

5 YEAR SUPPLY OF DELIVERABLE HOUSING SITES

2017/2018 - 2021/2022

December 2017

Executive Summary

- The current monitoring target for Hillingdon is **559** residential units per annum.
- Including a 5% buffer and taking account of the **1,759** dwellings already delivered between 2015/16 - 2016/17, the 5 year housing provision target for Hillingdon amounts to **2,516** dwellings from 2017/18 - 2021/22.
- The Council has identified a healthy supply of specific deliverable sites that have the capacity to deliver **4,417** net additional dwellings over the next 5 years.
- This represents **176%** of the minimum 5 year supply target (**2,516** dwellings) or a surplus of **1,901** residential dwellings against the target.
- Hillingdon can demonstrate a 5 year supply of deliverable housing sites, meeting the requirements of paragraph 47 of the National Planning Policy Framework.
- Additional development capacity has been brought forward to supplement the minimum monitoring target in accordance with the requirements of London Plan Policy 3.3.

1 INTRODUCTION

1.1 Purpose

This report considers the supply of housing land in the London Borough of Hillingdon that is available and deliverable for future residential development over the next 5 years. It demonstrates the extent to which commitments and future development sites identified in the London Strategic Housing Land Availability Assessment 2013 and the Council's emerging Local Plan contribute to a rolling 5 year supply of housing land in Hillingdon.

1.2 The 5 year period

The 5 year supply period must be measured from the start of the current financial year. Therefore, this report assesses housing land supply for the 5 year period, starting 1st April 2017 to 31st March 2022.

1.3 Background

The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to identify and annually update a five year supply of specific, deliverable housing sites. To be deliverable, a site must be available to develop now, be suitable for residential development in terms of location and sustainability considerations and be achievable in that there is a reasonable prospect that housing will be delivered on the site within 5 years.

In addition, the NPPF introduced a buffer requirement for the 5 year deliverable supply of housing land of 5% or 20% depending upon past performance. The London Borough of Hillingdon has a record of persistently meeting and exceeding its housing target (See Table 1) and therefore a buffer of 5% applies in Hillingdon.

Table 1 - Past 5 year Housing Delivery Performance

	Housing Completions	Housing Target	Difference
2012/13	1,665	425	+1,240
2013/14	614	425	+189
2014/15	708	425	+283
2015/16	912	559	+353
2016/17	847	559	+288
Total	4,746	2,393	+2,353

1.4 Data sources

The 5 year housing supply target for Hillingdon is derived from the revised housing targets in the current *London Plan*, which was published in March 2015. In addition, this assessment draws on data from the NHBC Building Control Services records, the London Development Database, the London Strategic Housing Land Availability Assessment 2013 as well as primary data collected through engagement with developers of strategic sites.

2 HOUSING PROVISION TO BE DELIVERED

2.1 The Development Plan context

Hillingdon's Local Plan Part 1 Strategic Policies (2012) provides strategic direction to housing delivery in the borough and covers the plan period 2011 - 2026. It sets out a ten year target of 4,250 for the first ten years of the plan period, 2011 - 2021. This is based on the annualised housing target of 425 units that was set out in the Alterations to the London Plan 2011. Rolled forward to 2026, this equated to a minimum of 6,375 dwellings over the plan period.

Since the adoption of the Local Plan Part 1 in 2012, the Mayor of London has produced the London Plan 2015, which sets out revised housing targets for all London boroughs, including Hillingdon. The London Plan 2015 was adopted in March 2015 and sets out the minimum housing monitoring target of 559 units per annum or 5,593 units between 2015/16 - 2024/25. In addition, there is a requirement to supplement the minimum target with additional development capacity where possible.

2.2 The 5 year supply target

The calculation of the 5 year land supply target is set out in Table 1 below.

