

Hounslow Local Plan (2020-2041)
Examination Matters, Issues and Questions
Stage 2 Hearings

**Matter 10 – Delivering the identified requirements over
the Plan period**

April 2026



**London Borough
of Hounslow**

Council's Response to Inspectors' Matters, Issues, Questions

Matter 10 – Delivering the identified requirements over the Plan period

Issue: Whether the Plan approach towards the identification and supply of land and anticipated delivery of development is positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan, so as to ensure the timely delivery of the identified requirements for the Borough?

Questions:

Q1) What is the estimated remaining total supply in the Plan period?

Q1) LBH response:

1. Based on the Updated Housing Trajectory and Completions (**Document EX44i**¹), the spreadsheet shows that at the base date of the Housing Trajectory (1st April 2025) there were a projected 29,044 homes still to be delivered from that date until the end of the Plan period (31st March 2041). It is not currently possible to confidently produce a reliable estimate of a more up-to-date picture of the remainder of supply, as the Council and GLA have not yet undertaken the work necessary to update their monitoring records for the reporting year 2025/2026.
2. It is, however, possible to make an estimate based on **Document EX44i**, by deducting the projected completions for year 2025/2026 from the total remaining homes in the supply at the trajectory's base date of 1st April 2025. The trajectory projects that 1,750 homes will be completed during year 2025/2026, and therefore deducting 1,750 homes from 29,044 shows that 27,294 homes would be delivered over the remainder of the Plan period from 1st April 2026 to 31st March 2041. The Council emphasise that this is only a tentative estimate, as it cannot be based on verified completions figures for 2025/2026 which will not become available until Autumn/Winter 2026.

Q2) What is the estimated total supply in the Plan period from:

- a) Completions
- b) Existing planning permissions (subdivided as full, outline, etc)

¹ EX44i in Excel spreadsheet format is available to download: – [Updated Housing Trajectory and Completions \(April 2026\)](#)

- c) Other commitments (e.g. sites subject to the completion of planning obligations)
- d) Windfalls
- e) Existing or proposed site allocations

Q2) LBH response:

3. Based on **Document EX44i**, using the Trajectory’s base date of 1st April 2025, the Council is able to estimate the contributions to the total supply of housing over the full Plan period. This is set out in Table 1 below:

Table 1: Estimated Total Housing Supply in the Plan period by Component

| Component of Supply | Contribution to Supply (no. of Homes) |
|---|--|
| a) Completions | 7,228 |
| b) Existing planning permissions | |
| Full Permissions | 4,008 |
| Reserved Matters Permissions | 708 |
| Outline Permissions | 2,802 |
| Prior Approval | 1,212 |
| Certificate of Lawfulness | 31 |
| c) Other commitments: | |
| Small sites on Brownfield Land Register | 184 |
| Council owned regeneration site | 90 |
| d) Windfalls | 4,480 |
| e) Proposed site allocations | 15,669 |
| Overall Total (excluding lapse rate) | 36,412 |

4. The combined total for the sources of supply shown in Table 1 is 36,412 homes over the Plan period. It should be noted that this figure does not take account of the lapse rate of 3% that has been applied to permitted or approved sites in the pipeline that have not yet commenced. With this lapse rate applied, the overall total is 36,273 homes, as shown in **Document EX44i(i)** cell M26 (Net Projection) of tab 5 (Housing Trajectory Summary).

Q3) What informed the assumptions about the scale and timing of supply in relation to build-out rates and lead-in times from these various sources? Are these realistic and based upon up-to-date evidence?

Q3) LBH response:

5. As per the Council's response to Matter 9, Question 5 (**Document WS9.1**), the lead-in times and build-out rates used in the Updated Housing Trajectory and Completions (**Document EX44i**) are informed by either Hounslow specific completions data from 2019/20 – 2024/25, the last year for which completions data is available, or adapted Lichfields start-to-finish presumptions with adjustments to reflect the London context of flatted development where appropriate. Further explanation of this methodology is found in paragraph 2.31 of **Document EX44h**. This completions data is also available in **Document EX44i**.
6. To calculate build-out rates for schemes delivering over 100 units, the Council conducted an analysis of previous delivery between 2019/20 and 2024/25. For sites of 100-499 units this build-out rate is 154 units per annum, based on average previous delivery across all 17 sites within the specified size range. For sites of 500+ units, the build-out rate is 198 units per annum, based on average previous delivery across all 4 sites within the specified size range. This evidence is specific to Hounslow and accurately reflects housing delivery in the borough over the Plan period to 01/04/2025. It is therefore considered to be realistic and justified.
7. Lead-in times have been applied to sites expected to start delivery within the Five-year Housing Land Supply period. This is because the lead-in period begins at the date of approval, so for sites delivering later in the Plan period, there is no approval date. For sites of 100-499 units, the same completions dataset (2019/20 - 2024/25) was used to calculate an average lead-in time of 2.8 years from the date of approval to commencement of construction. As this average lead-in time is based on historical lead-in times for recent residential schemes in Hounslow it is considered realistic and justified by evidence. This evidence is set out in **Appendices 1 and 2** of this statement. Appendix 1 contains the data that informs build-out rates and Appendix 2 contains the data that informs lead-in times.

8. Due to the small number and specific nature of schemes over 500 units, the Council's Planning Policy officers engaged with Development Management colleagues, who have direct contact with site promoters/developers. As a result of these discussions, the Council has produced bespoke lead-in times for each scheme over 500 units, which have been informed by the most up-to-date position available. As delivery on large sites necessitates a close working relationship between the Council and site promoters/developers, the lead-in times for large schemes resultant from these discussions are also considered to be accurate, justified and supported by evidence.
9. Therefore, establishing lead-in times for very large sites based on discussions with site promoters/developers is considered to be accurate and effective as site promoters/developers are able to provide a moment-in-time update on the pre-commencement situation. For establishing build-out rates for non-commenced schemes, however the Council uses average completions from 2019/20-2024/25.
10. Over the course of construction, there are many variables which may be difficult to foresee, and could affect the expected delivery rates. As a result, site promoters/developers are only able to provide a best estimate of potential future delivery rates. Therefore, the Council has used historical delivery rates from 2019/20-2024/25 which reflect the realities of recent large-site delivery in the borough, while retaining the bespoke conversations with developers for lead-in times, when they are able to provide an insight in the current pre-commencement position
11. For sites under 100 units, assessments were made using the Lichfields start-to-finish rates² as a starting point with adjustments to reflect the London context of flatted development where appropriate. This was supplemented by consulting Google maps street view to provide additional datapoints on progress. Further explanation of this methodology is found in paragraph 2.31 of **Document EX44h**³. This approach was taken due to the high number of sites under 100 units, which meant that the approach taken for large schemes was not considered to be proportionate. Many sites in the non-phased pipeline (i.e. sites under 50 units total) are very small, delivering fewer than five units; these smaller schemes have therefore been projected to be delivered in the first

² [start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf](#)

³ EX44h – [5YHLS Position Update March 2026](#)

two to three years of the trajectory, using lead-in times calculated using the Lichfields start-to-finish rates. As these schemes are both numerous and relatively uncomplicated, this approach is considered proportionate and justified.

