

**London Borough of Hillingdon
LOCAL DEVELOPMENT FRAMEWORK**

**DEVELOPMENT PLAN
ANNUAL MONITORING REPORT
2006/2007**

**Policy and Environmental Planning
Planning and Community Services
London Borough of Hillingdon**

December 2007



HILLINGDON
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 approved by the Council's Environment Committee on the 30th June 1998 and 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, 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. The reform of the planning system was set out in the Planning and Compulsory Purchase Act 2004, which received Royal Assent on 13th May 2004 and came into force on 28th September 2004. The LDF will eventually replace the existing Hillingdon Unitary Development Plan. This Annual Monitoring Report (AMR) is a statutory planning document and will be a key document of Hillingdon's Local Development Framework. Hillingdon's AMR will report progress on key planning documents.

Requirements of the Act

- 1.3 The AMR and the role of monitoring is highlighted in Government policy on 'Delivering Sustainable Development' (PPS1 para 10) and guidance on monitoring is published 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;
 - 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;
 - identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - set out whether policies are to be amended or replaced.
- 1.4 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 requires 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.

Timing and Publication of the Annual Monitoring Report

- 1.5 Annual Monitoring Reports will be submitted to the Secretary of State by 31st December and they will assess the period 1st April to 31st March each year. However, policy and trend analysis may require the study of longer periods in order to produce comprehensible results.

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 Community Strategy. The Strategy was published in 2005 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 Office of the Deputy Prime Minister (ODPM) (now called the Department for Communities and Local Government) 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 as 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 require 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 trends in an 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) the housing trajectory covers a 30-year period 1997-2026 to accommodate current London Plan housing requirements. However, due to external circumstances, revisions to the Local Development Scheme were made and approved by Cabinet on 12th December 2006. The revised adoption date of the Local Development Framework Development Plan Documents is September 2008.

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. From 27th September 2007, the Hillingdon 'UDP Saved Policies September 2007' document together with the London Plan will be used for the determination of planning applications until the LDF is adopted.

2. LOCAL DEVELOPMENT SCHEME

Introduction

- 2.1 Hillingdon's first LDF document 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 on the Council's first Local Development Scheme (LDS), which was adopted in March 2005. During this review each Local Development Document is monitored individually and outlines some proposed amendments and achievements set out against the LDS milestones.
- 2.3 In this year's AMR the adopted documents and those scheduled to progress during the 2006/2007 period, have been reviewed.

Progress on Hillingdon's Local Development Documents

- 2.4 Local Development Documents are a set of documents that a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority. These documents include the Statement of Community Involvement, and a number of Development Plan Documents and Supplementary Planning Documents.
- 2.5 Each proposed Local Development Document is listed below with a brief review of the progress of the documents against the LDS milestones.

Statement of Community Involvement

- 2.6 A Statement of Community Involvement (SCI) is produced by Hillingdon to explain to the public how they will be involved in the preparation of Local Development Documents. 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 Regulations and PPS 12.
- 2.7 Pre-submission consultations on the SCI, under regulation 25 and 26 of the Town and Country Planning Regulations 2004 (Local Development -England), took place during August-November 2004 as set out in the March 2005 LDS. During this period the ODPM published further guidance on consultation procedures. The SCI was updated to reflect this new information. A second pre-submission consultation was run to incorporate this new guidance.
- 2.8 The SCI Submission Stage took place during the period covering 12th of October 2005 to 23rd of 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
Proposals Map and Site Allocations DPD
Health and Education Area Action Plan
Southern Hillingdon Area Action Plan

- 2.9 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.
- 2.10 Revised guidance on the preparation of a Core Strategy issued by the Department for Communities and Local Government (DCLG) in August 2006, has 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* have required a review of the timetable for formal submission of the DPDs. Revised Core Strategy preferred options consultation took place from 7th February to 26th March 2007.
- 2.11 The council is currently working on the new Core Strategy Preferred Options Addendum document which is now scheduled for public consultation in the beginning of 2008. The provisional date of submission for the Core Strategy, Proposals Map, Site Allocations DPD, and the Southern Hillingdon Area Action Plan is now scheduled for March/April 2008
- 2.12 The Draft Health and Education Area Action Plan has been withdrawn as a Development Plan Document following the 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: Preferred Options and the Site Allocations Development Plan Document. The revised LDS December 2006 reflects this change.

West London Joint Waste DPD

- 2.13 During 2006, the Council began preparing the brief necessary for the joint working arrangements with the other Boroughs of the West London Waste Disposal Authority (WLWDA, known as WestWaste) in the preparation of a Joint West London Waste Development Plan Document. These boroughs comprise Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond. A joint Municipal Waste Management Strategy was prepared for agreement in October 2005. A Memorandum of Understanding between the boroughs for the preparation of the Development Plan Document has been endorsed by each of the constituent authorities as of March 2007.

- 2.14 The West London Waste DPD has now moved to the procurement stage for consultants to undertake the various stages of preparing the document. Invitations to tender for the work are due to be sent out under the OJEU rules at the end of December 2007 by Hillingdon as the lead Borough. Although a revised timetable was agreed with GOL earlier in 2007, this has now been revised in light of the final tender specification being agreed by the member Boroughs. Although the details and milestones have still to be formally discussed with GOL, the proposed timetable envisages a formal submission date in summer 2010.

Supplementary Planning Documents (SPDs)

Sustainable Design and Construction

- 2.15 The GLA draft Supplementary Planning Guidance on Sustainable Design and Construction 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. Given the robustness of the document and its appropriateness for Hillingdon, it is not envisaged that a separate SPD on Sustainable Design and Construction is necessary in the foreseeable future.
- 2.16 This document has now been withdrawn as a Development Plan Document. The Greater London Authority (GLA) Guidance on Sustainable Design and Construction SPD has now been adopted and provides adequate detail and clarity for use by the Council.

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 re-scheduling 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.

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 timetable for completing the consultation document was re-scheduled by 6 weeks due to resourcing and timetabling issues with the consultants undertaking the work for the Council. 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, New Residential Layouts, Accessible Hillingdon, Transport Interchanges, and Shopfronts were adopted and published on 31st July 2006. Proposed date for Public Realm adoption is May 2008 (further work is being undertaken to link in with a joint West London Public Realm Strategy which is being scoped in January 2008.)

Noise

- 2.19 The Noise SPD was approved by Cabinet in May 2005 and public consultation took place in August/September 2005. The estimated date of adoption was October 2005. However, this document was formally adopted on 24th May 2006.

Live-Work

- 2.20 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

- 2.21 The work on the Planning Brief was scheduled to commence in June 2006 and adoption was scheduled for December 2006. However, as part of the LDF Issues and Options process, the remaining part of the RAF site was identified for redevelopment. It was also the subject of a planning application. 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.
- 2.22 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.

Affordable Housing SPD

- 2.23 The draft Affordable Housing SPD was approved by Cabinet in September 2005. The document was on public deposit during October and November 2005. Hillingdon's Cabinet considered and endorsed the representations to the draft Affordable Housing SPD and its recommended changes on 9th March 2006. This document was formally adopted on 24th May 2006.

Planning Obligations SPD

- 2.24 Hillingdon is currently reviewing its existing supplementary planning guidance for planning obligations with the intention of preparing a new Planning Obligations Supplementary Planning Document (SPD).
- 2.25 It is intended that the SPD will provide detailed policies, guidance and up to date information on the principles and use of planning obligations with regard to planning applications. This document was approved by Cabinet on 18th October 2007 and the estimated date of adoption is May 2008.

RAF Uxbridge Planning Brief

- 2.26 Early public consultation has been undertaken to inform the development of the planning document in September - October 2007. Preparation of the planning document is now underway with a draft expected for public consultation in Spring 2008.

Proposed Changes to the Local Development Scheme

- 2.27 With the exception of the West London Waste DPD (see paragraph 2.14), changes to the LDS will focus mainly on the Core Strategy, Southern Hillingdon Area Action and the Site Allocations DPD. These will be part of the discussions arranged with GOL for the 11th January 2008, on the PAS diagnostic report on the LDF and Hillingdon's proposals to address the consultation on future developments at Heathrow within the Core Strategy and other DPDs.

Sustainability Appraisal Scoping Report

- 2.28 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 of LDF Issues and Options.

Sustainability Appraisal of DPDs and SPDs

- 2.29 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 and Site Allocations and Proposals Map DPD
- Southern Hillingdon Area Action Plan DPD

- Affordable Housing SPD
- Porters Way Planning Brief SPD

2.30 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.

2.31 In light of the revisions proposed to the Core Strategy, a review of the Sustainability Appraisal for the Core Strategy (March 2006) was undertaken and made available for the consultation of the revised draft Core Strategy Preferred Options in February – March 2007.

Table 2: Revised Local Development Scheme Milestones 12th of December 2007. (The table only contains those documents, which will require amendments to their milestones.) These milestones have yet to receive formal approval from Government Office for London.

