

**London Borough of Hillingdon**

**DEVELOPMENT PLAN  
ANNUAL MONITORING REPORT  
2007/2008**

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

**December 2008**



**HILLINGDON**  
LONDON



INVESTOR IN PEOPLE

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## **1. INTRODUCTION**

- 1.1 Local authorities were required by the Local Government Act, 1985 to prepare Unitary Development Plans (UDP). These plans contain policies and proposals and they regulate the development and use of land in the public interest in a borough. Hillingdon's UDP was formally adopted on the 30<sup>th</sup> September 1998.
- 1.2 In 2004 the Government introduced a new development plan system. This system created Local Development Frameworks (LDF). This framework will comprise a series of local development documents (LDD), both statutory and non-statutory that will set out a borough's policies and spatial strategy for meeting the economic, environmental and social aims and aspirations of the existing and future communities. The reform of the planning system was set out in the Planning and Compulsory Purchase Act 2004, which came into force on 28<sup>th</sup> 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.

### **Requirements of the Act**

- 1.3 Section 35 of the Act requires the Council to make an Annual Monitoring Report (AMR) to the Secretary of State containing information on the implementation of the local development scheme (LDS) and the extent to which policies set out in the local development documents (LDDs) are being achieved. The AMR and the role of monitoring is also highlighted in Government policy on 'Delivering Sustainable Development' (PPS1 para 10) and in Planning Policy Statement 12 (PPS12). Paragraphs 4.45 to 4.52 of the PPS12 sets out the key policy requirements in terms of Local Development Framework monitoring and annual monitoring reports. From this statement Local Planning Authorities are required to:
- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
  - assess the extent to which policies in the local development documents are being implemented;
  - 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 also require the monitoring of net additional dwellings in any part of the area of the authority. These figures will be submitted as part of the Housing Trajectory.

## **Timing and Publication of the Annual Monitoring Report**

- 1.5 Annual Monitoring Report will be submitted to the Secretary of State by 31<sup>st</sup> December and it will assess the previous period 1<sup>st</sup> April to 31<sup>st</sup> March. 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 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 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 12<sup>th</sup> December 2006.

### **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 27<sup>th</sup> 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 2007/08 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 12<sup>th</sup> of October 2005 to 23<sup>rd</sup> 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 DPD**

### **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 16<sup>th</sup> 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 12<sup>th</sup> 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 7<sup>th</sup> February to 26<sup>th</sup> March 2007. Hillingdon's Core Strategy timetable is also effected by the Heathrow 3<sup>rd</sup> runway consultation as the outcome of the consultation will have to be considered by the Core Strategy.
- 2.11 The provisional dates of submission for the Core Strategy, Proposals Map, Site Allocations DPD, and the Southern Hillingdon Area Action Plan are now scheduled for November 2010 to July 2011.
- 2.12 The Draft Health and Education Area Action Plan has been withdrawn as a Development Plan Document following the Cabinet decision on 12<sup>th</sup> 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 2007/08 an officer Steering Group representing the London Boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames was formed to progress the West London Waste Plan, a joint Development Plan document. The procurement process to appoint consultants commenced and invitations to tender for the work were posted on OJEU on 17<sup>th</sup> January 2008. Consultants were appointed on 8<sup>th</sup> April 2008 and project commenced on the 9<sup>th</sup>. Issues and Options consultation is due to be completed by 30<sup>th</sup> January 2009. The proposed timetable envisages a formal submission date of October 2010.

## **Supplementary Planning Documents (SPDs)**

### **Hillingdon Sustainable Design and Construction**

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

- 2.16 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 12<sup>th</sup> December 2006, approval was given for the final version, adoption and publication of the Action Plan in January 2007. Due to staffing shortages this document is still awaiting adoption.

### **Hillingdon Design and Accessibility Statement (HDAS)**

- 2.17 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 20<sup>th</sup> 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**

- 2.18 The Noise SPD was approved by Cabinet in May 2005 and public consultation took place in August/September 2005. This document was formally adopted on 24<sup>th</sup> May 2006.

### **Live-Work**

- 2.19 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 24<sup>th</sup> May 2006.

### **RAF West Drayton/ Porters Way Planning Brief**

- 2.20 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.
- 2.21 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 22<sup>nd</sup> December 2005.

### **Affordable Housing SPD**

- 2.22 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 9<sup>th</sup> March 2006. This document was formally adopted on 24<sup>th</sup> May 2006. Revisions to the Affordable Housing SPD is scheduled to take place during 2009.

### **Planning Obligations SPD**

- 2.23 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).
- 2.24 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 18<sup>th</sup> October 2007 and adopted in May 2008.

### **RAF Uxbridge Planning Brief**

- 2.25 A supplementary planning document (SPD) has been developed to guide the future development of RAF Uxbridge. The Council consulted widely for ideas to develop the SPD in September-October 2007 and again formally consulted on the draft SPD in September-October 2008. Following the positive response to the document through consultation, the SPD is expected to be adopted by the Council in January 2009.

### **Sustainability Appraisal Scoping Report**

- 2.26 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**

- 2.27 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
- 2.28 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.
- 2.29 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.

### **Proposed Changes to the Local Development Scheme**

- 2.30 Proposed revisions to the 2005 approved Local Development Scheme were submitted to Government Office for London in late March 2007 (upon Cabinet approval) as required by regulations but progress was halted due to the emerging Planning Bill. Significant changes in the planning system during 2007 required a revision to be made to Hillingdon's LDS putting formal approval of the LDS on hold. A revised LDS was

approved by Council in March 2008 to meet the government's updated 31 March 2008 deadline. This document was submitted to the Government Office. However in June a revision to PPS12 was published which had a number of key changes integrated within it. Following a meeting with officers from Government Office for London (GOL) and subsequent discussions a further reassessment of the LDS has been undertaken. Revised LDS will be considered at the Cabinet Meeting on 18<sup>th</sup> December 2008.

**Table 1: Local Development Scheme (December 2006) Key Milestones Chart**

DEVELOPMENT PLAN DOCUMENTS	2005					2006					2007					2008													
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
Core Strategy and Generic Development Control Policies	1			2								2a			3			4	5								6		
	1			2									2a																
Site Allocations	1			2											3			4	5										
	1			2																									
Southern Hillingdon Area Action Plan	1			2											3			4	5										
	1			2																									
Uxbridge Area Action Plan																												2	

LDS Milestone (December 2006)	
1	Commencement of Preparation
2	Preferred Options
2a	Revised Preferred Options
3	Submission to Secretary of State
4	Pre-Examination Meeting
5	Public Examination
6	Estimated Date of Adoption

Actual Progress (as of December 2007)	
1	Commencement of Preparation
2	Preferred Options
2a	Revised Draft Core Strategy Preferred Options

SUPPLEMENTARY PLANNING DOCUMENTS	2004				2005				2006				2007				2008														
	J	J	A	S	O	N	D	J	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
Hillingdon Biodiversity Action Plan	1							2	3																						
	1							2	3								4														
Hillingdon Design and Accessibility Statement										1	2	3	4																		
										1		2	3				4														
Affordable Housing											1	2	3	4																	
																	1	2	3												
Live-Work										1		2	3	4																	
											1		2	3																	
Noise											1	2	3	4																	
												1		2	3																
Sustainable Construction and Design																															
													1	2	3	4															
Porters Way Planning Brief																															
																		1	2	3	4										

LDS Milestone	
1	Draft to Cabinet
2	Public Consultation
3	Consideration of Representations
4	Estimated Date of Adoption

Actual Progress (as of December 2007)	
1	Draft to Cabinet
2	Public Consultation
3	Consideration of Representations
4	Date of Adoption

**Table 2: Proposed Timetable for Preparation of Hillingdon’s Local Development Framework (2008)**

	2008					2009					2010					2011					2012																										
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
<b>Core Strategy DPD</b>																																															
<b>Proposals Map DPD</b>																																															
<b>Development Management Policies DPD</b>																																															
<b>Site Allocations DPD</b>																																															
<b>West London Waste Joint DPD</b>																																															
<b>RAF Uxbridge Planning Brief SPD</b>																																															
<b>Hillingdon Design &amp; Access Statement: Accessible Hillingdon SPD</b>																																															
<b>Hillingdon Design and Access Statement: Residential Extensions SPD</b>																																															
<b>Affordable Housing SPD</b>																																															
<b>Air Quality SPD</b>																																															

Key	
Preparation	
Public Participation New Regulation 25	
Publication Stage New Regulation 27	
Submission to Secretary of State New Regulation 30	
Public Examination Regulation 34	
Inspector’s Report Regulation 35	
Adoption Regulation 36	
Council Local Elections	

