL	0		Commenced
P/2022/3643	5 Renfrew Road	TW4 7DW	0		Not started
P/2022/1053	157 Brabazon Road	TW5 9LN	0		Commenced
P/2022/2719	146 Kingsley Road	TW3 4AD	0		Commenced
P/2023/1203	40 Thorney Hedge Road		2	2026/27	Not started
P/2023/0304	40 Thorney Hedge Road		2	2026/27	Not started
P/2023/0133	Warfield Road	TW14 8AD	0		Not started
P/2021/4977	3 LONGLEAT WAY	TW14 8JW	2	2026/27	Commenced
P/2021/0506	1 Gould Road	TW14 8AB	2	2025/26	Commenced
P/2021/2342	98 Windmill Road	TW8 9NA	2	2025/26	Commenced
P/2024/2338	155 Chiswick High Road	W4 2DT	3	2026/27	Not started
P/2022/1736	93 Chiswick High Road	W4 2EF	3	2026/27	Not started

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P/2021/3806	G1-G18 The Lindens	W4 3UQ	3	2026/27	Commenced
P/2023/2869	Field Road		3	2026/27	Not started
P/2021/0376	07-12 The Dell		3	2025/26	Commenced
P/2021/4445	333 BATH ROAD	TW3 3DH	3	2025/26	Commenced
P/2022/4033	94A BATH ROAD		3	2026/27	Not started
P/2021/4887	159 Jersey Road	TW7 4QJ	2	2025/26	Commenced
P/2022/3982	68 High Street	TW8 0AH	3	2026/27	Not started
P/2022/1220	126 Barrowgate Road	W4 4QP	3	2025/26	Commenced
P/2021/2617	126 Barrowgate Road	W4 4QP	3	2025/26	Commenced
P/2020/1294	440 Chiswick High Road		3	2025/26	Commenced
P/2024/1789	9B Corban Road	TW3 3AS	0		Not started
P/2024/0999	21 Walnut Tree Road		2	2026/27	Not started
P/2024/3400	29 Martindale Road		2	2026/27	Not started
P/2023/0006	434 Hanworth Road	TW4 5LE	3	2026/27	Not started
P/2022/1692	5 Gould Road	TW14 8AB	1	2026/27	Not started
P/2023/0801	54A Kew Bridge Road	TW8 0EW	1	2026/27	Not started
P/2023/0650	44 Turnham Green Terrace	W4 1QP	1	2026/27	Not started
P/2022/3070	6 Lafone Avenue	TW13 5DH	1	2026/27	Not started
P/2023/0321	2 Dorset Way	TW5 0ND	1	2026/27	Not started
P/2024/2489	3 Gordon Road	TW3 1XP	1	2026/27	Not started
P/2024/2663	434 Hanworth Road	TW4 5LE	1	2026/27	Not started
P/2022/4040	305 Whitton Dene	TW7 7NE	1	2025/26	Commenced
P/2022/2555	2A South Street	TW7 7BG	1	2025/26	Not started

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P/2023/3929	2A College Road	TW7 5DH	1	2026/27	Not started
P/2022/3742	Devonshire Road	W4 2HU	2	2026/27	Not started
P/2022/1681	217 High Street	TW3 1DH	2	2026/27	Commenced
P/2022/3922	North Drive	TW3 1PU	2	2026/27	Not started
P/2022/2152	Magdala Road	TW7 7DD	2	2026/27	Not started
PA/2022/2371	1 Brook Lane North	TW8 0QW	2	2026/27	Commenced
P/2024/1145	147 Chiswick High Road	W4 2DT	2	2026/27	Not started
P/2024/0960	93 Chiswick High Road	W4 2EF	2	2026/27	Not started
P/2022/3400	Grove Park Road		2	2026/27	Not started
P/2021/0434	Spencer Road		2	2025/26	Commenced
P/2021/2716	OXFORD COURTOxford Way		2	2025/26	Commenced
P/2020/4509	9 Fir Road		2	2025/26	Commenced
P/2020/4510	2 Forge Lane	TW13 6UW	2	2025/26	Commenced
P/2022/1613	35 Hampton Road East	TW13 6JB	2	2025/26	Commenced
P/2024/1642	480A Great West Road		1	2026/27	Not started
P/2022/1578	121 Inwood Road		2	2026/27	Commenced
P/2022/1959	208 High Street	TW3 1HE	2	2026/27	Commenced
PAR/2020/3740	255 High Street	TW3 1EA	2	2025/26	Commenced
P/2021/3933	257A High Street	TW3 1EA	2	2025/26	Commenced
P/2023/3502	163 Hanworth Road	TW3 3TT	2	2026/27	Not started
P/2022/1761	Worton Road	TW7 6ER	2	2026/27	Not started
P/2024/3906	76 Francis Road	TW4 7JS	2	2026/27	Not started
P/2023/3478	THE WOODLANDS		2	2026/27	Not started