Document	December 2006 Milestone	Revised Milestone
Core Strategy and Development Control Policies submission to the Secretary of State	June 2007	Tbc after the meeting with GOL on 11 th January 2008
Site Allocations DPD submission to the Secretary of State	June 2007	Tbc after the meeting with GOL on 11 th January 2008
Southern Hillingdon Area Action Plan submission to the Secretary of State	June 2007	Tbc after the meeting with GOL on 11 th January 2008
Hillingdon Biodiversity Action Plan Adoption	April 2007	January 2008
Public Realm element of the Hillingdon Design and Accessibility Statement	May 2006	May 2008
Uxbridge Area Action Plan issues and Options	January 2008	March 2008
Porters Way Planning Brief SPD	December 2005	Adopted
RAF Uxbridge Planning Brief public consultation	December 2007/ January 2008	April/May 2008
West London Joint Waste DPD	March/April 2009	Anticipated adoption date Summer 2010. Tbc after the meeting with GOL on 11 th January 2008

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 248,000 people and represents a very diverse population. 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 million.

Figure 1: Location of London Borough of Hillingdon



3.3 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 67.3 million passengers each year. The continued growth of Heathrow Airport has proved to be one of the key economic drivers for London and the UK economy and with the opening of Terminal 5 due in 2008 this

role is expected to continue (BAA Heathrow, June 2005). It is expected that West London will derive particular benefit from the enormous business potential around Heathrow Airport, as outlined in the Southern Hillingdon Action Plan. Strategically Hillingdon is the 'Gateway to the London/the West'.

Population

- 3.4 The 2001 census results shows that the borough's total population was 243,006. This was an increase of 5% from 231,602 in 1991. The population was spread between 96,643 households; this is an increase of 8,600 from 1991. Of the total population about 48% were male and 52% female. 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 380 people per km². Hillingdon's lower density ratio can be attributed to large amount of open space and green belt designations in the borough.
- 3.6 According to Greater London Authority's Revised 2004-based Subnational population projections, Hillingdon is set to grow over the next ten years. It is estimated that the population will reach 257,000 by 2016.

Table3: London Borough of Hillingdon Population Projections 2001-2029

	2001	2004	2005	2006	2011	2016	2021	2026	2029
Population	245,600	246,000	247,500	248,600	259,900	257,000	261,000	265,200	267,400

Source: GLA DMAG Update, Revised 2004-based Subnational population projections, September 2007

Table4: London Borough of Hillingdon Household Projections 2001-2031

	2001	2004	2011	2016	2021	2026	2031
Household	96,700	98,200	100,700	103,000	104,100	105,000	105,900

Source: GLA 2005 Round Interim Demographic Projections Scenario 8.06, October 2005

- 3.7 The Official Labour Market Statistics provide a slightly different midyear population estimates. Based on this information the population of the Borough in 2006 was estimated to be around 250,000.

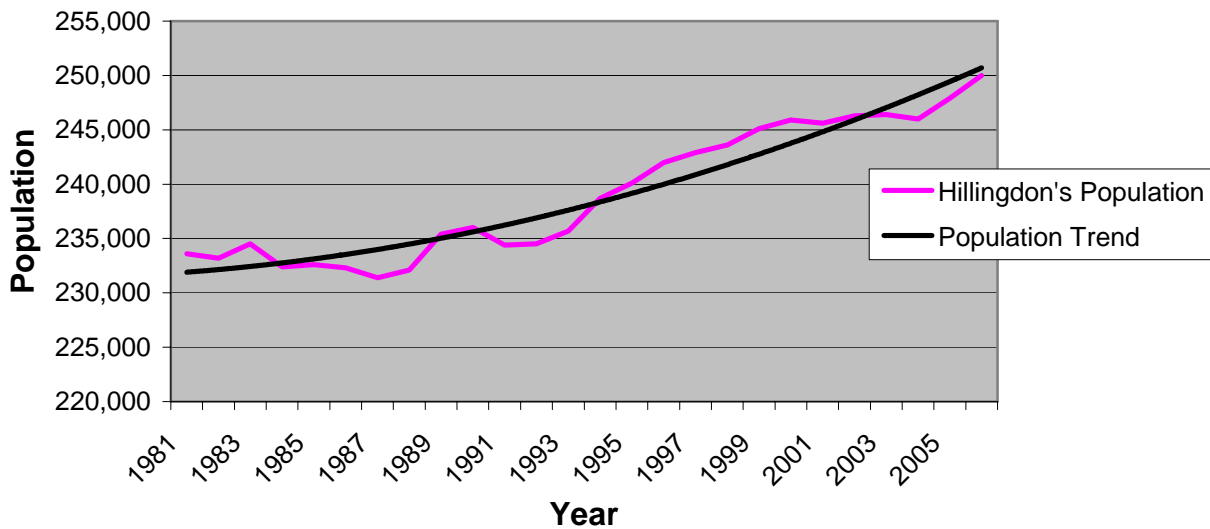
Table 5: London Borough of Hillingdon Midyear Population Estimates

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	247,900	7,456,100	58,514,000
2006	250,000	7,512,400	58,845,700

Source: Midyear Population Estimates (2006) (www.nomisweb.co.uk)

Figure 2: Hillingdon's Population



Source: Midyear population estimates (2006) (www.nomisweb.co.uk)

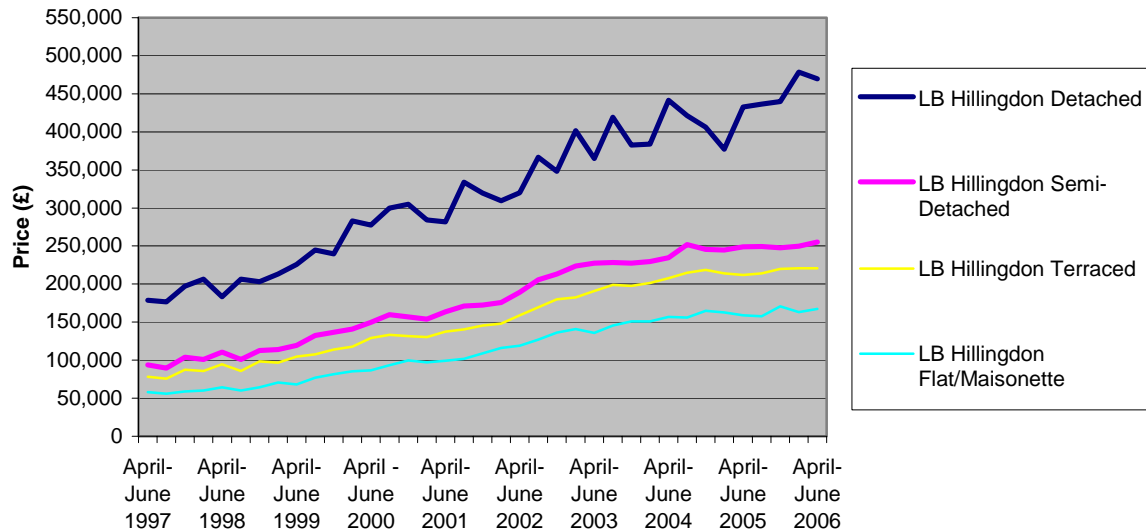
Deprivation

- 3.8 The ODPM's 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.
- 3.9 According to the 2004 Indices of Multiple Deprivation, Hillingdon has an overall rank of 166 out of 354 local authorities. It has a rank of 72 on the income measure. April 2005 to March 2006 figures indicate a higher than average unemployment level of 9.7%. This figure represents unemployed people who are economically active in the borough. The London average is 7.6% and Great Britain 5.0% for this period. Gross weekly earnings per residence in 2006 was about £498.60, above the Great Britain median pay of £449.60, but lower than the London median pay of £540.80.

Housing

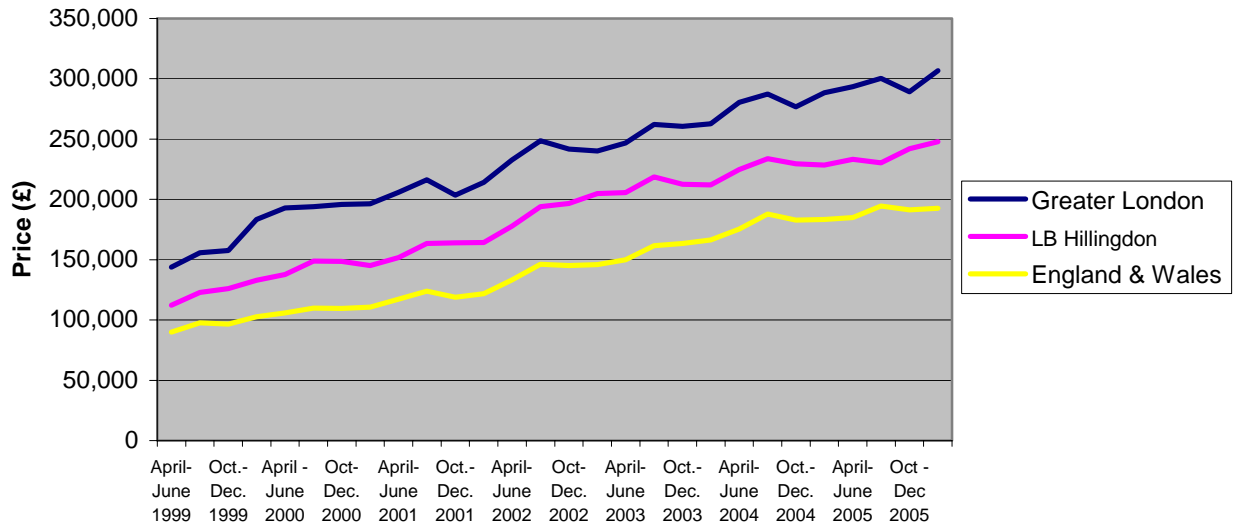
- 3.10 Based on Land Registry information, house prices in the borough continued to rise over the past year. The average cost of a house in the borough during January-March 2006 period was £247,715. Average price of a flat/maisonette was £163,001, terraced house £220,639, semi-detached £249,940 and the average price of a detached house sold in the borough was £478,656.