*Note: Proposed dates are indicative and will need to be agreed by Hillingdon’s Cabinet and Government Office for London*

### 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 250,000 people and represents a very diverse population<sup>1</sup>. 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<sup>2</sup>. 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 in March 2008 this

<sup>1</sup> Midyear population estimates (2007) ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))

<sup>2</sup> [www.heathrowairport.com](http://www.heathrowairport.com) (BAA Heathrow, Official Airport website)



role is expected to continue<sup>3</sup>. 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 (Contextual Indicator)

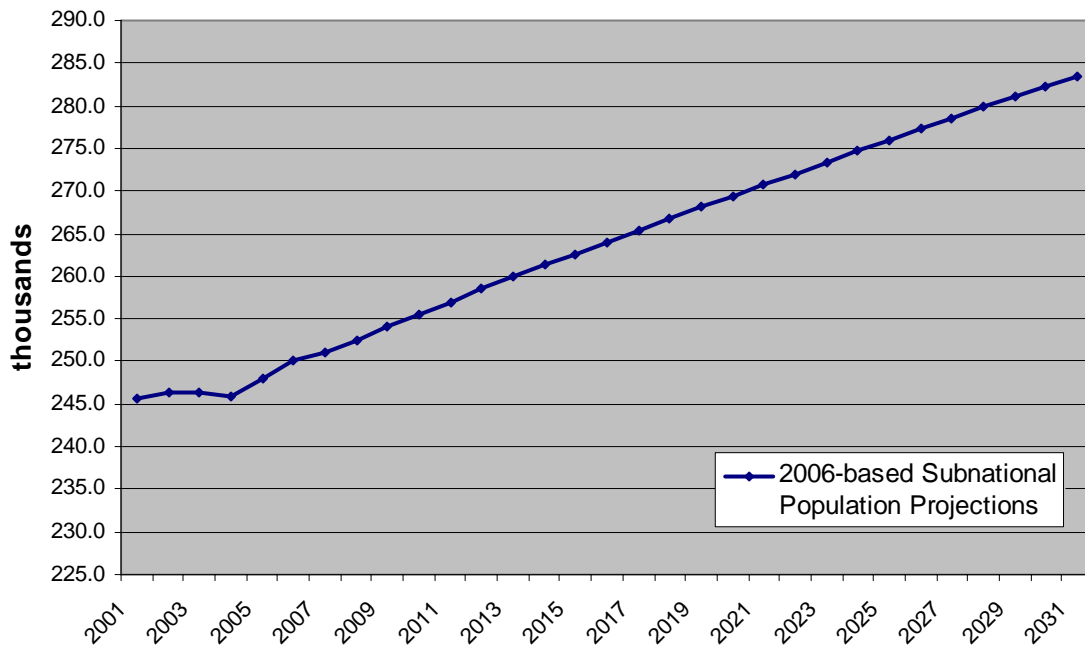
3.4 The Office for National Statistics (ONS) 2007 mid-year population estimates have shown a relatively small increase in Hillingdon's population since 2001. According to the estimates Hillingdon's population has increased from 245,600 to 250,700 (2%) over the last 6 years. During the same period, Greater London's population has increased by 3.2%. However, ONS's 2006-based long term Subnational Population Projections indicate a continuous increase in Hillingdon's population until year 2031. Based on the projections it is estimated that Hillingdon's population will reach 269,400 by 2020 and 283,500 by 2031.

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

	2001	2004	2005	2006	2007	2016	2021	2026	2031
<b>Population</b>	245,600	246,000	247,500	248,600	250,700	264,000	270,700	277,300	283,500

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

**Figure 2. 2006-based Subnational Population Projections**



Source: National Statistics [www.statistics.gov.uk/snpp](http://www.statistics.gov.uk/snpp)

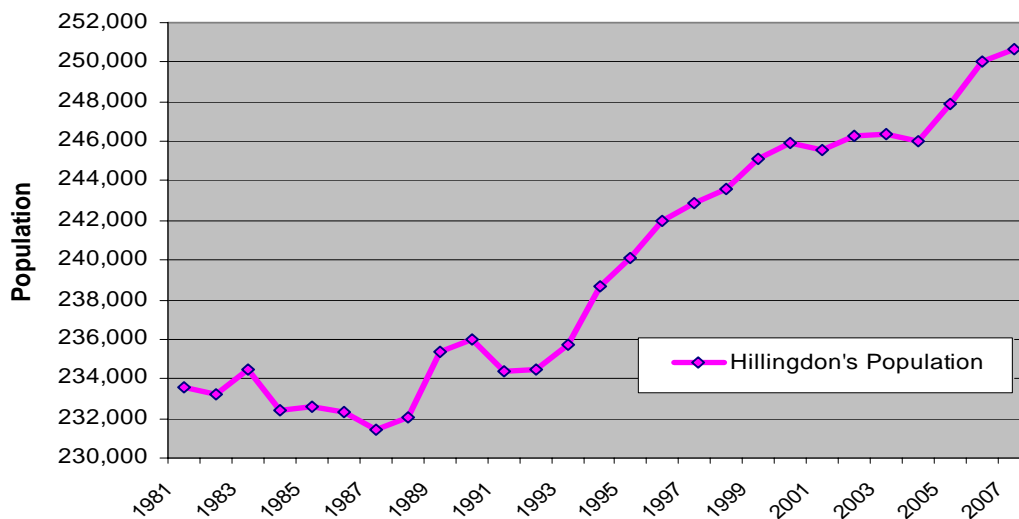
<sup>3</sup> BAA Heathrow, June 2005

**Table 4: London Borough of Hillingdon Midyear Population Estimates**

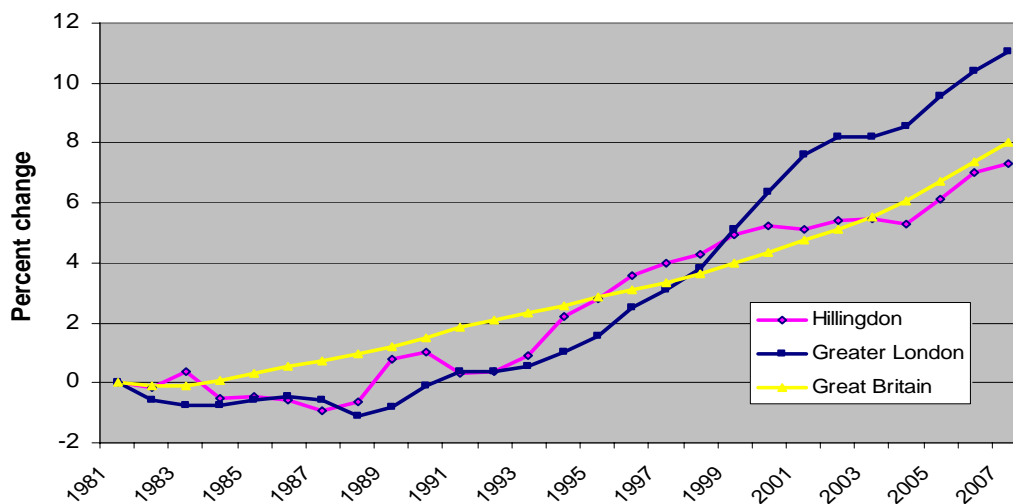
Year	Hillingdon	London	GB
1981	233,600	6,805,000	54,814,500
1985	232,600	6,767,000	54,988,600
1990	236,000	6,798,800	55,641,900
1995	240,100	6,913,100	56,375,700
2000	245,900	7,236,700	57,203,100
2005	247,900	7,456,100	58,514,000
2006	250,000	7,512,400	58,845,700
2007	250,700	7,556,900	59,216,200

Source: Midyear Population Estimates (2007) ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))

**Figure 3. Hillingdon's Population**



**Figure 4. Hillingdon's Population Change (%)**



Source: Midyear population estimates (2007) ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))

<b>Table 5: London Borough of Hillingdon Household Projections 2001-2031</b>						
	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>
<b>Household</b>	96,800	99,800	101,800	104,700	107,900	111,100

*Source: GLA The 2007 Round Demographic Projections, March 2008*

- 3.5 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.
- 3.6 **Population density** in Hillingdon reflects its geographical location as an outer London borough. Hillingdon has a density of 2131 people per km<sup>2</sup>, whilst London as a whole has a density of 4679 people per km<sup>2</sup> and the national average is 380 people per km<sup>2</sup>. Hillingdon's lower density ratio can be attributed to large amount of open space and green belt designations in the borough.