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P/2022/2015	303 Jersey Road	TW7 5PH	2	2026/27	Commenced
P/2020/0966	1VILLIERS ROAD	TW7 4HW	1	2025/26	Commenced
P/2022/0691	GARAGES ADJACENT 26Cherry Crescent	TW8 8NN	2	2026/27	Commenced
P/2022/0597	GARAGES ADJACENT 12Almond Grove	TW8 8NL	2	2026/27	Commenced
P/2023/3280	GARAGES ADJACENT 12Almond Grove		2	2026/27	Not started
P/2023/3278	GARAGES ADJACENT 26Cherry Crescent		2	2026/27	Commenced
P/2023/0266	225 High Street	TW8 8AH	2	2026/27	Not started
P/2022/1988	202 High Street	TW8 8AH	2	2026/27	Not started
P/2022/1726	London Road	TW7 5BG	2	2026/27	Not started
P/2021/2358	56 High Street		2	2025/26	Commenced
P/2018/3070	11London Road	TW8 8JB	1	2025/26	Commenced
P/2023/2910	Catherine Gardens	TW3 2PR	1	2026/27	Not started
P/2024/4146	3 HIBERNIA GARDENS		1	2026/27	Not started
P/2024/3707	44 Lichfield Road	TW4 6HS	1	2025/26	Commenced
P/2024/1064	1 Sparrow Farm Drive	TW14 0EA	1	2026/27	Not started
P/2024/3318	84 Vicarage Farm Road		1	2026/27	Not started
P/2024/3129	2 Spring Grove Road		1	2026/27	Not started
P/2024/2033	15 Grove Park Road	W4 3RS	2	2026/27	Not started
P/2023/1699	GARAGE BLOCK ADJACENT 1-2Sherborne Road		2	2026/27	Not started
P/2024/1274	276 Chiswick High Road	W4 1PD	2	2026/27	Not started
PALL/2023/3769	598-608 Chiswick High Road	W4 5RT	2	2026/27	Not started
P/2024/1290	55 Upham Park Road	W4 1PQ	2	2026/27	Not started
P/2024/1394	91Chiswick High Road	W4 2EF	2	2026/27	Not started

