

Development Plan Annual Monitoring report 2009/2010



LDF Team
Planning, Environment and Community Services

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LONDON

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1. INTRODUCTION

- 1.1 Local authorities were required by the Local Government Act, 1985 to prepare Unitary Development Plans (UDP). These plans contain policies and proposals and they regulate the development and use of land in the public interest in a borough. Hillingdon's UDP was formally adopted on the 30th September 1998.
- 1.2 In 2004 the Government introduced a new development plan system. This system created Local Development Frameworks (LDF). This framework will comprise a series of local development documents (LDD), both statutory and non-statutory that will set out a borough's policies and spatial strategy for meeting the economic, environmental and social aims and aspirations of the existing and future communities. This is the sixth Annual Monitoring Report (AMR) of planning policies of the Local Development Framework for London Borough of Hillingdon. It covers the period 1st April 2009 – 31st March 2010. Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an AMR to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in Local Development Documents (LDDs) are being achieved.
- 1.3 Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policies. As the delivery of sustainable development and sustainable communities is a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable us to identify the need to review 'saved' UDP policies and future Development Plan Documents (DPDs), and respond more quickly to changing priorities and circumstances
- 1.4 The AMR and the role of monitoring is also highlighted in Government policy on 'Delivering Sustainable Development' (PPS1 para 10) and in Planning Policy Statement 12 (PPS12). Paragraphs 4.45 to 4.52 of the PPS12 sets out the key policy requirements in terms of Local Development Framework monitoring and annual monitoring reports. From this statement Local Planning Authorities are required to:
- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - assess the extent to which policies in the local development documents are being implemented;
 - identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced.

- 1.5 AMRs must report progress in development plan documents preparation against the Local Development Scheme milestones and whether planning policies and related targets have been met. The Town and Country Planning (Local Development) (England) Regulations 2004 also require the monitoring of net additional dwellings in any part of the area of the authority. These figures will be submitted as part of the Housing Trajectory.

Policy Context

- 1.6 The LDF gives a spatial and land use expression to a whole host of Council strategies and external bodies' strategies such as the Borough Transport and Economic Development Strategies, the Housing Strategy, and Green Spaces Strategy. Objectives of the LDF reflect the wider objectives of the Hillingdon Council and key stakeholders. The LDF in particular represents a key delivery tool for Hillingdon's Sustainable Community Strategy. The Strategy was published in 2008 and was prepared in conjunction with a wide range of partners. These documents provide baseline information and assist the LDF monitoring process by providing targets and indicators.
- 1.7 Guidance published by the then Office of the Deputy Prime Minister (ODPM) (now called the Department for Communities and Local Government (DCLG)) for monitoring a LDF provides a set of mandatory local development core output indicators to be included in the AMR. However, the Government recognises these limitations and encourages local authorities to present as full an analysis as possible whilst working towards the goal of reporting on all of those indicators. In order to achieve the goal of presenting a full analysis, greater resources should be committed for future monitoring work.

Housing Trajectory

- 1.8 One of the key Local Development Framework core output indicators that authorities are required to monitor relates to housing delivery. PPS12 requires local authorities to include information on housing policy and performance in their local development frameworks monitoring reports. Housing trajectories aim to monitor housing delivery by showing past and estimating future performance.
- 1.9 The LDF will use past data and attempt to calculate projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer. This is guided by Local Development Frameworks: Good Practice Guide, published by the ODPM.
- 1.10 As outlined in Hillingdon's approved Local Development Scheme (March 2005, revised in December 2006) the housing trajectory covers a 30-year period 1997-2026 to accommodate current London Plan housing requirements.

UDP Saved Policies (Sept 2007)

- 1.11 Until the LDF is adopted, most of the policies from the Unitary Development Plan (UDP) have been 'Saved' for Development Control purposes i.e. assessing planning applications. Initially the Government envisaged that by September 2007 all local planning authorities would have an adopted LDF and therefore Unitary Development Plans would be obsolete. It was therefore built into the new planning legislation in 2004 that all UDPs would expire in September 2007. However, by September 2006 it became apparent that the majority of planning authorities would not have an adopted LDF by September 2007 and would therefore still need the policies in their existing development plans. Consequently, the Government made provision for authorities to 'Save' some of their UDP policies for use until their LDF was adopted. Since 27th September 2007, the Hillingdon 'UDP Saved Policies September 2007' document together with the London Plan are being used for the determination of planning applications until the LDF is adopted.

2. LOCAL DEVELOPMENT SCHEME

Introduction

- 2.1 Hillingdon's first Local Development Scheme was approved by the Government Office for London on target in March 2005. The Local Development Scheme establishes the content and timetable for the delivery of the Local Development Framework.
- 2.2 This section reviews the milestones in the Council's Local Development Scheme (LDS), which was adopted in March 2005 and sets out the position at March 2010. During this review each Local Development Document (LDD) is monitored individually and outlines some proposed amendments and achievements set out against the LDS milestones.
- 2.3 The two main types of planning documents covered in the existing LDS are Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Development plan documents will set out our planning policies and proposals. Supplementary planning documents will expand on these policies. LDDs are a set of documents that a Local Planning Authority creates to describe their strategy for development and use of land in their area. These documents include the Statement of Community Involvement, and a number of Development Plan Documents and Supplementary Planning Documents.

Progress on Hillingdon's Local Development Documents

- 2.4 Each proposed LDD is listed below with a brief review of the progress of the documents against the LDS milestones.

Statement of Community Involvement

- 2.5 A Statement of Community Involvement (SCI) has been produced by Hillingdon to explain to the public how they will be involved in the preparation of LDDs. It sets out the standards to be met by the authority in terms of community involvement, building upon the minimum requirements set out in the Development Plan Regulations and PPS 12.
- 2.6 Following its Pre-submission consultations under regulation 25 and 26 of the Town and Country Planning Regulations 2004 (Local Development - England) in 2004, the SCI Submission Stage took place during the period covering 12 October 2005 to 23 November 2005. The Planning Inspectorate, in their Inspector's Binding Report received on 25 August 2006, declared Hillingdon's Statement of Community Involvement a 'sound Local Development Framework document' and recommended its adoption. Subsequently, the SCI was adopted in November 2006.

Development Plan Documents (DPD):

Core Strategy DPD

Proposals Map and Site Allocations DPD

Heathrow Area DPD

- 2.7 The work on the above documents began in August 2005 with the preferred options public consultation in October-November 2005. These documents were approved by the full Council on 16th March 2006 for formal submission to the Secretary of State in August 2006.
- 2.8 Revised guidance on the preparation of a Core Strategy issued by the Department for Communities and Local Government (DCLG) in August 2006, necessitated revisions to the draft Core Strategy: Preferred Options document. These revisions were approved for consultation purposes by Cabinet on 12th December 2006. The changes to the Core Strategy: Preferred Options required a review of the timetable for formal submission of the DPDs. The Draft Health and Education Area Action Plan was withdrawn as a DPD following the Cabinet decision on 12th December 2006. Key background data, policy intentions and all of the site specific proposals would be integrated into the Revised Core Strategy: Preferred Options and the Site Allocations DPD. The revised LDS issued in December 2006 reflected this change.
- 2.9 The Revised Core Strategy preferred options consultation took place between 7 February and 26 March 2007. The response to the consultation was reported to the Council's Cabinet in April 2007. Following discussions with Government Office for London, an Addendum to the Revised Core Strategy was reported to the Council's Cabinet and approved for consultation purposes in July 2007.
- 2.10 Changes to PPS 12 in June 2008 necessitated further revisions to Hillingdon's LDS. In addition, the Government Office for London requested that the Core Strategy be revised to take account of further expansion at Heathrow. The main changes to the LDS included the preparation of a specific DPD for the Heathrow area and that the Southern Hillingdon Area Action Plan and Uxbridge Area Action Plan were to be integrated into the Core Strategy which would include strategic development sites. A revised LDS was approved by the Council's Cabinet in December 2008. The GLA approved the LDS in April 2009.
- 2.11 In 2009, the then Government announced its support for a 3rd Runway at Heathrow. The implications of a 3rd Runway prompted further revisions to the Core Strategy. However, in May 2010, the (new) Government decided not to go ahead with the Third Runway. This again necessitated minor revision to the Core Strategy. Public consultation on the Draft Core Strategy took place June/ July 2010.
- 2.12 The provisional dates for submission are scheduled for:
- Core Strategy DPD and Proposals Map - June/July 2011.

- Development Management Policies DPD and Site Allocations DPD – December 2011.
- Heathrow Area DPD – December 2012.

2.13 The Draft Health and Education Area Action Plan was withdrawn as a Development Plan Document following a Cabinet decision on 12th December 2006. Key background data, policy intentions and all of the site specific proposals have been integrated into the revised Core Strategy.

West London Joint Waste DPD

2.14 During 2007/08 an officer Steering Group representing the London Boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames was formed to progress the West London Waste Plan, a joint Development Plan document. Consultants were appointed on 8th April 2008 and project commenced on the 9th. Issues and Options consultation was completed in January 2009. The constitution on the Draft West London Waste Plan is due to take place in February 2011. The revised proposed timetable envisaged a formal submission date of March 2011. This has now been rescheduled for April/May 2012.

Supplementary Planning Documents (SPDs)

Hillingdon Sustainable Design and Construction

2.15 The GLA draft Supplementary Planning Guidance on Sustainable Design and Construction (which was published for consultation in March 2005) was adopted by Hillingdon Council Members as an interim Best Practice guide in July 2005. The final guidance was issued by the GLA in September 2006 and the borough agreed to ensure its use in assessing planning applications as it is part of the Mayor's London Plan implementation tools.

2.16 This SPG provides a consistent set of guidelines across London. It is a clear and useful guide which means the Borough does not need to produce one of its own. The Mayor has committed to reviewing this SPG to be consistent with the revised London Plan. This SPG is likely to be used by the Borough in the same way as the September 2006 version. This guidance is considered adequate to meet the needs of the Borough and there a separate Development Plan Document within the LDF is not required. The revised SPG will be reviewed when appropriate to determine its suitability of use within the Borough.

Hillingdon Biodiversity Action Plan

2.17 The Cabinet approved a draft Hillingdon Biodiversity Action Plan for consultation in July 2004. The public consultation of the document took place in the months covering February and March 2005 as set out in the LDS. The document was re-scheduled for adoption in July 2005. Following rescheduling of the completion of the final document, the Action Plan was approved in July 2005. It was not formally adopted or published.

Because of this, the Action Plan was re-examined by the Hillingdon Biodiversity Partnership in the final quarter of 2006, and updated. There were no significant changes. At Hillingdon's Cabinet on 12th December 2006, approval was given for the final version, adoption and publication of the Action Plan in January 2007. A completed version of the document can be acquired on request.

Hillingdon Design and Accessibility Statement (HDAS)

- 2.18 Approval to consult on the Hillingdon Design and Accessibility Statement (HDAS) was given in May and June 2005. The HDAS comprises six documents providing advice on six separate topics, five of which were approved for adoption by Cabinet on 20th December 2005. At the same meeting Cabinet also considered the sixth topic, the draft Public Realm document for consultation. Residential Extensions, Residential Layouts, Accessible Hillingdon, Transport Interchanges, and Shopfronts were adopted and published on 31st July 2006.
- 2.19 As part of the preparation of the Development Management Development Plan Document, the guidance contained within the HDAS supplementary planning documents, including the Draft Public Realm document will be reviewed to ensure that they reflect the emerging policies.

Noise

- 2.20 The Noise SPD was approved by Cabinet in May 2005 and public consultation took place in August/September 2005 and was formally adopted on 24th May 2006.

Live-Work

- 2.21 The Live-Work SPD was also approved by Cabinet in May 2005 and public consultation took place in August/September 2005. This document was formally adopted on 24th May 2006.

RAF West Drayton/ Porters Way Planning Brief (Phase 1)

- 2.22 The work on the Planning Brief commenced in June 2006 and adoption was scheduled for December 2006. Consultation on the planning brief took place in October/November 2005. The final document was adopted by the Central and South Planning Committee at its meeting on 22nd December 2005. The proposal was the subject of a planning inquiry in January 2006. To assist in the background work for the inquiry, the Council brought forward the planning brief to ensure that any development scheme for the site provided a comprehensive development proposal which considered the site in its entirety and ensured the delivery of strategic objectives in the South of the borough.
- 2.23 The SPD provides guidance for achieving a sustainable mixed-use community for the future land use and development of a site at Porters Way, West Drayton. The site comprises the former RAF West Drayton, the National Air Traffic Services site and a

local parade of shops and flats at Mulberry Parade. Development on this site has since commenced and will have 574 residential units when finally completed.

Affordable Housing SPD

- 2.24 The Affordable Housing SPD was adopted on 24th May 2006. Whilst a revision to the SPD was scheduled to take place during 2009, it has been agreed, that where possible, the revised content will be incorporated into emerging development plan documents (DPDs). The decision as to whether a separate Affordable Housing SPD is required will be taken in 2011, when the content of the Site Allocations and Development Management DPDs has been agreed.

Planning Obligations SPD

- 2.25 The London Borough of Hillingdon Planning Obligations Supplementary Planning Document was endorsed for adoption by the Cabinet on the 15th of July 2008. It provides supplementary guidance to both the Unitary Development Plan 1998 – Saved Policies (September 2007), emerging Core Strategy (Preferred Options February 2007) and the London Plan – consolidated with alterations since 2004 (February 2008).
- 2.26 Following a review of Chapter 4 ‘Education Facilities’ of the adopted SPD which contained child-yield statistics based on 2001 Census data, it became apparent that, with increased fertility rates and a significant upturn in births, there are more children on average in each dwelling than there were in 2001. The Council proposed revisions to Chapter 4 to take account of the increase in child yields, to ensure that the scale of contributions sought from planning obligations for educational facilities from new development was appropriate. These revisions were contained within the ‘Draft Revised Chapter 4 ‘Education Facilities’ Planning Obligations SPD June 2010’ which was subject to public consultation during June/ July 2010 and granted formal approval for adoption by the Council’s Cabinet on 23 September 2010.

RAF Uxbridge Planning Brief

- 2.27 A SPD has been developed to guide the future development of RAF Uxbridge. The Council consulted widely for ideas to develop the SPD in September-October 2007 and again formally consulted on the draft SPD in September-October 2008. Following the positive response to the document through consultation, the SPD was adopted by the Council in January 2009. A planning application has been lodged for redevelopment of the site to provide 1,515 dwellings, retail and office space, a district park, primary school, health facilities and other community uses.

Former National Air Traffic Services (NATS) site, Porters Way, West Drayton SPD (Phase 2)

- 2.28 The Council consulted on a revised draft SPD for the former NATS site in the summer of 2009. The supplementary planning document was subsequently adopted by Cabinet on 24 September 2009. A planning application has since been lodged with the Council

proposing the demolition of all buildings and development of 775 dwellings, plus a care home, health centre and community facilities.

Sustainability Appraisal Scoping Report

- 2.29 The LDF Sustainability Appraisal Scoping report was produced in advance of the LDF Issues and Options consultation. The document considers the scope of the information that influenced the considerations of impacts included in the Sustainability Appraisals for all of the LDF Local Development Documents. The scoping report was approved by Cabinet in November 2004 and subsequently went out for public consultation for five weeks in December 2004. The document was finalised in February 2005 prior to the consultation on LDF Issues and Options.
- 2.30 A review of the sustainability appraisal was carried out in 2007 for the revised Core Strategy Preferred Options and an updated version accompanied the 2010 Core Strategy Consultation in June. A final update of the sustainability appraisal will be made once the Core Strategy has been revised to reflect comments and suggestions from that consultation stage.

Sustainability Appraisal of DPDs and SPDs

- 2.31 The Sustainability Appraisal process involved the completion of Sustainability Reports that detailed the effects on sustainability criteria discussed in the Scoping Report. The LDF documents listed below have undergone a Sustainability Appraisal and therefore have sustainability reports that were made available during the consultation period for each document:
- Core Strategy DPD (including Southern Hillingdon Area Action Plan)
 - Site Allocations and Proposals Map DPD
 - Heathrow Area DPD
 - West London Waste Joint DPD
 - Development Management Policies DPD
 - Affordable Housing SPD
 - Porters Way Planning Brief SPD
 - Air Quality SPD
- 2.32 The Sustainability Appraisal process produces reports that accompany the Local Development Documents and therefore follows the targets and milestones of these documents. This is a parallel and a continuing process closely linked with Local Development Document preparation.
- 2.33 At the time of writing this report, a revision of the Draft Core Strategy has been carried out. A review of the Sustainability Appraisal for the Core Strategy (June 2010) was undertaken and available for the consultation of the revised draft Core Strategy Consultation Draft in June - July 2010.

Proposed Changes to the Local Development Scheme

- 2.34 Proposed revisions to the 2005 approved Local Development Scheme were submitted to Government Office for London in late March 2007 (upon Cabinet approval) as required by regulations but progress was halted due to the emerging Planning Bill. Significant changes in the planning system during 2007 required a revision to be made to Hillingdon's LDS putting formal approval of the LDS on hold. A revised LDS was approved by Council in March 2008 to meet the government's updated 31 March 2008 deadline. This document was submitted to the Government Office. However in June of the same year, a revision to PPS12 was published which had a number of key changes integrated within it. Following a meeting with officers from Government Office for London (GOL) and subsequent discussions a further reassessment of the LDS was undertaken. A Revised LDS was approved by the council's Cabinet in December 2008, and endorsed by the Government Office for London and the Mayor of London in April 2009.
- 2.35 Since the publication of the current LDS in April 2009 it has become apparent that the timetables for preparation of the Core Strategy and Proposals Map require adjustment. The timetable for SPDs is no longer a requirement, and as such it has been removed from this year's table of LDS Key Milestone Chart.
- 2.36 In this year's AMR the adopted documents and those scheduled to progress during the 2009/10 period, have been reviewed.