### Deprivation and Employment (Contextual Indicators)

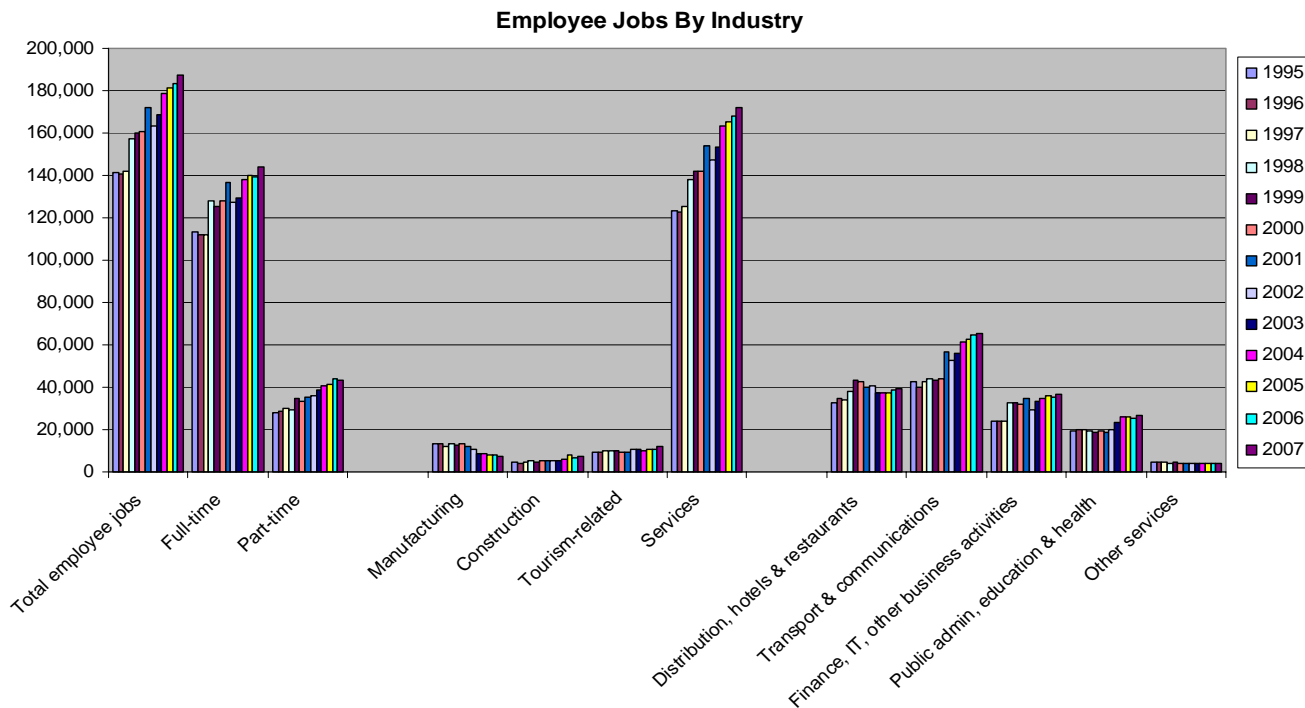
- 3.7 **The Indices of Multiple Deprivation** combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation. The data is ranked such that a lower score indicates greater deprivation. In other words the most deprived local authority is indicated by a rank of 1 and the least deprived authority with a rank of 354.
- 3.8 According to the 2007 Indices of Multiple Deprivation, Hillingdon has an overall rank of 157 out of 354 local authorities. However, it has a rank of 59 on the income measure. We can also observe the north and south divide where deprivation in the north part of the borough is lower than southern part of the borough.
- 3.9 **Unemployment:** According to the latest figures from Office for National Statistics Hillingdon's unemployment level from January to December 2007 was 5.8%. London's unemployment level for that period was 6.8% and Great Britain's 5.2%. These figures represents unemployed people who are economically active. Gross weekly earnings per residence in 2007 was about £531.2 up from £498 from the previous year. London's average gross weekly pay in 2007 was £553.3 and Great Britain's £459.0.
- 3.10 **Employee Jobs:** The number of jobs held by employees, excluding self-employed, government-supported trainees and HM Forces, has increased consistently over the last 10 years. However, manufacturing industry jobs has been declining contrary to other sector employment jobs. Please table and the figure below for further details.

**Table 6. Number of Jobs Held by Employees in Hillingdon**

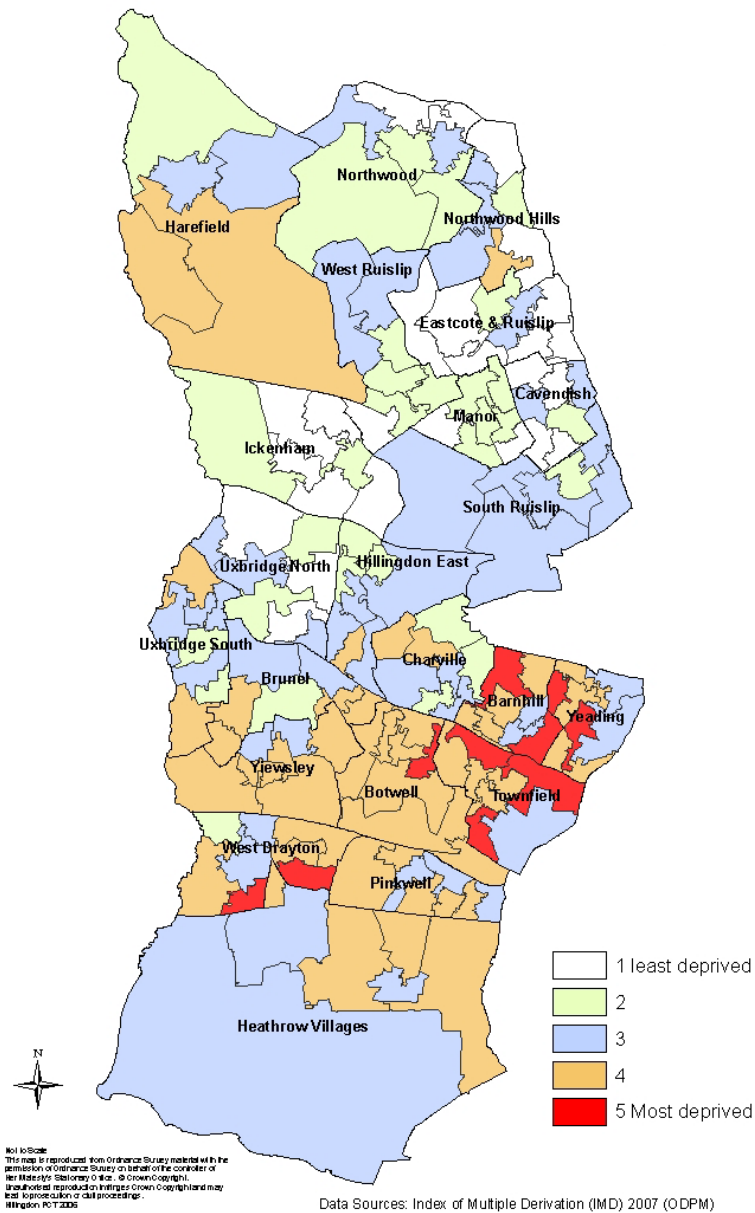
	Total employee jobs	Full-time	Part-time	Employee jobs by industry				Services				
				Manufacturing	Construction	Tourism-related	Services	Distribution, hotels & restaurants	Transport & communications	Finance, IT, other business activities	Public admin, education & health	Other services
1995	141,596	113,323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

Source: [www.nomisweb.co.uk/reports/lmp/la/2038431885/report.aspx?#ld](http://www.nomisweb.co.uk/reports/lmp/la/2038431885/report.aspx?#ld)