12. Therefore, the Council considers that the assumptions for lead-in times and build-out rates for schemes of all sizes, both for allocations and pipeline permissions, are realistic and informed by up-to-date, locally specific evidence.

Q4) Is the most up-to-date version of the housing trajectory realistic? Is there sufficient evidence to demonstrate a sufficient supply of deliverable sites (in years 1 to 5) and developable sites (in years 6 to 15) to ensure that the Plan's housing requirement for the Borough would be met?

Q4) LBH response:

13. Yes. The Council is able to meet its housing target over the Plan period and is able to demonstrate a 5 Year Housing Land Supply (5YHLS) of deliverable sites. Evidence for the inclusion of deliverable sites in years 1-5 (2025/26 – 2029/30) is demonstrated in both the 5YHLS Position Update March 2026 (**Document EX44h**⁴) and **Document EX44i**. The Council considers **Document EX44i** provides a realistic timescale for development of sites over the Plan period, reflecting the Council's knowledge on the proposed timeframes for the development of sites.

14. Further details of the sites' deliverability and developability are set out in the Site Allocations and Capacity Assessment Update 2024 (**Document EBSC2**)⁵, particularly in the detailed site assessments within Appendix 1 of the Study. In addition, the detailed assessments of sites located within the Green Belt are included in Appendix 2 of **the** Hounslow Site Allocations and Capacity Assessment (SACA) Addendum (June 2025) (**Document EBSC2b**)⁶.

15. It should be noted that the Housing Trajectory in Document **EX44i** provides the most up to date position of the Plan's supply of Deliverable and Developable sites to meet the

⁴ EX44h – [5YHLS Position Update March 2026](#)

⁵ EBSC2 [Hounslow Site Allocations and Capacity Assessment \(SACA\) \(2024\)](#)

⁶ EBSC2b - [Hounslow Site Allocations and Capacity Assessment \(SACA\) Addendum \(June 2025\)](#)

housing requirement over the Plan period. As such, the phasing for sites included in **EX44i** has been updated since the publication of Document **EBSC2** and **EBSC2b**. This is firstly to reflect that the pipeline is in a constant state of flux and the supply from this has changed significantly since the SACA documents were produced. Furthermore, for many site allocations, additional information has been obtained, or the sites' circumstances have changed since the production of the SACA documents. In addition, to help inform the production of a robust and up-to-date Housing Trajectory, a locally derived delivery rate has been calculated and applied to the supply of sites in **EX44i** (please see response to question 3 above). Further details about the methodology used for sites included in the updated Housing Trajectory are set out in paragraphs 2.9 to 2.31 on pages 14 to 19 of Document **EX44h**.

Q5) Would the Plan realistically provide for a 5-year supply of specific deliverable sites on adoption?

Q5) LBH response:

16. Yes. Together, Documents **EX44h**⁷ and **EX44i** provide clear evidence for the inclusion of deliverable sites in the 5YHLS. Document **EX44h** explains the 5YHLS in detail, accounting for previous under delivery against Hounslow's London Plan set housing target, from 1st April 2019 which is the base date of the London Plan 2021. The detailed components of the 5YHLS are set out within Table 2 ('Components of 5 Year Housing Land Supply') in paragraph 1.27 on page 10 of **EX44h**. The detailed 5YHLS calculated in line with the December 2023 NPPF (**ORD3**)⁸ is set out within Table 3 ('Five-year housing land supply position (calculated as per NPPF December 2023) – 1 April 2025 – 31 March 2030'), as introduced by paragraph 1.28 and explained in paragraphs 1.29 to 1.31 (see pages 10-11 of **EX44h**). This shows LB Hounslow is able to demonstrate a housing land supply of 5.46 years against the Plan's housing requirement of 1,782 homes per year, with the accrued deficit against the housing requirement from the base date of the London Plan (2019) added.

⁷ EX44h – [5YHLS Position Update March 2026](#)

⁸ ORD3 [National Planning Policy Framework December 2023](#)

17. Whilst the Council cannot be certain of the precise date of the intended adoption of the Local Plan, if it were adopted ahead of the next financial year which would be 2027/28, Document **EX44i** shows that the Plan would provide for a 5-year supply of specific deliverable sites on adoption.
18. It is not possible to provide a detailed calculation of the 5YHLS from the intended date of the Plan's adoption in the same way that has been completed in Document **EX44h**. This is because, in order to be able to accurately calculate to 5YHLS position, the base date for the calculation needs to be measured from the date of the latest available recorded completions information for the borough in order to understand how much, if any, under delivery against the housing target has occurred over the Plan period to that date.
19. Given verified housing completions information is currently only available up to 1st April 2025, under delivery (also referred to as accrued deficit) between 2019/20 and 2024/25 can be taken account of and, as shown within Table 3 in paragraph 1.28 on page 11 of **EX44h**, is 2,334 homes. However, if a future base date of 1st April 2027 is assumed as the point of the Plan's adoption, the projected housing delivery for years 2025/26 and 2026/27 as shown in Document **EX44i** would need to be used as the assumed housing delivery figures as part of the calculation. Tab 5 ('Housing Trajectory Summary') of **EX44i** shows there is a projected under delivery of 32 homes in 2025/26 and a projected over delivery of 777 homes in 2026/27 which equalises to an over delivery of 745 homes. As such, taking account of the 2,334 homes under delivery between 2019/20 and 2024/25, a projected total under delivery of 1,589 homes would be expected over the Plan period from 2019/20 to 2026/27.
20. **EX44i** projects a delivery of 12,383 homes between 2027/28 and 2031/32 as shown in cells M11-M15 on tab 5 of **EX44i**. To estimate the 5YHLS of specific deliverable sites at the point of the Plan's adoption, Table 2 below provides a breakdown of how the projected 5YHLS requirement and supply position would be calculated from 1st April 2027 in accordance with the NPPF 2023, anticipating that the Plan will be adopted ahead of the next financial year (2027/28).

Table 2: Projected Five-year housing land supply position upon adoption of the Plan: 1 April 2027 – 31 March 2032

| Stage | Calculation | Category | Figure |
|-------|--------------------|--|------------|
| A | | Annual Housing Requirement | 1,782 |
| B | A x 8 | (London) Plan Period Completions Required to 31 st March 2027 (2019/20 – 2026/27) | 14,256 |
| C | | (London) Plan Period Completions delivered (2019/20 – 2024/25) and projected 2025/26-2026/27. | 12,667 |
| D | B - C | Projected accrued deficit (2019/20 – 2026/27) | 1,589 |
| E | D ÷ 5 | Deficit annualised over 5 year period 1 April 2025 – 31 March 2030 (Sedgefield approach) | 318 |
| F | A + E | Annual housing requirement taking account of deficit | 2,100 |
| G | F x 5 | Housing Requirement over 5 year period from anticipated adoption: 1 April 2027 – 31 March 2032 | 10,499 |
| H | | Housing Supply over 5 year period: 1 April 2027 – 31 March 2032 | 12,383 |
| I | (H ÷ G) x 5 | Five-year housing land supply | 5.9 |

21. This shows LB Hounslow anticipates it will be able to demonstrate a housing land supply of 5.9 years from 1st April 2027, just after the Council's intended adoption date of the Plan. This is measured against the Plan's housing requirement of 1,782 homes per year, with accrued deficit against the housing requirement from the base date of the London Plan 2021 (1st April 2019) added. The accrued deficit expected at 1st April 2027 has been calculated using recorded and verified housing completions from 1st April 2019 to 31st March 2025 followed by projected completions from 1st April 2025 to 31st March 2027.