Table 2: Proposed Timetable for Preparation of Hillingdon's Local Development Framework (2009)

	2008												2009												2010												2011			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
Core Strategy Development Plan Document																																								
Proposals Map Development Plan Document																																								
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Hillingdon Design and Access Statement: Residential Extensions SPD																																								
Affordable Housing SPD																																								
Air Quality SPD																																								

Key	
Preparation	Grey
Public Participation New Regulation 25	Cyan
Publication Stage New Regulation 27	Orange
Submission to Secretary of State New Regulation 30	Brown
Public Examination Regulation 34	Magenta
Inspector's Report Regulation 35	Green
Adoption Regulation 36	Blue
Council Local Elections	Red

	2011									2012												2013											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy Development Plan Document	Magenta				Green	Grey	Grey	Blue																									
Proposals Map Development Plan Document	Magenta				Green	Grey	Grey	Blue																									
Development Management Policies Development Plan Document	Grey	Grey	Grey	Brown	Grey	Grey	Magenta	Magenta				Green	Grey	Grey	Blue																		
Site Allocations DPD	Grey	Grey	Grey	Brown	Grey	Grey	Magenta	Magenta				Green	Grey	Grey	Blue																		
West London Waste Joint DPD	Grey	Grey	Magenta	Magenta			Green	Grey	Grey	Blue																							
Heathrow DPD (Dependant on Government's decision on Third Runway and delivery timescales).	Grey	Grey	Grey	Grey	Grey	Cyan	Cyan	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Orange	Orange	Grey	Grey	Grey	Brown	Grey	Grey	Grey	Magenta	Magenta					Green	Grey	Grey	Blue
Air Quality SPD	Grey	Grey	Grey	Grey	Grey	Cyan	Cyan	Grey	Grey	Grey	Blue																						

Note: Proposed dates are indicative

3. HILLINGDON'S PROFILE

3.1 This section looks at the overview of the London Borough of Hillingdon's structure by providing a context of the boroughs current demographic, location and socio-economic circumstances.

Overview of the London Borough of Hillingdon

3.2 Hillingdon is a vibrant outer-London borough with a character all of its own. It is home to around 262,500 people and represents a very diverse population¹. Hillingdon is the second largest borough in London covering forty-two square miles and it is part of the West London sub region. The West London sub-region comprises the six boroughs of Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon, and Hounslow and has a population of around 1.5 million².

Figure 1: Location of London Borough of Hillingdon



Traversed by branches of the Grand Union Canal, the M4, A4020, A40 and the Great Western Railway, Hillingdon has always been a transport hub. It is also home to Heathrow Airport, the world's busiest international airport in terms of international passenger volumes, currently handling around 65.9 million passengers each year³. The continued growth of Heathrow Airport has proved to be one of the key economic drivers

¹ Midyear population estimates (2009) (www.nomisweb.co.uk)
² Midyear population estimates (2009) (www.nomisweb.co.uk)
³ www.heathrowairport.com (BAA Heathrow, Official Airport website, Dec 2009)

for London and the UK economy and with the opening of Terminal 5 in March 2008 this role is expected to continue⁴.

Population (Contextual Indicator)

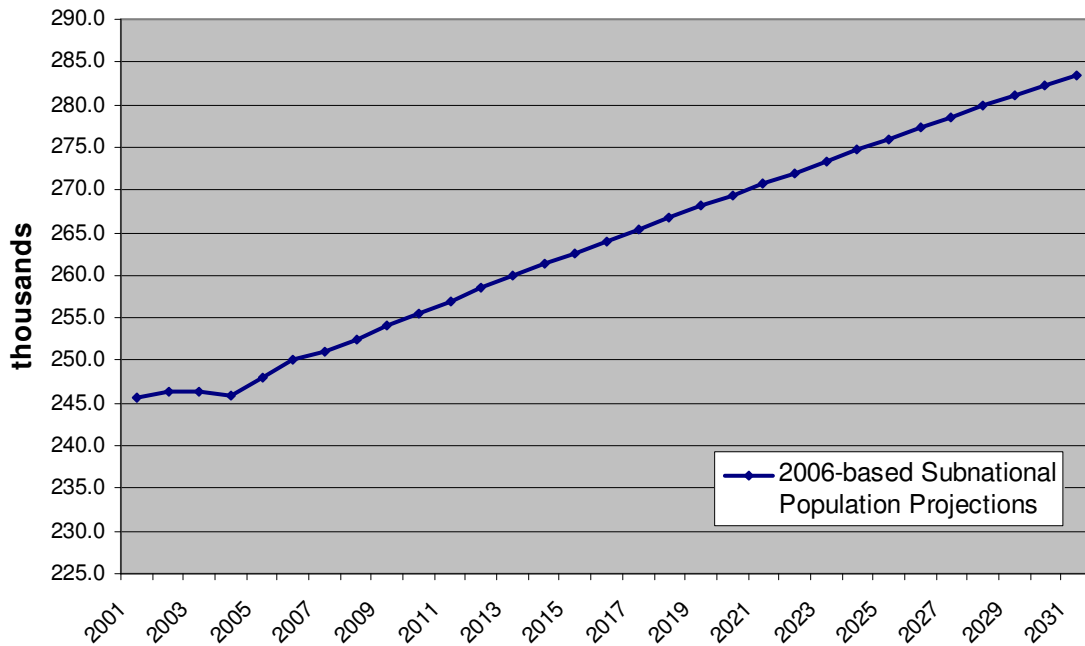
3.3 The Office for National Statistics (ONS) 2009 mid-year population estimates have shown a steady increase in Hillingdon's population since 2005. According to the estimates Hillingdon's population has increased from 245,600 to 262,500 (6.4%) over the last 8 years - a 1.7 per cent increase on the mid-2008 population of 258,100. During the same period, Greater London's population has increased by 5.6%. However, ONS's 2006-based long term Subnational Population Projections published on 12 June 2008 indicate a continuous increase in Hillingdon's population until 2031. Based on these projections it is estimated that Hillingdon's population will reach 269,400 by 2020 and 283,500 by 2031.

Table 3: London Borough of Hillingdon Population Projections 2001-2031

	2001	2004	2005	2008	2010	2016	2021	2026	2031
Population	245,600	246,000	247,500	252,500	255,500	264,000	270,700	277,300	283,500

Source: 2006-based long term Subnational Population Projections (SNPP), www.statistics.gov.uk/statbase/Product.asp?vlnk=997

Figure 2: 2006-based Sub-national Population Projections



Source: National Statistics www.statistics.gov.uk/snpp

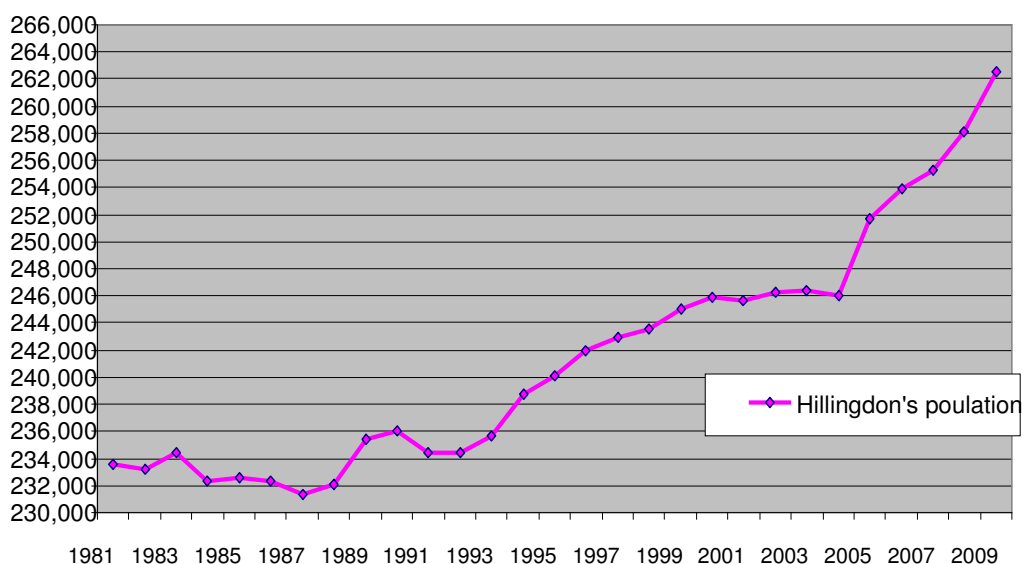
⁴ BAA Heathrow, Oct 2010

Table 4: London Borough of Hillingdon Midyear Population Estimates

Year	Hillingdon	London	GB
1981	233,600	6,805,000	54,814,500
1985	232,600	6,767,000	54,988,600
1990	236,000	6,798,800	55,641,900
1995	240,100	6,913,100	56,375,700
2000	245,900	7,236,700	57,203,100
2005	251,700	7,484,900	58,511,000
2006	253,900	7,546,600	58,842,700
2007	255,300	7,602,200	59,226,500
2008	258,100	7,668,300	59,623,200
2009	262,500	7,753,600	60,003,100

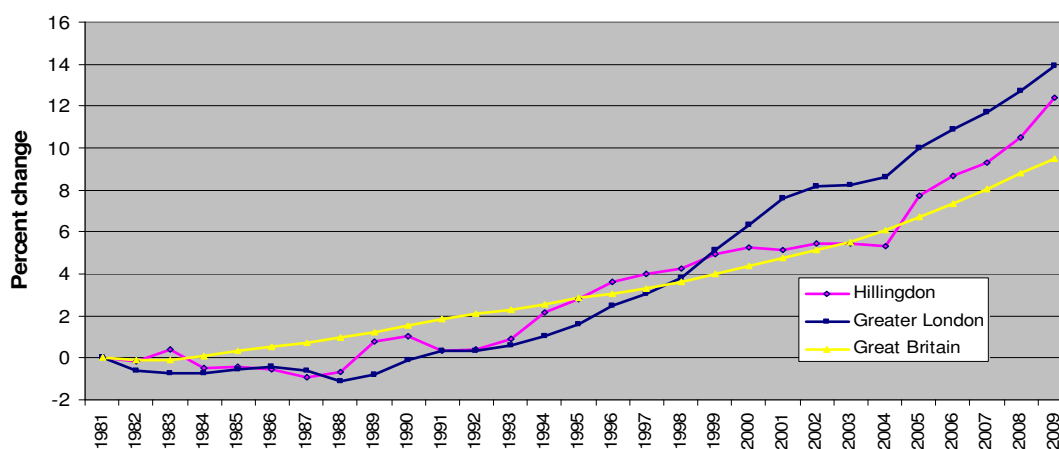
Source: Midyear Population Estimates (2009) (www.nomisweb.co.uk/reports)

Figure 3: Hillingdon's Population



Source: Midyear Population Estimates (2009) (www.nomisweb.co.uk/reports)

Figure 4: Hillingdon's Population Change (%)



Source: Midyear population estimates (2008) (www.nomisweb.co.uk/reports)

	2001	2006	2011	2016	2021	2026
Number of Households	96,800	99,400	103,300	107,900	112,900	114,100

Source: GLA The 2009 Round Demographic Projections, March 2009

- 3.4 Hillingdon has a relatively young population with around 41% of Hillingdon's population under 30 years of age and 19% under 15 years of age. Approximately 21% of Hillingdon's population is from ethnic minority communities, which is projected to rise by 15-20% over the next ten years.
- 3.5 **Population density** in Hillingdon reflects its geographical location as an outer London borough. Hillingdon has a density of 2131 people per km², whilst London as a whole has a density of 4679 people per km² and the national average is 383 people per km². Hillingdon's lower density ratio can be attributed to large amount of open space and green belt designations in the borough.

Deprivation and Employment (Contextual Indicators)

- 3.6 **The Indices of Multiple Deprivation** combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation. The data is ranked such that a lower score indicates greater deprivation. In other words the most deprived local authority is indicated by a rank of 1 and the least deprived authority with a rank of 354.
- 3.7 According to the 2007 Indices of Multiple Deprivation, Hillingdon has an overall rank of 157 out of 354 local authorities. However, it has a rank of 59 on the income measure. We can also observe the north and south divide where deprivation in the north part of the borough is lower than southern part of the borough.
- 3.8 **Unemployment:** According to the latest figures from the Office for National Statistics (see www.nomisweb.co.uk/reports) Hillingdon's average unemployment level from April 2009 to March 2010 rose to 7.7%, up 1.5% from 2008/09. London's unemployment level for that period was 9.1%, up 1.7% from last year and Great Britain's rose by 1.7% to 7.9%. These figures represent unemployed people who are economically active. Gross weekly earnings per resident in 2009 was approximately £540, up from £536.80 for the previous year. London's average gross weekly pay in 2009 was £598.60 and Great Britain's £491.
- 3.9 **Employee Jobs:** The number of jobs held by employees, excluding self-employed, government-supported trainees and HM Forces, has increased consistently over the last 10 years. However, manufacturing industry jobs have been declining contrary to other employment sectors. Please see Table 6 and Figure 5 below for further details.

Table 6: Number of Jobs Held by Employees in Hillingdon

	Total employee jobs	Full-time	Part-time	Employee jobs by industry				Services				
				Manufacturing	Construction	Tourism-related	Services	Distribution, hotels & restaurants	Transport & communications	Finance, IT, other business activities	Public admin, education & health	Other services
1995	141,596	113,323	28,308	13,131	4,697	9,340	123,064	32,496	42,672	23,762	19,428	4,706
1996	140,751	112,045	28,775	13,541	4,322	9,115	122,601	34,345	39,933	23,912	20,062	4,350
1997	141,755	111,722	30,031	11,819	4,599	9,767	125,014	34,018	42,831	23,918	19,893	4,354
1998	157,100	127,700	29,400	13,100	5,600	9,700	138,000	38,000	44,000	32,500	19,100	4,300
1999	159,900	125,200	34,700	12,600	4,900	10,000	142,100	43,200	43,100	32,600	18,700	4,600
2000	161,000	127,900	33,200	13,400	5,300	9,400	142,000	42,900	44,000	32,000	19,200	4,000
2001	172,100	136,500	35,500	12,200	5,500	9,200	153,900	40,000	56,600	34,500	18,600	4,200
2002	163,500	127,300	36,200	10,700	5,400	10,500	147,100	40,600	52,900	29,200	20,200	4,100
2003	168,400	129,400	39,000	8,900	5,500	10,500	153,600	37,200	56,100	33,400	23,100	3,700
2004	178,700	138,300	40,400	9,000	5,800	10,000	163,400	37,500	61,400	34,500	25,900	4,100
2005	181,500	140,200	41,300	7,900	7,700	10,500	165,400	37,200	62,400	36,300	25,800	3,700
2006	183,300	139,300	44,000	8,300	6,600	10,900	167,900	38,700	64,600	35,300	25,500	3,800
2007	187,400	144,200	43,200	7,600	7,200	12,100	171,900	39,400	65,300	36,400	26,600	4,200
2008	188,600	146,600	42,000	7,500	5,500	12,100	174,800	39,600	67,000	35,500	28,300	4,400
2009	Figures to be released in early 2011											