Figure 3. LB Hillingdon House Prices by type



- 3.11 During the same period, the average cost of a house in Greater London and England and Wales was £306,661 and £192,745 respectively. Over time this is a healthy increase and it is in line with Greater London, England and Wales' average house prices.

Figure 4. Average Quarterly House price Comparison



3.12 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.

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 –2016) 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 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. Exact details of the Hillingdon's final spatial vision, which will include the visions for SHAAP and Site Allocations, are expected in early 2008.

By 2016 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 be more accessible, healthier, inclusive, economically prosperous and safer.***

- 4.3 Complementing the spatial vision and building on the sustainability work carried out since 2004, the Council set up 8 spatial objectives for the period 2004-2016. This section assesses development progress in 2005/06 against these objectives. The 8 spatial objectives are:

Spatial Objectives

SO1. 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).

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 and sustainable

- 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.

- 4.4 The vision and the spatial objectives will be included in the addendum consultation on the Core Strategy in early 2008.
- 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. The Table 6 assesses progress of objectives through indicators.

Table 6. 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
S08	Business development	1a	Amount of floorspace developed for employment by type	Core output (ODPM)	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 S08	Business development	1b	Amount of floorspace developed for employment by type, which is in employment and/or regeneration areas defined in the local development framework	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people.	Min of 10,000 sq.m per annum	Annually	Partial
S02	Business development	1c	Amount of floorspace by employment type, which is on previously developed land	Core output (ODPM)	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	1d	Employment land available by type	Core output (ODPM)	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
SO1 SO8	Business development	1e	Losses of employment land in i) employment/ regeneration areas and ii) local authority areas	Core output (ODPM)	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.	Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.	Annually	Partial
SO1	Business development	1f	Amount of employment land lost to residential development	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Operate a skills centre in Hayes to train young people, raise their aspirations and increase their chances of finding rewarding employment.	Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.	Annually	Yes
SO1	Housing	2a	Housing trajectory	Core output (ODPM)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	3,650 new net residential units for the period 2007-2016 (365 units per annum as an annual monitoring target) – London Plan Target	Annually	Yes

SO2	Housing	2b	Percentage of new homes built on previously developed land	Core output (ODPM)	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	2c	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	Core output (ODPM)	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 SO7	Housing	2d	Affordable housing completions	Core output (ODPM)		LBH Affordable Housing SPD target: 50% affordable housing Subject to Economic appraisals	Quarterly	Yes

SO2	Housing	LO2	Vacant properties brought back into use	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>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.</p>	BV64 - Vacant Dwellings Returned to Occupation or Demolished (Target changes yearly - Hillingdon's Council Plan 2006/07 and beyond). Target for 2005/06 was 305.	Annually	Yes
SO3	Housing	LO3	Non self-contained completions	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>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.</p>	No set target established as yet	Annually	Yes
SO1	Housing	LO1	Change of use of residential accommodation to other uses	Local		No net loss of residential accommodation	Annually	Yes
S03	Housing	LO4	Percentage of affordable housing secured on sites of at least 15 units or one hectare	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>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.</p>	50% affordable housing	Annually	Yes

S03	Housing	LO5	Housing tenure	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>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.</p>	70% social rented 30% intermediate.	Annually	Yes
S07	Housing	LO6	Housing size	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>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.</p>	No set target as yet	Annually	Yes
S01	Health	LO8	Amount of new floor space for health and education facilities	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>Create new hospital and primary care facilities serving the north and south of the borough.</p> <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>	Insufficient data currently available to set a target	Annually	Partial

SO1	Education	LO9	Amount of 106 contributions towards 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>	The revised SPD on Planning Obligations will lead to discussions about an appropriate target	Annually	Yes
SO4	Transport	3a	Amount of completed non-residential development complying with car-parking standards set out in the local development framework	Core output (ODPM)	<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>	100% local target	Annually	No

SO4	Transport	3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary and a secondary school; areas of employment; and a major retail centre(s).	Core output (ODPM)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	100% Local target	Annually	No
SO4	Accessibility	LO13	Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	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	LO10	Amount of 106 contributions towards transport infrastructure	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	The revised SPD on Planning Obligations will lead to discussions about an appropriate target	Annually	Yes
SO8	Local services	4a	Amount of completed retail, office and leisure development	Core output (ODPM)	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.	800 square metres of retail development per annum.	Annually	Partial

SO8	Local services	4b	Amount of completed retail, office and leisure development in town centres	Core output (ODPM)	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.	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	Local services	LO7	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.	The revised SPD on Planning Obligations will lead to discussions about an appropriate target	Quarterly	Yes
SO8	Local services	LO51	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
SO6	Local services	4c	Amount of eligible open spaces managed to green flag standards	Core Output (ODPM)	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	Local Services	LO14	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 friendly policies and practices.	To maintain the number of conservation areas in the borough. Target for 2005/06 is 28 (BV219a).	Annually	Yes

SO6	Local Services	LO15	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	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 2006/07 is 10.71%.	Annually	Yes
SO6	Local Services	LO40	Local (LO40) Number of listed buildings at risk	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	Reduction in the number of listed buildings at risk	Annually	Yes
SO5	Air quality	LO11	Annual average concentrations of nitrogen dioxide (NO ₂) in the borough	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p> <p>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.</p>	40 µg/.m ³	Annually	Yes

SO5	Waste	6a	Capacity of new waste management facilities by type	Core output (ODPM)	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	6b	Amount of municipal waste arising, managed by management type and the percentage each management type represents of the waste managed	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved	BV82a & BV82b	Annually	Yes
SO5	Minerals	5a	Production of primary land won aggregates	Core output (ODPM)	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
SO5	Minerals	5b	Production of secondary/recycle aggregates				Annually	

SO6	Biodiversity	8	Change in areas and populations of biodiversity importance including; i) Change in priority habitats and species (by type), and ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Core output (ODPM)	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 and the number of species in Hillingdon ii) Minimise loss of designated areas to development	5 yearly rotation	No
SO5	Renewable energy	9	Renewable energy capacity installed by type	Core output (ODPM)	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.	10% of energy needs from renewable sources for larger applications	Annually	No
SO5	Renewable energy	LO12	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	Flood protection and water quality	7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core output (ODPM)	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	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
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5. Data Sets

Progress of Indicators against Targets

- 5.1 This section sets the progression of the AMR indicators over the period 2006/07. The data sets apply to the following topics:
- Business Development
 - Housing
 - Health and Education
 - Transport
 - Air Quality
 - Flood Protection and Water Quality
 - Minerals
 - Renewable Energy
 - Local Services
 - Biodiversity
- 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 Office of the Deputy Prime Minister (ODPM) and 'local' indicators are identified by the London Borough of Hillingdon.

Business Development

Indicator: **Core (1a)** Amount of floorspace developed for employment by type

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

Progress: During the period covering April 2006 to the end of March 2007 total of 28,310 square meters was redeveloped for employment uses. This comprised 11,431 sq.m of B1 (office and light industry) and 16,879 square metres of B2 (general industry). There were no completions for B8 (storage and distribution) uses.

During 2006-2007 there have been noticeable new investments in the borough by Pro Logis, Brixton, Segro, Chancery Gate and British Steel Pensions Fund. Much of the floorspace currently under construction replaces older buildings. In the Heathrow Area, the opening of Terminal 5 in March 2008 has been driving the investment. Take up has been strong in Hayes and South Ruislip. Whilst there has been uptake in Uxbridge, there is currently a strong supply of both new and second hand units.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
B1	0	737	11,431	-	-	-
B2	0	737	16,879	-	-	-
B8	4,098	2,567	0	-	-	-

(Source: London Development Database, GLA)

Indicator: **Core (1b)** Amount of floorspace developed for employment by type, in employment or regeneration 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: The completed 28,310 square metres of B1 and B2 use were in a designated IBA/employment area.

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

Indicator: **Core (1c)** Amount of floorspace by employment type, which is on previously developed land

Target: 100%

Progress: 100% of employment floorspace developed during 2006/2007 was on previously developed land.