**Figure 5. Number of Jobs Held by Employees 1995-2007**



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

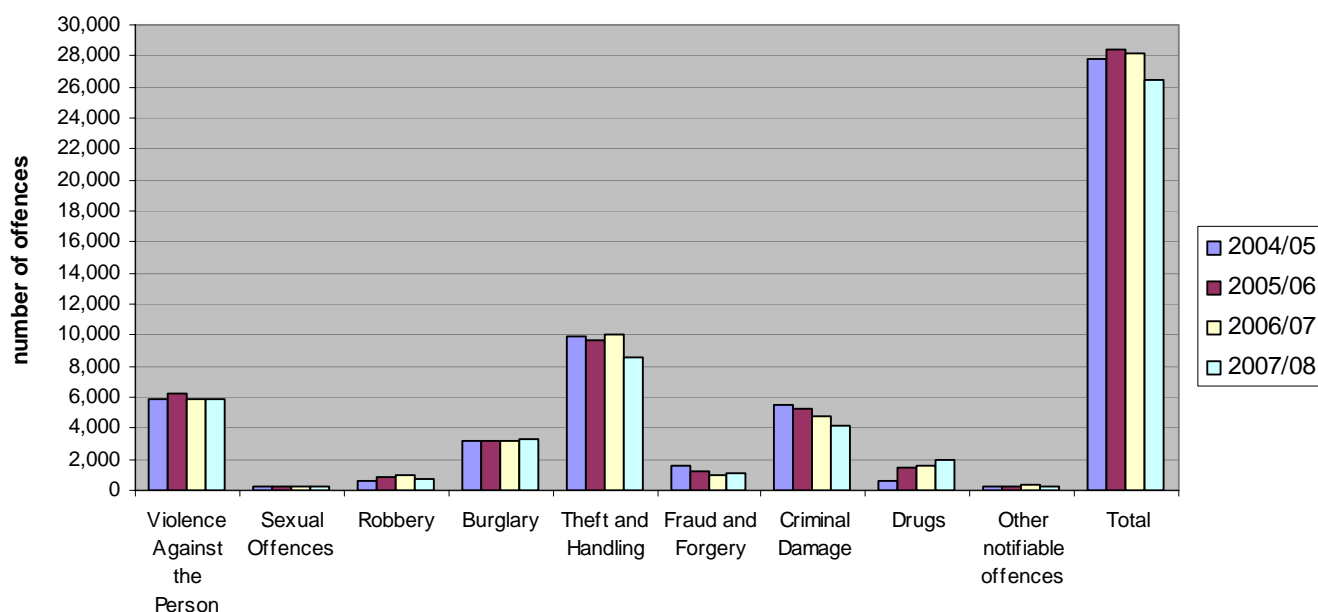


3.11 **Crime:** According to statistics released by Metropolitan Police, total crime in Hillingdon fell by 6% in 2007/08. Number of crimes committed during 2007/08 was 26,399 down from 28,144 in 2006/07.

**Table 7: Hillingdon's Crime Statistics 2004-2008**

	2004/05	2005/06	2006/07	2007/08
<b>Violence Against the Person</b>	5,921	6,261	5,911	5,882
<b>Sexual Offences</b>	268	302	255	250
<b>Robbery</b>	593	876	974	793
<b>Burglary</b>	3,143	3,137	3,182	3,361
<b>Theft and Handling</b>	9,883	9,687	9,983	8,621
<b>Fraud and Forgery</b>	1,647	1,172	1,026	1,069
<b>Criminal Damage</b>	5,498	5,303	4,810	4,210
<b>Drugs</b>	614	1,420	1,647	1,932
<b>Other notifiable offences</b>	233	219	356	281
<b>Total</b>	<b>27,800</b>	<b>28,377</b>	<b>28,144</b>	<b>26,399</b>

**Figure 7. Hillingdon's Crime Statistics**

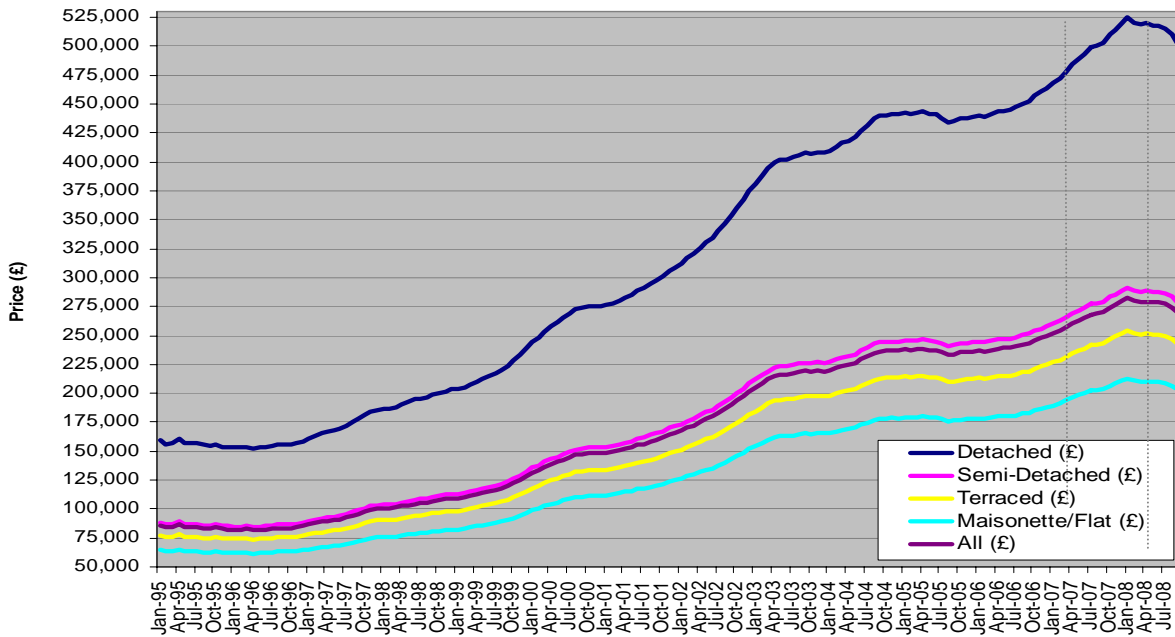


Source: Metropolitan Police Statistics (<http://www.met.police.uk/crimestatistics/index.htm>)

### House Prices (Contextual Indicator)

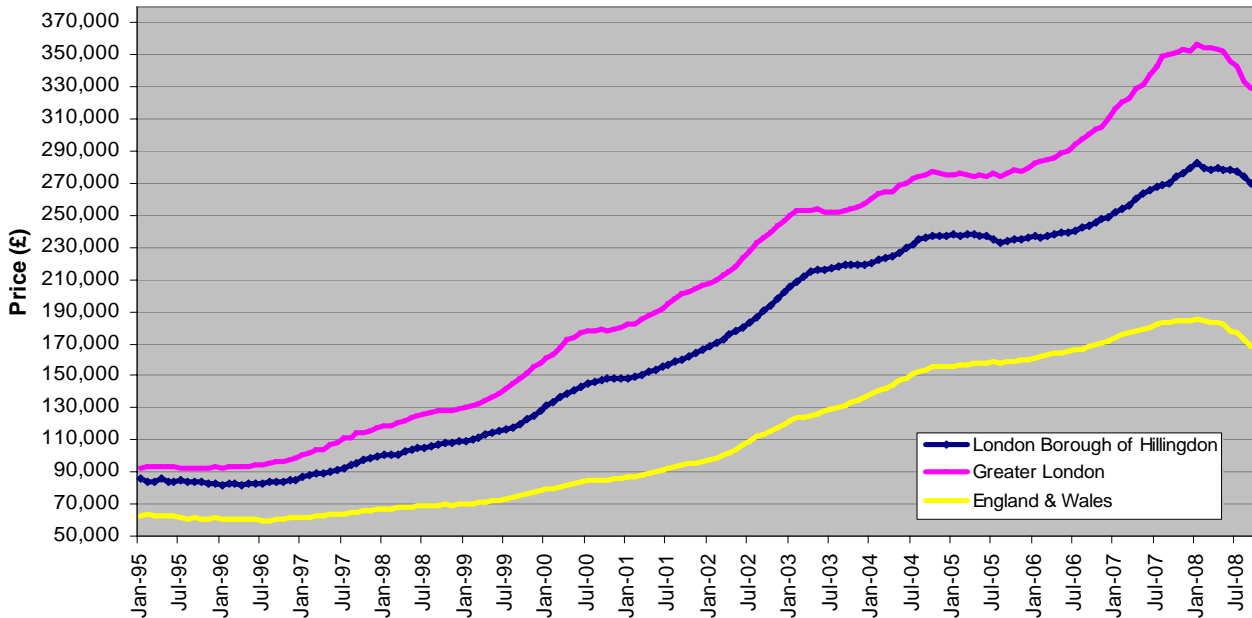
- 3.12 Based on Land Registry information, the average cost of a house sold in the borough during March 2008 was £278,872 up from £260,601 in April 2007. This represents a 7% increase in average house prices sold in the borough from April 2007 to March 2008. Average price of a flat/maisonette in March 2008 was £210,084 (up 7%), terraced house £234,609 (up 6.3%), semi-detached £269,211 (up 7.7%) and the average price of a detached house sold in the borough in March 2008 was £484,628 (increase of 1.2% from April 2007 figure of £478,656).

**Figure 8. Average House Prices in Hillingdon**



- 3.13 During the same period, the average cost of a house in Greater London and England and Wales rose by 7.8% and 2.3% respectively. Average house prices in Greater London and England in March 2008 were £354,899 and £182,762 respectively.
- 3.14 These figures indicate that average house prices sold in the borough are below London average but are higher than national average. This makes Hillingdon an affordable alternative to central London living with house prices correlating well with income.