Q6) Has the Council provided clear evidence that dwellings will be completed on sites of 10 or more dwellings with outline planning permission, sites with a grant of planning permission in principle and/or allocations without planning permission, within the 5-year period?

Q6) LBH response:

22. Yes. A small number of sites included within the development pipeline categories of the 5YHLS have outline planning permission. The total housing supply over the Plan period includes 6 sites with either outline permission or hybrid permission with outline consent for residential development. Of these, 5 sites propose 10 or more dwellings and of those 5 sites, 4 include dwellings that form part of the projected delivery within the 5YHLS. There are also some site allocations without planning permission where all or part of their projected delivery of dwellings is included in the 5YHLS.

23. The details of the year-by-year phasing for these sites and the source of their supply is set out in **Document EX44i**. The justification of the lead in times and build out rates used for the sites is explained in answer to Question 3 of this statement, and details of this are also provided in paragraphs 2.26 to 2.31 of **Document EX44h**. Further details about the delivery of the sites are included in **Appendix 3** of this statement - *5YHLS Sites of 10 or more homes with Outline Permission and Site Allocations without Permission*.

24. There are no sites with planning permission in principle that are included in either the 5YHLS or the Plan period supply of housing.

Q7) Is there any clear evidence that sites within the supply should not be considered deliverable within 5-years?

Q7) LBH response:

25. No. The 5YHLS was updated in March 2026 through Documents **EX44i** and **EX44h**, which have been informed by the most recent and reliable information the Council is able to obtain in relation to the sites in the supply. The Council considers both documents form a thorough and robust explanation of Hounslow's housing supply.

Q8) Is there reasonable confidence that a 5-year supply would be maintained throughout the Plan period? If not, how could this be achieved?

Q8) LBH response:

26. Yes. Tab 6 of **Document EX44i** shows the Housing Trajectory Chart which provides a visual representation of the borough's housing requirement, and projected delivery by component. This demonstrates that from the base date of the Trajectory's housing projections (1st April 2025) up until the end of the Plan period (1st April 2041), Hounslow will meet or exceed its housing requirement after year 2025/26 where a small deficit of 32 homes is expected.

27. The 5YHLS is measured against the London Plan set housing requirement of 1,782 homes per year. As shown in **EX44i**, despite the projected 32 home deficit in 2025/26, a surplus is projected over the subsequent four years (2026/27 to 2030/31), meaning that the 5YHLS is maintained over that period. From year 2030/31 to the end of the Plan period, the borough's housing requirement is based on capacity, following the approach set out in paragraph 4.1.11 of the London Plan 2021, and therefore the projected 5YHLS over that period is measured against the identified capacity that is shown in **EX44i**, and summarised on tab 5 of that document. As such the Council can demonstrate with confidence that the 5YHLS against the borough's housing requirement will be maintained throughout the Plan period.

Q9) Is there any evidence that the supply of housing includes sites which should not be considered developable during the Plan period?

Q9) LBH response:

28. No. **Documents EX44i** and **EX44h** together with **Documents EBSC2** and **EBSC2b** demonstrate that all of the proposed site allocations, sites in the pipeline, and other sources of supply (such as small sites on the brownfield land register) contribute to the supply of housing, and are considered either deliverable (0-5 years) or otherwise developable over the remainder of the Plan period.

Q10) Is there a sufficient range and choice of sites allocated in the Plan in terms of location, type and size, to provide adequate flexibility to meet the housing requirement in the Plan?

Q10) LBH response:

29. Yes. With regard to location, the proposed site allocations are relatively evenly distributed throughout the borough. The Local Plan identifies ten ‘places’ or ‘settlements’ within Hounslow. The number of proposed site allocations that contain residential development are listed by each of the ten places below:

Bedfont: 0

Brentford: 22

Central Hounslow: 16

Chiswick: 7

Cranford and Heston: 1

Feltham: 13

Hanworth: 2

Hounslow West: 3

Isleworth: 5

Osterley: 3

30. This demonstrates that the proposed residential allocations are broadly distributed throughout the borough, with clusters in Brentford, Feltham and Hounslow Town Centre. This is as would be expected, given that: the Great West Corridor Opportunity Area sits predominantly within the Brentford place area, which also hosts the Brentford District Town Centre; the Feltham place area contains the Feltham District Town Centre and is at the heart of the West of Borough Opportunity Area; and the Central Hounslow place area includes the Hounslow Town Centre, which is a designated Metropolitan Centre in the London Plan, and is partly within the West of Borough Opportunity Area. All three of these areas are therefore key foci for growth and regeneration in the borough. As per the analysis presented in the Hounslow Characterisation and Growth Study (**EBCC2**⁹), areas such as Bedfont and Cranford and Heston are more suited to growth through sensitive enhancement rather than transformation, and, as such, are less suited to large scale residential growth through site allocations.

⁹ [EBCC2 – Hounslow Characterisation and Growth Study](#)

31. With regard to the size of the proposed site allocations, Table 3 below refers only to proposed site allocations that include an element of residential development and excludes entirely non-residential allocations. The table also excludes proposed site allocations that were subject to a planning permission granted before the base date of 1st April 2025 to avoid double counting, as these sites have been accounted for in the phased pipeline category on Tab 3 of Document **EX44i**. The table below shows the number of site allocations by 5 different size ranges (in terms of number of homes) as well as the total collective minimum number of dwellings derived from the minimum development quanta figures specified in site allocations, for each of the five site size ranges.

Table 3: Comparison of Residential/Residential Mixed Use Site Size Ranges by Number of Sites within Range and Total Collective Number of Homes within Range

| | 10-250 Homes | 251-500 Homes | 501-750 Homes | 751-1,000 Homes | >1,000 Homes |
|--|---------------------|----------------------|----------------------|------------------------|------------------------|
| Number of Site Allocations | 44 | 10 | 1 | 3 | 3 |
| Total Collective Number of Homes from Site Allocations | 3,710 | 3,570 | 750 | 2,580 | 5,059 |

32. Table 3 demonstrates that of the 5 categories shown, the 10-250 home category contains the greatest number of site allocations in the residential and residential mixed-use categories, with 44 out of the total 61 sites. In terms of the number of homes, this is fairly evenly distributed across the five categories. The greatest number of homes is in the >1,000 category, which is comprised of just 3 sites. Overall, Table 3 demonstrates that whilst there are, as might be expected, a greater number of site allocations with a lower number of homes (such as the 10-250 category), the residential capacity is fairly evenly distributed across the 5 site size range categories shown.

33. With regard to the type of residential sites, a total of 14 proposed site allocations are purely residential, allocating a collective total of 910 homes. Meanwhile, a total of 47 proposed site allocations are residential mixed-use sites allocating a collective total of 14,759 homes. All allocation sites that include residential development will be required

to deliver a proportion of affordable housing that meets the requirements of Policy SC2. In addition, two proposed site allocations collectively allocate a minimum of 32 pitches and plots for Gypsies & Travellers, and Travelling Showpeople.