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

Indicator: **Core (1d)** 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 equate to around 405 hectares. Currently there is a pipeline of B1 uses for 148,714 square metres, B2 uses of 24,541, and B8 uses of 146,599 in the borough.

(Source: London Borough of Hillingdon, GIS Department)

Indicator: **Core (1e)** Losses of employment land in (i) employment/ regeneration areas and (ii) local authority area.

Target: Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.

Progress: (i) No loss of employment land was recorded in employment areas.
(ii) A total of 1.13 hectares of employment land was lost in areas not designated as employment/ regeneration areas. The total amount of employment land in non-designated employment areas is not known.

(Source: London Development Database, GLA)

Indicator: **Core (1f)** Amount of employment land lost to residential development.

Target: Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.

Progress: Employment land was not lost to any residential uses through completions this year. From April 2005 to March 2006, total of 1.13 hectares of employment land was lost to residential developments comprising 92 units.

(Source: London Development Database, GLA)

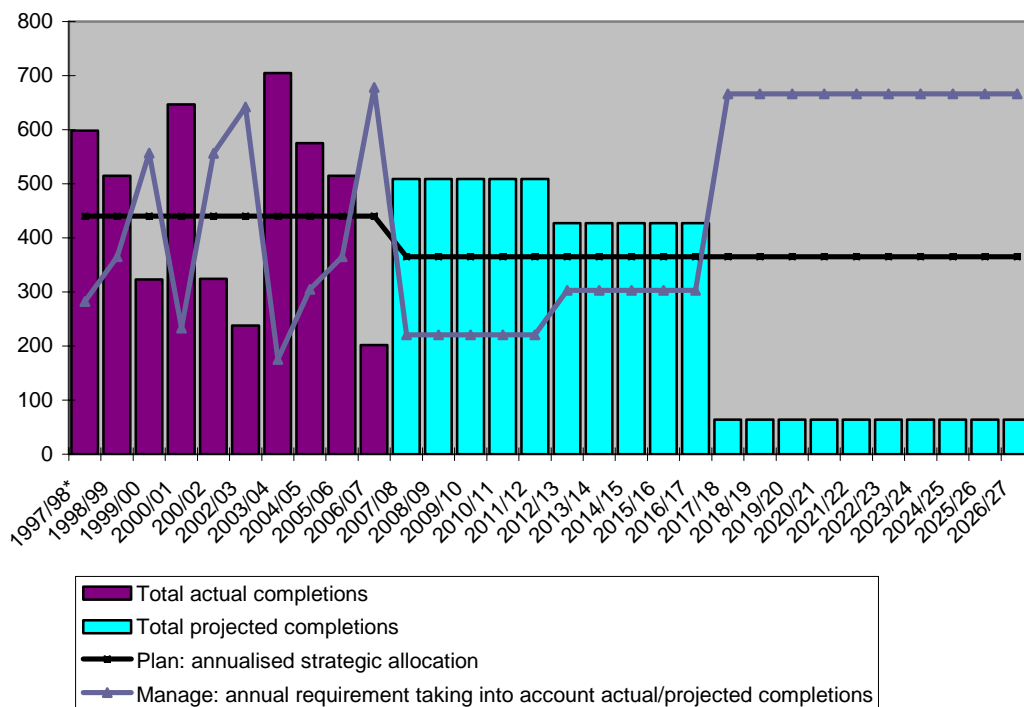
Housing

Indicator: Core (2a) 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

Figure 5: Hillingdon's Housing Trajectory (1997-2027)



Source: London Borough of Hillingdon, Planning and Community Services

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 building control data and site visits undertaken within the year. The redevelopment, conversion and change of use to

residential use are also recorded as part of the monitoring in the Housing Trajectory.

Existing London Plan requirements are based on calendar years 1st January 1997 to 31 December 2016. However, this projection has been adjusted to comply with Department for Communities and Local Government (DCLG) requirements for the presentation of data on financial years. 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 London Housing Capacity 2004 data and updated by new information on housing allocations which came forward from the LDF process.

The period covering April 2006 to the end of March 2007 acknowledged 202 housing completions. Completions data show large fluctuations from one year to another, this is mainly due to the way the Council collects completion data. 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.

Table 8: 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	575	440	405
Completions	2005/06	515	440	480
Completions	2006/07	202	440	242

Source: London Borough of Hillingdon, Policy and Environmental Planning Team 2006/07

Indicator: Core (2b) Percentage of new homes built on previously developed land.

Target: Target for BV106 2006/2007 was 95%. Annual target for 2007/2008, 2008/2009, and 2009/2010 years will be 95% as identified in the Council Plan.

Table 9: 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%			

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

Progress: During 2006/2007, 100% of new homes were built on previously developed land. Data collected for 2004/2005 and 2005/06 also indicate 100%. These figures are an improvement from 2003/2004 data, where 86% of new homes were built on previously developed land.

(Source: London Borough of Hillingdon, Fast Forward to 2010, Performance Indicators 2006-2007)

Indicator: Core (2c) Housing density.

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.

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 10 shows the progress we have made in this area
Figure 2 shows the housing density distribution within the borough

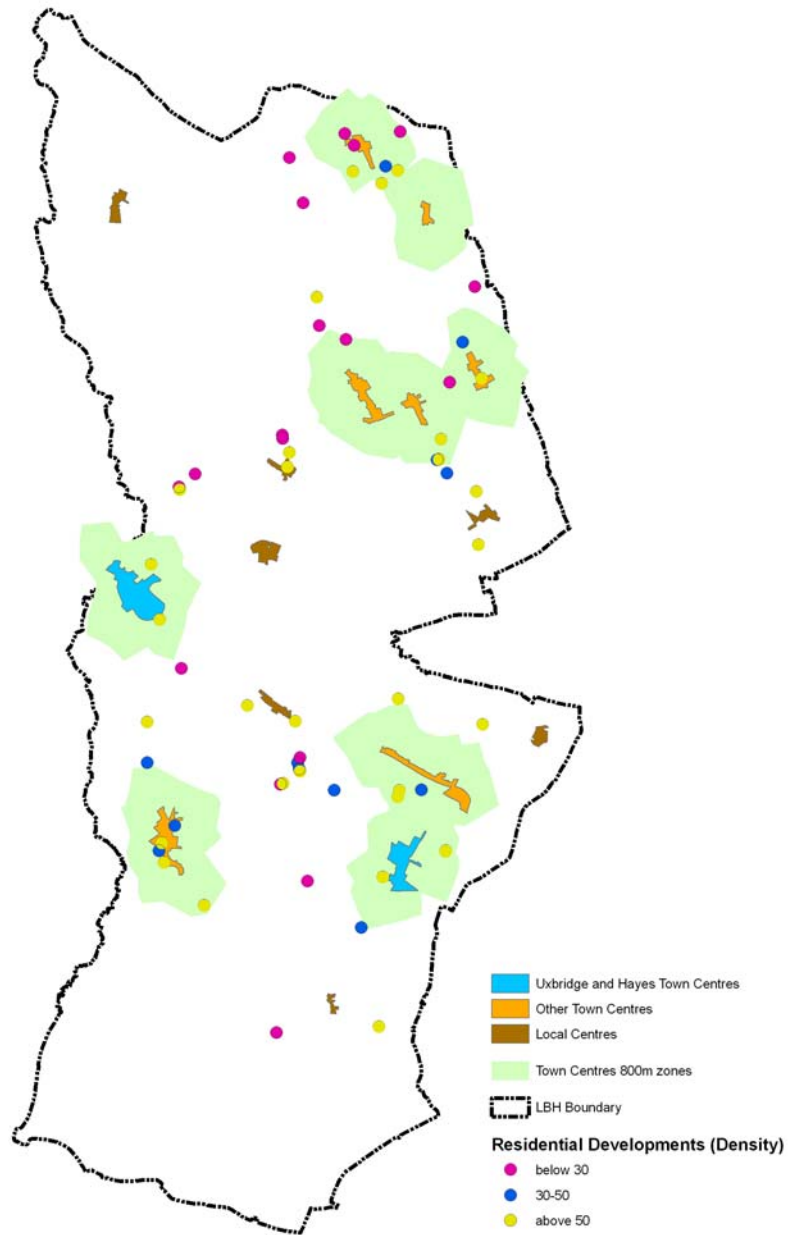
Table 10: Housing Densities

Density	Dwelling Completions (Percentage)		
	2004/05	2005/06	2006/07
i. less than 30 dwellings per hectare	2%	7%	16%
ii. between 30 and 50 dwellings per hectare	26%	23%	12%
iii. more than 50 dwellings per hectare	72%	70%	72%

Source: London Borough of Hillingdon, Policy and Environmental Planning Team 2006/07

30 to 50 units per hectare amounts to approximately 150 to 200 habitable rooms per hectare.