**Figure 9. Average House Price Comparison**



- 3.15 This year however marked the beginning of a falling trend in house prices sold within the borough. House prices started to fall from January 2008. This fall is not unique to Hillingdon and applied to average house prices across the country. There are a few

reasons to this change. The main reasons attributed to the fall in house prices include the credit crises, difficulty in obtaining mortgages and loans due to credit crisis, economic recession, rising unemployment, and market sentiment. These coupled with low affordability of home buyers and high volatility of the housing markets (limited supply of housing making the market more susceptible to shifts in demand) contributed to the fall.



## 4. OBJECTIVES, INDICATORS, TARGETS

- 4.1 Following the LDF Sustainability Scoping Report and the work prior to the LDF Preferred Options stage, the Council set its 'spatial vision' for the LDF (2004 –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 8. Objectives, Indicators, Targets**

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

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO1 SO8	Business development and Town Centres	BD4	Total amount of completed floorspace for 'town centre uses' (A1, A2, B1a, and D2 uses) within (i) town centre areas and (ii) the local authority area	Core output (CLG)	<b>A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits</b>  Offer easy access to cutting edge, inspirational arts, leisure, library and sports facilities to all residents.	(i) 800 square metres of retail development per annum.  (ii) Up to 8,100 sq.m of comparison goods floorspace and 1,300 sq.m of additional convenience goods floorspace by 2016	Annually	Partial
SO8	Business development and Town Centres	LO2	Amount of secured and implemented developer contributions towards the provision and improvement of town centres	Local	<b>A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people.</b>  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	Business development and Town Centres	LO3	Number of hotel and visitor accommodation rooms in the borough	Local	<b>A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people.</b>  Have ensured that Uxbridge remains one of London's top 10 shopping centres.	3,800 new rooms between 2007 – 2026	Yearly	Yes
SO1	Housing	H1	Plan period and housing targets	Core output (CLG)	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>	440 units per annum from 1997 to 31st March 2007 and 365 units per annum from 1st April 2007 to the end of the plan period as set out in the London Plan.	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO1	Housing	H2	Housing trajectory	Core output (CLG)	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>	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	H3	Percentage of new and converted dwellings on previously developed land.	Core output (CLG)	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	BV106 2006 target: 95% as contained in the Council Plan	Annually	Yes
SO2	Housing	H4	Net additional pitches (Gypsy and Traveller)	Core output (CLG)	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  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.	Target to be set by the London Plan	Annually	Yes
SO2	Housing	H5	Gross affordable housing completions	Core output (CLG)	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	National Indicator (NI) 155 target	Quarterly	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO1 SO7	Housing	LO4	Net affordable housing completions	Local	Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	LBH Affordable Housing SPD target: 50% affordable housing Subject to Economic appraisals	Yearly	Yes
SO2	Housing	LO5	Vacant properties brought back into use	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.	BV64 - Vacant Dwellings Returned to Occupation or Demolished (Target changes yearly - Hillingdon's Council Plan 2006/07 and beyond). Target for 2005/06 was 305.	Annually	Yes
SO3	Housing	LO6	Non self-contained completions	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target established as yet	Annually	Yes
S03	Housing	LO7	Housing tenure	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Bring all council housing up to the decent homes standard build hundreds more	70% social rented 30% intermediate.	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
						affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.		
S03	Housing	LO8	Percentage of affordable housing secured on sites of at least 15 units or one hectare	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	50% affordable housing	Annually	Yes
SO1	Housing	LO9	Change of use of residential accommodation to other uses	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No net loss of residential accommodation	Annually	Yes
SO7	Housing	LO10	Housing size	Local	<b>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</b>  Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target as yet	Annually	Yes
	Housing	H6	Housing Quality – Building for Life	Core output (CLG)	<b>A borough with improving health, housing and social care where first</b>		Annually	No

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



LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
					<b>new leisure pursuits</b> Rebuild or refurbish two-thirds of our secondary schools.			
<b>SO1</b>	<b>Health and Education</b>	<b>LO13</b>	Amount of section 106 monetary contributions agreed by deed to be allocated towards health and education facilities.	Local	<b>A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits</b>  Rebuild or refurbish two-thirds of our secondary schools.  <b>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.</b>  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.	The revised SPD on Planning Obligations will lead to discussions about an appropriate target	Annually	Yes
<b>SO4</b>	<b>Transport and Access</b>	<b>LO14</b>	Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.	Local	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>  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
<b>SO4</b>	<b>Transport and Access</b>	<b>LO15</b>	Amount of 106 contributions towards transport	Local	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage</b>	The revised SPD on Planning Obligations will lead to	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
			infrastructure		<b>preserved</b> Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	discussions about an appropriate target		
SO5	Environmental Quality	E1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b> Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	No planning permission will be granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. Local Target	Annually	Yes
SO6	Environmental Quality	E2	Change in areas of biodiversity importance including; Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b> Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	i) Preserve the area of wildlife habitats ii) Minimise loss of designated areas to development	5 yearly rotation	No
SO5	Environmental Quality	E3	Renewable energy capacity installed by type	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b> Ensure that Hillingdon sets the pace for	10% of energy needs from renewable sources for larger applications	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
						London in adopting environmentally - friendly policies and practices.		
SO5	Environmental Quality	LO16	The average SAP rating of local authority owned dwellings	Local	<p><b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b></p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally - friendly policies and practices.</p>	BV63 Increase energy efficiency of local authority owned dwellings. Target for 2006/07 was 71.5. Targets for, 2007/08, 2008/09 and 2009/10 are 67.5, 68 and 68.5 respectively.	Annually	Yes
SO5	Environmental Quality	LO17	Annual average concentrations of nitrogen dioxide (NO <sub>2</sub> ) in the borough	Local	<p><b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b></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 <sup>3</sup>	Annually	Yes
SO6	Environmental Quality	LO18	Amount of open spaces with Green Flag Awards	Local	<p><b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b></p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	Increase the number of parks gaining Green Flag Status	Annually	Yes

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO6	Environmental Quality	LO19	Total number of conservation areas in the borough	Local	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>  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	Environmental Quality	LO20	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)	Local	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>  Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	To increase the percentage of conservation areas in the local authority area with an up-to-date character appraisals (BV219b). No target was identified for 2005/06 however, target for 2006/07 is 10.71%.	Annually	Yes
SO6	Environmental Quality	LO21	Local (LO40) Number of listed buildings at risk	Local	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>  Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	Reduction in the number of listed buildings at risk	Annually	Yes
SO5	Waste	W1	Capacity of new waste management facilities by waste planning authority	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>  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

LDF Spatial Objectives (as proposed Dec. 2006)	Topic Area	Indicator	Indicator	Type of indicator	Community Strategy Themes/ Community Strategy Targets to 2015/ Local Area Agreement 2007-2010	Targets	Frequency of Monitoring	Availability of data
SO5	Waste	W2	Amount of municipal waste arising, and managed by management type by waste planning authority	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>	BV82a & BV82b	Annually	Yes
SO5	Minerals	M1	Production of primary land won aggregates by mineral planning authority	Core output (CLG)	<b>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</b>	To contribute to West London's apportionment to produce 500,000 tonnes of land-won aggregates per year until 2016.	Annually	No
SO5	Minerals	M2	Production of secondary/recycle aggregates by mineral planning authority				Annually	

## 5. Data Sets

### Progress of Indicators against Targets

- 5.1 This section sets the progression of the AMR indicators over the period 2007/08. The data sets apply to the following topics:
- Business Development and Town Centres
  - Housing
  - Health and Education
  - Transport and Access
  - Environmental Quality
  - Waste
  - Minerals
- 5.2 Progress on each indicator is arranged against a development objective and a development target, if one exists. 'Core' indicators are identified by the Department for Communities and Local Government (CLG) and 'local' indicators are identified by the London Borough of Hillingdon.

## Business Development and Town Centres

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

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

**Progress:** During the review year, 32,743 square metres of floorspace was redeveloped for employment uses. This comprised 2,983 sq.m of B1 (office and light industry) and 29,763 square metres of B8 (storage and distribution). There were no completions for B2 (general industry) uses. All floorspace figures are measured in squared metres.