Source: www.nomisweb.co.uk/reports/lmp/la/2038431885/report.aspx?#ld

Figure 5: Number of Jobs Held by Employees 1995-2008

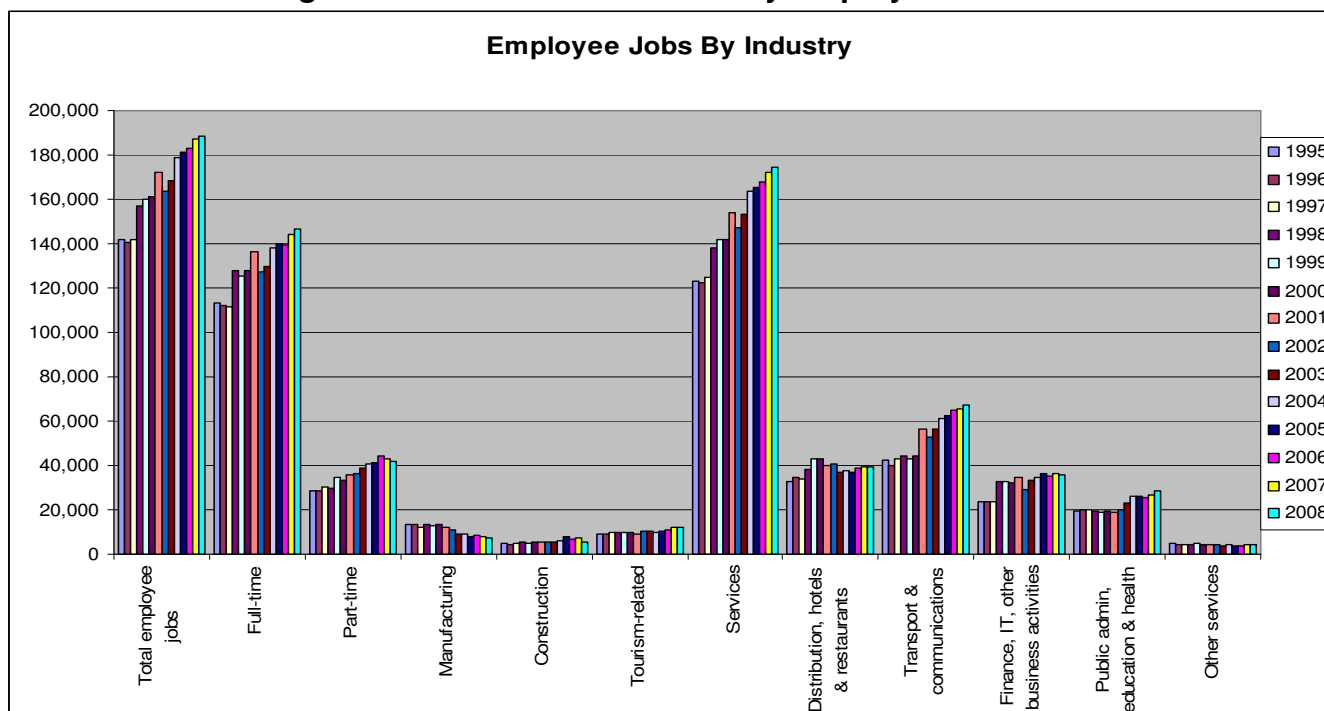
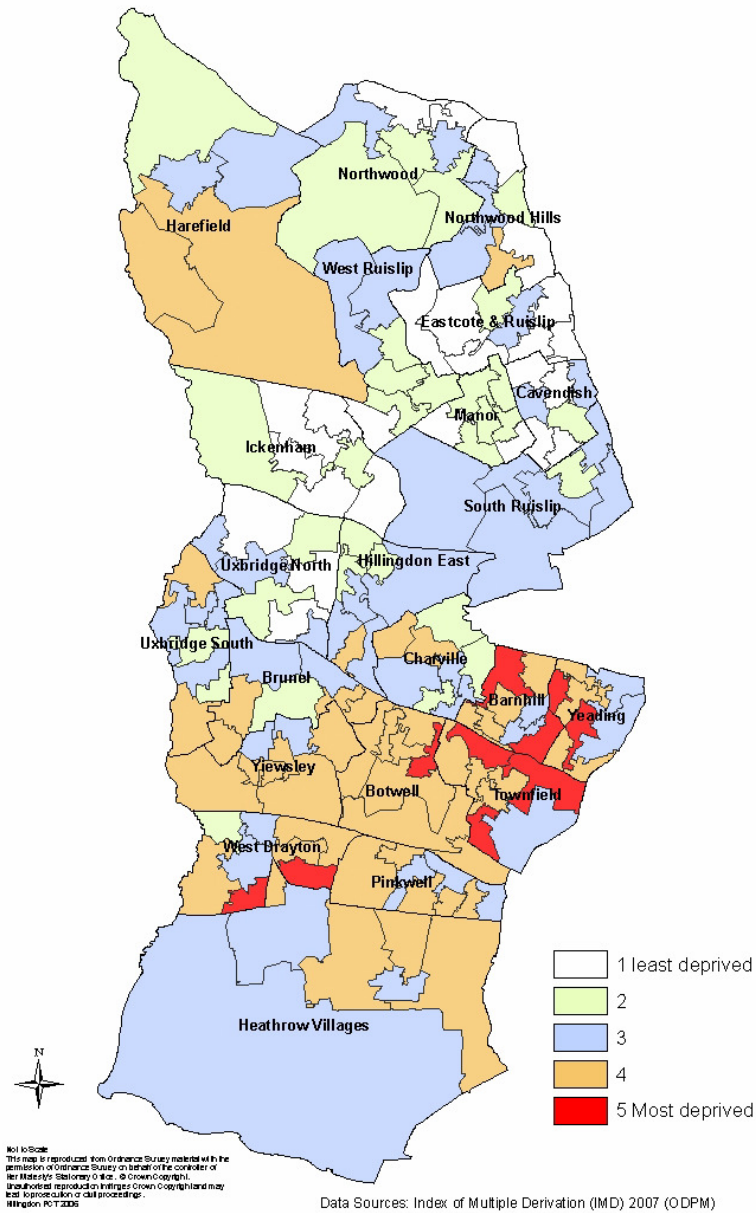


Figure 6: Hillingdon Neighbourhood Deprivation in relation to the whole of England, IMD 2007

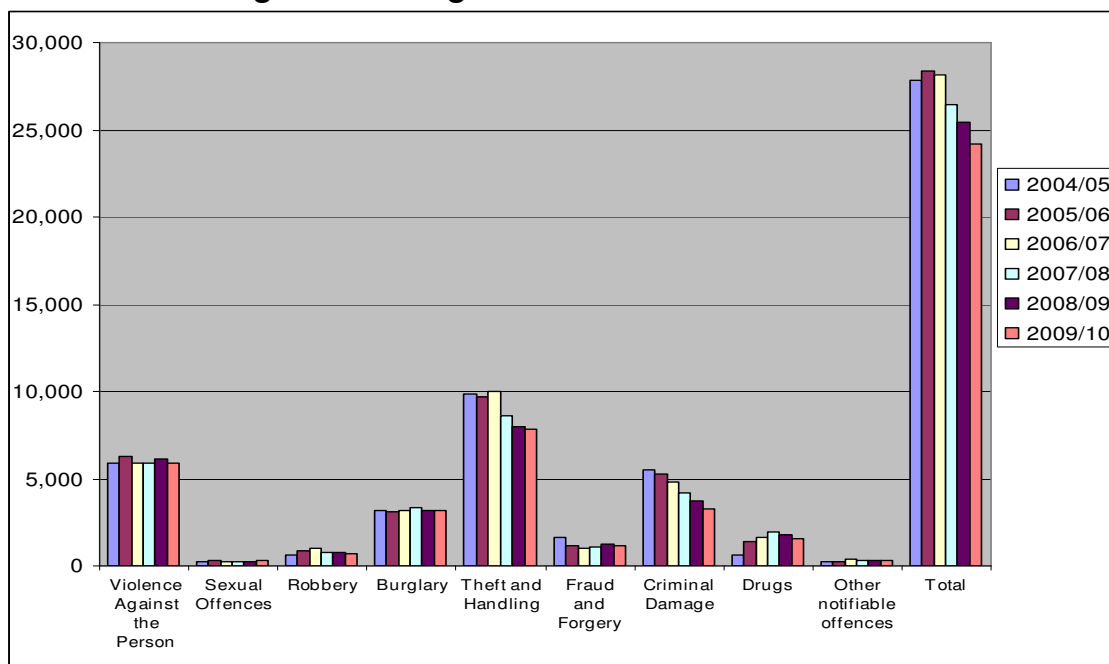


3.10 **Crime:** According to statistics released by Metropolitan Police, total crime in Hillingdon fell by approximately 5.4% in 2009/10. The number of crimes committed during 2009/10 was 24,165 down from 25,559 in 2008/09.

Table 7: Hillingdon's Crime Statistics 2004-2010

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Violence Against the Person	5,921	6,261	5,911	5,882	6,015	5,869
Sexual Offences	268	302	255	250	223	298
Robbery	593	876	974	793	719	697
Burglary	3,143	3,137	3,182	3,361	3,469	3,202
Theft and Handling	9,883	9,687	9,983	8,621	8,001	7,839
Fraud and Forgery	1,647	1,172	1,026	1,069	1,272	1,142
Criminal Damage	5,498	5,303	4,810	4,210	3,707	3,232
Drugs	614	1,420	1,647	1,932	1,810	1,560
Other notifiable offences	233	219	356	281	343	326
Total	27,800	28,377	28,144	26,399	25,559	24,165

Figure 7: Hillingdon's Crime Statistics



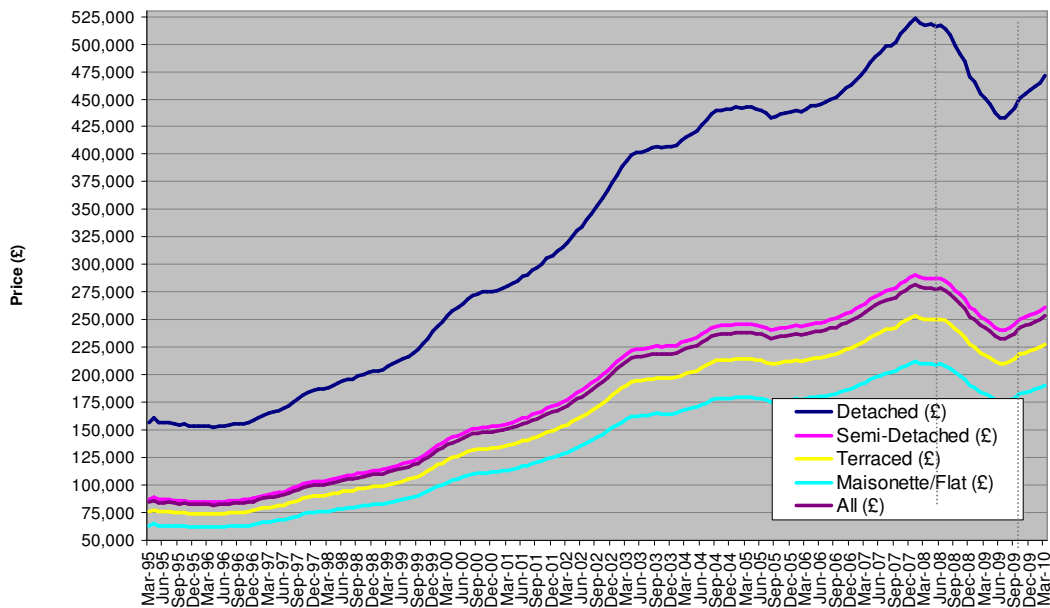
Source: Metropolitan Police Statistics (<http://www.met.police.uk/crimestatistics/index.htm>)

House Prices (Contextual Indicator)

3.11 Based on Land Registry information, the average cost of a house sold in the borough during March 2010 was £253,008 up from £238,958 in April 2009. This represents a 5.5% increase in average house prices sold in the borough from April 2009 to March 2010 but 8.6% below 2008/09 average house prices. Average price of a flat/maisonette

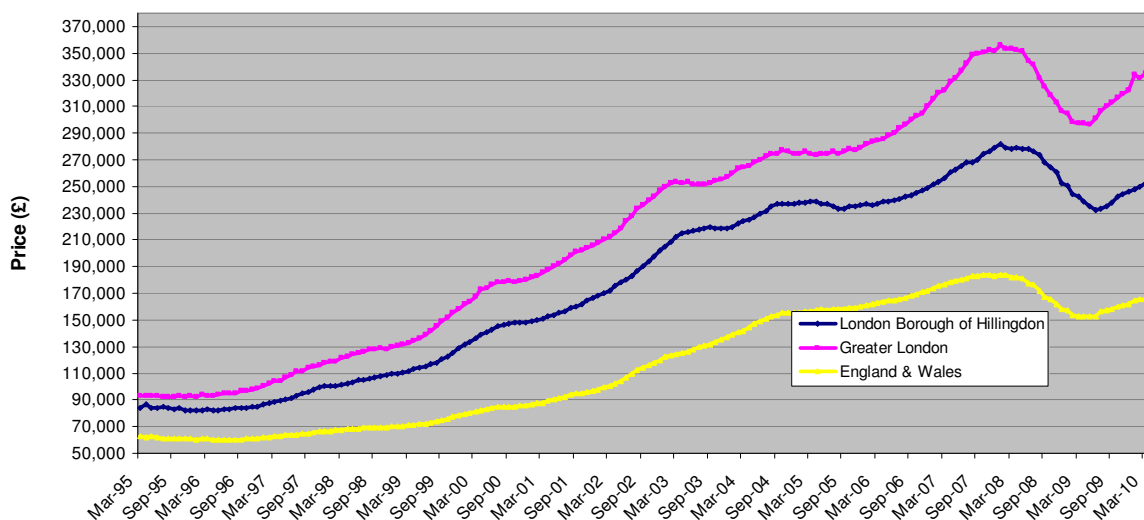
in March 2010 was £190,679 (up 4.3%), terraced house £227,868 (up 4.3%), semi-detached £261,475 (up 4.3%) and the average price of a detached house sold in the borough in March 2010 was £470,703 (an increase of 5.5% from the April 2009 figure of £444,656).

Figure 8: Average House Prices in Hillingdon



- 3.12 During the same period, the average cost of a house in Greater London and England and Wales increased by 10% and 7.6% respectively. Average house prices in Greater London and England in March 2010 were £334,688 and £165,084 respectively.
- 3.13 These figures indicate that average house prices sold in the borough are below London average but are higher than national average. This makes Hillingdon an affordable alternative to central London living with house prices correlating well with income.

Figure 9: Average House Price Comparison



- 3.14 There has been marked increase in house prices within the borough when compared to the 2008/09 figures following the down turn in the country's economy triggered by the 2008 financial/credit crises. However, this is still 10% below January 2008 average house prices in the borough. Other reasons that can be attributed to the fall in house prices include the difficulty in obtaining mortgages and loans due to the credit crunch, economic recession, rising unemployment, and market sentiment. These coupled with tight funding now available to home buyers and the high volatility of housing markets (with the limited supply of housing making the market more susceptible to shifts in demand) contributed to the fall⁵. However at the time of putting this report together there evidence that the house prices are recovering as shown in paragraph 3.11 above.

⁵ Mortgage Guide UK 2010 (www.mortgageguideuk.co.uk/housing/house-price-fall)

4. OBJECTIVES, INDICATORS, TARGETS

- 4.1 Following the LDF Sustainability Scoping Report and the work prior to the LDF Preferred Options stage, the Council set its 'spatial vision' for the LDF (2004 –2017) as:

A land-use plan for delivering a high quality, inclusive and viable environment in Hillingdon to be achieved through a commitment to the principles of sustainable development.

- 4.2 At the time of writing this report the above 'spatial vision' has been revised in the Core Strategy Consultation Draft June 2010. However, as the changes were approved by Cabinet in May 2010, some two months after the reporting period for the 2009 AMR, they do not form basis for analyses of the Council's spatial objectives until December 2011 when the objectives will increase to 24 from the current 8 being reported. Also, whilst the 2006 document covers the period from 2004 - 2017, the May 2010 document covers the period from 2011 - 2026.
- 4.3 Following the revised guidance from DCLG and Planning Inspectorate in August 2006, the Draft Core Strategy is being revised. The draft Vision is being amended along the following lines in conjunction with the initial preparation with the Council's new Sustainable Community Strategy.

By 2017 Hillingdon will be one of the most successful and sustainable boroughs in West London where the population will be proud to live. The borough will be a leader in:-

- ***tackling the causes of climate change***
- ***protecting and enhancing the natural and historic environment, and***
- ***developing facilities which will ensure the borough's diverse communities are more accessible, healthier, inclusive, economically prosperous and safer.***

- 4.4 Complementing the spatial vision and building on the sustainability work carried out since 2004, the Council set up 8 spatial objectives for the period 2004-2017. This section assesses development progress in 2009/10 against these objectives. The 8 spatial objectives are:

Spatial Objectives

SO1. To ensure that enough land is made available in order to meet the housing, economic and community facilities needs of the borough in the period to 2017 as identified in the Community Strategy and where appropriate in the Mayor's Spatial Development Strategy (London Plan).

- SO2.** To secure high quality, accessible and well designed development that seeks to make the most efficient use of brownfield land including, where appropriate, of higher density, mixed use development.
- SO3.** To promote safe, healthy and inclusive communities and respect the needs of the borough's diverse and multi-cultural communities.
- SO4.** To increase Hillingdon's accessibility
- SO5.** To enhance the environment in Hillingdon by addressing local causes of pollution and climate change.
- SO6.** To safeguard the borough's rural and urban heritage.
- SO7.** To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of mixed sustainable communities.
- SO8.** To promote Hillingdon's economy through a planning framework for sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres.

4.5 This AMR concentrates on those areas required by Government in the 'Local Development Framework Monitoring: A Good Practice Guide'. This is supplemented by topics, which are considered by the Borough as important. The topics are:

- Business Development
- Housing
- Health and Education
- Transport
- Local Services
- Tourism
- Minerals
- Waste
- Flood protection and Water Quality
- Biodiversity
- Renewable energy
- Air Quality

4.6 The indicators overleaf assesses whether policies have successfully contributed towards the implementation of the overall objectives. Table 8 assesses progress towards achieving these objectives through the appropriate indicators.