Figure 6. Housing Density Distribution in Hillingdon



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Indicator: Core (2d) Affordable housing completions

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

Progress: Table 11: Affordable Housing Completions 2006/2007

New built affordable housing	Vacant properties brought back into use (LO2)	Non self-contained (LO3)
37	396	1151

Source: London Borough of Hillingdon, Planning and Community Services

Table 12: LO2 - BV64 The number of private sector vacant dwellings that are returned into occupation or demolished during 2006/07 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	330	330
Actual	301	360	396			

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

During this year 37 affordable housing units were completed. This represents 18% of all 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 2006/07 396 private sector vacant dwellings were returned into occupation or demolished during the financial year as a direct result of action by the local authority, meeting the target of 310. How these are counted to make up for the 50% requirement in the London Plan requires further clarification from the Mayor. Please note that non self-contained completions include Sites 2 and 3 of Brunel University. These two sites included 1085 units of student accommodation.

Indicator: Local (LO1) Change of use of residential accommodation to other uses

Target: No net loss of residential accommodation

Progress: There were no losses of residential accommodation to other uses within this reporting year. During the period 1st April 2005 to 31st March 2006 there were only three residential losses to other uses. These included change of uses to a

dental surgery, an office and a care home for up to 6 adults with learning difficulties. This represents only a fraction of total residential completions.

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

Indicator: **Local (LO4)** Percentage of affordable housing secured on sites of at least 15 units.

Target: 50% affordable housing

Progress: In 2006/07 there were fourteen planning permissions comprising of at least 15 units or on sites of at least one hectare, amounting to 1445 residential units. 356 units out of 1445 were secured for affordable housing. This indicates that 37% of the 963 units granted on sites of at least 15 units are for affordable housing. It should be noted that these are planning permissions only and actual completions may vary.

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

Indicator: **Local (LO5)** Housing Tenure

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

Progress: **Table 13: Private and Affordable Units Completed during 2006/07**

Private	Affordable	
	Social rented	Intermediate (Shared Ownership + Key Worker)
	34 (92%)	3 (8%)
165 (82%)	37 (18%)	

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

During 2006-2007, 92% of affordable housing units secured through the planning system were for social rent and the remaining 8% for intermediate housing e.g. shared ownership and key worker schemes. The split is not very close to the envisaged target of 70/30 split. The number of private and affordable housing units comprise new built and conversions.

Indicator: **Local (LO6)** Housing Size

Target: Target to be developed

Progress: Table 14 below indicates no clear trend based on last three years' figures. However, it can be observed that 1 and 2 bedroom units make up most of annual completions.

Table 14: Percentage of different size units completed during 2006/07

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
1 bedroom units	34%	22%	26%	-	-	-
2 Bedroom units	49%	55%	44%	-	-	-
3 Bedroom units	12%	19%	17%	-	-	-
4 Bedroom units	3%	2%	9%	-	-	-
5+ Bedroom units	2%	2%	4%	-	-	-
	100%	100%	100%	-	-	-

(Source: London Borough of Hillingdon Strategy Section, Housing Monitoring 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 GLAs 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%.

Completions analysis above indicates a low turnout for larger units consisting of 4 or more bedrooms, where completion figures for these large units have fluctuated between 5% and 13%.

Health and Education

Indicator: **Local (LO8)** Amount of floor space developed for health and education facilities

Target: Insufficient data currently available to set a target

Progress: During the 2006/2007 year the following health and education developments have been granted:

- 291 square metres allocated for the erection of a nursery school building at Charville Primary School, Hayes (Jan).
- 150 square metres allocated for erection of classroom accommodation at Chantry School, Yiewsley (Jan).
- 149 square metres allocated for erection of detached building to form library, meeting room and staff rest area at Minet Junior School, Hayes (Feb)
- 454 square metres allocated for the conversion of part playing field into paved playground at Heathrow Primary School, Sipson (March)
- 18 square metres allocated to a training room which is part of a community resource centre at Wellbeck Avenue, Hayes. The total development totals 49 square metres (March)
- 900 square metres allocated for a two storey extension to create additional classrooms, ancillary facilities, new entrance and reconfiguration of car park at Oak Farm Infant and Junior School, Hillingdon (March)
- 195 square metres allocated to Willowtree Marina, Hayes, through the change of use from a boathouse to a childrens' nursery (April)
- 17 square metres allocated for the erection of storage area adjoining a scout hut in Hornend, Eastcote (April)
- 46 square metres allocated for the erection of storage hut at the rear of a scout hut on St Catherine's Road, Ruislip (May).
- 3790 square metres allocated for redevelopment of John Penrose School, Harefield involving erection on new buildings and demolition of existing buildings (June).
- 20 square metres allocated for two small infill extensions to junior classrooms at Deansfield Primary School, Ruislip (June)
- 130 square metres allocated for two additional classrooms at Newnham Junior School, Ruislip (June)
- 27 square metres allocated for enclosed play area for nursery children at Hayes Park School, Hayes (June).
- 581 square metres allocated for new engineering block at Doug Martyrs School Ickenham (July)

- 73 square metres allocated in the form of a single storey extension to provide new toilet, new kitchen, medical room and rebuilt link corridor at Coteford Infants School, Eastcote, Pinner (August)
- 167 square metres allocated for alterations to side elevations and internal alterations at the Islamic Education Centre, Hayes (August).
- 140 square metres allocated for the erection a building to be used as an art studio at Breakspear Junior School (August)
- 137 square metres allocated for Art/Design and Technology classroom at St Martins School, Northwood (September)
- 56 square metres allocated for infill classroom at St. Swithun Wells School, Ruislip (September).
- 75 square metres allocated for use of timber classroom as a childrens' day nursery at Shepherds Hill House, Harefield (October)
- 180 square metres of replacement classrooms at Cherry Lane Primary School (October)
- 70 square metres allocated for change of use from residential to educational provision at 227 Long Lane, Hillingdon. (November)
- 180 square metres allocated to erection of a single storey annexe at the Paul Strickland Scanner Centre, Mount Vernon Hospital, Northwood (November)
- 315 square metres allocated to erection of a single storey building at Acorn Youth Club, Ruislip (November)
- 150 square metres allocated for change of use from pharmacy to dental surgery at 292 West End Road, Ruislip (November).
- 130 square metres allocated for erection of two classrooms at St Helen's College Upper School, Hillingdon (November).

Indicator: **Local (LO9)** Amount of section 106 monetary contributions agreed by deed to be allocated towards health and education facilities.

Target: Target to be developed in 2006/07

Progress: Based on deeds signed between 1st April 2006 and 31 March 2007 an estimated monetary contribution of £635,492 for education facilities and £27,154 for health facilities has been agreed. In addition to these figures a financial contribution of £131.50 per resident towards the provision of primary health care facilities in the Uxbridge Area has been signed with respect to a 124 unit development consisting of two, three, and four bedroom units. During the last financial year from 1st of April 2005 to 31st of March 2006, approximately £140,500 have been agreed to be collected for the Local Education Authority and around £22,000 were agreed to be collected for the Hillingdon Primary Care Trust. Amounts will continue to be monitored in the 2006/2007 AMR.

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

Transport

- Indicator:** **Core (3a)** Amount of completed non-residential development within Use Class Orders A, B, and D complying with car-parking standards set out in the local development framework.
- Target:** 100%
- Progress:** This data is collected by the Council but there is currently no summary information that has been centrally logged. For future annual monitoring requirements this information will be collected/recorded in a new database where these statistics can be easily assessed.

- Indicator:** **Core (3b)** Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centre(s).
- Target:** To be developed in conjunction with the Local Implementation Plan (LIP)
- Progress:** This data is collected by the Council but there is currently no summary information that has been centrally logged. For future annual monitoring requirements this information will be collected/recorded in a database where these statistics can be easily assessed.

- Indicator:** **Local (LO13)** 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 2006/07 was 86%. Targets for 2007/08, 2008/09 and 2009/10 are 91%, 92%, and 92% respectively.
- Progress:** Within the reporting period, 91% of footpath's total lengths and other rights of way were easy to use by members of the public. This is an improvement of 11% from 2004/05, where only 80% of footpath and other right of way were easy to use by the public.

Table 15: BV178 Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	58%	85%	86%	91%	92%	92%
Actual	80%	84%	91%	NA	NA	NA

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

Indicator: **Local (LO10)** 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 2006/07 the following financial contributions have been signed by deed: £15,000 black cab stand removal, £40,000 footpath paving, £15,000 kerb realignment, £10,000 alleyway upgrade, £10,000 construction training contribution, up to £65,000 if requested for pedestrian crossing, and £10,000 for street lightning.

(Source: London Borough of Hillingdon Planning Community Services)

Local Services

Indicator: **Core (4c)** Amount of eligible open spaces managed to Green Flag Award standard

Target: Seek increase of open spaces managed to Green Flag Award Standard

Progress: In 2007 London Borough of Hillingdon had thirteen open spaces managed to Green Flag award standard.