Table 2: Hillingdon's Housing Provision Target

	Hillingdon's Housing Provision Target	Calculation	Units
A	Homes required over the plan period (2015/16 - 2024/25)	n/a	5,593
B	Annual average requirement	n/a	559
C	Housing already completed between (2015/16 - 2016/17)	n/a	1,759 ¹
D	Remaining housing required between (2017/18 - 2024/25)	A - C	3,834
E	Number of remaining plan years (2017/18 - 2024/2025)	n/a	8 years
F	Annual minimum target for new homes required in the remaining period	D / E	479.25

¹ This figure has been calculated by adding 912 units completed in 2015/2016 and 847 units in 2016/2017.

	Hillingdon's Housing Provision Target	Calculation	Units
G	5 year target (01/04/2017 - 31/03/2022)	F x 5	2,396.25
H	5% buffer	5 % of G	119.8125
I	5 year target plus 5% buffer	G + H	2,516²

3 DEVELOPMENT SITES WITH THE POTENTIAL TO DELIVER HOUSING

3.1 Site typologies

The 5 year minimum target will be met through the delivery of residential dwellings from different types of identified development sites.

Table 3: Housing delivery from different site typologies

Item	Site Typologies	Total Number of Net Additional Homes From Identified Housing Sites	Number of Units Anticipated to Be Delivered in 5 Years
i	Sites currently under construction	3,043	2,933
ii	Sites with unimplemented planning permissions	492	492
iii	Sites with planning permission pending S106 agreements	122	122
iv	Adopted site allocations	N/A	N/A
v	Emerging site allocations	4,468	0
vi	Windfall Sites (<0.25ha)	1,740	870
TOTAL		9,865	4,417

² Rounded from 2516.06

i) Sites with live planning permission (under construction)

There were a total of 3,043 net additional dwellings under construction from major sites, as of 1st December 2017. 2,933 net additional dwellings are expected to be built in the next 5 years and the remainder in 2022/23.

ii) Sites with extant planning permission (unimplemented/not started)

In accordance with paragraph 47 of the National Planning Policy Framework sites with planning permission should be considered deliverable until the permission expires. Accordingly, all major sites with unimplemented planning permissions have been taken into account and amount to a total of 492 net additional dwellings. All of these dwellings are anticipated to be completed over the next 5 years.

iii) Approved sites with pending Section 106 agreements

Sites that have been approved at committee but are awaiting the completion of a Section 106 agreement are considered to be agreed in principle and have therefore been treated similar to sites with extant planning permission. These amount to a total of 122 net additional dwellings and are all anticipated to be completed over the next 5 years.

iv) Adopted site allocations

There is only one site in Hillingdon that is an adopted allocation site and has not yet received planning permission or is under construction. The Western Core in Botwell is a saved allocation policy in the Council's Unitary Development Plan 2007 for 60 residential units. However, whilst the allocation is to be carried forward into the emerging Site Allocations and Designations document as part of design-led mixed use scheme for the regeneration of Hayes Town Centre, due to uncertainty surrounding its deliverability it has not been taken into account in this document.

v) Emerging Site Allocations

The emerging Site Allocations and Designations form part of the Local Plan Part 2 and represent sites that will contribute to the achievement of the housing target. Over the plan period, these allocations without planning permission have the capacity to deliver a total of 4,468 net additional units. All of these potential dwellings have conservatively been placed outside of the next 5 years.

vi) Windfall Sites

The NPPF notes that local authorities can make an allowance for windfall sites in the five year supply, if they have compelling evidence that such sites have consistently become available in the local area. The most recent evidence from the London SHLAA 2013 indicates an average of 174 units per annum have been delivered in Hillingdon from sites under 0.25 ha. The ability to achieve this windfall allowance is supported by more recent evidence on the number of completions on small sites in the past five years (See Table 4). The council therefore forecasts 870 units to be delivered from windfall sites.