Table 8: Objectives, Indicators, Targets

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO8	Business development and Town Centres	BD1	Total amount of additional employment floorspace – by type	Core output (CLG)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Encourage new business, through initiatives such as the Hayes Business Incubation Unit and closer working with Brunel University's business school.	Minimum of 20,000 sq.m per annum of new/replacement B1c/ B2/B8	Annually	Partial
SO1 SO8	Business development and Town Centres	LO1	Amount of floorspace developed for employment by type, in a designated IBA/employment area	Local	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people.	Minimum of 10,000 sq.m per annum	Annually	Partial
SO2	Business development and Town Centres	BD2	Total amount of employment floorspace on previously developed land - by type	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	100%	Annually	Partial
SO1 SO8	Business development and Town Centres	BD3	Employment land available - by type	Core output (CLG)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Encourage new business, through initiatives such as the Hayes Business Incubation Unit and closer working with Brunel University's business school.	To maintain an appropriate supply of employment sites, premises and floorspace to meet the needs of business.	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO1 SO8	Business development and Town Centres	BD4	Total amount of completed floorspace for 'town centre uses' (A1, A2, B1a, and D2 uses) within (i) town centre areas and (ii) the local authority area	Core output (CLG)	A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits Offer easy access to cutting edge, inspirational arts, leisure, library and sports facilities to all residents.	(i) 800 square metres of retail development per annum. (ii) Up to 8,100 sq.m of comparison goods floorspace and 1,300 sq.m of additional convenience goods floorspace by 2016	Annually	Partial
SO8	Business development and Town Centres	LO2	Amount of secured and implemented developer contributions towards the provision and improvement of town centres	Local	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Have ensured that Uxbridge remains one of London's top 10 shopping centres.	No set target. Contribution is based on officer's recommendation.	Quarterly	Yes
SO8	Business development and Town Centres	LO3	Number of hotel and visitor accommodation rooms in the borough	Local	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Have ensured that Uxbridge remains one of London's top 10 shopping centres.	3,800 new rooms between 2007 – 2026	Yearly	Yes
SO1	Housing	H1	Plan period and housing targets	Core output (CLG)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	440 units per annum from 1997 to 31st March 2007 and 365 units per annum from 1st April 2007 to the end of the plan period as set out in the London Plan.	Annually	Yes
SO1	Housing	H2	Housing trajectory	Core output (CLG)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is	3,650 new net residential units for the period 2007-2016 (365 units per annum)	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
					available to all	as an annual monitoring target) – London Plan Target		
SO2	Housing	H3	Percentage of new and converted dwellings on previously developed land.	Core output (CLG)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	BV106 2006 target: 95% as contained in the Council Plan	Annually	Yes
SO2	Housing	H4	Net additional pitches (Gypsy and Traveller)	Core output (CLG)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target established as yet	Annually	Yes
SO2	Housing	H5	Gross affordable housing completions	Core output (CLG)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	National Indicator (NI) 155 target	Quarterly	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data	
SO1 SO7	Housing	LO4	Net affordable housing completions	Local		Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	LBH Affordable Housing SPD target: 50% affordable housing Subject to Economic appraisals	Yearly	Yes
SO2	Housing	LO5	Vacant properties brought back into use	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.	BV64 - Vacant Dwellings Returned to Occupation or Demolished (Target changes yearly - Hillingdon's Council Plan 2006/07 and beyond). Target for 2009/10 was 300.	Annually	Yes
SO3	Housing	LO6	Non self-contained completions	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target established as yet	Annually	Yes
SO3	Housing	LO7	Housing tenure	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned	70% social rented 30% intermediate.	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
					homes are made fit to live in.			
S03	Housing	LO8	Percentage of affordable housing secured on sites of at least 15 units or one hectare	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	50% affordable housing	Annually	Yes
S01	Housing	LO9	Change of use of residential accommodation to other uses	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No net loss of residential accommodation	Annually	Yes
S07	Housing	LO10	Housing size	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target as yet	Annually	Yes
	Housing	H6	Housing Quality – Building for Life	Core output (CLG)	A borough with improving health, housing and social care where first		Annually	No

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
			Assessments		class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.			
SO2	Housing	LO11	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare; ii) between 30 and 50 dwellings per hectare; and iii) above 50 dwellings per hectare	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community. Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.	To promote the efficient use of land for housing by ensuring developments fall within a density range of 30 to 50 units per hectare or higher.	Annually	Yes
SO1	Health and Education	LO12	Amount of new floor space for health and education facilities	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Create new hospital and primary care facilities serving the north and south of the borough. A borough of learning and culture where residents can develop their	No set target established as yet	Annually	Partial

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
					<p>skills, broaden their knowledge and embrace new leisure pursuits</p> <p>Rebuild or refurbish two-thirds of our secondary schools.</p>			
SO1	Health and Education	LO13	Amount of section 106 monetary contributions agreed by deed to be allocated towards health and education facilities.	Local	<p>A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits</p> <p>Rebuild or refurbish two-thirds of our secondary schools.</p> <p>A borough where children and young people are healthy, safe and supported where our young people are valued, properly educated and given the opportunity to thrive.</p> <p>Continue to improve the health of our young people in partnership with the voluntary sector through education programmes, greater access to sports facilities and a wider range of social and recreational opportunities.</p>	As per the formulas in the Planning Obligation SPD adopted in July 2008.	Annually	Yes
SO4	Transport and Access	LO14	Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.</p>	BV178 Target for 2006/07 was 86%. Targets for 2007/08, 2008/09, and 2009/10 are 91%, 92%, and 92% in the same order.	Annually	Yes
SO4	Transport and Access	LO15	Amount of 106 contributions towards transport infrastructure	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p>	As per the requirements in the adopted Planning Obligation SPD.	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
						Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.		
SO5	Environmental Quality	E1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	No planning permission will be granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. Local Target	Annually	Yes
SO6	Environmental Quality	E2	Change in areas of biodiversity importance including; Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	i) Preserve the area of wildlife habitats ii) Minimise loss of designated areas to development	5 yearly rotation	No
SO5	Environmental Quality	E3	Renewable energy capacity installed by type	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally - friendly policies and practices.	20% of energy needs from renewable sources for larger applications	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO5	Environmental Quality	LO16	The average SAP rating of local authority owned dwellings	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally - friendly policies and practices.	BV63 Increase energy efficiency of local authority owned dwellings. Target for 2006/07 was 71.5. Targets for, 2007/08, 2008/09 and 2009/10 are 67.5, 68 and 68.5 respectively.	Annually	Yes
SO5	Environmental Quality	LO17	Annual average concentrations of nitrogen dioxide (NO2) in the borough	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices. Fully assess the impact of development at Heathrow on our local environment and quality of life and strive to ensure that the airport's future plans reflect the best interests of local people.	40 µg/.m ³	Annually	Yes
SO6	Environmental Quality	LO18	Amount of open spaces with Green Flag Awards	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	Increase the number of parks gaining Green Flag Status	Annually	Yes
SO6	Environmental Quality	LO19	Total number of conservation areas in the borough	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally	To maintain the number of conservation areas in the borough. Target for 2005/06 is 28 (BV219a).	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
						friendly policies and practices.		
SO6	Environmental Quality	LO20	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	To increase the percentage of conservation areas in the local authority area with an up-to-date character appraisals (BV219b). No target was identified for 2005/06 however; target for 2008/09 and 2009/10 is 30% and 40% respectfully.	Annually	NO
SO6	Environmental Quality	LO21	Local (LO40) Number of listed buildings at risk	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	Reduction in the number of listed buildings at risk	Annually	Yes
SO5	Waste	W1	Capacity of new waste management facilities by waste planning authority	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	To be developed as part of West London Waste DPD	Annually	No
SO5	Waste	W2	Amount of municipal waste arising, and managed by management type	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved	NI 192 (BV82a & BV82b)	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
			by waste planning authority					
SO5	Minerals	M1	Production of primary land won aggregates by mineral planning authority	Core output (CLG)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved	To contribute to West London's apportionment to produce 500,000 tonnes of land-won aggregates per year until 2016.	Annually	No Data (confidential) only available from the London Aggregates Working Party
SO5	Minerals	M2	Production of secondary/recycle aggregates by mineral planning authority				Annually	

5. Data Sets

Progress of Indicators against Targets

- 5.1 This section sets the progression of the AMR indicators over the period 2009/10. The data sets apply to the following topics:
- Business Development and Town Centres
 - Housing
 - Health and Education
 - Transport and Access
 - Environmental Quality
 - Waste
 - Minerals
- 5.2 Progress on each indicator is arranged against a development objective and a development target, if one exists. 'Core' indicators are identified by the Department for Communities and Local Government (CLG) and 'local' indicators are identified by the London Borough of Hillingdon.

Business Development and Town Centres

Indicator: **BD1 (Core)** - Total amount of additional employment floorspace – by type

Target: Minimum of 20,000 square metres per annum of new/replacement B1c/B2/B8

Progress: During the review year, 13,195 square metres of floorspace was redeveloped for employment uses. This comprised 2,867sq.m of B1 (office and light industry), 3,962sq.m of B2 (general industry) and 6,366sq.m of B8 (storage and distribution). The combined figure is some 34% below the minimum target. All floorspace figures are measured in squared metres. These figures do not take into account completed floorspace under 1,000sq.m.

Year	B1 (office and light industry)		B2 (general industry)		B8 (storage and distribution)		B1+B2+B8 (all employment)	
	Gross	Net	Gross	Net	Gross	Net	Total Gross	Total Net
2004/05	5,200	5,030	5,701	3,701	9,575	5,990	20,476	14,721
2005/06	2,477	-236	737	687	15,235	-1,815	18,449	-1,364
2006/07	18,415	18,415	21,229	14,812	4,350	-519	43,994	32,708
2007/08	2,980	-5,534	-	-218	29,763	24,368	32,525	18,616
2008/09	4,916	1,088	-	-13,485	19,551	6,317	24,467	-6,080
2009/10	2,867	-15,261	3,962	3,665	6,366	4,071	13,195	-7,525
Total	36,855	3,502	31,629	9,162	84,840	38,412	153,106	51,076

(Source: London Development Database LDD, GLA, >999m² floorspace developments only)

Indicator: **LO1 (Local)** Amount of floorspace developed for employment by type, in a designated IBA/employment area

Target: Initial target of 10,000 square metres of employment floorspace per annum. Future targets will be developed in conjunction with Council's Economic Development Strategy and the implementation of the West London Sub Regional Development Framework.

Progress: Only 3,495 square metres out of 13,195qs.m gross floorspace of employment uses were outside a designated IBA/employment area. The majority of employment uses completed during this reporting period were inside of a designated IBA/employment area. The reverse was the case in the 2008/09 period.

(Source: London Borough of Hillingdon Planning & Community Services)

Indicator: **BD2 (Core)** - Total amount of employment floorspace on previously developed land - by type

Target: 100% of all employment floorspace to be on previously developed land

Progress: 100% of employment floorspace developed during 2009/2010 was on previously developed land.

(Source: London Borough of Hillingdon, Planning and Community Services)

Indicator: **BD3 (Core)** Employment land available - by type.

Target: To maintain an appropriate supply of employment sites, premises and floorspace to meet the needs of business.

Progress: The amount of employment land designated in all Industrial Business Areas (IBA) in the Borough equates to around 358 hectares. During this reporting year an additional 0.383 ha of sites not included in an IBA either received planning permission for employment uses or was constructed for these uses.

(Source: London Borough of Hillingdon, LDF Team)

Indicator: **BD4 (Core)** Total amount of floorspace for 'town centre uses' (A1, A2, B1a, and D2 uses are defined as) within (i) town centre areas and (ii) local authority area

Target: (i) The retail target is 8,100 square metres of comparison goods floorspace with an additional 1,300 square metres for convenience goods floorspace by 2016. (ii) 800 square metres of retail development per annum. There are currently no targets for office and leisure developments.

Progress: During 2009/10 we have observed losses in both the retail and office use classes (see table below). This year there was a loss of 15,261sq.m of office and 104sq.m of retail uses. As of 1st April 2010, there were around 48,841 square metres of retail, office, and leisure developments under construction. However, the Borough has not met the 800 square metre target for retail completions for this reporting period.

Occupancy levels across the borough's town centres, parades and retail parks are generally very good and are comparable with previous years, and in some case have improved despite the slowing of the economy. The enlargement and refurbishment of Sainbury's store at the Lombardy Retail Park inside the Uxbridge Road Town Centre, which was completed in 2008, increased the amount of retail floorspace in the borough.

Table 10: Amount of completed retail, office, and leisure development 2009/10						
	Granted		Under Construction		Completed	
	Loss	Gain	Loss	Gain	Loss	Gain
Retail (A1) m²	0	0	3,453	9,245	104	749
Office (B1) m²	9,654	3,335	24,850	38,157	18,128	2,867
Leisure (D2) m²	795	0	795	1,439	1,500	22,340

(Source: GLA, London Development Database 2009-10)

Table 11: Amount of completed retail, office, and leisure development 2008/09						
	Granted		Under Construction		Completed	
	Loss	Gain	Loss	Gain	Loss	Gain
Retail (A1) m²	3,545	9,489	3,627	2,548	14,843	23,901
Office (B1) m²	30,871	40,410	35,750	36,658	3,828	4,916
Leisure (D2) m²	3,091	21,838	1,500	23,779	1,000	-

(Source: GLA, London Development Database 2008-09)

Indicator: **LO2 (Local)** Amount of secured developer contributions towards the provision and improvement of town centres

Target: The revised SPD on Planning Obligations will lead to discussions about an appropriate target

Progress: In 2009/10 a total of £210,000 was secured through s106 agreements for public realm improvements. With two "in-kind" public realm schemes also secured during 2009/10 this compared with £50,000 secured in 2008/09 to fund improvements to shopping and town centres from new developments.

(Source: London Borough of Hillingdon, Planning Environment & Community Services, Planning Register)

Indicator: **LO3 (Local)** Number of hotel and visitor accommodation rooms in the borough

Target: 3,800 new rooms between 2007 – 2026

Progress: At the end of 2009 there were at least 9,555 hotel and visitor accommodation rooms in Hillingdon. The GLA Hotel Demand Study (2006) estimates that between 2007-2026 Hillingdon will require 3,800 new rooms. The report predicts that the majority of this estimate will be required by 2012.

During this reporting year, five planning permissions have been granted for a total of 1,040 new rooms compared 1,119 room for the previous year. During the same period two hotels were under construction in the Hayes (119 rooms) and West Ruislip Village (40 rooms) areas of the borough. There is no record of loss of any hotel rooms during this period.

From 1st of April 2006 to 31st of March 2010 a total of 2,836 rooms were given planning permission which would result in a net gain of 2,532 rooms. During the same period 866 rooms, which had permissions granted prior to April 2006 were completed, an increase of 238 rooms from the previous year.

The above figures exclude the alteration and extension to the Radisson Edwardian Hotel, Bath Road, currently under construction, which will contain 307 rooms.

(Source: London Borough of Hillingdon, Planning Environment & Community Services, LDF Team and LDD)

Housing

Indicator: H1 (Core) - Plan period and housing targets

Target: 8,890 new dwellings to be provided between 1997-2016/7 (London Plan 2004)
3,650 new dwellings to be provided between 2007/08 to 2026/2027 (revised London Plan 2008)

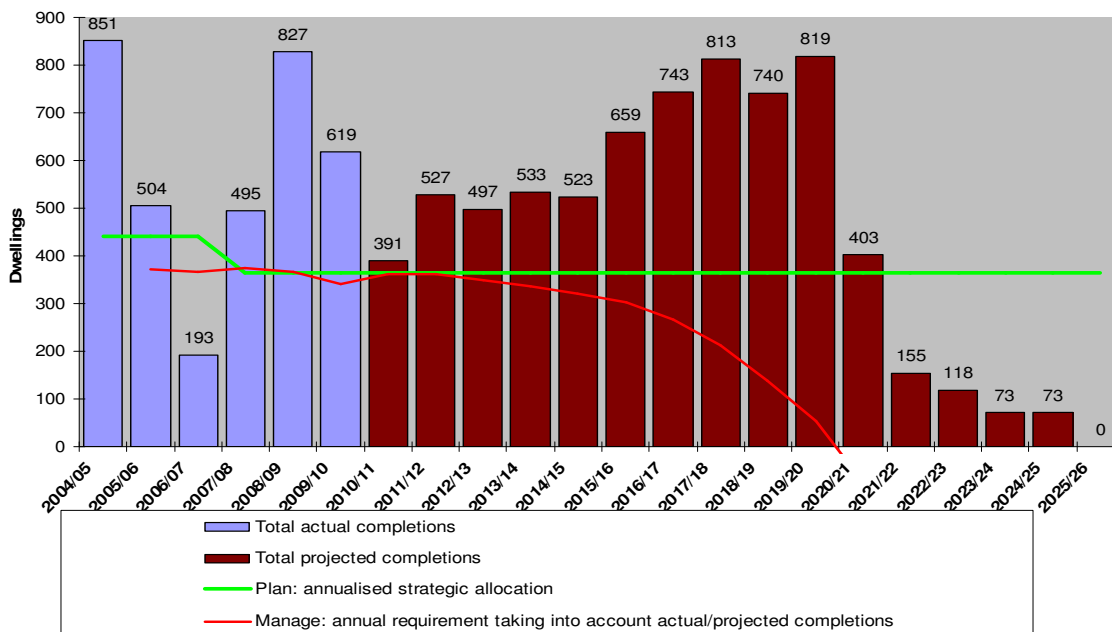
Progress: See housing trajectory table below

Indicator: H2 (Core) Housing Trajectory

Target: 440 units per annum from 1997 to 31st March 2007 and 365 units per annum from 1st April 2007 to the end of the plan period.