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

Site	ha	2005	2006	2007
Churchfield Gardens	1.89			
Lake Farm Country Park*	25			
Barra Hall Park	8.5			

Cowley Recreation Ground	6.48			
Fassnidge Park*	3.04			
Harefield Village Green*	1.85			
Little Harlington Playing Fields	7.32			
Cranford Park*	53.75			
Uxbridge Common*	5.69			
Norman Leddy Memorial Gardens*	2.17			
Harmondsworth Moor	97			
Ruislip Woods*	265			
Breakspear Crematorium	10.5			
Total	488.19			

Sites that hold Green Flag Award

Sites that are managed to Green Flag Award Standard

These sites represent approximately 35% of the borough’s 1403.88 hectares of parks and open spaces. This is an improvement from last year’s figures where approximately 33% of the borough’s 1403.88 hectares of parks and open spaces were managed to green flag award standard. The awards were the result of a long and continuing partnership between local community groups and the council’s Green Spaces Team.

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

Indicator: Local (LO14) Total number of conservation areas in the borough.

Target: To maintain the number of conservation areas in the borough. The target for 2005/06 was 28 (BV219a). There are no targets set for future reporting periods.

Progress: Currently there are 30 conservation areas in the borough. The Council has a rolling program of Conservation Area designation and review, two new conservation areas; the Glen, Northwood and the Eastcote Park Estate were designated this year. In addition, Orchard Way and the Barnhill Estate, Hayes were designated as Areas of Special Local Character (ASLC) and the North Uxbridge ASLC was extended.

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

Indicator: **Local (LO15)** 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, and 2008/09 are 10.71%, 25.00%, and 35.71% respectively.

Progress: This year three Conservation Area Appraisals have been produced and were adopted, these cover the Harmondsworth Village, Longford Village and the Eastcote Park Estate Conservation Areas. In addition, an Appraisal and Management Plan for The Glen and a Management Plan for the Eastcote Park Estate were agreed for public consultation at Cabinet in November. The process of producing further Conservation Area Appraisals will continue with the aim of producing three in each year.

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%	-	-	-

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

Indicator: **Local (LO40)** Number of listed buildings at risk

Target: Reduction in the number of listed buildings at risk

Progress: The Borough contains 30 Conservation Areas, 13 Areas of Special Local Character (ASLC), 411 statutory listed buildings, 124 locally listed buildings, 6 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. Number of listed buildings at risk register has not changed from the previous year.

Table 25: Local (LO40) Number of listed buildings at risk					
	2005/06	2006/07	2007/08	2008/09	2009/10
Total	541	541	-	-	-
At Risk	19	19	-	-	-
Percentage	3.5%	3.5%	-	-	-

Source: English Heritage Register of Buildings at Risk 2007, www.english-heritage.org.uk/bar

Indicator: **Core (4a)** Amount of completed retail, office, and leisure development

Target: 800 square metres of retail development per annum.

Progress: During 2006/07 a total of 13,840 square metres of office developments have been completed. As of 1st April 2007, there were around 71,000 square metres of retail, office, and leisure developments under construction. However, the Borough hasn't met the 800 square metre target for retail completions for this reporting period.

During 2007 there has been a steady uptake of office space in the Borough, especially at Stockley Park and Uxbridge. However the office market in Yiewsley and West Drayton is particularly depressed as it struggles to compete with Uxbridge. In Hayes, the new owners of Hyde Park have begun to refurbish the former Safeways site. In South Ruislip, the Odyssey Business Park has seen the arrival of new tenants following the purchase of the site by UBS in 2005 with the final building was being refurbished in 2007. In addition Widewater Place in Harefield has found similar success in attracting tenants. It is anticipated that during 2008 Uxbridge will continue to build on its success as a number of refurbished buildings will come on to the market.

Occupancy levels across the borough's town centres, parades and retail parks is generally very good and are comparable with previous years despite the slowing of the economy. Following the sale of the Mall Pavilions in Uxbridge in 2006, refurbishment began during 2007. The refurbishment of the Lombardy Retail Park was largely completed during 2007. Following the Panel's Report into the Further Alterations to the London Plan in 2007, Uxbridge is likely to be upgraded from a Major to a Metropolitan centre early in 2008.

Table 26: Amount of completed retail, office, and leisure development 2006/07						
	Granted		Under Construction		Completed	
	Loss	Gain	Loss	Gain	Loss	Gain
Retail (A1) m ²	1,913	5,195	2,345	1,670	2,412	-
Office (B1) m ²	5,833	26,334	10,576	54,621	-	13,840
Leisure (D2) m ²	-	6,740	1,800	15,165	-	-

(Source: London Development Database, GLA)

Indicator: **Core (4b)** Amount of completed retail, office, and leisure development in town centres.

Target: 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. There are currently no targets for office and leisure developments.

Progress: None of the completed retail and office developments were located in any of the town centres.

(Source: London Development Database, GLA)

Indicator: **Local (LO7)** Amount of secured and implemented 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 2006/2007 a total of £10,000 of developer contributions had been allocated to fund improvements to shopping and town centres from new developments.

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

Indicator: **Local (LO51):** Number of hotel and visitor accommodation rooms in the borough

Target: 3,800 new rooms between 2007 – 2026

Progress: At the end of 2006 there were 8,155 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 resulting in net extra room requirement of 3,000 more rooms as 800 rooms are anticipated to be lost. The report predicts that the majority of this estimate will be required by 2012 .

Planning permission has been granted for 1,963 new rooms. During 2007 three new hotels were under construction at Terminal 5, Heathrow (600 rooms), Hayes (246 rooms) and Uxbridge (120 rooms). Following the demolition of the Master Brewer Hotel in 2007 and the loss of 106 rooms, there is a net gain of 860 rooms.

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

Air Quality

Indicator: **Local (LO11)** 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 2006 illustrate that achievement of the annual mean NO₂ standard of 40µgm⁻³ in the Borough and surrounding region has been a problem for several years. During 2006 it was not achieved at five monitoring stations: LHR2 (53.2µgm⁻³), London Hillingdon (49.7µgm⁻³), Hillingdon 1 (41.8µgm⁻³), Hillingdon 3 (41.1µgm⁻³) and Sipson (45.0µgm⁻³). Hillingdon 1 and 3 are roadside sites while LHR2 is situated at the airport where heightened concentrations may be expected. However, London Hillingdon and Sipson are suburban and urban background sites representative of much of the part of the Borough close to the airport and major roads.

(Source: London Borough of Hillingdon Air Quality Action Plan Progress Report 2007)

Table 16: Annual average concentrations of nitrogen dioxide (NO₂) in specific parts of the Borough.

Location	Site Type	Annual average 2005	Number of exceedences of hourly mean	Prediction for 2010
Hillingdon Hospital	R	38.5	0	31.7
South Ruislip	R	46	4	37.9
West Drayton (AURN site)	S	45	0	39
Harlington (AURN site)	B	38.4	1	32.9
Heathrow Airport	B	50	3	42.8

S/B = suburban/background

R = roadside

Waste

Indicator: **Core (6a)** Capacity of new waste management facilities by type.

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: **Core (6b)** Amount of municipal waste arisings, and managed by management type, and the percentage each management type represents of the waste managed.

Target: Target for the amount of municipal waste arisings to be developed as part of West London Waste DPD. Recycling and composting targets for Household

Waste have been set by BV82a and BV82b as 18% and 12.5% respectively for 2006/07.

Progress: Amount of annual municipal waste increased every year until 2001/02. It has plateaued at around 170,000 tonnes since this date. During 1996/1997 the Borough managed 135,181 tonnes of municipal waste. This figure was 158,960 tonnes during 2000/2001 and 163,190 tonnes between April 2005 and March 2006. Household waste represented approximately 79% of total municipal waste. During 2004/05 recycling per household was approximately 350 kilograms. In 2006/07 actual figures indicate that 18.60% of household waste as recycled (BV82a), which was above the set target. During the same period 12% of household waste was composted (BV82b). This is slightly below the target of 12.5%. If these figures are considered taking account of the municipal waste data, then the overall recycling rate drops to 13% and the composting rate to about 9% (figure 9).