Q11) Would the housing allocations ensure that the Plan would be consistent with the Framework, in so far as it seeks to boost significantly the supply of housing?

Q11) LBH response:

34. Yes. The adopted Hounslow Local Plan 2015-2030¹⁰ applies a housing target of 822 homes per annum with a total of at least 12,330 homes over the Plan period, as set out in Policy SC1 of that Plan. The submission version of the new Hounslow Local Plan 2020-2041 includes a total supply of 28,800 homes over the Plan period. The updated Housing Trajectory in **Document EX44i** demonstrates a total supply of 36,273 homes over the Plan period, averaging 1,727 homes over the full Plan period.

35. The housing supply demonstrated in **Document EX44i** averages 1,861 homes per annum for years 2020/21 to 2028/29 against the London Plan set target of 1,782 homes per annum and from 2029/30 to 2040/41 averages 1,627 homes per annum, following the capacity-based approach to setting the housing target, as set out in paragraph 4.1.11 of the London Plan 2021 (**Document ADP1**). The Council considers that this demonstrates the Plan will significantly boost the supply of housing in Hounslow in line with the NPPF.

Q12) Is there any evidence of previous allocations or planning permissions not being brought forward or delivered in a timely manner so as to justify a lapse rate to be applied to the housing trajectory?

Q12) LBH response:

¹⁰ ADP2 [Adopted Hounslow Local Plan Volume 1 2015-2030](#) and ADP2a [Adopted Hounslow Local Plan Volume 2 2015-2030](#)

36. The Council has undertaken additional analysis of the 65 site allocations in Volume 2 of the adopted Local Plan 2015 (**Document ADP2a¹¹**). A list of each site allocation with its status is provided at **Appendix 4** of this statement, and a summary of the results is set out in the table below:

Table 4: Status of Site Allocations in Vol.2 Local Plan (2015)

| Status | % of total allocations | No of allocations |
|---|-------------------------------|--------------------------|
| Delivered | 46% | 30 |
| Superseded | 34% | 22 |
| Part Delivered / Under Construction | 12% | 8 |
| Site no longer needed for new/expanded school as demonstrated by pupil projections evidence | 5% | 3 |
| Site no longer available | 1.5% | 1 |
| Subject to a permission which has lapsed | 1.5% | 1 |
| Grand Total | 100% | 65 |

37. These findings suggest that there is a good track record for delivery on sites allocated through the adopted Local Plan, with just 2 sites (each accounting for 1.5% of the total) which have not come forward as expected. This includes Site 54 Bombardier Aerospace which was considered to no longer be available (due to a prior approval being granted for conversion of several floors to residential use and several business tenants remaining in operation on site), and Site 18 Brentford Morrisons which was subject to a permission that has since lapsed (the site has since returned to the former use as a supermarket operated by a new tenant).

38. Of the remainder, 52% of sites have been either delivered in full, in part or are currently under construction, while a further 34% of sites have been superseded by emerging allocations within the Plan for future delivery. It should also be noted that some of the superseded allocations are now the subject of permissions which are themselves at various stages of delivery. Please see Appendix 1 of the 5 Year Housing Land Supply Position update March 2026 (**Document EX44h**) which provides a list of emerging allocations which are subject to a planning permission (as at the time of publication). As demonstrated in the table in Appendix 1 of **Document EX44h**, the 12 emerging site allocations that have already been granted approval have collectively come forward for

+1,795 homes above their collective minimum development quanta (MDQ) figure of 3,460, or 152% of the MDQ figure.

39. The remaining 5% of sites relate to previous allocations for educational use which were deemed to no longer be required given subsequent pupil projections evidence showing declining pupil numbers in the borough; as these do not relate to residential delivery, it is considered that these results are not relevant to the question at hand.
40. The Council is of the opinion that there is little evidence for historic under delivery of housing on sites allocated in the adopted Local Plan. Furthermore, as demonstrated by Appendix 1 of **Document EX44h**, there is clear evidence that overall, allocations permitted during the Plan period to date have come forward for well above their MDQ, at around 152% of their collective MDQ figure of 3,460 homes. It would therefore be counterintuitive to apply a lapse rate to housing supply derived from emerging allocations within the housing trajectory.
41. Turning to pipeline permissions, the Council refers to paragraph 2.2 of **Document EX44h** which explains the approach taken to applying a lapse rate to this source of supply. As explained in **EX44h**, a lapse rate of 3% has been applied to consented sites in the pipeline that have not yet commenced construction. This 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.

Q13) Is the expected contribution to housing land supply from windfalls realistic and justified by evidence?

Q13) LBH response:

42. Yes. The Council refers to paragraphs 2.11 to 2.14 on page 7 of the Housing Background Explanatory Note, June 2025 (**Document EBSC1**¹²). This sets out how the windfall allowance used throughout the remainder of the Plan period has been calculated,

¹² EBSC1 [Housing Background Explanatory Note \(June 2025\)](#)

evidenced and applied. The London Plan 2021 (**ADP1**) indicates that it considers the GLA SHLAA (**Document EBSC6**¹³) evidence and small-sites target to amount to a reliable source of windfall for the purpose of estimating supply. As explained in **Document EBSC1**, the borough's small sites target of 280 homes per annum is applied as the windfall allowance in the Plan. This is based on historical trends windfall delivery rates and expected future trends evidenced in section 6 of the GLA SHLAA (**EBSC6**), as required in paragraph 72 of the NPPF.

Q14) In overall terms, would the Plan realistically deliver the dwellings required in the Borough over the Plan period?

Q14) LBH response:

43. Yes. The Council refers to our response to Question 11 of Matter 10 – Delivering the identified requirements over the Plan period, and to **Document EX44i**.

Q15) Is there a suitable range and choice of employment locations, town centres and proposed allocations, in terms of type, quality and size, to address the particular characteristics, roles and functions of areas of the Borough and to meet the requirements for employment growth and associated requirements for employment floorspace and main town centre uses in the Plan?

44. Yes. The plan takes forward existing employment designations, with a small number of changes, as set out in the Council's hearing statement for Matter 4 (**WS4.1**¹⁴ - see response to Question 10 of this Matter). The plan also retains existing town centres and neighbourhood centres with no boundary amendments being proposed. Overall, this approach to employment locations and town centres is taken following recommendations in the various studies which have formed the key evidence base for employment and town centre uses (**EBED1**¹⁵, **EBED2**¹⁶).