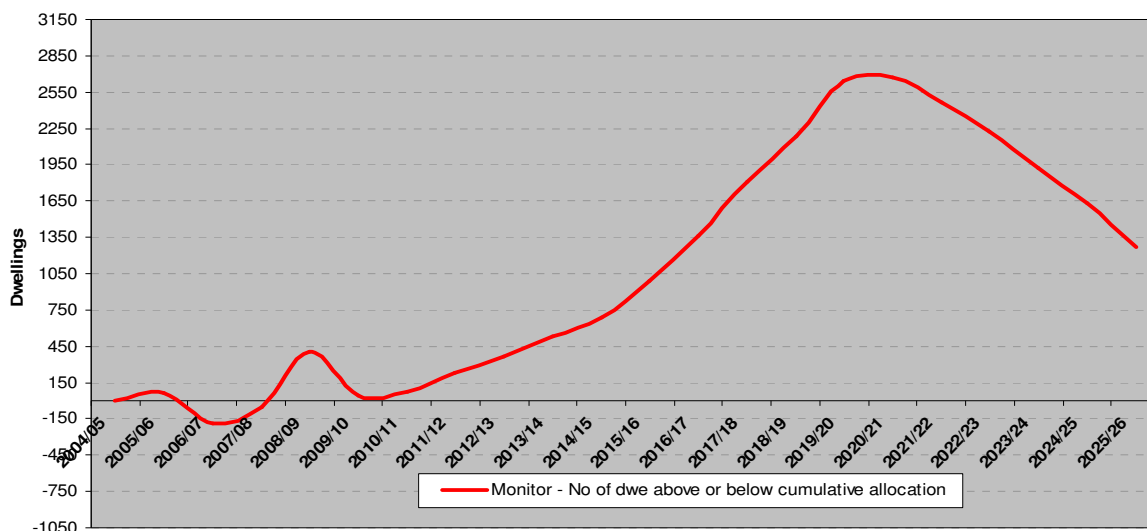
Progress: See housing trajectory table below

Figure10: Hillingdon's Housing Trajectory



Source: London Borough of Hillingdon, Planning Environment and Community Services & London Development Database

Figure 11: Monitor – Number of dwellings above or below cumulative target



Source: London Borough of Hillingdon, Planning Environment and Community Services

The housing trajectory includes the following core output indicators:

- H2(a) – Net additional dwellings – in previous years
- H2(b) – Net additional dwellings – for the reporting year
- H2(c) – Net additional dwellings – in future years
- H2(d) – Managed delivery target

Hillingdon’s LDF Housing Trajectory compares the levels of actual and projected completions over the 1997 – 2026 period against the London Plan strategic housing requirement.

Completions information is obtained from various sources including building control data, street naming and numbering, NHBC records, etc. The redevelopment, conversion and change of use to residential use are also recorded as part of the monitoring in the Housing Trajectory.

All data is presented in financial years with the exception of the first year, which include 92 units completed during the period 1 January 1997 to 31 March 1997, and needs to be counted against the London Plan targets.

Projections information is based on the data in the 2004 London Housing Capacity Study, published July 2005 and updated by new information on housing allocations which came forward from the LDF process.

The period covering beginning of April 2009 to the end of March 2010 acknowledged 619 additional housing completions compared 827 units during 2008/09. Completions data show large fluctuations from one year to another, this is mainly due to partial completions data not being recorded. This year's completions and those dating back to April 2004 reflect the information as contained in the London Development Database and the Council's Housing Monitoring Database as of the time of writing this report. Housing monitoring

is based on building control data and does not reflect the progressive completion of residential units. Single residential units are not recorded as completed until all residential units on a development site are completed. Although this should not affect the accuracy of data in long-term calculations, it may make the year to year monitoring less representative.

For further details on the housing trajectory including 5 year land supply for housing please see Appendix 2.

Table 12: Housing Completions by Year				
	Year	Total actual completions	Plan: annualised strategic allocation	Cumulative gains above target
Completions	1997/98*	598	440	158
Completions	1998/99	515	440	233
Completions	1999/00	323	440	116
Completions	2000/01	647	440	323
Completions	2001/02	324	440	207
Completions	2002/03	238	440	5
Completions	2003/04	705	440	270
Completions	2004/05	851	440	681
Completions	2005/06	504	440	745
Completions	2006/07	193	440	498
Completions	2007/08	495	365	628
Completions	2008/09	827	365	1090
Completions	2009/10	619	365	1344

Source: London Borough of Hillingdon, LDF Team 2009/10

Indicator: **H3 (Core)** Percentage of new and converted dwellings on previously developed land.

Target: Annual target for, 2008/2009 and 2009/2010 years were 95% as identified in the Council Plan ("Fast Forward to 2010").

Table 13: BV106 Percentage of new homes built on previously developed land						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	80%	95%	95%	95%	95%	95%
Actual	100%	100%	100%	99%	98%	96%

Source: GLA, London Development Database

Progress: During 2009/2010, 96% of new homes were built on previously developed land. All residential conversions were on previously developed land. There

has been a steady improvement from 2003/2004 data, where 86% of new homes were built on previously developed land.

Indicator: H4 (Core) Net additional pitches (Gypsy and Traveller)

Target: Target to be set by the London Plan

Progress: No new pitches were delivered within the reporting period. There is currently one pitch (Colne Park Caravan Site) in the borough with 35 caravans.

Indicator: H5 (Core) Gross affordable housing completions

Target: National Indicator (NI) 155 target of 155 new affordable housing units per year from 2008/09 to 2010/11.

Progress: During this year 189 affordable housing units were completed out of which 185 were new builds. This represents approximately 31% of all self contained housing completions and is below London Plan target. However, there is a considerable provision of affordable housing coming from non new built sources, including vacant properties brought back into use, non self-contained completions, purchase & repair, void transfer purchases, and homebuy. In 2009/10, 308 private sector vacant dwellings were returned into occupation or demolished during the financial year as a direct result of action by the local authority, which is above the 300 target. How these are counted to make up for the 50% requirement in the London Plan requires further clarification from the Mayor.

There has been an increase in the number of properties being brought back into use. The Council has continued to bring longer term empty properties back into use through advice and assistance and grants. However, the current financial crisis in the country has affected bringing properties back into use. Unfortunately these outcomes are inextricably linked to market forces and reflect pressures felt in the market.

Indicator: LO4 (Local) Net affordable housing completions
LO5 (Local) Vacant Properties brought back into use
LO6 (Local) Non self-contained completions

Target: 50% affordable housing provision from all sources (London Plan)

Progress: Please see table below and the above progress statement.

Table 14: Affordable Housing Completions 2009/10		
Net new built affordable housing (H51)	Vacant properties brought back into use (H54)	Non self-contained completions (H55)
172	308	0

Source: London Borough of Hillingdon, Fast Forward to 2010, Performance Indicators 2009-2010

Table 15: BV64 The number of private sector vacant dwellings that are returned into occupation or demolished during 2009/10 as a direct result of action by the local authority.						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	300	305	310	330	300	300
Actual	301	360	396	342	325	308

Source: London Borough of Hillingdon, Planning Environment and Community Services, & Social Services and Housing

Indicator: LO7 (Local) Housing Tenure

Target: 70/30 split (GLA Housing SPG 2005 and Affordable Housing SPD 2006)

Progress: Table 16: Private and Affordable Units Completed during 2009/10

Private	Affordable	
	Social rented	Intermediate (Shared Ownership + Key Worker)
	127 (67%)	62 (33%)
322 (63%)	189 (37%)	

(Source: London Borough of Hillingdon LDF Team, Housing Monitoring Database)

During 2009-2010, 67% of affordable housing units secured through the planning system were for social rent and the remaining 33% for intermediate housing e.g. shared ownership and key worker schemes. Although the split is below the envisaged target of 70:30 split, it represents a significant improvement from last year's 76:24 split. The number of private and affordable housing units comprise new built and conversions.

Indicator: LO8 (Local) Percentage of affordable housing secured on sites of at least 10 units.

Target: 50% affordable housing

Progress: In 2009/10 there were 8 planning permissions comprising of at least 10 units or on sites of at least one hectare, amounting to 445 additional residential units (down from last year's proposals for 1,234 housing units). 132 units out of 445 units were secured for affordable housing. This indicates that

approximately, 30% of the units granted on sites of at least 10 units are for affordable housing. This year as well as the last reporting year (28% affordable) the Council failed to secure 50% affordable housing units on relevant sites. Please note that these are gross figures and do not include loss of affordable housing units on site. It should also be noted that actual completions may vary.

(Source: London Borough of Hillingdon Strategy Section, Housing Monitoring Database)

Indicator: **LO9 (Local)** Change of use of residential accommodation to other uses

Target: No net loss of residential accommodation

Progress: There were two losses of residential accommodation to other uses within this reporting year. The two cases involved conversion of school caretaker house to D1 use. There were no losses recorded in the last reporting year. Only thirteen residential units have been lost to other uses in the last 6 years (during the period 1st April 2005 to 31st March 2010). These included change of uses to a dental surgery, education/training centres, an office and a care home for up to 6 adults with learning difficulties. This represents only a fraction of total residential completions during this period.

(Source: London Borough of Hillingdon Strategy Section, Housing Monitoring Database)

Indicator: **LO10 (Local)** Housing Size

Target: Target to be developed

Progress: Table 17 below indicates no clear trend across all unit sizes based on last five years' figures. However, 1 and 2 bedroom units make up most of annual completions since 2004. This year 88% of completed self contained housing units were either studio or S/C bedsit, 1 bedroom units, or 2 bedroom units.

Table 17: Percentage of different size units completed during 2004/05 - 2009/10

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
1 bedroom units	34%	22%	25%	28%	18%	44%
2 Bedroom units	49%	54%	45%	53%	51%	44%
3 Bedroom units	12%	19%	19%	11%	18%	7%
4 Bedroom units	3%	3%	7%	4%	10%	3%
5+ Bedroom units	2%	2%	4%	4%	3%	2%
	100%	100%	100%	100%	100%	100%

Source: GLA, London Development Database

Saved UDP Policy H4 of the UDP states that a mix of housing units of different sizes should be encouraged in residential schemes. Related to this is the Mayor's Supplementary Planning Guidance on Housing. The GLA's Housing Requirements Study has estimated that the London wide net

housing requirement over the next 15 years to meet both current unmet demand and projected household growth, incorporating assumptions about the extent of voluntary sharing by single person households, is divided between household sizes as follows:

- 1 bedroom household 32%,
- 2/3 bedroom household 38%, and
- 4 bedroom or larger household 30%.

As shown in Table 17 the numbers of larger units (consisting of 4 or more bedrooms) have continued to fluctuate between 5% and 13% of the total completed annually.

Indicator: **H6 (Core) Housing Quality – Building for life Assessments**

Target: Increase in the number and proportion of total new build completions on major housing sites (ten new units or more) reaching very good and good ratings against the Building for Life Criteria

Progress: This new indicator will be assessed in future monitoring reports starting 2010/2011 period.

Indicator: **LO11 (Local) Housing density.**

Percentage of new dwellings completed at:

- less than 30 dwellings per hectare;
- between 30 and 50 dwellings per hectare; and
- above 50 dwellings per hectare.

Target: To promote the efficient use of land for housing by ensuring developments fall within a density range of 30 to 50 units per hectare or higher.

Progress: Table 18 shows the progress we have made in this area. Figure 12 shows the housing density distribution within the borough.

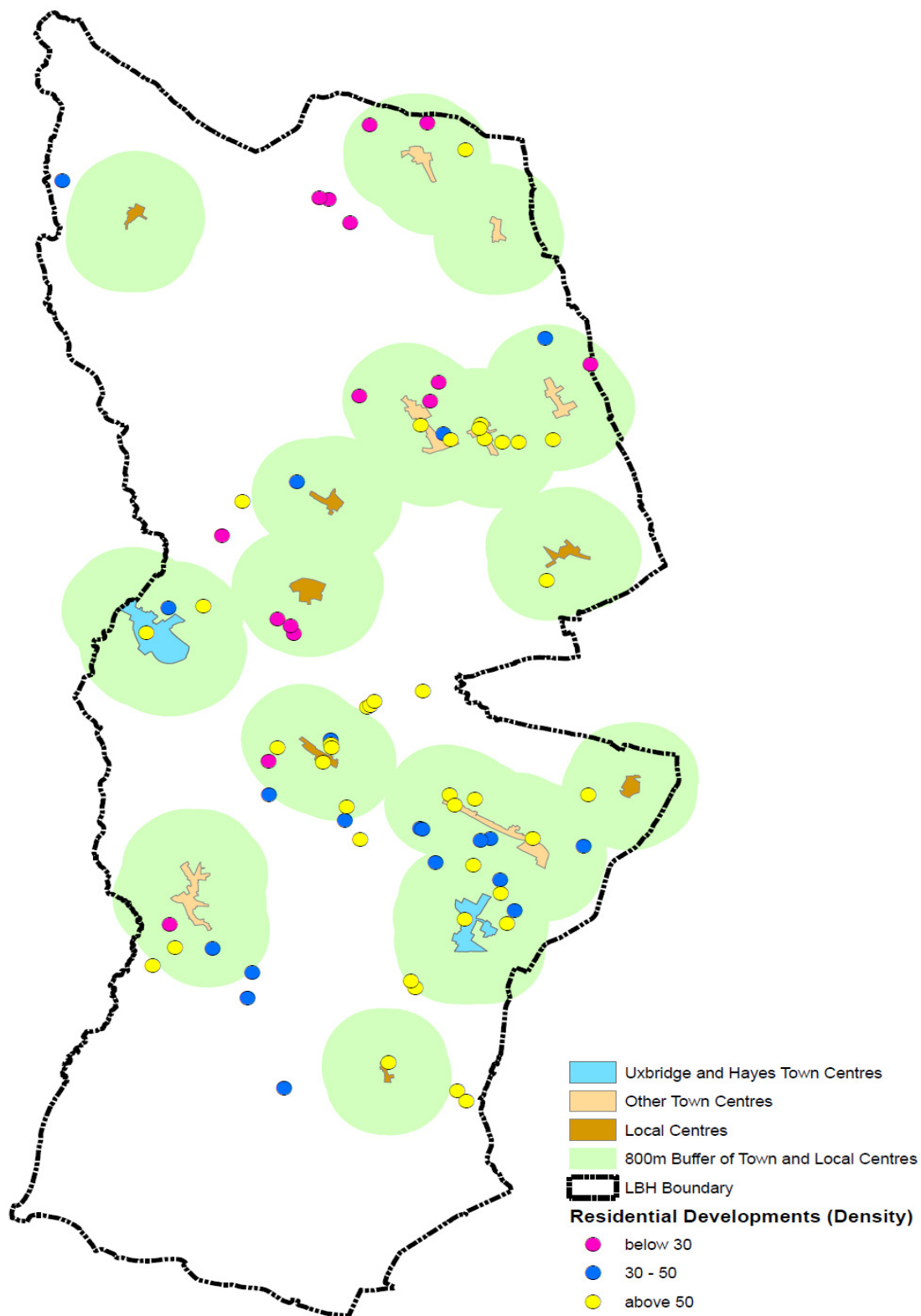
Density	Dwelling Completions (Percentage)					
	2004/05	2007/08	2006/07	2007/08	2008/09	2009/10
i. less than 30 dwellings per hectare	4%	5%	15%	5%	2.3%	10.2%
ii. between 30 and 50 dwellings per hectare	19%	14%	10%	14%	18.7%	30.6%
iii. more than 50 dwellings per hectare	76%	81%	75%	81%	79%	59.2%

Source: GLA, London Development Database & London Borough of Hillingdon LDF Team, Housing Monitoring Database

30 to 50 units per hectare amounts to approximately 150 to 200 habitable rooms per hectare. This year we have observed a noticeable reduction in the percentage of dwellings with densities exceeding 50 u/ha. The percentage of units with densities 50 u/ha or more averaged at 75% (20% less than last year's) over the last six reporting years.

Please see figure below for the distribution of completed residential units by density.

Figure 12: Housing Density Distribution in Hillingdon 2009/10



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Health and Education

Indicator: **LO12 (Local)** Amount of floor space developed for health and education facilities

Target: Insufficient data currently available to set a target

Progress: During the 2009/2010 year the following development activities have taken place under D1 uses:

	Approvals	Starts	Completions	Not Started	Under Construction
Existing	4,039	2,814	3,810	13,613	2,886
	*2,673	*72	*2,610	*24,168	*642
Proposed	16,737	4,645	17,224	21,917	630
	*6,080	*3,413	*4,090	*33,456	*2,952
Net Gain	12,698	1,831	13,414	8,308	-2,256
	*3,407	*3,341	*1,480	*9,288	*2,310

Source: GLA, London Development Database
* denotes 2008/2009 figures

Note: D1 uses include clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court, non residential education and training centres.

Indicator: **LO13 (Local)** Amount of section 106 monetary contributions agreed by deed to be allocated towards health and education facilities.

Target: No target is set

Progress: Based on deeds signed between 1st April 2009 and 31st March 2010 an estimated monetary contribution of £1,244,527 for education facilities and £139,367.29 for health facilities has been agreed. In the period 1st April 2008 - 31st March 2009 an estimated £780,059 was agreed by formal s106 agreements towards education facilities. Approximately £151,497 was agreed by formal s106 agreements towards health facilities for the period 2008/09. The contribution is collected on behalf of the Local Education Authority and the Hillingdon Primary Care Trust. Amounts will continue to be monitored in the 2010/2011 AMR.

(Source: London Borough of Hillingdon Planning and Community Services Planning Register)

Transport and Access

Indicator: **LO14 (Local)** Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.

Target: BV178. Target for 2007/08 was 91%. Targets for 2008/09 and 2009/10 are 92%, and 92% respectively.

Progress: Within the reporting period, 95% of footpath's total lengths and other rights of way were easy to use by members of the public. This indicates a 3% increase from last year's figure and shows that the Council has met its own target as a result of the improvements that have been made over the years.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	58%	85%	86%	91%	92%	92
Actual	80%	84%	91%	73%	92%	95%

Source: Hillingdon Council, Environmental Services Section, Performance Indicators)

Indicator: **LO15 (Local)** Amount of developer contributions agreed by deed to be allocated towards the improvement of public transport services and facilities.