Figure 7. Total Municipal Waste Arising

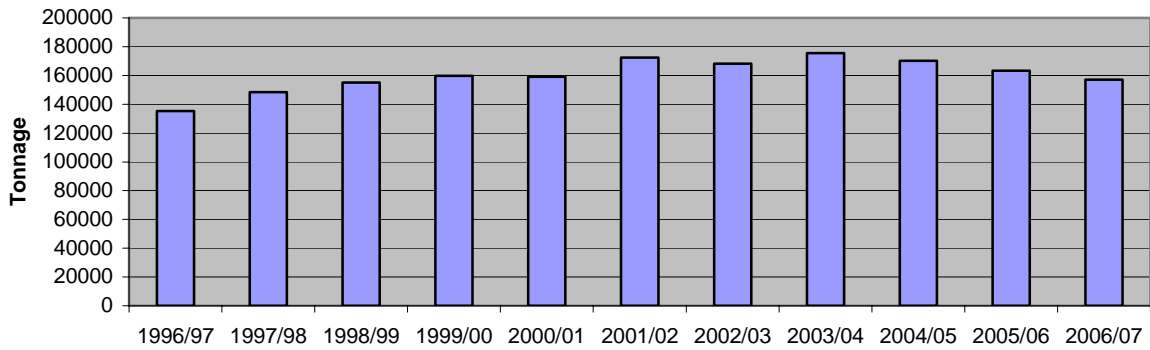
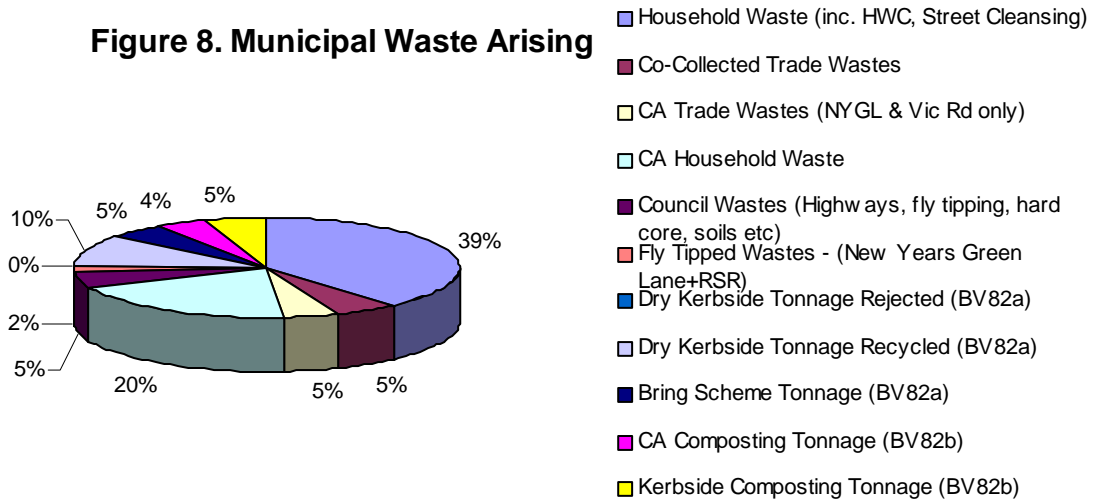
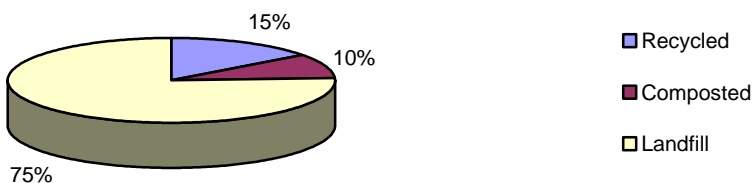


Figure 8. Municipal Waste Arising



**Figure 9. Municipal Waste Managed by Management Type
2006/07**



The amount of waste recycled from 1st April 2006 to 31st March 2007 amount to 23,047 tonnes and the amount of waste composted was 14,934 tonnes. The remaining 118,990 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)

Table 17: Percentage of household waste recycled: <u>Source BV82a (i)</u>						
	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%	-	-	-

Table 18: Tonnage of household waste recycled: <u>Source BV82a (ii)</u>						
	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	-	-	-

Table 19: Percentage of household waste composted: <u>Source BV82b (i)</u>						
	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%	-	-	-

Table 20: Tonnage of household waste composted: <u>Source BV82b (ii)</u>						
	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	-	-	-

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

Minerals

Indicator: **Core (5a)** Production of primary land won aggregates

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.

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

Indicator: **Core (5b)** Production of secondary/recycled aggregates

Target: Not identified

Progress: This data is not available.

Biodiversity

Indicator: **Core (8)** Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type), and
(ii) 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 and the number of species in Hillingdon
(ii) Minimise loss of designated areas to development

Progress: The Cabinet approved Hillingdon’s Biodiversity Action Plan in December 2006. Currently there is no data available to monitor change in priority habitats and species (by type or area). The following table indicates changes in status of Sites of Importance for Nature Conservation (SINC).

Table 27: 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

Renewable Energy

Indicator: **Core (9)** Renewable energy capacity installed by type

Target: Increase in the number of planning permissions which incorporate renewable energy facilities by type; increase in the number of major non-residential applications of more than 1,000 square metres and residential developments of 10 or more units incorporating renewable energy schemes to obtain at least 10% of their predicted energy requirements on site.

Progress: This data will be added to future annual monitoring reports.

Indicator: **Local (LO12)** The average standard assessment procedure (SAP) rating of local authority owned dwellings.

Target: 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.

Progress: Energy efficiency is measured by Hillingdon’s average SAP rating for local authority owned dwellings. This is 73.44 out of 120 (2006/07) an increase from the previous two years and already reaches the borough set target for 2007/08. The percentage improvement in energy efficiency in the housing sector has increased yearly, by 3% in 2005/06, 1.5% in 2003/04 and 2.05% in 2002/03.

Table 22: The average SAP rating of local authority owned dwellings: BV63						
	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	-	-	-

Source: Hillingdon’s Council Plan – Fast Forward to 2010, Performance Supplement 2006/07

Flood Protection and Water Quality

Indicator: **Core (7)** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

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

Progress: Data supplied by the Environment Agency has confirmed that between 1st April 2006 and 31st March 2007 there were no planning applications objected to by the Environment Agency on water quality grounds. However, Environment Agency raised objections regarding flood protection on 16 planning applications, of these 6 resulted in refusal, 4 were withdrawn, and 3 are still awaiting decision. The remaining 3 applications were modified to the requirements stipulated by the Environment Agency with conditions attached to their decisions.

(Source: London Borough of Hillingdon, Planning and Community Services and http://www.environment-agency.gov.uk/commondata/103599/frobj_south0607_1751878.doc)

Table 21: Planning Permissions initially objected by the Environment Agency

	Planning Reference	Nature of Proposed Development	Reason for Agency Objection	Outcome
1.	19731/APP/2006/1436	- Major	<ul style="list-style-type: none"> Unsatisfactory FRA/FCA Submitted 	Withdrawn 03/08/2006
2.	24543/APP/2006/2599	Residential - Minor	<ul style="list-style-type: none"> Loss/Restricted Access to Watercourse 	On previous similar scheme, EA advised the use of conditions and did not object to the proposal. That application was approved on this basis. Therefore, this application could not have been refused on these grounds. Approved on 28/11/2006
3.	2410/APP/2007/123	Other - Major	<ul style="list-style-type: none"> Insufficient Info - Flood Risk 	Refused on 02/04/2007
4.	2292/APP/2006/2475	Mixed Use - Major	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA/FCA 	Decision not yet given.
5.	4161/APP/2006/1610	Caravan Sites - Minor	<ul style="list-style-type: none"> Loss/Restricted Access to Watercourse PPG25/TAN15 - Request for FRA 	Decision not yet given.
6.	61910/APP/2006/1591	Residential - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Refused on 27/07/2006
7.	52580/APP/2006/1653	Other - Minor	<ul style="list-style-type: none"> Risk of Flooding 	Withdrawn on 07/08/2006
8.	48427/APP/2006/1320	Residential - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Refused on 30/06/2006
9.	61891/APP/2006/1553	Residential - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Refused on 29/06/2007
10.	28301/APP/2006/1059	Residential - Major	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Refused on 30/06/2006
11.	6262/APP/2006/959	Residential - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Refused on 03/04/2007
12.	8351/APP/2006/807	Offices/Light Industry - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Withdrawn on 14/06/2006
13.	19731/APP/2006/1436	Educational - Major	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Withdrawn on 03/08/2006
14.	2819/APP/2006/1596	Other - Minor	<ul style="list-style-type: none"> Loss of access to the development Loss/Restricted Access to Watercourse 	Decision not yet given.
15.	59935/APP/2006/1338	Residential - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	FRA was submitted on a previous application. Approved on 21/09/2006
16.	48338/APP/2006/1745	Other - Minor	<ul style="list-style-type: none"> PPG25/TAN15 - Request for FRA 	Objection removed by EA, conditions attached to the decision. Approved on 08/08/2006

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.1 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 will be 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 demands 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 31 March 2007 are 4642 units. This exceeds the strategic requirement of 440 new dwellings per annum (4400 units over ten years). 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 2006/07-20016/17.

- 6.5 Five Year Supply of Deliverable Land for Housing: October 2007 published by the London Borough of Hillingdon illustrates a supply of 2,546 units for the period 01 April 2007 to 31 March 2012 exceeds the strategic housing requirements of the London Plan for the same period (1825 units).
- 6.6 The provision of housing in Hillingdon has relied to a large 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 LDF Issues and Options and Preferred Options stages (4682 new units) in the period 2007/08-20016/17.
- 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 2006 to 31 March 2007 there were no residential losses to other uses.

Local Services

- 6.8 The demand for office space in Hillingdon has improved since 2004 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 Review 2006, 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.

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 Since the UDP Saved Policy document was adopted in September 2007, housing density has been determined by The London Plan Density Matrix and HDAS – 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 2006/07, 72% of the new residential development took place at a density above 50 units per hectare. This has been consistent over the last three reporting periods. The remaining 28% of the new development took place at a lower density thus reflecting the suburban character of the Borough. However, 16% of the new developments took place below the minimum density requirements. There is an increase in developments below 30 units per hectare. During 2004/05 only 2% of completions were below the minimum density guidelines. 2005/06 experienced an increase to 7% following with this reporting year's 16%.