Table 4 - Past Completions on sites below 0.25ha

	Housing Completions	Housing Completions <0.25ha
2012/13	1,665	164
2013/14	614	147
2014/15	708	190
2015/16	912	323
2016/17	847	353
Total	4,746	1,171

3.2 Specific deliverable sites

Appendix 1 sets out the specific sites that will deliver housing over next 5 years. Appendix 2 sets out a 10 year housing trajectory for all of these specific sites. Appendix 3 outlines the development capacity over each specific site and how they integrate with Appendices 1 and 2.

4 CONCLUSIONS

This 5 year Supply of Deliverable Housing Sites assessment identifies a healthy supply of specific deliverable sites in Hillingdon that have the capacity to deliver 9,907 residential dwellings in the next 10 years. It is anticipated that out of these, 4,417 are deliverable over the next 5 years. This represents 176% of the minimum 5 year supply target (2,516 dwellings) or a surplus of 1,901 residential dwellings against the minimum target. Accordingly, the London Borough of Hillingdon substantially exceeds the minimum 5 year supply target.

The Council has used its housing supply target of 559 units as a minimum, augmented with additional housing capacity to reduce the gap between local and strategic housing need and supply in accordance with the requirements of London Plan policy 3.3. Having enabled additional development capacity to be brought forward to supplement the minimum strategic dwelling requirement, the Council has had regard in particular to the potential to realise brownfield housing capacity.

Furthermore, it is worth noting that the residential capacities of 4 sites³, considered deliverable over the next 10 years, have not been included in this assessment. This is because residential capacity on these sites is to be determined by design. Therefore, housing delivery over the next 10 years is likely to exceed the projected 9,907 residential dwellings.

³ Northwood Station, Chailey Industrial Estate Site B, High Street/Bakers Road and Padcroft Works Site C.

5 MONITORING

Looking forward, the Council's next Report will be prepared in autumn 2018 and will set out the 5 year land supply for the period 1st April 2018 to 31st March 2023. In accordance with the National Planning Policy Guidance the report will include assessment of:

- Progress on delivery of development on site allocations and sites with planning permission
- Sites that become deliverable
- Unforeseen constraints on identified sites which delay or compromise deliverability

Appendix 1 List of identified, specific sites to deliver housing over the plan period

#	Site Name	Borough Reference	Allocation reference
1	Enterprise House, Blyth Road	11623/APP/2013/3592	SA 1
2	The Old Vinyl Factory & Gatefold Building	59872/APP/2012/1838 51588/APP/2011/2253	SA 2
3	Eastern End of Blyth Road Site A	1425/APP/2011/3040	SA 3
4	Audit House	19365/APP/2017/188	SA 9
5	36-40 Rickmansworth Road, Northwood	69978/APP/2016/2564	SA XX
6	Braintree Road (Arla)	66819/APP/2014/1600 66819/APP/2015/3653	SA 19
7	Bourne Court	11891/APP/2016/3583	SA 20
8	Eagle House, the Runway	2342/APP/2015/624	SA 21
9	RAF Uxbridge	585/APP/2009/2752	SA 28
10	Grand Union Office Park	1197/APP/2014/3122 1197/APP/2015/4164	SA 30
11	Fassnidge Memorial Hall	12156/APP/2016/4647	SA 31
12	Waterloo Wharf	43016/APP/2016/2840	SA XX
13	Randalls Building, 7-9 Vine Street	41309/APP/2016/3391	SA XX
14	RAF West Drayton	5107/APP/2009/2348	SA 32
15	Trout Road Site B, Yiewsley (Caxton House)	3678/APP/2013/3637	SA 39
16	21 High Street	26628/APP/2014/675	SA 41
17	The Blues Bar, 5 Station Road	65480/APP/2015/1862	SA 34
18	Former West Drayton Police Station, Station Road	12768/APP/2016/1580	SA XX
19	Former Royal British Legion, West Drayton	11332/APP/2016/1595	SA XX