Target: No target identified

Progress: During 2009/2010 contributions totalling £59,000 were secured for bus stop and public transport improvements, 8 Sustainable Travel Plans, 1 parking study, 1 bus stop survey, a traffic and parking contribution of £5,000 and 2 pedestrian network schemes were secured.

(Source: London Borough of Hillingdon Planning Environment and Community Services)

Environmental Quality

Indicator: **E1 (Core)** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Target: No planning permission will be granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Progress: Between 1st April 2009 and 31st March 2010 no planning application objected to by the Environment Agency on water quality and/or flood defence grounds was approved. Approved planning permissions were modified to the requirements stipulated by the Environment Agency with conditions attached to their decisions.

(Source: London Borough of Hillingdon, Planning Environment and Community Services)

Indicator: **E2 (Core)** Change in areas of biodiversity importance, including: change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Target: (i) Preserve the area of wildlife habitats
(ii) Minimise loss of designated areas to development

Progress: Currently there is no data available to monitor annual change in priority habitats and species (by type or area). Information regarding changes in status of Sites of Importance for Nature Conservation (SINC) has not been readily available during this period. The Council is currently carrying out a review of its Open Space Study to be completed in 2011.

Table 21: Status of Current SINC Sites

Type	New Sites	Up / Down-Graded	Lost to Development	Boundary Changes
SSSI	0	0	0	0
NNR	0	0	0	0
Metropolitan Importance	0	0	0	7
Borough Grade I Importance	2	2 up / 1 down	1	12
Borough Grade II Importance	10	5 up / 3 down	1	18
Local Importance	4	4 up / 2 down	1	4
Totals	16	11 up / 6 down	3	41

Source: Greater London Authority & Wild London 2005, London Borough of Hillingdon Open Spaces Study

Indicator: **E3 (Core)** Renewable energy generation

Target: Increase in the number of full and reserved matter planning permissions which incorporate renewable energy facilities by type; increase in the number of full and reserved matter planning permissions involving major applications which incorporate renewable energy schemes to obtain at least 20% of their predicted energy requirements on site.

Progress: A system to collect the data for this is to be developed and put into use by mid 2011. This data will be added to future annual monitoring reports.

Indicator: **LO16 (Local)** The average standard assessment procedure (SAP) rating of local authority owned dwellings.

Target: Increase energy efficiency of local authority owned dwellings. Target for 2007/08 was 67.5. Targets for 2008/09 and 2009/10 are 68 and 68.5 respectively.

Progress: Energy efficiency is measured by Hillingdon's average SAP rating for local authority owned dwellings. The SAP rating for this reporting year is 65.23 out of 120, which is 3% below the Council's set target and down some 9% from last year. This is also a change to the upward improvement in energy efficiency of the Council's own dwellings witnessed in the past 5 years. There is no clear indication as to the reason for the fall recorded this year.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	68.2	71	71.5	67.5	68	68.5
Actual	70.60	72.7	73.44	74.50	74.50	65.23

Source: Hillingdon's Council Plan, Fast Forward to 2010, Performance Indicators & Housing Section

Indicator: **LO17 (Local)** Annual average concentrations of nitrogen dioxide (NO₂) in specific parts of the Borough.

Target: 40 µg/m³

Progress: Data from the automatic monitoring sites in the borough in 2009 illustrate that achievement of the annual mean NO₂ standard of 40µgm⁻³ in parts of the Borough and has been a problem for several years. During 2009 it was not achieved at five monitoring stations: London Heathrow (49.8µgm⁻³) London Hillingdon (54.0µgm⁻³), Hillingdon South Ruislip (49µgm⁻³), Hillingdon Oxford Avenue (43.4µgm⁻³) and Hillingdon Hayes (55.6µgm⁻³) The London Heathrow site is on-airport where heightened concentrations may be expected. However, London Hillingdon, Hillingdon South Ruislip, Hillingdon Oxford Avenue and Hillingdon Hayes are situated close to residential areas. The monitoring stations at London Harlington, Hillingdon Harmondsworth, Hillingdon Sipson and Heathrow Green Gates remain below the air quality standard although concentrations have levelled out from previous years.

Figure 13: Long-term annual mean NO₂ concentration in and around Hillingdon

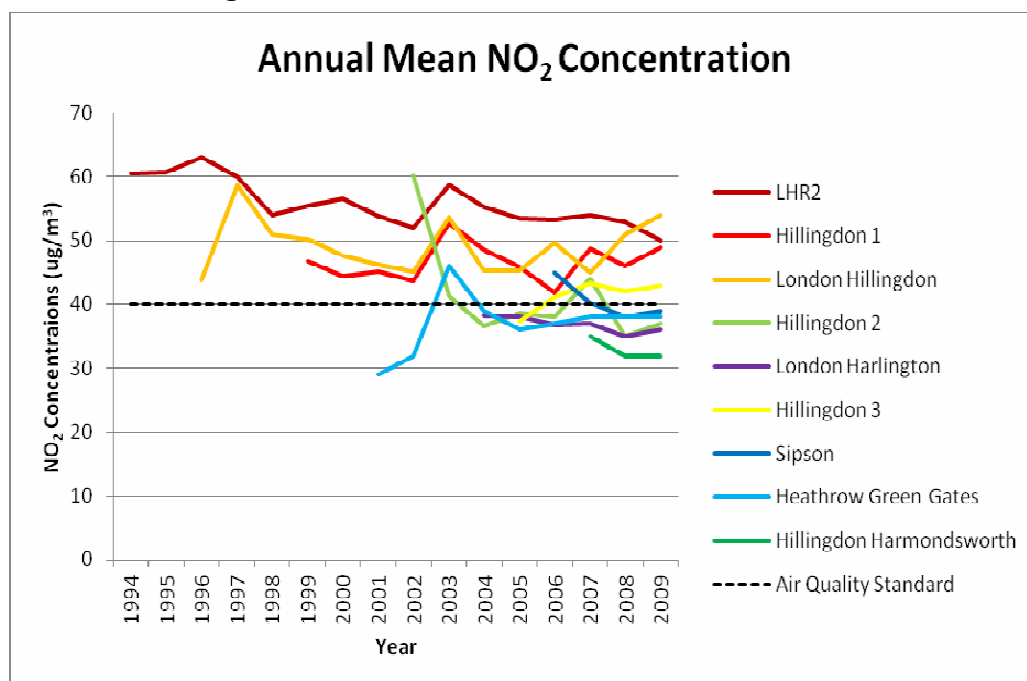


Table shows Trends in Annual Mean Nitrogen Dioxide Concentrations Measured at Automatic Monitoring Stations

(Source: London Borough of Hillingdon Air Quality Action Plan Progress Report 2010, EPU Section)

The results, in general, show no clear upward or downward trend since 2004. This is in common with many other urban areas throughout London and is thought, in part, due to the increased number of diesel vehicles throughout the London area.

Indicator: LO18 (Local) Amount of open spaces with Green Flag Awards

Target: Seek increase of open spaces with Green Flag Awards

Progress: In 2009/10, 17 awards were given to sites in the borough. 15 were re-awarded to Norman Leddy Memorial Gardens, Cranford Park Countryside Park, Fassnidge Park, Lake Farm Country Park, Ruislip Woods, Harefield Village Green, Harmondsworth Moor, Barra Hall Park, Little Harlington Playing Fields, Churchfield Gardens, Cowley Recreation Ground, Little Britain Lake, Minet Country Park, Warrender Park and Uxbridge Common. 2 new sites obtained the awards - Hillingdon Court Park and Yiewsley Recreational Ground. In addition, Harmondsworth Moor is still an award holder even though it is not managed by the council. During this reporting year approximately 39% (up 2%) of the borough's 1,403.88 hectares of parks and open spaces were safe and welcoming, providing good facilities and are maintained to a high standard. The awards were the result of a long and

continuing partnership between local community groups and the council's Green Spaces Team.

Table 23: Amount of eligible open spaces managed to Green Flag Award standard

Site	ha	2006	2007	2008	2009	2010
Churchfield Gardens	1.89					
Lake Farm Country Park	25					
Barra Hall Park	8.5					
Fassnidge Park	3.04					
Harefield Village Green	1.85					
Little Harlington Playing Fields	7.32					
Cranford Country Park*	53.75					
Uxbridge Common	5.69					
Norman Leddy Memorial Gardens	2.17					
Harmondsworth Moor**	97					
Ruislip Woods	265					
Cowley Recreation Ground	6.4					
Little Britain Lake	5.8					
Minet Country Park	31.9					
Warrender Park	4.2					
Hillingdon Court Park	22.15					
Yiewsley Recreational Ground	3.31					
Amount of Open Space with Green Flag Award		447.81 ha	453.5 ha	471.21 ha	519.51 ha	544.97 ha

(Source: London Borough of Hillingdon, Environment & Consumer Protection)

*Cranford Countryside Park is shared with the London Borough of Hounslow.

**Harmondsworth Moor is the British Airways Head Quarters (Waterside) grounds.

Sites that hold Green Flag Award

Indicator: **LO19 (Local)** Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)

Target: To increase the percentage of conservation areas in the local authority area with an up-to-date character appraisals (BV219b). No target identified for 2005/06 however, targets for 2006/07, 2007/08, 2008/09 and 2006/10 are 10.71%, 20%, 30% and 40% respectively.

Progress: Progress in writing up-to-date appraisals has been slow. This situation has continued for the past four years due to due to staff shortages and other priorities. This has continued to affect the ability of the Council to meet the set

targets. The Ruislip Village Conservation Area Appraisal has been completed and adopted in 2009/10. During the 2009/10 period, two designated areas were reviewed. They are as follows:

1. Eastcote Village Conservation Area: Proposed extension currently under consultation
2. Gatehill Farm Estate Area of Special Local Character: Upgrading to Conservation Area status, awaiting Cabinet approval for public consultation.

Table 24: Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	n/a	n/a	10.71%	20%	30%	40%
Actual	n/a	0%	7%	13%	13%	13%

Source: Hillingdon's Council Plan - Fast Forward to 2010, Performance Supplement 2006/07 & Planning Services Specialist Team

Indicator: LO20 (Local) Number of listed buildings at risk

Target: Reduction in the number of listed buildings at risk

Progress: Number of listed buildings at risk register has increased from 19 to 24 from the previous year. There are 22 Grade II listed buildings and 2 Grade I listed buildings at risk.

Table 25: Local (LO40) Number of listed buildings at risk					
	2005/06	2006/07	2007/08	2008/09	2009/10
Total	405	405	405	405	406
At Risk	19	19	19	19	24
Percentage	4.7%	4.7%	4.7%	4.7%	6%

Source: English Heritage Register of Buildings at Risk 2010, www.english-heritage.org.uk/bar

Mineral

Indicator: **M1 (Core)** Production of primary land won aggregates by mineral planning authority

Target: To contribute to West London's apportionment to produce 500,000 tonnes of land-won aggregates per year until 2016.

Progress: Confidentiality restrictions prevent the disclosure of information regarding the levels of mineral production in Hillingdon, or the precise size of the current landbank in the Borough. This information has been collected by London Aggregates Working Party. It will continue to be collected by them in future years, but it has not been released to the individual boroughs for reasons of confidentiality. This makes the monitoring at borough level of policies regarding landbanks and aggregates supply difficult.

In confidential discussions held at the London Aggregates Working Party in February 2010 when potential for future extraction in the six boroughs responsible for London's aggregates production was fully examined, their estimated capacity is such that they should enable the borough to meet its revised apportionment during the period to 2031. This is on the understanding that the estimated tonnage figures discussed in February were always subject to reconsideration and reduction in the long term due to possible mitigation or buffer area requirements which might reduce overall resource totals.

(Source: London Borough of Hillingdon, Planning Environment and Community Services)

Indicator: **M2 (Core)** Production of secondary/recycled aggregates by mineral planning authority

Target: Not identified

Progress: This data is not available.

Waste

Indicator: **W1 (Core)** Capacity of new waste management facilities by waste planning authority.

Target: To be developed as part of West London Waste DPD

Progress: The Waste Strategy Section does not collect this data at the moment.

(Source: London Borough of Hillingdon, Waste Strategy Section)

Indicator: **W2 (Core)** Amount of municipal waste arising, and managed by management type

Target: Target for the amount of municipal waste arising to be developed as part of West London Waste DPD. Recycling and composting targets for Household Waste have been set by BV82a and BV82b, now combined with NI 191 & 192, which has a combined set target (up to the year 2013) of 40% of the overall waste.

Progress: The amount of annual municipal waste increased every year until 2001/02 when it stood at around 172,500 tonnes. There has been a continuous decrease in the amount of municipal waste since 2003/04. During 2008/09 the Borough managed 149,697 tonnes of municipal waste. This figure was 110,135 tonnes during 2009/10, down 26% from last year's figure. During this reporting year household waste represented approximately 77.2% of total municipal waste. In 2009/10 actual figures indicate 27.1% of household waste as recycled (NI 192 / BV82a) and 13.2% of household waste was composted (NI 192 / BV82b). The combined percentage of 40.2% is above the set target of 40% and up by 4.8 percentage points from last year.

Figure 14: Total Municipal Waste Arising 1996-2010

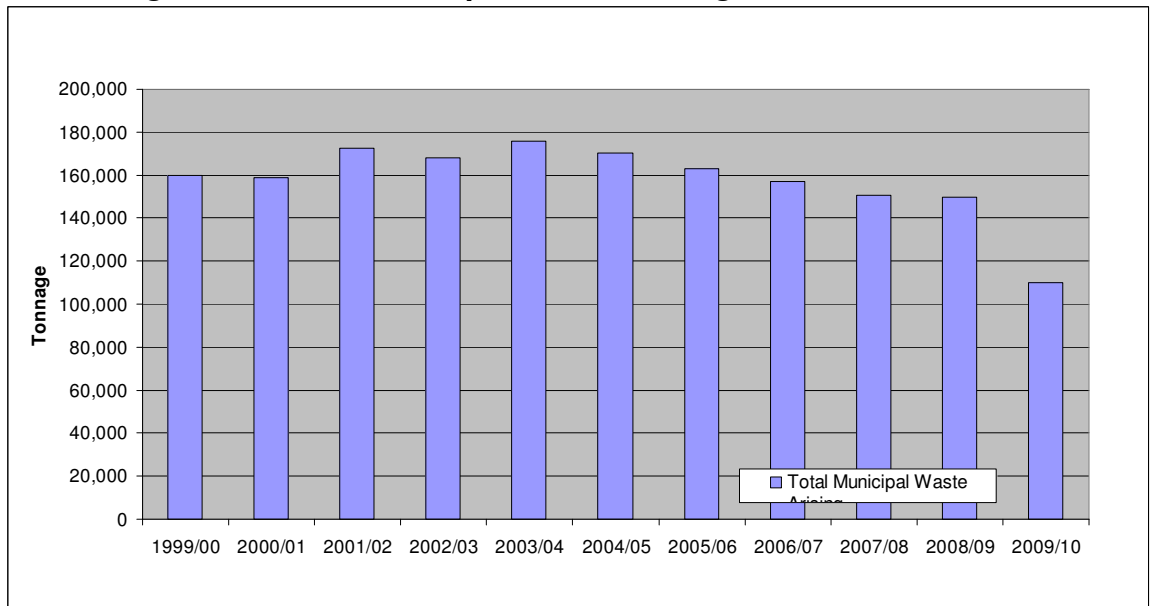
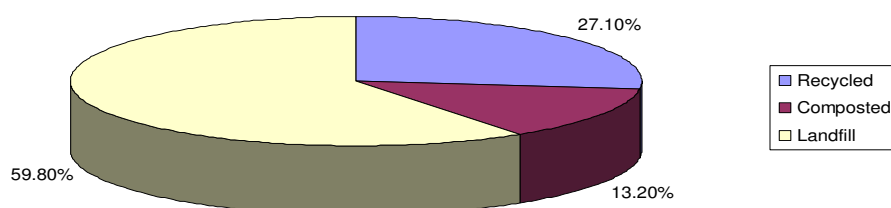


Figure 15: Municipal Waste Managed by Type 2009/10



The amount of waste recycled from 1st April 2009 to 31st March 2010 amounted to 29,821 tonnes (up 4,592 tonnes from last year) and the amount of waste composted was 14,493 tonnes as opposed 15,803 tonnes for last year. Both exceed the targets set for the year. The remaining 65,822 tonnes of municipal waste materials went to landfill. Together with local partners, the Council is striving to increase the proportion of waste that is recycled.

(Source: London Borough of Hillingdon, Waste Strategy Section)

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	14.50%	16.00%	18%	19.0%	19.50%	27.50%
Actual	14.90%	16.30%	18.60%	21.30%	21.8%	27.10%

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	n/a	20,600	23,070	23,600	24,300	34,500
Actual	n/a	20,886	23,047	25,604	25,229	29,821

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	10.00%	12.50%	12.50%	12.50%	12.50%	12.50%
Actual	12.30%	11.40%	12%	12.60%	13.6%-	13.2%

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	n/a	16,020	16,020	16,020	16,020	16,020
Actual	n/a	14,582	14,934	15,135	15,803	14,493

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2007/08 & London Borough of Hillingdon Waste Strategy Section

6. DELIVERY OF DEVELOPMENT OBJECTIVES

Policy Assessment

- 6.1 The previous section presented the progress on the AMR indicators. This section addresses this progress in the context of the Unitary Development Plan policies and how these policies contributed towards the spatial objectives in the emerging Local Development Framework.