¹³ EBSC6 [Mayor of London Strategic Housing Land Availability Assessment \(2017\)](#)

¹⁴ WS4.1 [ws4-1-lb-hounslow-hearings-statement](#)

¹⁵ EBED1 [Hounslow Employment Land Review update \(2024\)](#)

¹⁶ EBED2 [Hounslow Retail Study Update 2024 - Volume 1 - Main Report](#)

45. The retention of the existing extent and boundaries of the town and neighbourhood centres is in general conformity with the 2021 London Plan (**ADP1**), which sets out the Town Centre network in Figure 2.17 and Annex 1 (where Hounslow is classified as a Metropolitan town centre, Chiswick as a Major town centre and Brentford and Feltham as District town centres) and sets a policy framework in Policy SD8. It is also justified by the 2024 Retail and Town centre uses study (**EBED2**, paras 4.5-4.8) and the 2022 town centre health checks, which were carried out as part of the evidence to support an Article 4 direction for the town and neighbourhood centres (**EBED4**¹⁷).
46. Besides the four town centres, the borough's employment designations are spread out across the borough, with most of these falling in one or other of the Opportunity Areas, , as follows:
- Strategic industrial locations (SILs) – 3 (2 in the GWC and 1 in the Heathrow opportunity area in the west of the borough);
 - Locally significant industrial sites (LSISs) – 46 (28 in the west of the borough, 3 in the GWC and 6 in the rest of the borough);
 - Key existing office locations (KEOLs) – 2 in the GWC and 1 in the west of the borough.
47. The employment locations are of various sizes and typologies. The LSISs range from 1.4ha to 18.5 hectares in size. They are predominantly located in the west of the borough, which reflects the nature of the demand for such floorspace in locations close to Heathrow airport. Outside this area, there are two SILs within the GWC, one of which (Transport Avenue) is a heavy industrial area including an aggregates plant and waste transfer station as well as other industrial premises. The other (Great West Road) is more mixed in nature and reflects the pool of light and heavy industrial premises at and adjacent to the Gillette Building and Centaurs Park, the headquarters of broadcaster Sky. Both of these are considered to be critical industrial designations, notwithstanding the detailed boundary changes taken forward in the plan to the latter SIL.

¹⁷ EBED4 [LBH Evidence to Support Consideration of Article 4 Directions: Town and Neighbourhood Centres and Employment Designations \(2022\)](#)

48. Other industrial locations are spread across the GWC and the rest of the borough, and the locations, type and size of these designations appropriately reflect the extent and variety of existing business operations in these different parts of the borough.
49. On all of the existing employment sites, the Council supports intensification where this complies with other policies in the plan. The Council also has an Article 4 direction in place covering all of the employment designations which certain removes permitted development rights, including those allowing conversion to residential.
50. The plan provides a wide range of site allocations to provide land for the different sectors of the borough's economy which the evidence demonstrates requires additional land. This includes a range of sites for office and industrial uses in the GWC, to cater for the growth of the creatives industries as well as other businesses. Allocations are of various sizes, have varying characteristics and are geared towards businesses of varying typologies, with the minimum development quanta and specified use classes providing direction over the intended mix and nature of use on each site. A proposed amendment to the plan would ensure the use of conditions as part of planning permissions to ensure the delivery of uses in the class identified in allocations, and to remove permitted development rights to other uses where necessary (**EX57** modification EIP_C4_10a).
51. The plan also includes provision of land to support the needs of businesses operating close to Heathrow, particularly the logistics industries. As the Green Belt Background Paper (**EBGB1**¹⁸) outlines, the range of options is very limited on existing sites in the part of the borough close to Heathrow. The Council therefore considers that exceptional circumstances are demonstrated for the selective release of land from the Green Belt. These allocations on land removed from the Green Belt are among those included in the Plan, as well as allocations on existing sites. As with the GWC, allocations in the west of the borough are of various sizes and provide a suitable choice and range of land for future development. The allocations provide direction over the intended use for each site, with those geared towards businesses linked to operations at Heathrow, including logistics and distribution, specified for B2 and B8 use.

¹⁸ EBGB1 [Green Belt Background Paper \(Incorporating Exceptional Circumstances Assessment\) \(June 2025\)](#)

52. The large majority of the site allocations in the plan are either in the GWC or the west of the borough. This focus reflects the geography of the demand arising for employment floorspace and the designation of these areas in the London Plan as Opportunity Areas . There are, however, a number of allocations being taken forward in the rest of the borough where these have been judged to be suitable and available for employment development. Overall, the provision of land outlined in the plan provides a significant portion of the identified needs for additional employment land.

In relation to the allocations for main town centre uses, given the limited capacity for additional floorspace highlighted in the evidence base (**EBED2**), there are relatively few allocations in the plan. However, allocations are brought forward where opportunities have arisen, such as the Treaty Centre (site allocation 117) and Sainsburys Chiswick (107), or where they support a projected increase in population. As set out in the Retail and Main Town Centre Uses Note (**EX50**¹⁹), the plan contains a series of allocations in Feltham town centre, which reflects the focus of the plan in the west of the borough and following the publication of the Feltham Masterplan (**EX1.72**²⁰). This also responds to the recommendation of the evidence base that there was a qualitative need for leisure floorspace and that Feltham could benefit from improving its comparison shopping/goods offering. A specific allocation is included in the plan (Leisure West – site allocation 65 – which makes provision for new and improved leisure and entertainment facilities, to address this recommendation.

Q16) What land supply remains available within existing employment areas and town centres and what contribution can they make relative to identified needs? Is there any evidence of long-term vacancy of land and premises?

53. The supply of land available in existing employment areas (including town centres for the purposes of office development) for contributing to identified needs has been documented in the SACA (**EBSC2**) and Employment Land Review (**EBED1**). Where sites have been found to be suitable, available and achievable, they have been allocated in the plan. As set out in Policy ED1 D of the submitted plan (**S1**) (with figures updated in

¹⁹ EX50 – [Retail and Main Town Centre Uses Note](#)

²⁰ EX1.72 – [Feltham Masterplan \(2017\)](#)

EX57²¹ and the Employment Note including Update Monitoring Data – **EX45**²²), these allocations provide a significant scale of floorspace to meet employment land requirements.

54. The allocations provide a suitable scale and range of sites to effectively cater for a large portion of the future requirements of the growth sectors of the Hounslow economy – particularly the creatives industries (focused in the Great West Corridor) and logistics industries (operating in the west of the borough, close to Heathrow Airport).
55. As set out in the SACA (**EBSC2**) and Green Belt Background Paper (**EBGB1**), once existing sites have been accounted for, there remains a substantial shortfall of employment floorspace to meet the needs of the logistics and other industrial sectors operating in the west of the borough. The plan therefore includes sites allocated for industrial development which are removed from the Green Belt, where exceptional circumstances are demonstrated .
56. There is no evidence of long-term vacancy of land and premises in relation to industrial development. The Council’s Employment Land Review 2024 Update (**EBED1**) as well as the latest London Industrial supply study (**EX28**²³) show that Hounslow has one of the lowest vacancy rates in London for industrial use. This notably low vacancy rate is indicative of the acute shortage of land in the borough and places restrictions on the borough’s ability to provide for the growth needs of the businesses operating close to Heathrow, including the logistics industries. This tight supply is only exacerbated by competing demands for such land, including from data centre proposals.
57. As discussed during the Stage 1 hearings and in the notes issued before and after those sessions (**EX9**²⁴ and **EX48a**²⁵), the Council recognises that there is currently market adjustment taking place in the office market, which requires consideration to be given to a flexible approach to proposals coming forward in the short-term. The Council has proposed an approach to reflect this as part of its modifications to the plan (see explanation of the proposed approach in Matter 4 Employment: Approach to Affordable Workspace and other Employment issues discussed at the Stage 1 hearings (**EX48a**) and the proposed modifications as set out in **EX57**. However, it does not consider that

²¹ EX57 - [Post Stage 1 Hearings Version of the Schedule of Suggested Modifications \(S11\)](#)

²² EX45 – [Employment Note Including Updated Monitoring Data \(February 2026\)](#)

²³ EX28 – [London Industrial Land Supply Study \(2023\)](#)

²⁴ EX9 – [Employment Background Explanatory Note \(October 2025\)](#)

²⁵ EX48a – [Employment note \(including Affordable Workspace\) \(March 2026\)](#)

this represents an indicator of long-term vacancy. On the contrary, the evidence available highlights that there is significant demand for additional employment floorspace to meet sector growth needs across the borough.