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P/2021/2127	Wellesley Road	W4 3AP	2	2025/26	Commenced
P/2022/3762	18 Priory Avenue		-2	2026/27	Not started
P/2023/2154	Grove Park Road	W4 3RU	-2	2026/27	Not started
P/2022/4016	Mayfield Avenue	W4 1PN	-1	2026/27	Not started
P/2023/0565	20 Heathfield Gardens	W4 4JY	-1	2026/27	Not started
P/2022/2222	49 Wilton Avenue	W4 2HX	-1	2026/27	Not started
P/2023/2553	70A Wavendon Avenue	W4 4NS	-1	2026/27	Not started
P/2023/0394	44 Binns Road		-1	2026/27	Not started
P/2024/1444	69 Thornton Avenue		-1	2026/27	Not started
P/2022/0903	13 BEVERLEY ROAD	W4 2LL	-1	2026/27	Not started
P/2022/3888	148 Park Road	W4 3HP	-1	2026/27	Not started
P/2023/0365	35a Whitton Road	TW3 2DB	-1	2026/27	Not started
P/2022/1423	3 Imperial Road	TW14 8AF	0		Commenced
P/2021/4092	15 Bedfont Close	TW14 8LJ	0		Commenced
P/2022/0933	15 Lonsdale Road	W4 1ND	0		Not started
P/2024/0962	84 High Street	TW3 1NH	0		Not started
P/2022/4097	210b Wellington Road South	TW4 5JL	0		Not started
P/2024/1443	191 Wellington Road South	TW4 5HA	1	2026/27	Not started
P/2022/2408	Westbury Place	TW8 0QG	1	2026/27	Not started
P/2022/3768	Lafone Avenue	TW13 5DH	1	2026/27	Not started
P/2023/2245	Exeter Road	TW13 5NX	1	2026/27	Not started
P/2023/0015	Pownall Gardens	TW3 1YW	1	2026/27	Not started
P/2022/1631	Byfield Road	TW7 7AF	1	2026/27	Not started

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P/2022/2429	6 Northumberland Crescent	TW14 9SZ	1	2025/26	Commenced
P/2022/2221	GARAGE BLOCK ADJACENT 1 TO 6Beaconsfield Close	W4 4EL	1	2025/26	Commenced
P/2023/2931	LAND ADJACENT TO 8Chaucer Avenue	TW4 6NB	1	2026/27	Not started
PALL/2022/3011	20 St Dunstons Road	TW13 4JU	1	2026/27	Not started
P/2022/2710	64 Whitton Road	TW3 2DD	1	2026/27	Commenced
PAC/2023/0612	THAMES HOUSESvan Street	TW7 6RS	1	2026/27	Not started
P/2024/3044	199 Hatton Road	TW14 9QY	1	2026/27	Not started
P/2024/0530	106 The Gardens	TW14 9PW	1	2026/27	Not started
P/2024/0980	6 Northumberland Crescent	TW14 9SZ	1	2026/27	Not started
P/2024/0315	476 Staines Road	TW14 8DH	1	2026/27	Not started
P/2021/4465	7 Gould Road	TW14 8AB	1	2025/26	Commenced
P/2016/4546	19 Beech Road	TW14 8AH	1	2025/26	Commenced
P/2022/0530	35 BRENTWICK GARDENS	TW8 9QL	1	2026/27	Not started
P/2022/0634	41Clitherow Road	TW8 9JT	1	2026/27	Commenced
P/2022/2820	590 Chiswick High Road	W4 5RP	1	2026/27	Not started
PAC/2024/3366	2 Devonshire Road	W4 2HD	1	2026/27	Not started
P/2023/0952	30 Chiswick High Road	W4 1TE	1	2026/27	Not started
P/2019/2777	10 Staveley Gardens	W4 2SA	1	2025/26	Commenced
P/2024/0646	5A Chiswick High Road	W4 3AG	1	2026/27	Not started
P/2022/2545	15a Elmwood Road	W4 3DY	1	2026/27	Not started
P/2022/0532	68 Park Road	W4 3HL	1	2026/27	Not started
P/2020/0222	1B Fauconberg Road	W4 3JZ	1	2025/26	Commenced