- 6.10 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 All housing completions for the period 2006/07 took place on previously developed (brownfield) land. A number of factors outside the local authority powers can influence the recycling of previously developed land. Sufficient brownfield land has been identified for housing up to 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 PPG6 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. During 2006/2007, 100% of employment floorspace developed was in previously developed land.

Design

- 6.13 Saved UDP Saved 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 Guidance (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.

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

- 6.15 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 2005/2006 various planning permissions were granted for extensions, developments, and for redevelopment of existing facilities. Some of the permissions are for the facilities within the John Penrose School, Doug Martyrs School, Charville Primary School, Heathrow Primary School, Oak Farm Infant and Junior School. Planning permissions exceed 8,000 square metres of developments for the education sector and around 330 metres for the Health facilities.
- 6.16 Based on deeds signed between 1st April 2006 and 31 March 2007 an estimated monetary contribution of £635,492 for education facilities and £27,154 for health facilities has been agreed. In addition to these figures a financial contribution of £131.50 per resident towards the provision of primary health care facilities in the Uxbridge Area has been signed with respect to a 124 unit development consisting of two, three, and four bedroom units. During the last financial year, from 1st of April 2005 to 31st of March 2006, approximately £140,500 have been agreed to be collected for the Local Education Authority and around £22,000 were agreed to be collected for the Hillingdon Primary Care Trust. Amounts will continue to be monitored in the 2007/2008 AMR.

Safety

- 6.17 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

- 6.18 Policies contained within the Unitary Development Plan Accessibility and Movement chapter aim to encourage ways to manage land-use developments so that they

minimize the demands on the transport system and reduce dependence on the private car. In particular, Saved UDP Policy AM1 together with the London Plan 2004 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.

- 6.19 Parking standards contained within the Unitary Development Plan and a subsequent revision in 2001, 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 process and have been continued through into the 'Preferred Options' of the LDF, 2005. Implementation of the car parking policies can be measured by analysing the amount of completed non-residential developments complying with car-parking standards. This information is not currently available and the analysis will be incorporated into future annual monitoring reports.
- 6.20 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 SPG on Planning Obligations, 2003. The Council's commitment to Section 106 agreements has been re-emphasised within transport policies in the 'Revised Preferred Options' of the LDF, 2006.

Access to buildings and spaces

- 6.21 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.

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

Air Quality

- 6.22 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.
- 6.23 The 2005 progress report of the Air Quality Action Plan states that there is no evidence of progress towards achieving the standard.
- 6.24 The Unitary Development Plan policy document contained a policy specific to air quality (OE6), which allowed for refusal of applications based on air pollution factors and the Air Quality Supplementary Planning Guidance supports this policy. OE6 is no saved in the UDP Saved Policies document. Officers now relying on London Plan Policy 4A.6 (Improving Air Quality) and its supporting text to be used (instead of Policy OE6). 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.
- 6.25 The Core Strategy of the emerging LDF will support greater provisions 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

- 6.26 Hillingdon contains a number of water bodies including the Colne, Frays, and Wraysbury Rivers, Yeading Brook and The Grand Union Canal. The Environment Agency launched the use of new Flood Zone maps in July 2004, in accordance with Planning Policy Guidance 25: Development and Flood Risk. This uses the following zoning:
- Flood Zone 1 - lowest probability of flooding from rivers, where the chance of flooding in any one year is less than 0.1% (a 1000 to 1 chance).

- Flood Zone 2 - chance of flooding in any one year between 0.1% and 1% fluvial (between a 1000 to 1 and a 100 to 1 chance).
- Flood Zone 3 - highest probability of flooding. The chance of flooding in any one year is greater than or equal to 1% (100 to 1 chance).

- 6.27 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.
- 6.28 Water quality in the borough is measured by the Environment Agency. In 2005 92% of measured waterways had good to fair biological water quality, with 93% having good to fair chemical water quality. Water quality has been increasing in the borough and is just short of the national targets set at 94% for both chemical and biological water quality.
- 6.29 In years 2004/05, 2005/06, and 2006/07 there was no instance where permission for development was granted contrary to the final advice of the Environment Agency 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.
- 6.30 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

- 6.31 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. To conform with this objective, major commercial applications over 1000 square metres and residential developments of 10 or more units should seek to produce 10% of their energy through on site renewable energy generation. A number of schemes are beginning to emerge in Hayes and Ruislip. This will be monitored in subsequent annual monitoring reports. This requirement has been identified in the emerging Local Development Framework.
- 6.32 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

- 6.33 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 LDF 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.
- 6.34 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.
- 6.35 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.
- 6.36 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

- 6.37 The Borough contains 30 Conservation Areas, 13 Areas of Special Local Character (ASLC), 411 statutory listed buildings, 124 locally listed buildings, 6 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.
- 6.38 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

- 6.39 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. These spaces also provide 'ecological services' such as helping with flood control and improve air quality.

Minerals & Waste

- 6.40 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.
- 6.41 Over time landfill sites will reach capacity and will be restored according 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.
- 6.42 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.
- 6.43 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

- 6.44 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 the increased access by Londoners to experiencing nature.
- 6.45 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.
- 6.46 Saved UDP policies and the 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 LDF.

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

- 6.47 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.
- 6.48 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 Hillingdon's Biodiversity Action Plan.
- 6.49 Monitoring should also record the amount 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

- 6.50 Saved UDP policies contribute to this objective. These include; Policy H4 and H5 which provide advice on the housing mix, policy H10 on non-self contained accommodation and Policy H11 on the provision of affordable housing from private developed sites.
- 6.51 70% of the units completed in 2006/2007 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 72% of all housing completions during 2005/06 and 83% during 2004/05. There is a decreasing trend of completed one and two bedroom units in the borough. 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.
- 6.52 The Draft LDF Core Strategy addresses the above imbalance by recommending minimum housing size mix requirements as part of new residential development.
- 6.53 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 2006/07, 1151 non self-contained units were gained through completions. This figure included two Brunel sites for 1085 student accommodation.
- 6.54 Saved Unitary Development Plan policy H11 requires the provision of 25% affordable housing units from private development sites of at least 25 units or comprising at least 1 hectare. However, since the adoption of the Unitary Development Plan considerable changes to planning policy guidance have taken place. In 2001, the Council prepared an Affordable Housing Best Practice Note which requires the provision of 35% affordable habitable rooms per hectare for sites comprising of at least 1 hectare or able to accommodate at least 25 units. More recently the London Plan (2004) and Hillingdon's Affordable Housing Supplementary Planning Document (2006) has moved this threshold to 50%.

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

- 6.55 Saved UDP policies LE2, LE4 and London Plan Policy 3B.1 promoting employment development. During 2006-2007 there have been noticeable new investments in the borough by Pro Logis, Brixton, Segro, Chancery Gate and British Steel Pensions Fund. Much of the floorspace currently under construction replaces older buildings. In the Heathrow Area, the opening of Terminal 5 in March 2008 has been driving the investment. Take up has been strong in Hayes and South Ruislip. Whilst there has been uptake in Uxbridge, there is currently a strong supply of both new and second hand units.

Local Services

- 6.56 PPG6 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 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.
- 6.57 PPS6 and London Plan policy 3D.1 seek that retail development is appropriate in type and scale to its function and location. Occupancy levels across the borough's town centres, parades and retail parks is generally very good and are comparable with previous years despite the slowing of the economy. Following the sale of the Mall Pavilions in Uxbridge in 2006, refurbishment began during 2007. The refurbishment of the Lombardy Retail Park was largely completed during 2007. Following the Panel's Report into the Further Alterations to the London Plan in 2007, Uxbridge is likely to be upgraded from a Major to a Metropolitan centre early in 2008.
- 6.58 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

Appendix

List of Local Development Framework Core Output Indicators Update 1/2005

BUSINESS DEVELOPMENT

- 1a Amount of floorspace developed for employment by type.
- 1b Amount of floorspace developed for employment by type, in employment or regeneration areas.
- 1c Amount of floorspace by employment type, which is on previously developed land.
- 1d Employment land available by type.
- 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.
- 1f Amount of employment land lost to residential development.

HOUSING

- 2a Housing trajectory showing:
 - (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - (ii) net additional dwellings for the current year;
 - (iii) 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;
 - (iv) the annual net additional dwelling requirement; and
 - (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
- 2b Percentage of new and converted dwellings on previously developed land.
- 2c 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.

- 2d Affordable housing completions.

TRANSPORT

- 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.
- 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

LOCAL SERVICES

- 4a Amount of completed retail, office and leisure development.
- 4b Amount of completed retail, office and leisure development in town centres.
- 4c Amount of eligible open spaces managed to Green Flag Award standard.

MINERALS

- 5a Production of primary land won aggregates.
- 5b Production of secondary/recycled aggregates.

WASTE

6a Capacity of new waste management facilities by type.

6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

FLOOD PROTECTION AND WATER QUALITY

7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

BIODIVERSITY

8 Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

RENEWABLE ENERGY

9 Renewable energy capacity installed by type.