58. In relation to retail and town centre uses, the allocations for these uses in the plan meet the limited qualitative needs identified or support particular opportunities for redevelopment of sites as mentioned in the Council's answer to 15, above. There is no evidence of long-term vacancy in of land or premises in the borough's town centres.

Appendix 1: Build out rates 2019/20 – 2024/25 for sites over 100 homes

| Ref | Name | Total units | Site size Range | Approved/allowed | Completions per year | | | | | | Average Delivery Rate |
|--------------------------|--|-------------|-----------------|------------------|----------------------|-------|-------|-------|-------|-------|-----------------------|
| | | | | | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | |
| Site Size 500-999 | | | | | | | | | | | |
| | | | | | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | |
| P/2015/5505 | HOUNSLOW CIVIC CENTRE AND 88 LAMPTON ROAD, HOUNSLOW, TW3 4DW | 762 | 500-999 | 08/07/2016 | | | | | 197 | 210 | 204 |
| P/2012/2735 | Land South of Brentford High Street, TW8 8EW | 876 | 500-999 | 02/04/2015 | | | | 66 | 266 | 107 | 146 |
| P/2013/1811 | LAND AT LIONEL ROAD SOUTH, BRENTFORD, LONDON, TW8 9QR | 910 | 500-999 | 12/06/2014 | | 487 | 157 | 96 | | | 247 |
| P/2019/3351 | High Street Quarter, TW3 1BD | 588 | 500-999 | 08/12/2017 | | 38 | 204 | 346 | | | 196 |
| | | | | | | | | | | | 198 |
| Site Size 100-499 | | | | | | | | | | | |
| | | | | | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | |
| P/2013/4196 | Swan Court, Isleworth | 139 | 100-499 | 02/04/2015 | | 139 | | | | | 139 |
| P/2014/3288 | 408-430 High Road, Chiswick, W4 5TF | 137 | 100-499 | 02/04/2015 | | | | | | 137 | 137 |
| P/2015/2397 | 9-21 BELL ROAD, HOUNSLOW, LONDON, TW3 3NR | 127 | 100-499 | 24/01/2018 | | | | | 127 | | 127 |
| P/2016/3221 | Hounslow Town Primary School | 284 | 100-499 | 02/12/2016 | | 284 | | | | | 284 |
| P/2016/3939 | 714-746 London Road, TW3 1PD | 293 | 100-499 | 19/06/2017 | 293 | | | | | | 293 |
| P/2017/4277 | FORMER MORRISONS 8 CAVENDISH PARADE BATH ROAD, HOUNSLOW, TW4 7DJ | 176 | 100-499 | 29/06/2018 | | | | 176 | | | 176 |
| P/2017/4692 | CITROEN SITE CAPITAL INTERCHANGE WAY, BRENTFORD, TW8 0EX | 427 | 100-499 | 10/09/2020 | | | | | | 230 | 230 |
| P/2018/1775 | Council Car Park, New Road, Feltham | 120 | 100-499 | 28/09/2019 | | 120 | | | | | 120 |
| P/2018/2426 | LAND TO THE REAR OF 21 HIGH STREET, FELTHAM, TW13 4AG | 121 | 100-499 | 18/02/2020 | | | | | | 121 | 121 |
| P/2018/4117 | 1-4 CAPITAL INTERCHANGE WAY, BRENTFORD, TW8 0EX | 420 | 100-499 | 23/03/2020 | | | | | | 129 | 129 |
| P/2020/1508 | FRANK TOWELL COURT GLEBELANDS ROAD, FELTHAM, TW14 9BL | 102 | 100-499 | 29/10/2020 | | | | 102 | | | 102 |

| Ref | Name | Total units | Site size Range | Approved/allowed | Completions per year | | | | | Average Delivery Rate | |
|---------------|--|-------------|-----------------|------------------|----------------------|-----|-----|----|--|-----------------------|------------|
| | | | | | | | | | | | |
| P/2021/1258 | TRIANGLE SITE NEW ROAD, FELTHAM, TW13 4BY | 176 | 100-499 | 07/01/2022 | | | | | | 176 | 176 |
| PAC/2018/3036 | Smith House, TW13 7QH | 143 | 100-499 | 28/09/2018 | | | 143 | | | | 143 |
| PAC/2019/1011 | Parkview, Great West Rd, TW8 9AZ | 292 | 100-499 | 07/05/2019 | | 100 | 100 | 92 | | | 97 |
| PAC/2019/1011 | PARKVIEW GREAT WEST ROAD, BRENTFORD, TW8 9AZ | 292 | 100-499 | 07/05/2019 | | | 100 | 92 | | | 96 |
| PAC/2019/1626 | Units 1, 2, 3, 5 and 6 Great West Plaza, TW8 9RE | 135 | 100-499 | 04/06/2019 | 135 | | | | | | 135 |
| PAC/2020/0037 | 1 Lampton Road, TW3 1JB | 117 | 100-499 | 28/02/2020 | | 117 | | | | | 117 |
| | | | | | | | | | | | 154 |

Appendix 2: Lead in Times for sites of 100-499 homes

| Name | Total units | Site size | Approved/allowed | Lead in (years) |
|--|-------------|-----------|------------------|-----------------|
| Swan Court, Isleworth | 139 | 100-499 | 02/04/2015 | 4 |
| 408-430 High Road, Chiswick, W4 5TF | 137 | 100-499 | 02/04/2015 | 9 |
| 9-21 BELL ROAD, HOUNSLOW, LONDON, TW3 3NR | 127 | 100-499 | 24/01/2018 | 4.2 |
| Hounslow Town Primary School | 284 | 100-499 | 02/12/2016 | 3.3 |
| 714-746 London Road, TW3 1PD | 293 | 100-499 | 19/06/2017 | 2 |
| FORMER MORRISONS 8 CAVENDISH PARADE BATH ROAD, HOUNSLOW, TW4 7DJ | 176 | 100-499 | 29/06/2018 | 4 |
| CITROEN SITE CAPITAL INTERCHANGE WAY, BRENTFORD, TW8 0EX | 427 | 100-499 | 10/09/2020 | 3.5 |
| Council Car Park, New Road, Feltham | 120 | 100-499 | 28/09/2019 | 0.5 |
| LAND TO THE REAR OF 21 HIGH STREET, FELTHAM, TW13 4AG | 121 | 100-499 | 18/02/2020 | 4.2 |
| 1-4 CAPITAL INTERCHANGE WAY, BRENTFORD, TW8 0EX | 420 | 100-499 | 23/03/2020 | 4 |
| FRANK TOWELL COURT GLEBELANDS ROAD, FELTHAM, TW14 9BL | 102 | 100-499 | 29/10/2020 | 1.5 |
| TRIANGLE SITE NEW ROAD, FELTHAM, TW13 4BY | 176 | 100-499 | 07/01/2022 | 2.2 |
| Smith House, TW13 7QH | 143 | 100-499 | 28/09/2018 | 2.5 |
| Parkview, Great West Rd, TW8 9AZ | 292 | 100-499 | 07/05/2019 | 0.5 |
| PARKVIEW GREAT WEST ROAD, BRENTFORD, TW8 9AZ | 292 | 100-499 | 07/05/2019 | 2 |
| Units 1, 2, 3, 5 and 6 Great West Plaza, TW8 9RE | 135 | 100-499 | 04/06/2019 | 0 |
| 1 Lampton Road, TW3 1JB | 117 | 100-499 | 28/02/2020 | 0.5 |
| | | | | 2.8 |