<b>Planning Application Ref</b>	<b>Address</b>	<b>Postcode</b>	<b>Homes Contributing to Supply</b>	<b>Anticipated Phasing</b>	<b>Development Status</b>
P/2024/1926	7 Tachbrook Road	TW14 9PD	1	2026/27	Not started
P/2023/2455	7 Tachbrook Road	TW14 9PD	1	2026/27	Not started
P/2022/1114	32 Osborne Close	TW13 6SR	1	2026/27	Not started
P/2020/2873	14 TOWFIELD ROAD	TW13 5LR	1	2025/26	Commenced
P/2023/1962	1 Harvest Road	TW13 7JH	1	2026/27	Not started
P/2021/3746	42A Hanworth Road	TW13 5AY	1	2026/27	Not started
P/2021/3599	78 Wigley Road	TW13 5HE	1	2026/27	Commenced
P/2023/3068	18 NEW ROAD	TW13 6TQ	1	2026/27	Not started
P/2023/2454	34 Meadow Road	TW13 5JA	1	2026/27	Not started
P/2022/2798	158A Hounslow Road	TW13 6AA	1	2026/27	Not started
P/2022/3391	196 Great West Road	TW5 9AR	1	2025/26	Commenced
P/2018/1512	14 The Crossways	TW5 0JL	1	2025/26	Commenced
P/2021/1961	166 Ash Grove	TW5 9DT	1	2026/27	Not started
P/2017/5234	153 Brabazon Road	TW5 9LN	1	2025/26	Commenced
P/2024/0482	20 Elmsworth Avenue	TW3 4DT	1	2026/27	Not started
P/2021/0857	5 Lampton Park Road	TW3 4HS	1	2025/26	Commenced
P/2023/0287	49 STAR ROAD	TW7 4HU	1	2026/27	Not started
P/2023/1462	35 Arnold Crescent	TW7 7NS	1	2026/27	Not started
P/2023/0480	2 Park Close	TW3 2HW	1	2026/27	Not started
P/2022/3137	45 Elmer Gardens	TW7 6EZ	1	2026/27	Not started
P/2021/4586	132Heath Road	TW3 2NW	1	2026/27	Commenced
P/2022/0096	51Maswell Park Crescent	TW3 2DR	1	2026/27	Commenced
P/2016/2477	2 SHIRLEY DRIVE	TW3 2HE	1	2025/26	Commenced

<b>Planning Application Ref</b>	<b>Address</b>	<b>Postcode</b>	<b>Homes Contributing to Supply</b>	<b>Anticipated Phasing</b>	<b>Development Status</b>
P/2022/1881	112 Wellington Road North	TW4 7AA	1	2026/27	Not started
P/2022/0533	77 Basildene Road	TW4 7LG	1	2026/27	Not started
P/2022/3644	90 Linkfield Road	TW7 6QH	1	2026/27	Not started
P/2011/2926	Adj to 7Tolson Road	TW7 7AE	1	2025/26	Commenced
P/2024/2343	542 London Road	TW7 4EP	1	2026/27	Not started
P/2023/1771	18 Grove Road	TW7 4JH	1	2026/27	Not started
P/2022/2179	588 Great West Road	TW5 0TH	1	2026/27	Not started
P/2022/0399	588 Great West Road	TW5 0TH	1	2026/27	Not started
P/2021/3289	50 Thornbury Road		1	2026/27	Not started
P/2017/1762	131A Jersey Road	TW7 4QP	1	2025/26	Commenced
P/2022/2444	38 Beech Avenue	TW8 8NH	1	2026/27	Not started
P/2022/1773	421 London Road	TW7 5AQ	1	2026/27	Not started
P/2021/5001	GARAGES ADJACENT 86Beech Avenue		1	2026/27	Commenced
P/2015/1965	6 Oxford Road North	W4 4DN	1	2025/26	Commenced
P/2021/4321	265A Chiswick High Road	W4 4PU	1	2026/26	Commenced
P/2025/0055	16 Windsor Road	TW4 7QQ	0		Not started
P/2023/3664	Binns Road		-1	2026/27	Not started
P/2024/2883	59 Linden Gardens	W4 2EW	-1	2026/27	Not started
P/2023/3691	39 Walnut Tree Road		-1	2026/27	Not started
P/2023/1050	5 Essex Avenue	TW7 6LF	0		Not started
P/2024/0779	31 Burlington Road	W4 4BQ	0		Not started
PA/2024/2282	168 Thornbury Road	TW7 4QE	1	2026/27	Not started
P/2023/0592	Martindale Road	TW4 7EP	1	2026/27	Not started