#	Site Name	Borough Reference	Allocation reference
20	RAF West Ruislip	38402/APP/2007/1072	N/A
21	Padcroft Works Site A	45200/APP/2014/3638 45200/APP/2017/327	SA 38
22	Trout Road Site A, Yiewsley (Rainbow and Kirkby Industrial Estates)	38058/APP/2013/1756	SA 39
23	Land to Rear of Horton Road	71582/APP/2016/4582	SA XX
24	Former Allotments and Melrose Close Car Park	N/A	SA 12
25	Eastern End of Blyth Road Site B	N/A	SA 3
26	Fairview Business Centre Sites A & B	N/A	SA 4
27	Land to South of the Railway, including Nestle Site A	N/A	SA 5
28	Land to South of the Railway, including Nestle Site B	N/A	SA 5
29	Land to South of the Railway, including Nestle Site C	N/A	SA 5
30	Crown Trading Estate	N/A	SA 42
31	Olympic House	N/A	SA 8
32	281 - 285 Field End Road	N/A	SA 10
33	Charles Wilson Engineers	N/A	SA 11
34	Master Brewer and Hillingdon Circus Site A	N/A	SA 14
35	Royal Mail Sorting Office	N/A	SA 15
36	Northwood Station	N/A	SA 16
37	West End Road	N/A	SA 18
38	Chailey Industrial Estate Site A	N/A	SA 22
39	Chailey Industrial Estate Site B	N/A	SA 22
40	Silverdale Road/Western View Site A	N/A	SA 23
41	Silverdale Road/Western View Site B	N/A	SA 23
42	Silverdale Road/Western View Site C	N/A	SA 23

#	Site Name	Borough Reference	Allocation reference
43	Benlow Works	N/A	SA 24
44	297 - 299 Long Lane, Uxbridge North	N/A	SA 25
45	High Street/Bakers Road, Uxbridge North	N/A	SA 26
46	St Andrews Park, Annington Homes Site	N/A	SA 27
47	Master Brewer and Hillingdon Circus Site B	N/A	SA 14
48	Cape Boards, Iver Lane	N/A	SA 29
49	Former Vehicle Testing Station, Cygnet Way	N/A	SA 35
50	Hayes Bridge, Uxbridge Road	N/A	SA 36
51	Former Coal Depot, Yiewsley	N/A	SA 37
52	Padcroft Works Site B, Yiewsley	N/A	SA 38
53	Padcroft Works Site C, Yiewsley	N/A	SA 38
54	Trout Road Site C, Yiewsley (Onslow Mills)	N/A	SA 39

Appendix 2 Detailed Housing Trajectory as of 1st December 2017

		2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27
	Unidentified Windfall Sites (<0.25 ha)	174	174	174	174	174	174	174	174	174	174
Strategic Sites With Planning Permission/Prior Approval (>0.25 ha)											
1	Enterprise House, Botwell (96 Units)				48	48					
2	The Old Vinyl Factory, Botwell (562 Units)		243	107	106	106					
3	Eastern End of Blyth Road Site A, Botwell (120 Units)		60	60							
4	Audit House, Cavendish (35 Units)		35								
5	36-40 Rickmansworth Road, Northwood (21 Units)			11	10						
6	Braintree Road (Arla), South Ruislip (116 Units)	96	20								
7	Bourne Court, South Ruislip (69 Units)				35	34					
8	Eagle House, South Ruislip (22 Units)				11	11					
9	RAF Uxbridge, Uxbridge North (995 Units)	56	85	250	301	193	110				
10	Grand Union Office Park, Uxbridge South (251 Units)		118	60	73						
11	Fassnidge Memorial Hall, Uxbridge South (80 Units)		40	40							
12	Waterloo Wharf, Uxbridge South (52 Units)			26	26						
13	Randalls Building, Uxbridge South (58 Units)				29	29					
14	RAF West Drayton, West Drayton (204 Units)	204									
15	Trout Road Site B (Caxton House), Yiewsley (44 Units)	44									
16	21 High Street, Yiewsley (51 Units)	51									
17	The Blues Bar, West Drayton (38 Units)		19	19							
18	Former West Drayton Police Station, West Drayton (53 Units)		27	26							
19	Former British Legion, West Drayton (13 Units)		7	6							
20	RAF West Ruislip, West Ruislip (105 Units)	53	52								
21	Padcroft Works Site A, Yiewsley (315 Units)			105	105	105					