Appendix 3: 5YHLS Sites of 10 or more homes with Outline Permission and Site Allocations without Permission

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|---|----------------------------|---|--------------------------|-----------------------------|--|
| Planning Ref P/2013/1811: Land at Lionel Road, Hounslow, TW8 9QR | Outline Permission | 910 | 262 | 2026/27 – 2027/28 | A Reserved Matters application has been submitted (ref P/2019/0286) for the remaining ‘Duffy’ parcel of the wider Brentford Community Stadium masterplan, with high levels of ongoing interaction between the Council and developer with commitment from the developer. The 262 dwellings in the 5YHLS represents the final remaining stage of the outline permission that is still to be implemented through an associated S73 application (P/2019/0285) and the reserved matters application (both pending decision). |
| Planning Ref P/2019/1203: Land to the South Side of, High Street, TW8 8EW | Outline Permission | 876 | 103 | 2025/26 | The 103 dwellings associated with this scheme in the 5YHLS represents the final stage of the outline permission that has been implemented through various reserved matters applications across the site since 2019 and overall, is nearing completion. Reserved Matters applications for Plot A (P/2020/1834) and Plot G (P/2019/1117) have commenced, and Reserved Matters for remaining Plot H (P/2023/3074) has been approved and is expected to commence in near term and all to complete within period. |
| Planning Ref P/2018/2168: Brentford Lock West, Commerce Road, Brentford, TW8 8LR | Outline Permission | 452 | 452 | 2026/27-2028/29 | A Reserved Matters application (ref P2025/3394) for the detailed layouts of the residential units with landscaping of communal courtyards and roof terraces, detailed means of access and parking was given resolution to grant permission at February 2026 planning committee. This is pending a Deed of Variation for the wider Phase 3 consent to be determined. |
| Planning Ref P/2022/1431: Hanworth Park | Hybrid Permission | 301 | 301 | 2026/27-2028/29 | Hybrid planning application comprising a full application for the restoration, conversion and extension of Hanworth Park House with a change of use to |

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|--|----------------------------|---|--------------------------|-----------------------------|--|
| House, Feltham, TW13 7EY | | | | | community, one residential home for caretaker purposes and office uses with associated highway improvements; and an outline application with all matters reserved except access for up to 300 residential homes, car and cycle parking, landscaping, restoration and enhancement of adjacent woodland for public use and associated works. Site is partially on Council owned land (120 homes) with the 180 homes on land owned by the Council's development partner. |
| Profile West Brentford (7) | Site Allocation | 30 | 30 | 2027-30 | Single landowner, low level of constraints, initial site assessment undertaken by the Council as part of the Great West Corridor Masterplan (EBCC4). This produced indicative site capacities and heights (including 3D modelling), outlined design principles, characterised appropriate uses and densities, and considered transport connectivity and other infrastructure. |
| Brentside Park (16) | Site Allocation | 390 | 308 | 2028-30 | Single landowner, low level of constraints, initial site assessment undertaken by the Council as part of the Great West Corridor Masterplan (EBCC4). This produced indicative site capacities and heights (including 3D modelling), outlined design principles, characterised appropriate uses and densities, and considered transport connectivity and other infrastructure. |
| Great West House (18) | Site Allocation | 70 | 70 | 2027/28 | Prior Approval currently being delivered on site in the short term PAC/2025/0304 |
| Layton Road Car Park (24) | Site Allocation | 110 | 110 | 2027-29 | Previous discussions held between the landowner and the Council regarding delivery of site |
| Phoenix Business Park (26) | Site Allocation | 260 | 154 | 2029/30 | Site in single ownership, engagement from site owner at Regulation 19 Stage, in which they suggest meeting with Council officers to discuss delivery |

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|--|----------------------------|---|--------------------------|-----------------------------|--|
| | | | | | REP089 Royal London Asset Management (Phoenix Trade Estate)_redacted.pdf |
| 27 Great West Road (28) | Site Allocation | 500 | 500 | 2027-30 | Resolution to grant for up to 19 storeys containing 856 homes and 7461 square meters of employment floorspace P/2023/3208 |
| EMC Tower (29) | Site Allocation | 420 | 154 | 2029/30 | Prior approval granted for 206 units, on part of the site PAC/2024/1307 |
| Gunnersbury Station Car Park (37) | Site Allocation | 60 | 60 | 2028/29 | Resolution to grant 394 co-living (158 equivalent self-contained) plus 23 affordable homes P/2025/0794 |
| Scout Hut Bedfont Lane (55) | Site Allocation | 30 | 30 | 2028/29 | LBH-owned site, low constraints, agenda to deliver site through Regeneration and Growth, within Council control and option agreement exists with internal development partner. |
| Council Depot, Ashmead Road (61) | Site Allocation | 50 | 50 | 2028/29 | LBH-owned site, internal Pre-app and PPA process taking place in 2024. Assessment by internal development partner suggests 70 units could be accommodated on site. |
| MOD Feltham (64) | Site Allocation | 1370 | 446 | 2027-30 | Ongoing discussions with landowner and GLA, tripartite agreement for delivery of an exemplary public-public-public project Pre-application discussions ongoing with the Council |
| Land at 2 High Street Feltham (69) | Site Allocation | 90 | 90 | 2029/30 | Engagement with landowner at Regulation 19 REP031 Flodrive Investment Limited_redacted.pdf |
| Royal Naval Association Club (70) | Site Allocation | 20 | 20 | 2028/29 | LBH owned site. Option agreement in place with Council's internal development partner for a scheme of 35/40 homes. |
| Land at Nene Gardens (73) | Site Allocation | 40 | 40 | 2028/29 | LBH owned site, going through the DRP process. |