<b>Planning Application Ref</b>	<b>Address</b>	<b>Postcode</b>	<b>Homes Contributing to Supply</b>	<b>Anticipated Phasing</b>	<b>Development Status</b>
PAC/2023/2226	10 Market Place	TW8 8FL	1	2026/27	Not started
P/2024/3271	14 Springvale Avenue	TW8 9QH	1	2026/27	Not started
P/2024/1536	9A Clements Place	TW8 9PS	1	2026/27	Not started
PA/2024/0081	1a Devonshire Mews	W4 2HA	1	2025/26	Commenced
PAC/2024/3155	44 Chiswick Lane	W4 2JQ	1	2025/26	Not started
P/2023/3337	140 Devonshire Road	W4 2AW	1	2026/27	Not started
P/2020/0274	10 Staveley Gardens	W4 2SA	1	2025/26	Commenced
P/2024/0783	21 Vincent Road	TW4 7LH	1	2026/27	Not started
P/2024/3275	4 Wentworth Road	UB2 5TS	1	2026/27	Not started
P/2025/0186	Flat 4,16 Pownall Gardens,Hounslow	TW3 1YW	1	2026/27	Not started
P/2024/0604	71 Grove Road	TW3 3PR	1	2026/27	Not started
P/2022/0468	339Hanworth Road		1	2025/26	Commenced
P/2024/1932	299A, Whitton Dene, Isleworth	TW7 7NE	1	2026/27	Not started
P/2022/3488	St Johns Road	TW7 6NN	-1	2026/27	Not started
P/2023/0620	46 Devonshire Road	W4 2HD	-1	2026/27	Not started
P/2012/3086	21Gresham Road	TW3 4BX	-1	2025/26	Commenced
P/2022/1163	14 St Johns Road	TW7 6NN	-1	2026/27	Not started
P/2022/0534	41b Thorney Hedge Road	W4 5SB	-1	2025/26	Commenced
P/2024/0253	Walsham Road	TW14 0JD	-2	2025/26	Commenced

## Appendix 2: Capacity on Allocations Compared with Equivalent Permissions

Site Allocation no.	Site Allocation name	Planning Application Reference	Site Address	Postcode	Allocation Minimum Development Quantum (MDQ)	No. of Homes Permitted	Difference (homes permitted - allocation MDQ)
2	Tesco Osterley	P/2020/3100	Tesco Superstore, Syon Lane, Isleworth	TW7 5NZ	1030	1677	647
11	Homebase Syon Lane	P/2020/3099	Homebase Ltd, Syon Lane, Isleworth	TW7 5QE	370	473	103
29	EMC Tower	PAC/2024/1307	EMC Tower, Great West Road	TW8 9AN	420	209	-211
30	Vantage West	PAC/2025/0360	Vantage West, Great West Road	TW8 9AG	130	178	48
34	Former Natwest Bank Site, Chiswick	P/2021/3510	Land at Chiswick Roundabout, Chiswick	W4 5QJ	120	252	132
35	B&Q Chiswick	P/2019/3954	2 Larch Drive	W4 5QL	270	386	116

Site Allocation no.	Site Allocation name	Planning Application Reference	Site Address	Postcode	Allocation Minimum Development Quantum (MDQ)	No. of Homes Permitted	Difference (homes permitted - allocation MDQ)
82	206-210 Hanworth Road	P/2021/4144	209 Hanworth Road	TW3 3UA	80	124	44
84	Hounslow Cavalry Barracks	P/2021/0920	Hounslow Cavalry Barracks	TW4 6HD	1000	1525	525
85	379 -389 Staines Road	P/2019/3935	379 Staines Road	TW4 5AX	20	64	44
97	30 Rugby Road	P/2019/3339	30 Rugby Road	TW1 1DG	60	146	86
110	Albany Riverside	P/2017/3372	40 and 40A, High Street	TW8 0DS	190	193	3
111	Brentford Police Station	P/2017/3371	Metropolitan Police Station, Half Acre	TW8 8DH	100	105	5
116	1 Burlington Lane	P/2024/2610	1 Burlington Lane	W4 2RR	90	132	42
<b>Total</b>					3,880	5,464	1,584