Year	B1 (office and light industry)		B2 (general industry)		B8 (storage and distribution)		B1+B2+B8 (all employment)	
	Gross	Net	Gross	Net	Gross	Net	Total Gross	Total Net
2004/05	5,200	5,030	5,701	3,701	9,575	5,990	20,476	14,721
2005/06	2,477	-236	737	687	15,235	-1,815	18,449	-1,364
2006/07	18,415	18,415	21,229	14,812	4,350	-519	43,994	32,708
2007/08	2,980	-5,534	218	-218	29,763	24,368	32,961	18,616
<b>Total</b>	<b>29,072</b>	<b>17,675</b>	<b>27,885</b>	<b>18,982</b>	<b>58,923</b>	<b>28,024</b>	<b>115,880</b>	<b>64,681</b>

(Source: London Development Database, GLA)

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

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

**Progress:** Only 4,504 square metres out of 32,961 gross floorspace of employment uses were in a designated IBA/employment area. The majority of employment uses completed during this reporting period were outside of a designated IBA/employment area.

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

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

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

**Progress:** 100% of employment floorspace developed during 2007/2008 was on previously developed land.

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

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

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

**Progress:** The amount of employment land designated in all Industrial Business Areas (IBA) in the Borough equate to around 358 hectares. During this reporting year an additional 18.014 ha of sites not included in an IBA either received planning permission for employment uses or was under construction for these uses.

*(Source: London Borough of Hillingdon, Strategy Division)*

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

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

**Progress:** During 2007/08 we have observed losses in both the retail and office use classes (see table below). This year there was a loss of 5,534 sq.m of retail and 299 sq.m of office uses. As of 1<sup>st</sup> April 2008, there were around 57,000 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.



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.

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

Table 10: Amount of completed retail, office, and leisure development 2007/08						
	Granted		Under Construction		Completed	
	Loss	Gain	Loss	Gain	Loss	Gain
Retail (A1) m <sup>2</sup>	1,050	2,117	16,273	24,244	800	501
Office (B1) m <sup>2</sup>	37,490	12,732	16,674	41,548	8,514	2,980
Leisure (D2) m <sup>2</sup>	1,795	17,497	1,500	11,665	300	-

(Source: London Development Database, GLA 2007-08)

Table 11: Amount of completed retail, office, and leisure development 2006/07						
	Granted		Under Construction		Completed	
	Loss	Gain	Loss	Gain	Loss	Gain
Retail (A1) m <sup>2</sup>	1,913	5,195	2,345	1,670	2,412	-
Office (B1) m <sup>2</sup>	5,833	26,334	10,576	54,621	-	13,840
Leisure (D2) m <sup>2</sup>	-	6,740	1,800	15,165	-	-

(Source: London Development Database, GLA 2006-07)

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

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

**Progress:** In 2007/2008 a total of £50,000 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:** **LO3 (Local)** Number of hotel and visitor accommodation rooms in the borough

**Target:** 3,800 new rooms between 2007 – 2026

**Progress:** At the end of 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.

During this reporting year four planning permissions have been granted for a total of 455 new rooms. During the same period four hotels were under construction at Heathrow Terminal 5 (600 rooms), Hayes (250 rooms), Uxbridge (120 rooms) and a change of use in Hayes (into 19 hotel rooms). This year we also recorded the demolition of the Master Brewer Hotel in December 2007 which had 106 rooms.

From 1st of April 2004 to 31<sup>st</sup> of March 2008 a total of 966 hotel rooms were given planning permissions which would result in a net gain of 835 hotel rooms. During the same period 562 hotel rooms which had permissions granted prior to April 2004 were completed. Above figures exclude the Sofitel Hotel, currently under construction, which will contain 605 hotel rooms.

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

# Housing

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

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

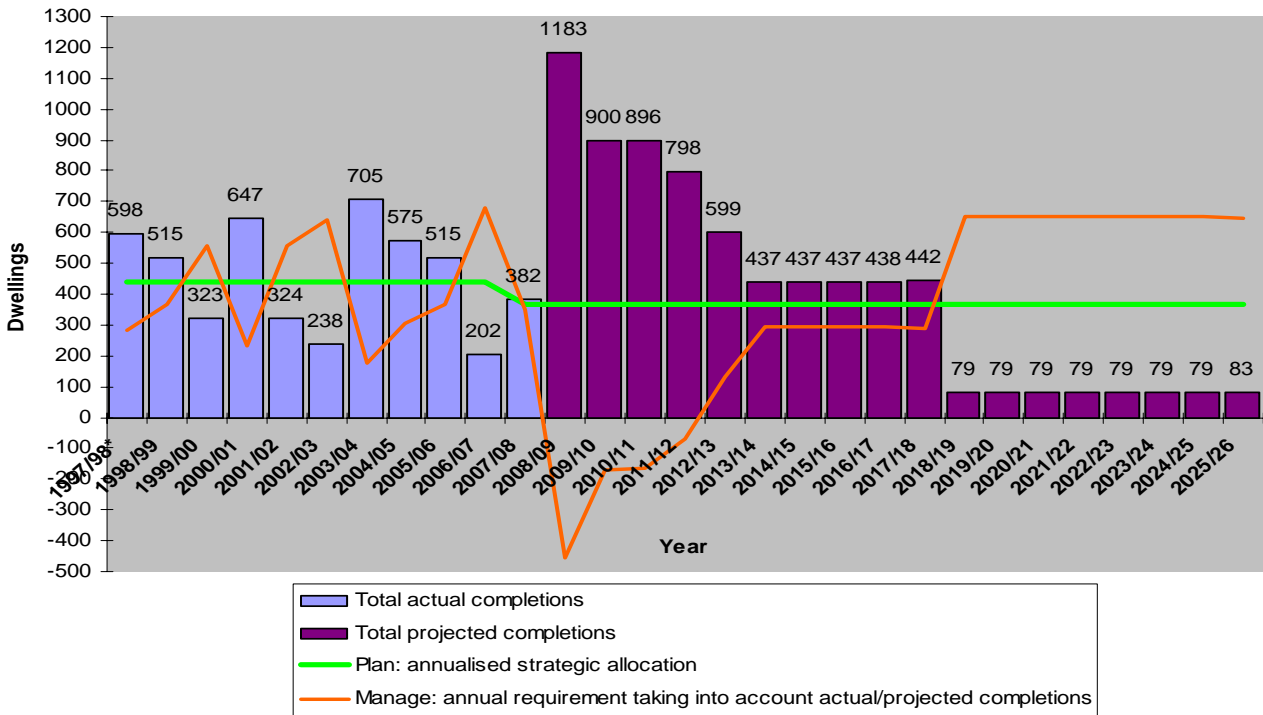
**Progress:** See housing trajectory table below

**Indicator:** H2 (Core) Housing Trajectory

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

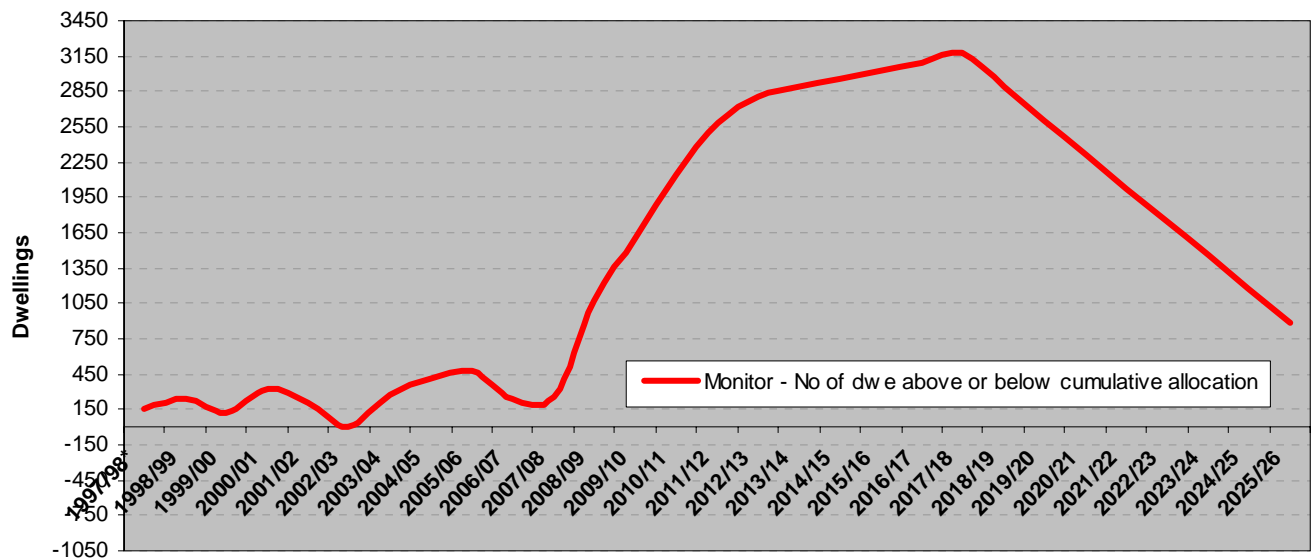
**Progress:** See housing trajectory table below

**Figure 10. Hillingdon's Housing Trajectory 2008**



Source: London Borough of Hillingdon, Planning and Community Services

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



Source: London Borough of Hillingdon, Planning and Community Services

Housing trajectory includes the following core output indicators:

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

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

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

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

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

The period covering April 2007 to the end of March 2008 acknowledged 382 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.