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|---|----------------------------|---|--------------------------|-----------------------------|---|
| Hounslow West Station (74) | Site Allocation | 360 | 308 | 2028-30 | Representation from landowner (Places for London) received at Regulation 19 stage. Ongoing pre-application discussions with Council REP097 Places for London (The TfL Property Company)_redacted.pdf |
| Land to the rear of HCC Sports and Social Club (75) | Site Allocation | 10 | 10 | 2028/29 | Approved with legal agreement 27/01/26 for 56 units P/2023/3177 |
| 34 Staines Road (80) | Site Allocation | 120 | 60 | 2029/30 | Single landowner, low level of constraints, site within settlement area. Also identified in Hounslow Town Centre (EX06) |
| 80-82 Staines Road (81) | Site Allocation | 50 | 50 | 2028/29 | Application submitted and under assessment for 53 units P/2023/2705 |
| 206-210 Hanworth Road (82) | Site Allocation | 80 | 80 | 2028-30 | Passing through prior to commencement conditions stage. Must implement by Jan 2027 |
| Vacant Land Clarence Terrace (83) | Site Allocation | 30 | 30 | 2029/30 | LBH internal development partner, partially owned by Council who have undertaken initial feasibility studies on airspace uses above car parking. |
| Hounslow Cavalry Barracks (84) | Site Allocation | 1000 | 396 | 2028-30 | Response submitted at regulation 19 from landowner, ongoing engagement with council development management/strategic applications teams, through the PPA/Pre-app process. Reserved matters application expected to be submitted soon. REP029 Robert Armstrong and Steven Muncaster acting as Joint Administrators on behalf of Hounslow Property Developments Ltd co Kroll Advisory Ltd C_redacted.pdf |

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|--|----------------------------|---|--------------------------|-----------------------------|---|
| Land at Bridge Road Depot (88) | Site Allocation | 10 | 10 | 2028/29 | LBH owned site. Option agreement in place between Council and internal development partner, who have conducted site assessment. |
| Land at James Street (89) | Site Allocation | 70 | 70 | 2029/30 | LBH owned site, Option agreement in place between Council and internal development partner. |
| Land at Kingsley Road (93) | Site Allocation | 30 | 30 | 2028/29 | Land in public ownership, phased late in the 5YHLS. Discussions held between Council and internal development partner. Site identified in Hounslow Town Centre Masterplan (EX1.06), and initial site assessment undertaken including establishing design principles, indicative capacity and massing, and appropriate land uses. |
| Osterley Station Car Park (98) | Site Allocation | 50 | 50 | 2026/27 | Representation received at regulation 19 regarding delivery of the site. Publicly owned site REP097 Places for London (The TfL Property Company)_redacted.pdf |
| Feltham Coachworks (99) | Site Allocation | 10 | 10 | 2028/29 | Small site of 10 units in settlement area and therefore expected to be delivered in the short term. |
| Osterley Park Hotel (100) | Site Allocation | 80 | 40 | 2029/30 | Single landowner, low level of constraints, site within settlement area. |
| Brentford Group Practice (101) | Site Allocation | 60 | 60 | 2028/29 | Engagement from landowner at regulation 19 regarding delivery of site REP070 NHS London Healthy Urban Development Unit_redacted.pdf |
| GSK (118) | Site Allocation | 1889 | 297 | 2028-30 | Resolution to grant 1522 homes, 296 co living apartments, 506 student flats, C. 40,000 sqm of employment floorspace P/2025/2650 |

| Site Name and Planning Ref or Allocation Ref | Source of Supply/Site Type | Total Number of Homes Permitted/Allocated | Number of Homes in 5YHLS | Delivery Years within 5YHLS | Site Details |
|--|----------------------------|---|--------------------------|-----------------------------|---|
| 1-83 High Street, Hounslow (123) | Site Allocation | 120 | 120 | 2029/30 | Single landowner, low level of constraints, site within settlement area. Site identified in Hounslow Town Centre Masterplan (EX1.06), and initial site assessment undertaken including establishing design principles, indicative capacity and massing, and appropriate land uses. |

Appendix 4 – List of Local Plan (2015) Vol.2 Site Allocations and Current Status (for Question 12)

| Hounslow Local Plan (2015) | Status |
|--|---|
| 1 Dukes Meadow | Delivered |
| 2 500 Chiswick High Road | Delivered |
| 3 Empire House | Delivered |
| 4 Hogarth Business Park 1 | Delivered |
| 5 Wheatstone House | Delivered |
| 6 BSKyB | Superseded |
| 7 Gillette | Superseded |
| 8 Boston Manor House and Park | Delivered |
| 9 Gunnersbury Park | Delivered |
| 10 Reynard Mills | Delivered |
| 11 Albany Riverside | Superseded |
| 12 Alfa Laval | Part Delivered / Under Construction |
| 13 Lionel Road | Part Delivered / Under Construction |
| 14 Brentford Football Club | Part Delivered / Under Construction |
| 15 Brentford Police Station | Superseded |
| 16 Commerce Road | Part Delivered / Under Construction |
| 17 Brentford Waterside | Part Delivered / Under Construction |
| 18 Morrisons Supermarket and Car Park | Subject to a permission which has lapsed |
| 19 Thames Water | Delivered |
| 20 Alexandra House | Site no longer needed for new/expanded school as demonstrated by pupil projections evidence |
| 21 Brentford Bus Depot | Site no longer needed for new/expanded school as demonstrated by pupil projections evidence |
| 22 69-77 Boston Manor Road | Superseded |
| 23 632-652 London Road | Delivered |
| 24 Scout Hut at Star Road | Delivered |
| 25 South West of Gillette Corne | Delivered |
| 26 John Busch House and the Telephone Exchange | Site no longer needed for new/expanded school as demonstrated by pupil projections evidence |
| 27 Europa House | Superseded |
| 28 Swan Court | Delivered |
| 29 174 Twickenham Road | Delivered |
| 30 Rugby Road | Superseded |
| 31 Former West Thames College | Delivered |
| 32 Nazareth House | Delivered |
| 33 Royal Mail Delivery Office | Superseded |
| 34 Bath Road | Delivered |
| 35 Bell Road | Delivered |
| 36 Central House | Delivered |
| 37 High Street Quarter | Delivered |
| 38 Hounslow House | Delivered |
| 39 Kingsley Road | Superseded |
| 40 Lampton Road | Delivered |
| 41 London Road North | Superseded |

| Hounslow Local Plan (2015) | Status |
|-----------------------------------|-------------------------------------|
| 42 London Road South - Site A | Superseded |
| 43 London Road South - Site B | Delivered |
| 44 Civic Centre | Part Delivered / Under Construction |
| 45 Staines Road East | Superseded |
| 46 Staines Road West | Superseded |
| 47 Vacant Site, Hanworth Road | Superseded |
| 48 Bus Garage | Superseded |
| 49 Upstage | Superseded |
| 50 Lampton House | Superseded |
| 51 Pears Road | Delivered |
| 52 Cavalry Barracks | Superseded |
| 53 Hounslow West Station | Superseded |
| 54 Bombardier Aerospace | Site no longer available |
| 55 Staines Road | Superseded |
| 56 Sutton Lane Indoor Bowls Club | Delivered |
| 57 Heston Leisure Centre | Delivered |
| 58 Rectory Farm | Superseded |
| 59 Cranford Lane | Part Delivered / Under Construction |
| 60 Master Robert Hotel | Delivered |
| 61 Feltham Arenas | Part Delivered / Under Construction |
| 62 Feltham Ex-Servicemens Club | Delivered |
| 63 Fern Grove | Delivered |
| 64 Ashmead Depot, Hounslow Homes | Superseded |
| 65 Hanworth Library | Delivered |