Objective 1: To strategically allocate the land resources required and thereby ensure that enough land is made available in order to meet the sustainable housing, economic and community facilities needs of the Borough in the period to 2017 as identified in the Community Strategy and where appropriate in the Mayor's Spatial Development Strategy (London Plan).

Business Development

- 6.2 Saved Unitary Development Plan policies LE2, LE4 and London Plan Policy 3B.2 seek to maintain an appropriate supply of land for employment uses in the borough. Through policy LE2 specific sites have been identified for industrial and business purposes. This information is stored on the Industrial and Business Areas database. Reappraisal of such sites is a matter for regular assessment studies. In future, it is intended to develop a dataset to measure the amount of office type employment floorspace in the borough. This will meet the requirements of the above objective. Similarly, an annual study of retail floorspace is being undertaken by the borough to assess the vitality and viability of the town centres and other retail locations. Changes in the supply and demand can be regularly measured in order to assess the performance of the existing Unitary Development Plan policies and the forthcoming relevant LDF policies.
- 6.3 The proximity to Heathrow Airport and the arterial road network is considered a major reason for businesses to locate in the borough. With the continued growth of Heathrow and the economy together with the needs of Crossrail there is already significant demand for employment land in the borough. However, there remains a mismatch between supply and demand of employment land in some locations where some sites may be unsuitable for modern business needs. These sites provide opportunities for release to other uses such as housing and town centre regeneration.

Housing

- 6.4 Hillingdon's housing trajectory shows that completions for the period 1st January 1997 to 31st March 2010 are 6,839 units. This exceeds (by 20%) the strategic

requirement of 5,495 new housing units for the same period. The housing trajectory illustrates that if all housing identified in the London Housing Capacity Study and emerging site allocations in the LDF were to be developed Hillingdon would exceed the strategic housing requirements for the period 2006/07-2025/26 as shown in Appendix 2.

- 6.5 Five year supply of deliverable land for housing identified within the Housing Trajectory illustrates a supply of 3,130 units for the period 1st April 2010 to 31st March 2016 exceeding the strategic housing requirements of the London Plan for the same period (1,825 units).
- 6.6 The provision of housing in Hillingdon has relied to certain extent on windfall sites coming forward for residential development. While it is expected that some housing will come from small non allocated sites, the borough expects the majority of housing provision to come from sites identified in the London Housing Capacity and the emerging LDF.
- 6.7 Saved Policies H2 and H3 of the Unitary Development Plan intend to safeguard existing housing and note that building new dwellings will not be effective in meeting housing requirements if the loss of current stock is not replaced. During the period 1 April 2009 to 31 March 2010 there were two losses of residential premises to other uses.

Local Services

- 6.8 Taking into account the economic climate in the UK, demand for office space in Hillingdon has improved with notable uptake in Uxbridge and the Odyssey Business Park, South Ruislip, although it is noted that there remains relatively high vacancy levels in Stockley Park and Hayes. According to the London Annual Office Policy Review 2009, there appears to be an adequate supply of both built and pipeline office development in West London to meet the demand for office floorspace over the next five years. During 2009/10 we have observed a net increase of 2,867sq.m of office/light industrial floorspace. There were 630 sq.ms. of D1 uses under construction and a total of 13,414 sq.ms. of additional D1 floor space was completed during this period.

Objective 2: To secure high quality, accessible and well designed development that seeks to make the most efficient use of brownfield land including where appropriate, of higher density, mixed use development and sustainable development.

Housing

- 6.9 The housing density for the borough is determined by The London Plan Density Matrix and the Council's HDAS (SPD) – Residential Layouts. The density matrix

seeks to relate the scale of developments to the local public transport accessibility levels. Density guidelines are indicative and allow site characteristics to be taken into account, which not only ensures the efficient use of previously developed land, but also ensures that new development is sympathetic to the character and appearance of the surrounding area. During 2009/10, 59.2% of new developments took place at a density above 50 units per hectare. This is a change to the trend of the past four reporting periods which has been over 70% on average. The remaining 40.8% of the new development took place at a lower density thus reflecting the suburban character of the Borough. 10.2% of the new developments took place below the minimum density requirements.

- 6.10 It is envisaged that future annual monitoring reports will include an indicator for the number/ percentage of planning approvals consistent with the London Plan and the proposed Core Strategy DPD density matrix.
- 6.11 96 per cent of housing completions for the period 2009/10 took place on previously developed (brownfield) land. A number of factors outside the local authority's control can influence the recycling of previously developed land. Sufficient brownfield land has been identified for housing up to at least 2016 and will help to maintain a high level of land recycling during this period.

Business Development

- 6.12 Saved Unitary Development Plan policies LE2 along with PPS6 and London Plan Policy 3D.1 seek to locate new development on brownfield sites. Productivity improvements in the retail and employment sectors will contribute to making more efficient use of brownfield land. The borough has not required greenfield development for business for several years. In the calculating period, 100% of employment floorspace developed was in previously developed land, the same as 2008/09.

Design

- 6.13 Saved UDP Policies BE1- BE15, BE18- BE39 seek to ensure that all new development complement or improve the character and appearance of the local area and that buildings are composed of design elements, which stimulate and sustain interest. The Council's adopted Supplementary Design Document (SPD) Hillingdon Design and Accessibility Statement (2006) also promotes good practice guidance on high quality design for all new developments in the Borough. The SPD provides guidance on residential extensions, new residential developments, shopfronts, transport interchanges, accessibility and public realm.
- 6.14 The emerging LDF policies, promote high quality of design to provide robust neighbourhoods which are attractive and capable of being used for many purposes, by different people and with the potential for change and adaptation.

- 6.15 Over the last five reporting periods the completion of one and two-bedroom units has accounted for over two thirds of all self-contained housing completions and a small percentage of 4 and 5 bedroom units. This indicates that there is a mix of housing completions however this is skewed towards smaller units.

Objective 3: To promote safe, healthy and inclusive communities and respect the needs of the borough's diverse and multi-cultural communities.

Health and Education

- 6.16 There is continual demand for services provided by the borough's hospitals and schools with a need to improve and modernise existing services and facilities to meet this demand. Hillingdon's Unitary Development Plan and the emerging LDF support the sustainable maintenance and growth of these facilities to meet current and expected demand. During 2009/10 various planning permissions were granted for extensions, developments, and for redevelopment of existing facilities, e.g. permissions for facilities within Uxbridge College, Guru Nanak Secondary V.A. School and Brunel Universityw. Planning permissions were granted for 12,008sq.m of developments for the education sector and around 742sq.m for the Health facilities.
- 6.17 Based on planning agreements signed between 1st April 2009 and 31st March 2010, an estimated £1,244,527 was contributed towards additional education facilities and £139,367.29 towards health facilities. this compares with the previous financial year when approximately £780,059 was agreed in contributions towards education facilities and around £151,497 towards health facilities. Amounts will continue to be monitored in future AMRs.

Safety

- 6.18 UDP Saved Policy BE18 and emerging LDF support the need to ensure that all developments are designed to reduce crime, the fear of crime and anti-social behaviour. The Borough's adopted Supplementary Planning Guidance "Community Safety by Design" (2004) provides guidance on ways to reduce crime, anti-social behaviour and fear of crime in Hillingdon.

Objective 4: To increase Hillingdon's accessibility

Transport

- 6.19 Policies contained within the Unitary Development Plan Accessibility and Movement chapter aim to encourage ways to manage land-use developments so that they minimise the demands on the transport system and reduce dependence on the private car. In particular, Saved UDP Policy AM1 together with the London Plan

2008 Public Transport Accessibility Levels (PTAL) have helped to guide new development towards areas with good access to public transport. PTAL scores are obtained from Transport for London and are used to assess density, parking and access to public transport on appropriate planning applications.

- 6.20 Parking standards contained within the Unitary Development Plan and a subsequent revision in 2007, have prescribed maximum parking standards. Saved UDP Policy AM14 requires all development to accord with this maximum. By restricting the levels of parking this policy helps to encourage the use of public transport in the borough. Maximum parking standards in the borough were supported at the Issues and Options stage of the LDF. However, they will now form part of the Development Management Development Plan Document (DMDPD) currently being drafted.
- 6.21 There are important links between the borough's land-use planning and transport policies within the Unitary Development Plan. Section 106 agreements can be used to address any material impacts of development beyond site boundaries. The borough is committed to using Section 106 agreements to secure improved accessibility to sites by all modes of transport, with the emphasis on achieving access to public transport, walking and cycling. The implementation of Section 106 agreements in the Unitary Development Plan has been supplemented through the adoption of an SPD on Planning Obligations in 2008. Following a review of Chapter 4 'Education Facilities' of the adopted SPD which contained child-yield statistics based on 2001 Census data, it became apparent that, with increased fertility rates and a significant upturn in births, there are more children on average in each dwelling than there were in 2001. The Council proposed revisions to Chapter 4 to take account of the increase in child yields, to ensure that the scale of contributions sought from planning obligations for educational facilities from new development was appropriate. These revisions were contained within the 'Draft Revised Chapter 4 'Education Facilities' Planning Obligations SPD' which were subject to public consultation during June/ July 2010 and granted formal approval for adoption by the Council's Cabinet on 23 September 2010. The 'Revised Chapter 4: Education Facilities' of the SPD is now a material consideration in the assessment and determination of relevant planning applications.
- 6.22 The Council's commitment to Section 106 agreements has been re-emphasised within transport policies in the LDF Core Strategy Consultation Draft. Based on Section 106 agreements signed in 2009/10, £59,000 was secured for bus stop and public transport improvements and £5,000 for traffic and parking and pedestrian network schemes. £210,000 was secured for public realm improvements. The implementation of these agreements will be monitored in future AMRs.

Access to buildings and spaces

- 6.23 The planning and building control process plays an important part in improving the accessibility of buildings and spaces and providing a built environment that can be

used by everyone. The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. Hillingdon considers the Disability Discrimination Act 1995 as important in relation to new development and is committed to the delivery of Lifetime Homes in the borough. Existing Saved UDP Policies R16 and AM13 make reference to accessibility in all areas of development. Accessibility is also covered within the Hillingdon Design and Accessibility Statement SPD and the Core Strategy DPD in the emerging LDF. All new housing proposals were required to meet Lifetime Home Standards in 2009/10. 10% of all housing units on major planning applications (10 units or more) were also required to be wheel chair accessible. Records show that out of the approval of a total 604 units in 2009/10, approximately 98% were Lifetime Homes and 42.7% were Wheelchair Homes. Lifetime home standards and wheel chair accessibility will be monitored in future AMRs.

Objective 5: To enhance the environment in Hillingdon by addressing local causes of pollution and climate change.

Air Quality

- 6.24 Air quality is one of the key environmental threats within the borough. In 2001, an Air Quality Management Area was designated, which was subsequently expanded and now runs from the Chiltern-Marylebone railway line in the north down to the southern borough boundary. The area was designated based on predicted exceedences of national targets for the pollutants Nitrogen dioxide. Since June 2004, regulations have required an Air Quality Action Plan. This sets out measures to improve air quality in the borough. This also contains measures to monitor levels of Nitrogen dioxide and other pollutants including fine particulate matter (PM₁₀) and Benzene. The borough does not monitor other pollutants, as they are not considered to pose a threat to national targets.
- 6.25 The Unitary Development Plan contained a policy specific on air quality (OE6), which allowed for refusal of applications based on air pollution factors and the Air Quality Supplementary Planning Guidance supports this policy. Policy OE6 is not saved in the UDP Saved Policies document. Officers now rely on London Plan Policy 4A.19 (Improving Air Quality) and its supporting text to be used. Other relevant documents are Hillingdon's Air Quality Supplementary Planning Guidance (2002). However, traffic has continued to grow in the borough, with private car use greater than the average for the whole of London. Unitary Development Plan policies support growth in the housing and economic sectors, which have resulted in increased vehicle traffic and are linked to the failure to reduce air pollution levels.
- 6.26 Data from the automatic monitoring sites in the borough in 2009 illustrate that achievement of the annual mean NO₂ standard of 40µgm⁻³ in parts of the Borough and has been a problem for several years. During 2009 it was not achieved at five monitoring stations: London Heathrow (49.8µgm⁻³) London Hillingdon (54.0µgm⁻³),

Hillingdon South Ruislip ($49\mu\text{gm}^{-3}$), Hillingdon Oxford Avenue ($43.4\mu\text{gm}^{-3}$) and Hillingdon Hayes ($55.6\mu\text{gm}^{-3}$) The London Heathrow site is on-airport where heightened concentrations may be expected. However, London Hillingdon, Hillingdon South Ruislip, Hillingdon Oxford Avenue and Hillingdon Hayes are situated close to residential areas. The monitoring stations at London Harlington, Hillingdon Harmondsworth, Hillingdon Sipson and Heathrow Green Gates remain below the air quality standard although concentrations have levelled out from previous years

- 6.27 Whilst the actual achievement of the European Union limit value is the responsibility of central government, as a local authority, the borough has a duty to help Government and relevant partners work towards achievement of the target within their own area. In Hillingdon, due to the prediction of areas suffering from levels of air quality above recognised limits, an Air Quality Management Area has been declared, encompassing two thirds of the borough. This includes all the areas which suffer from poor air quality levels. Following on from this declaration an Air Quality Action Plan has been developed with an aim to reduce pollutant emissions. In Hillingdon the major causes of poor air quality arise from the major roads that traverse the borough and from the operation of Heathrow Airport. The actions for improvements are taken forward via transport measures in our borough transport plans such as promoting modal shift to more sustainable means of transport, in our planning policies e.g. ensuring that any new development does not adversely impact on the local air quality and from working in partnership with agencies such as Transport for London and the Highways Agency for improvements on the major road network, and with BAA Heathrow for reductions in emissions associated with the operation of Heathrow Airport.
- 6.28 The Core Strategy of the emerging LDF supports greater provision for public transport, cycling and walking. These will be required to help achieve air quality targets as Hillingdon faces a number of threats from development. New residential development and the provision of jobs as required by the London Plan and the proposed third runway at Heathrow Airport are particular threats to air quality.

Flood Protection and Water Quality

- 6.29 Hillingdon contains a number of water bodies including the Colne, Frays, and Wraysbury Rivers, Yeading Brook and The Grand Union Canal. Planning Policy Statement 25 (PPS25): Development and Flood Risk was published in December 2006 which uses the following zoning:
- Flood Zone 1 - Low probability of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
 - Flood Zone 2 – Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%

– 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.

- Flood Zone 3a - High Probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- Flood Zone 3b – The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency (EA), including water conveyance routes).

6.30 Sections of the borough have been identified as having significant risk of flooding in Zones 2 and 3. These areas have been identified and are used as material considerations in the development application process. In November 2008 Hillingdon published its Strategic Flood Risk Assessment (SFRA) in order to identify land at risk of flooding from fluvial and other sources and thereafter have used this to guide land allocations to areas of least flood risk. The SFRA should present sufficient information to enable the Local Planning Authority to apply the PPS25 Sequential Test to potential development sites.

6.31 The European Water Framework Directive provides the mechanism for monitoring and measuring water quality. The Environment Agency and water authorities are responsible for measuring water quality and ensuring high standards can be achieved. Previous assessments gave an average quality rating across the Borough. However, this average may not be a true reflection of the quality across the Borough. Table 30 below shows the relevant quality classifications for the water bodies routinely monitored by the Environment Agency. The information has been extracted from the 2010 Environment Agency State of the Environment Report for the London Borough of Hillingdon.

Table 30: Measurement of water quality in the borough

Water Body	Biological Quality Classification	Comment
River Colne	Grade B from 2005 - 2008	This represents a good quality river with a small reduction in species sensitive to pollution and a small number of species that tolerate pollution.
Wraysbury River	Grade B from 1995 - 2008	Good quality
Fray's River	Grade B in 2005 Grade A in 2007 Grade B in 2008	Good quality
New Year's Green Bourne	Grade B in 2005 Grade A in 2007 Grade B in 2008	Good Quality
River Crane	Grade C	Fair quality
Duke of Northumberland's	Grade C historically Grade D in 2007 and	Declining fair to poor quality in recent years

Upper River	2008	
Yeading Brook	Grade E	Slow decline in recent years
GUC: Batchworth Reach	Grade E	Poor Quality
GUC: Harefield Reach	Grade D	Poor Quality
GUC: Denham Reach	Grade C	Achieved consistent fair quality
GUC: Cowley Reach	Grade C	Achieved consistent fair quality
GUC: Cowley Reach	Grade C historically Grade E in 2008	Declining quality

GUC	Grand Union Canal
Biological Grade	The grade represents the relative ecological condition of the river and how sensitive is to supporting either an increase or decrease in species numbers.

- 6.32 In the past five years including 2009/10 there was no instance where permission for development was granted contrary to the final advice of the EA on either flood defence grounds or water quality. Where advice was given these applications were either refused or modified to the requirements stipulated by the Environment Agency.
- 6.33 Saved UDP policies OE7 to OE10 contained within the Unitary Development Plan pertain to surface water drainage and flood prevention issues. Issues of flooding and water quality will be covered within the Core Strategy DPD in the emerging LDF.