For further details on the housing trajectory including 5 year land supply for housing please see Appendix 1.

	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
Completions	2007/08	382	365	259

Source: London Borough of Hillingdon, Policy and Environmental Planning Team 2007/08

**Indicator:** **H3 (Core)** Percentage of new and converted dwellings 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.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
<b>Target</b>	<b>80%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>
<b>Actual</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>99%</b>	-	-

Source: Hillingdon's Council Plan, Fast Forward to 2010, Performance Indicators 2007-2008

**Progress:** During 2007/2008, 99% of new homes were built on previously developed land. All residential conversions were on previously developed land. Data collected for 2004/05, 2005/06 and 2006/07 indicated 100%. These figures represent 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 2007-2008)

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

**Target:** Target to be set by the London Plan

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

**Indicator:** H5 (Core) Gross affordable housing completions

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

**Progress:** During this year 150 affordable housing units were completed out of which 147 were new builds. Net increase in affordable housing however equates to 116 units as 34 affordable units were lost in the process. This represents 30% of all self contained housing completions and is below London Plan target. However, there is a considerable provision of affordable housing coming from non new built sources, including vacant properties brought back into use, non self-contained completions, purchase & repair, void transfer purchases, and homebuy. In 2007/08 342 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 330. How these are counted to make up for the 50% requirement in the London Plan requires further clarification from the Mayor.

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

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

**Progress:** Please see table below.

Table 14: Affordable Housing Completions 2007/08		
Net new built affordable housing (H51)	Vacant properties brought back into use (H54)	Non self-contained completions (H55)
116	342	0

Source: London Borough of Hillingdon, Planning and Community Services

Table 15: 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

<b>Target</b>	<b>300</b>	<b>305</b>	<b>310</b>	<b>330</b>	<b>330</b>	<b>330</b>
<b>Actual</b>	<b>301</b>	<b>360</b>	<b>396</b>	<b>342</b>	-	-

Source: Hillingdon's Council Plan, Fast Forward to 2010, Performance Indicators 2007-2008

During this year 150 affordable housing units were completed out of which 147 were new builds. Net increase in affordable housing however equates to 116 units as 34 affordable units were lost in the process. This represents 30% of all self contained housing completions and is below London Plan target. However, there is a considerable provision of affordable housing coming from non new built sources, including vacant properties brought back into use, non self-contained completions, purchase & repair, void transfer purchases, and homebuy. In 2007/08 342 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 330. How these are counted to make up for the 50% requirement in the London Plan requires further clarification from the Mayor.

**Indicator:** **LO7 (Local)** Housing Tenure

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

**Progress:** **Table 16: Private and Affordable Units Completed during 2006/07**

Private	Affordable	
	Social rented	Intermediate (Shared Ownership + Key Worker)
	61 (52%)	56 (48%)
<b>265 (69%)</b>	<b>117 (31%)</b>	

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

During 2007-2008, 52% of affordable housing units secured through the planning system were for social rent and the remaining 48% 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:** **LO8 (Local)** Percentage of affordable housing secured on sites of at least 15 units.

**Target:** 50% affordable housing

**Progress:** In 2007/08 there were seventeen planning permissions comprising of at least 15 units or on sites of at least one hectare, amounting to 1968 residential units (up from last years proposals for 1445 housing units). 682 units out of 1968 units were secured for affordable housing. This indicates that 35% of the units granted

on sites of at least 15 units are for affordable housing. This year as well as the last reporting year (37% affordable) council failed to secure 50% affordable housing units on relevant sites. Please note that these are gross figures and do not include loss of affordable housing units on site. It should also be noted that actual completions may vary.

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

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

**Target:** No net loss of residential accommodation

**Progress:** There were no losses of residential accommodation to other uses within this reporting year as well as the last reporting year. During the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> 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:** **LO10 (Local)** Housing Size

**Target:** Target to be developed

**Progress:** Table 14 below indicates no clear trend across all unit sizes based on last four years' figures. However, 1 and 2 bedroom units make up most of annual completions since 2004. This year 81% of completed self contained housing units were either studios, 1 bedroom units, or 2 bedroom units.

**Table 17: Percentage of different size units completed during 2006/07**

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

Source: GLA, London Development Database

Saved UDP Policy H4 of the UDP states that a mix of housing units of different sizes should be encouraged in residential schemes. Related to this is the Mayor's Supplementary Planning Guidance on Housing. The 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 2% and 10%.

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

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

**Progress:** This new indicator will be assessed in future monitoring reports

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**Indicator:** LO11 (Local) 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

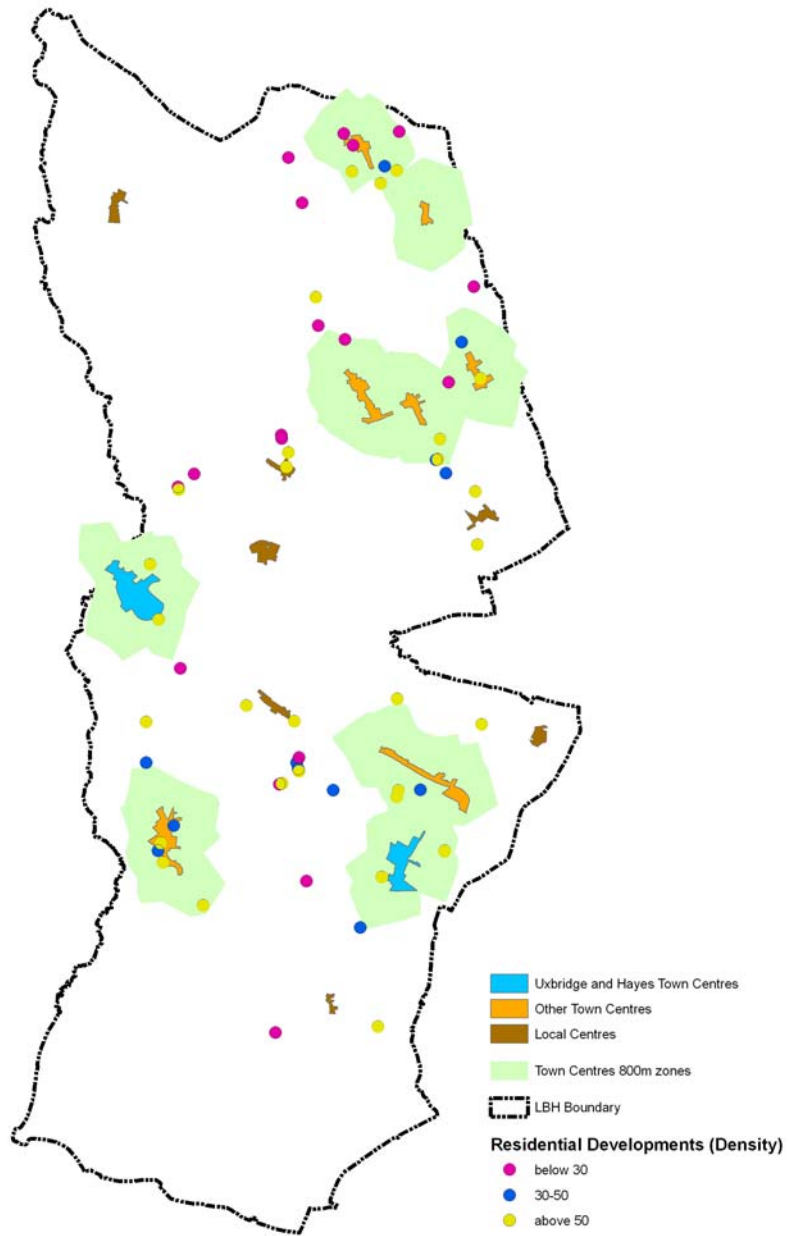
<b>Table 18: Housing Densities</b>					
<b>Density</b>		<b>Dwelling Completions (Percentage)</b>			
		<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2007/08</b>
<b>i.</b>	<b>less than 30 dwellings per hectare</b>	<b>4%</b>	<b>7%</b>	<b>15%</b>	<b>5%</b>
<b>ii.</b>	<b>between 30 and 50 dwellings per hectare</b>	<b>19%</b>	<b>23%</b>	<b>10%</b>	<b>14%</b>
<b>iii.</b>	<b>more than 50 dwellings per hectare</b>	<b>76%</b>	<b>70%</b>	<b>75%</b>	<b>81%</b>

Source: GLA, London Development Database

30 to 50 units per hectare amounts to approximately 150 to 200 habitable rooms per hectare. This year we have observed a high percentage of dwellings with densities exceeding 50 u/ha. This is a welcome increase and the percentage of units with densities 50 u/ha or more averaged at 76% over the last four reporting years.