22	Trout Road Site A (Kirby and Rainbow Industrial Estates), Yiewsley (149 Units)			50	50	49					
23	Land to Rear of Horton Road, Yiewsley (86 Units)				43	43					
Strategic Sites Without Planning Permission/Prior Approval (>0.25 ha)											
24	Former Allotments and Melrose Close Car Park, Barnhill (83 Units)						42	41			
25	Eastern End of Blyth Road Site B, Botwell (93 Units)						47	46			
26	Fairview Business Centre Sites A & B, Botwell (260 Units)						87	87	86		
27	Land to South of the Railway, including Nestle Site A (1,000 Units)						200	200	200	200	200
28	Land to South of the Railway, including Nestle Site B (300 Units)						100	100	100		
29	Land to South of the Railway, including Nestle Site C (500 Units)						100	100	100	100	100
30	Crown Trading Estate, Botwell (197 Units)						66	66	65		
31	Olympic House, Brunel (9 Units)									5	4
32	281 - 285 Field End Road, Cavendish (23 Units)						12	11			
33	Charles Wilson Engineers, Charville (34 Units)						17	17			
34	Master Brewer and Hillingdon Circus Site A, Hillingdon East (140 Units)						47	47	46		
35	Royal Mail Sorting Office, Manor (22 Units)						11	11			
36	Northwood Station, Northwood (To Be Determined by Design)										
37	West End Road, South Ruislip (30 Units)						15	15			
38	Chailey Industrial Estate Site A, Townfield (198 Units)						66	66	66		
39	Chailey Industrial Estate Site B, Townfield (To Be Determined by Design)										
40	Silverdale Road/Western View Site A, Townfield (122 Units)			41	41	40					
41	Silverdale Road/Western View Site B, Townfield (119 Units)						40	40	39		
42	Silverdale Road/Western View Site C, Townfield (122 Units)						25	25	24	24	24
43	Benlow Works, Townfield (36 Units)						18	18			
44	297 - 299 Long Lane, Uxbridge North (33 Units)						17	16			
45	High Street/Bakers Road Uxbridge (To Be Determined by Design)										
46	St Andrew's Park (Annington Homes Site), Uxbridge North (330 Units)						66	66	66	66	66
47	Master Brewer and Hillingdon Circus Site B, Uxbridge North (250 Units)						84	83	83		

48	Cape Boards, Uxbridge South (315 Units)						63	63	63	63	63
49	Former Vehicle Testing Station, Yeading (84 Units)						42	42			
50	Hayes Bridge, Yeading (40 Units)						20	20			
51	Former Coal Depot, Yiewsley (168 Units)								56	56	56
52	Padcroft Works Site B, Yiewsley (100 Units)						50	50			
53	Padcroft Works Site C, Yiewsley (To Be Determined by Design)										
54	Trout Road Site C , Yiewsley (24 Units)						12	12			
Total Project Completions		678	880	975	1052	832	1531	1416	1168	688	687