Renewable Energy

- 6.34 In February 2004 the London Plan introduced a requirement for larger schemes to produce some of their energy needs through onsite renewable provision. A figure of 10% was identified by the Mayor's Energy Strategy. This has been increased to 20% in the 2008 revised London Plan. To conform with this objective, major commercial applications over 1,000 square metres and residential developments of 10 or more units should seek to produce 20% of their energy through on site renewable energy generation. A number of schemes are beginning to emerge in the borough. The Council is looking to develop a method of collecting and monitoring data for this. This will be monitored in subsequent annual monitoring reports. This requirement has been identified in the emerging Local Development Framework.
- 6.35 In the future it is proposed to state the number of planning approvals which have carried out an energy assessment. It would be possible to measure the number of approvals where renewable technologies were included on site as part of the application. Additionally, the amount of energy that has been generated, both in terms of percentages and the amount of electricity generated could be reported on. Finally, the amount of carbon saved by the inclusion of energy conservation and renewable energy installations could also be recorded.

Minerals

- 6.36 Mineral aggregates (sand and gravel) are primary inputs to the building and construction industry and are a key building block in the capital's economic growth and development. Hillingdon's Saved UDP Saved Policy document and the emerging LDF seeks to promote the sustainable management of this key sector of the economy through strategic minerals policies that:
- Identify and safeguard aggregate resources suitable for extraction;
 - Control the level of extraction of the finite sand and gravel resource;
 - Mitigate the effects of extraction, protecting surrounding natural environments and communities; and
 - Ensure prompt restoration of minerals sites to realise council regeneration and biodiversity objectives.
- 6.37 Details of the remaining reserves at mineral workings in Hillingdon have been collected by the London Aggregates Working Party but they are kept confidential, even when presented at the borough level. This also applies to the production of primary/land won aggregates and secondary/recycled aggregates.
- 6.38 This confidentiality issue makes the forecasting of current and future mineral extraction problematic. Saved UDP policies and proposed LDF policies provide a degree of certainty for minerals operators and the business community to plan for future investment and risk in the mineral extraction sector.
- 6.39 Minerals extraction and processing and the disposal of municipal and construction waste have various negative effects on air and water quality and the overall amenity of the surrounding environment. These two land uses produce dust, noise, odours, vehicle emissions; disturb geology, archaeological features and ground water. These effects must be balanced against their contribution to the local and regional economy and the form and function of the urban environment.

Objective 6: To safeguard the borough's rural and urban heritage.

Heritage

- 6.40 The Borough contains 30 Conservation Areas, 14 Areas of Special Local Character (ASLC), 405 statutory listed buildings, 292 locally listed buildings, 5 scheduled ancient monuments (SAMs), 1 entry in the English Heritage Register of Historic Parks and Gardens (Harefield Place, grade II) and 9 Archaeological Priority Areas..
- 6.41 The Saved UDP Policies BE1-BE12 aim to provide a high level of protection for the heritage of the borough. The emerging LDF policies aim to continue to protect and enhance the historic environment through a robust policy framework including the

production of a Heritage Supplementary Planning Document, detailed area assessments, management plans and design guidance for identified conservation issues and designated areas. It is proposed to monitor the impact of the guidance on the submission of applications, the number of buildings removed from the Buildings at Risk Register and the number of Conservation Areas with Management Plans.

Local Services

- 6.42 The borough's open space and nature conservation policies aim to protect existing parks and open spaces from inappropriate development. They also aim to ensure an equitable distribution of spaces and facilities according to the location and characteristics of communities. Hillingdon's open spaces provide high quality natural environments for the public to escape the urban environment and interact with nature. There are 17 open spaces and parks in Hillingdon with Green Flag Award. These spaces also provide 'ecological services' such as helping with flood control and improve air quality.

Minerals & Waste

- 6.43 The four mineral and waste indicators are insufficient to measure environmental enhancement objectives of the LDF. However, a falling rate of mineral extraction and / or waste facilities will most probably see a corresponding decrease in vehicle movements, dust and odours.
- 6.44 Over time landfill sites will reach capacity and will be restored accordingly to meet borough objectives. Boroughs will continue to work with the Environment Agency to monitor the water and soil quality impacts of closed landfill sites.
- 6.45 The opposite is expected for waste facilities (including composting, landfill, recycling and transfer stations). These will continue to grow in number as Hillingdon works toward the GLAs goal of 85% of London's waste managed within London by 2020. Hillingdon is currently working with other authorities in West London to produce a joint waste development plan document. This plan will implement the Mayor's vision with a spatial strategy to provide sites for recycling, recovery, processing, and ultimately disposal of waste. There is a presumption against the development of new incineration facilities as they are sources of air pollution. Instead, there is a move to utilise modern technology like pyrolysis and gasification.
- 6.46 Saved UDP Policies protect existing strategic waste sites to ensure that future waste management makes efficient use of transportation as well as reducing waste going into landfill.

Biodiversity

- 6.47 Biodiversity in Hillingdon is guided by London and UK wide policy. In the Mayor's Biodiversity Strategy, his two priorities are no net loss of biodiversity and increased access by Londoners to experiencing nature.
- 6.48 Overall, the amount of land protected through local, regional and national policy for biodiversity enhancement in Hillingdon continues to increase. The 2005 survey of Sites of Importance for Nature Conservation (SINC), undertaken by the GLA, suggested the inclusion of 16 new sites for designation through the LDF. Three of these have been lost to development.
- 6.49 Saved UDP policies and the emerging LDF contain policies to protect and enhance nature conservation sites in the borough. Sites are designated for protection through listing as sites of:
- Metropolitan;
 - Borough Grade I;
 - Borough Grade II; or
 - Local importance in the Saved Unitary Development Plan policy document and the LDF.

Some of these sites are also protected by national and international measures.

- 6.50 Development near or adjacent to SINC's requires an ecological assessment so as to avoid or mitigate negative impacts on these important sites. The policies also aim to educate the public on the importance of biodiversity and to ensure that the viability of habitats and species continue to be monitored across the borough. New information may identify new sites suitable for designation. Hillingdon aims to enhance biodiversity borough-wide through negotiating conditions with developers to improve habitats, for example, using green roofs and or bat and bird boxes.
- 6.51 Currently, monitoring is on a rather 'ad hoc' arrangement. Earlier surveys by the former London Ecology Unit and more recently by the GLA gives a basic foundation of knowledge. However, Hillingdon will need to work closely with Wild London, the GLA, Greenspaces Information for Greater London, Recorders and other NGO's to develop a robust monitoring procedure as advocated in the yet to be published Hillingdon's Biodiversity Action Plan.
- 6.52 Monitoring should also record the amount of undeveloped open space, metropolitan open land and impervious surfaces.

Objective 7: To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of mixed sustainable communities.

Housing

- 6.53 Saved UDP policies contribute to this objective. These include; Policies H4 and H5 which provide advice on the housing mix, Policy H10 on non-self contained accommodation and the Planning Obligations SPD (July 2008) on the provision of affordable housing from private developed sites.
- 6.54 88% of the units completed in 2009/10 across the borough are comprised of one and two bedroom units. This fulfils part of Policy H4 requirements for one and two bedrooms. However, the imbalance of 1 and 2 bed completions against 3, 4, and 5+ beds is too large, and does not meet Policy H4 requirements for 'a mix of housing units of different sizes' or to comply with Policy H5 requirements for large family dwellings. One and two bedroom units comprised 79% of all housing completions during 2008/09, 81% during 2007/08, 70% during 2006/07 and 76% during 2005/06. The Housing Need Survey Update (2005) notes that larger units are less likely to be developed and therefore the housing need of those requiring larger accommodation becomes increasingly difficult to meet.
- 6.55 The emerging LDF the emerging Core Strategy addresses the above imbalance by recommending minimum housing size mix requirements as part of new residential development.
- 6.56 Saved Unitary Development Plan Policy H10 contains development criteria for the provision of non-self contained accommodation such as hostels and sheltered accommodation. The supporting text notes particular need for housing for elderly people in Hillingdon. During 2009/10, only 8 non self-contained units (non conventional housing) were gained through completions, compared 733 (including 716 rooms in Brunel University) in 2008/09 period.
- 6.57 Unitary Development Plan Policy H11 was not saved in September 2007. As such officers rely on the Planning Obligations SPD and the London Plan policies in order to address affordable housing requirements. Since the adoption of the Unitary Development Plan considerable changes to planning policy guidance have taken place. The London Plan (2008) and Hillingdon's Planning Obligation SPD (2008) requires the provision of 50% affordable housing units for housing development of 10 units or more. However, there is no target set in the Consultation Draft Replacement London Plan 2010. This has been incorporated in the Draft Core Strategy and will form basis for future monitoring.

Objective 8: To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres.

Business Development

- 6.58 Saved UDP Policies LE2, LE4 and London Plan Policy 3B.1 promote employment development. During 2006-2009 there have been noticeable new investments in the borough by Pro Logis, Brixton, Segro, Chancery Gate and British Steel Pensions Fund. However, we have witness a loss of 6,210sq.m of floorspace for B1, B2 and B8 uses in the various developments completed during 2009/10. This mostly related to mixed-use developments. Much of the 46,491sq.m floorspace currently under construction replaces older buildings. In the Heathrow Area, the opening of Terminal 5 in March 2008 has been driving the investment.

Local Services

- 6.59 PPS6 and London Plan Policy 3D.1 along with Saved UDP Policy LE2 provide the policy context to achieve objective 2 and to build competitive economic growth by supporting both local and non-local businesses. In terms of the supply side of commercial units, the 2006 Industrial and Business Land and the 2009 Retail and Town Centre Frontages surveys, showed that there is generally a wide range of units to meet the needs of different types and sizes of business. There is a perceived need for more small affordable modern business incubation type units and some larger modern retail units.
- 6.60 PPS6 and London Plan Policy 3D.1 seek retail development that is appropriate in type and scale to its function and location. Occupancy levels across the borough's town centres, parades and retail parks vary. Last year saw an increase in vacant shop frontages in the borough's town centres - resulting from the national economic downturn. There has been a noticeable decrease in vacancy rate this year. The vitality and viability of Hillingdon's town centres has not been seriously affected as A1 uses are still the predominant use - albeit at a reduced ratio from the previous year.
- 6.61 The diversification of product ranges by supermarkets into comparison goods, the drift of shoppers to the internet and mail order retailing, and the polarisation of high street name businesses to the major centres and retail parks, has contributed to a weakening of the comparison goods retail offer in some locations in the borough, notably Northwood Hills and Ruislip Manor. While the overall objectives of PPS6 and London Plan Policy 3D.1 are still being met in terms of the scale of development and appropriate location within the town centre network, interest by major retailers in the borough is strong, especially with regard to edge of centre locations. This will need to be carefully monitored in the future especially with regard to appeal outcomes.

List of Abbreviations

AMR	Annual Monitoring Report
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
GLA	Greater London Authority
HBAP	Hillingdon Biodiversity Action Plan
HDAS	Hillingdon Design and Accessibility Statement
HEAAP	Health and Education Area Action Plan
LAWP	London Aggregates Working Party
LDD	Local Development Documents
LDF	Local Development Framework
LDS	Local Development Scheme
LEA	Local Education Authority
NHS	National Health Service
NNR	National Nature Reserve
PCT	Primary Care Trust
PPS	Planning Policy Statement
RAF	Royal Air Force
SAP	Standard Assessment Procedure
SCI	Statement of Community Involvement
SHAAP	Southern Hillingdon Area Action Plan
SINC	Site of Importance for Nature Conservation
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
ODPM	Office of the Deputy Prime Minister
DCLG	Department of Communities and Local Government

Appendix 1

List of Local Development Framework Core Output Indicators Update 2/2008

BUSINESS DEVELOPMENT

BD1: Total amount of additional employment floorspace – by type

BD2: Total Amount of employment floorspace on previously developed land – by type

BD3: Employment land available – by type

BD4: Total amount of floorspace for ‘town centre uses’

HOUSING

H1: Plan period and housing targets

H2(a): Net additional dwellings – in previous years

H2(b): Net additional dwellings – for the reporting year

H2(c): Net additional dwellings – in future years

H2(d): Managed delivery target

H3: New and converted dwellings – on previously developed land

H4: Net additional pitches (Gypsy and Traveller)

H5: Gross affordable housing completions

H6: Housing Quality – Building for Life Assessments

ENVIRONMENTAL QUALITY

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

E2: Change in areas of biodiversity importance

E3: Renewable energy generation

MINERALS

M1: Production of primary land won aggregates by mineral planning authority

M2: Production of secondary and recycled aggregates by mineral planning authority

WASTE

W1: Capacity of new waste management facilities by waste planning authority

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

APPENDIX 2 - Detailed Housing Trajectory

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
Small scale unidentified windfalls (with pp or under construction)		40.5	40.5	40.5	40.5	40.5	40.5	40.5	40.5	40.5	40.5						
Large scale unidentified windfalls (with pp or under construction)		83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2						

Strategic Sites																	
Silverdale House, 13 Carew Road		6.0															
2 Maygoods Lane, Cowley				6.0													
97 Dawley Road				13.0													
Olympic House, 1a Grove Lane					9.0												
Highgrove House, Eastcote Road		16.0															
8 Walnut Avenue				7.0													
Hayes Stadium, Judge Heath Lane (261 units)					53.0	52.0	52.0	52.0	52.0								
RAF West Ruislip/Blenheim Crescent (415 units)			83.0	83.0	83.0	83.0	83.0										
RAF West Drayton Site A (574 units) 215 units completed.		71.8	71.8	71.8	71.8	71.8											
Former Hayes & Harlington Station Goods Yard, Hayes (576 units)		115.0	115.0	115.0	115.0	115.0											
RAF Eastcote Lime Grove Ruislip Ha4 (385 Units)			77	77	77	77	77										
Hillingdon House Farm Site, Uxbridge, Site E (116 Units)		58.0	58.0														
Coppermill Lock (Royal Quay), Park Lane (83 units)												16.6	16.6	16.6	16.6	16.6	
Onslow Mills, Tapling Estate, Chantry Close/Trout Road (20 units)											20.0						
Chailey Industrial Estate (39 units)											39.0						
Resolution/Portal Records/Blyth Road (244 units). AKA Land at Apollo, Jubilee & Neptune, Blyth Road, Hayes								48.0	48.0	48.0	48.0	52.0					
Western Core Area, Hayes Town (10 units)											10.0						
Morrisons Safeways former HQ site, Millington Road (10 units)											10.0						
Ruston Bucyrus, Hillingdon Circus (184 units)										36.8	36.8	36.8	36.8	36.8			
Master Brewer, Hillingdon Circus (205 units)									41.0	41.0	41.0	41.0	41.0				
RAF Uxbridge (1265 units + 250 Annington Homes)							303.0	303.0	303.0	303.0	303.0						
Former South Ruislip Dairy (97 units)										32.3	32.3	32.3					
Bentnick Works/Dairy Crest Site, High Street (62 units)							20.7	20.7	20.7								
RAF West Drayton (Site B), National Air Traffic Site (775 units)								155.0	155.0	155.0	155.0	155.0					
Harlington Road Depot, Harlington Road (135 units)												45	45	45			
Hayes Football Stadium, Church Road, Hayes (282 units)												56.4	56.4	56.4	56.4	56.4	
Total Past Completions	619																
Total Projected Completions		391	529	497	533	523	659	743	813	740	819	402.8	154.8	118	73	73	0
Cumulative Completions	2638	3029	3557	4054	4586	5109	5768	6511	7324	8064	8882	9285	9440	9558	9631	9704	9704
PLAN - Strategic Allocation (annualised)	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365
Cumulative Target	1975	2340	2705	3070	3435	3800	4165	4530	4895	5260	5625	5990	6355	6720	7085	7450	7815
MONITOR - No. dwellings above or below cumulative allocation	663	689	852	984	1151	1309	1603	1981	2429	2804	3257	3295	3085	2838	2546	2254	1889
MANAGE - Annual requirement taking account of past/projected completions	341	324	319	304	289	269	246	205	145	61	-36	-178	-294	-406	-581	-908	-1889

APPENDIX 3 - Detailed Housing Trajectory 2004 to 2016

	Year	Total actual completions	Total projected completions	Plan: annualised strategic allocation	Manage: annual requirement taking into account actual/projected completions	Cumulative Completions	Cumulative target	Monitor: No. dwellings above or below cumulative allocation
Completions	2004/05	851		440				0
Completions	2005/06	504		440	372	504	440	64
Completions	2006/07	193		440	366	697	880	-183
Completions	2007/08	495		365	375	1192	1245	-53
Completions	2008/09	827		365	368	2019	1610	409
Completions	2009/10	619		365	341	2638	1975	663
Phase 2	2010/11		391	365	324	3029	2340	689
Phase 2	2011/12		527	365	319	3556	2705	851
Phase 2	2012/13		497	365	304	4053	3070	983
Phase 3	2013/14		533	365	289	4586	3435	1151
Phase 3	2014/15		523	365	269	5109	3800	1309
Phase 3	2015/16		659	365	246	5768	4165	1603
Phase 3	2016/17		743	365	205	6511	4530	1981
Phase 4	2017/18		813	365	145	7324	4895	2429
Phase 4	2018/19		740	365	61	8064	5260	2804
Phase 4	2019/20		819	365	-36	8883	5625	3258
Phase 4	2020/21		403	365	-178	9285.8	5990	3296
Phase 4	2021/22		155	365	-294	9441	6355	3086
Phase 4	2022/23		118	365	-406	9558.6	6720	2839
Phase 4	2023/24		73	365	-581	9631.6	7085	2547
Phase 4	2024/25		73	365	-908	9704.6	7450	2255
Phase 4	2025/26		0	365	-1890	9704.6	7815	1890