Appendix 3 Development capacity of specific deliverable sites

#	Site	Total number of net additional dwellings	Number of remaining dwellings to be completed	Likely number of net additional dwellings to be completed in the next 5 years
Sites with live planning permission (under construction)				
1	Enterprise House, Blyth Road	96	96	96
2	The Old Vinyl Factory & Gatefold Building	694	562	562
3	Eastern End of Blyth Road Site A	120	120	120
6	Braintree Road (Arla)	163	116	116
9	RAF Uxbridge	1341	995	885
10	Grand Union Office Park	251	251	251
11	Fassnidge Memorial Hall	80	80	80
14	RAF West Drayton	773	204	204
15	Trout Road Site B (Caxton House)	44	44	44
16	21 High Street	51	51	51
17	The Blues Bar	38	38	38
18	Former West Drayton Police Station, Station Road, West Drayton	53	53	53

#	Site	Total number of net additional dwellings	Number of remaining dwellings to be completed	Likely number of net additional dwellings to be completed in the next 5 years
19	Former British Legion, West Drayton	13	13	13
20	RAF West Ruislip	415	105	105
21	Padcroft Works, Site A	315	315	315
TOTAL		4,447	3,043	2,933
Sites with extant permissions (not yet started)				
4	Audit House	35	N/A	35
5	36-40 Rickmansworth Road, Northwood	21	N/A	21
7	Bourne Court	69	N/A	69
8	Eagle House, The Runway	22	N/A	22
12	Waterloo Wharf	52	N/A	52
13	Randalls Building, 7-9 Vine Street	58	N/A	58
22	Trout Road Site A (Kirby and Rainbow Industrial Estates)	149	N/A	149
23	Land to Rear of Horton Road	86	N/A	86
TOTAL		492	N/A	492

#	Site	Total number of net additional dwellings	Number of remaining dwellings to be completed	Likely number of net additional dwellings to be completed in the next 5 years
Sites approved subject to S106				
40	Silverdale Road/Western View Site A	122	N/A	122
TOTAL		122	N/A	122
Emerging Site Allocations (without planning permission)				
24	Former Allotments and Melrose Close Car park	83	N/A	0
25	Eastern End of Blyth Road Site B	93	N/A	0
26	Fairview Business Centre	260	N/A	0
27	Land to South of the Railway, including Nestle Site A	1,000	N/A	0
28	Land to South of the Railway, including Nestle Site B	300	N/A	0
29	Land to South of the Railway, including Nestle Site C	500	N/A	0
30	Crown Trading Estate	197	N/A	0
31	Olympic House, Brunel	9	N/A	0
32	281 - 285 Field End Road	23	N/A	0
33	Charles Wilson Engineers	34	N/A	0

#	Site	Total number of net additional dwellings	Number of remaining dwellings to be completed	Likely number of net additional dwellings to be completed in the next 5 years
34	Master Brewer and Hillingdon Circus Site A	140	N/A	0
35	Royal Mail Sorting Office	22	N/A	0
36	Northwood Station	To be determined by design	N/A	0
37	West End Road	30	N/A	0
38	Chailey Industrial Estate Site A	198	N/A	0
39	Chailey Industrial Estate Site B	To be determined by design	N/A	0
41	Silverdale Road/Western View Site B	119	N/A	0
42	Silverdale Road/Western View Site C	122	N/A	0
43	Benlow Works	36	N/A	0
44	297 - 299 Long Lane, Uxbridge North	33	N/A	0
45	High Street/Bakers Road Uxbridge (To Be Determined by Design)	To be determined by design	N/A	0
46	St Andrews Park, Annington Homes Site	330	N/A	0
47	Master Brewer and Hillingdon Circus Site B	250	N/A	0

#	Site	Total number of net additional dwellings	Number of remaining dwellings to be completed	Likely number of net additional dwellings to be completed in the next 5 years
48	Cape Boards, Iver Lane	315	N/A	0
49	Former Vehicle Testing Station, Cygnet Way	84	N/A	0
50	Hayes Bridge, Uxbridge Road	40	N/A	0
51	Former Coal Depot	168	N/A	0
52	Padcroft Works Site B	100	N/A	0
53	Padcroft Works Site C	To be determined by design	N/A	0
54	Trout Road Site C	24	N/A	0
	Total	4510	N/A	0