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

Figure 12. Housing Density Distribution in Hillingdon 2007/08



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## Health and Education

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

**Target:** Insufficient data currently available to set a target

**Progress:** During the 2007/2008 year the following developments have been granted:

	Approvals	Starts	Completions	Not Started	Under Construction
Existing	14,983	1,270	0	23,812	11,750
Proposed	17,860	92	8,938	46,489	60,741
<b>Net Gain</b>	<b>2,877</b>	<b>-1,178</b>	<b>8,938</b>	<b>22,677</b>	<b>48,991</b>

Source: GLA, London Development Database

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

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

**Target:** No target is set

**Progress:** Based on deeds signed between 1<sup>st</sup> 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 1<sup>st</sup> of April 2005 to 31<sup>st</sup> 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 and Access

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

**Target:** BV178. Target for 2006/07 was 86%. Targets for 2007/08, 2008/09 and 2009/10 are 91%, 92%, and 92% respectively.

**Progress:** Within the reporting period, 73% of footpath's total lengths and other rights of way were easy to use by members of the public. This suggests improvements to footpaths and other rights of way are needed in order to meet next years target of 92%.

Table 20: 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%	73%	n/a	n/a

Source: Hillingdon's Council Plan, Fast Forward to 2010, Performance Indicators 2007 -2008

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

**Target:** No target identified

**Progress:** During 2007/08 the following financial contributions have been signed by deed: £130,000 for cycle route improvements, £57,500 towards highway contributions, and requirement for 4 travel plans.

(Source: London Borough of Hillingdon Planning Community Services)

## Environmental Quality

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

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

**Progress:** Between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008 no planning application objected to by the Environment Agency on water quality and/or flood defence grounds was approved. Approved planning permissions were modified to the requirements stipulated by the Environment Agency with conditions attached to their decisions.  
(Source: London Borough of Hillingdon, Planning and Community Services)

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

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

**Progress:** Currently there is no data available to monitor annual change in priority habitats and species (by type or area). The following table indicates changes in status of Sites of Importance for Nature Conservation (SINC).

**Table 21: Status of Current SINC Sites**

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

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

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

**Target:** Increase in the number of full and reserved matter planning permissions which incorporate renewable energy facilities by type; increase in the number of full and reserved matter planning permissions involving major applications which incorporate renewable energy schemes to obtain at least 10% of their predicted energy requirements on site.

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

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

**Target:** Increase energy efficiency of local authority owned dwellings. Target for 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 74.50 out of 120 (2007/08) an increase from the previous two years and already reaches the borough set target for 2009/10. The percentage improvement in energy efficiency in the local authority owned dwellings has increased yearly, by 3% in 2005/06, 1% in 2006/07 and 1.4% in 2007/08.

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

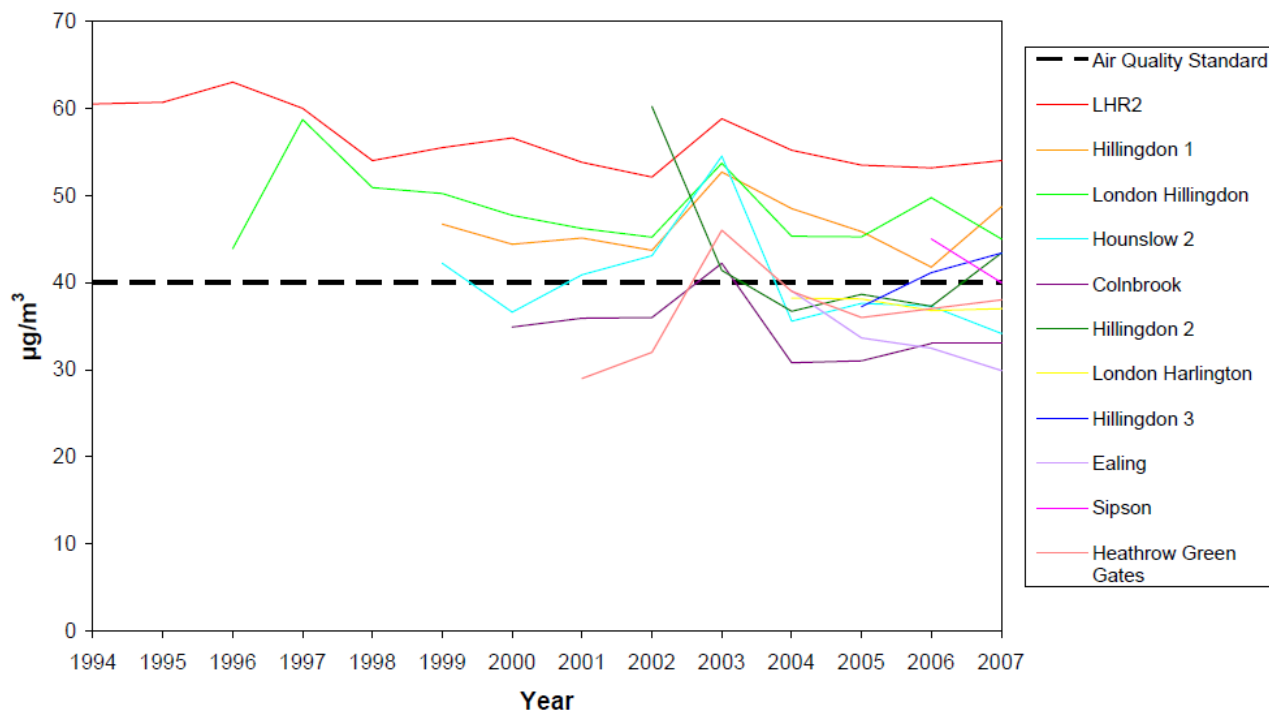
Source: Hillingdon's Council Plan, Fast Forward to 2010, Performance Indicators 2007-2008

**Indicator:** **LO17 (Local)** Annual average concentrations of nitrogen dioxide (NO<sub>2</sub>) in specific parts of the Borough.

**Target:** 40 µg/m<sup>3</sup>

**Progress:** Data from the automatic monitoring sites in the borough in 2007 illustrate that achievement of the annual mean NO<sub>2</sub> standard of 40µgm<sup>-3</sup> in parts of the Borough and surrounding region has been a problem for several years. During 2007 it was not achieved at five monitoring stations: LHR2 (54.0µgm<sup>-3</sup>), London Hillingdon (45.0µgm<sup>-3</sup>), Hillingdon 1 (48.7µgm<sup>-3</sup>), Hillingdon 3 (43.4µgm<sup>-3</sup>) and Sipson (40.3µgm<sup>-3</sup>). 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.

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



(Source: London Borough of Hillingdon, Air Quality Action Plan Progress Report 2008)

There was a small reduction in annual mean concentrations in 2007 at some sites (London Hillingdon, Sipson, Hounslow 2, and Ealing) however; this could have been due to the poor weather during the summer of 2007. These trend data suggest that it is unlikely that the annual mean NO2 objective will be reached at LHR2, London Hillingdon or Hillingdon 1 in the coming years.

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

**Target:** Seek increase of open spaces with Green Flag Awards

**Progress:** In 2008, ten awards were given to sites in the borough. Seven were re-awarded to Norman Leddy Memorial Gardens, Cranford Park Countryside Park, Fassnidge Park, Lake Farm Country Park, Ruislip Woods and Harefield Village Green, and Uxbridge Common. 3 new sites obtained the awards - Churchfield Gardens, Little Harlington Playing Fields and Barra Hall Park. In addition Harmondsworth Moor is still an award holder even though it is not managed by the council. During this reporting year approximately 34% of the borough's 1403.88 hectares of parks and open spaces were safe and welcoming, providing good facilities and are maintained to a high standard. The awards were the result of a long and continuing partnership between local community groups and the council's Green Spaces Team.

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

Site	ha	2005	2006	2007	2008
Churchfield Gardens	1.89				



Lake Farm Country Park	25				
Barra Hall Park	8.5				
Fassnidge Park	3.04				
Harefield Village Green	1.85				
Little Harlington Playing Fields	7.32				
Cranford Park	53.75				
Uxbridge Common	5.69				
Norman Leddy Memorial Gardens	2.17				
Harmondsworth Moor*	97				
Ruislip Woods	265				
Amount of Open Space with Green Flag Award		157.81 ha	447.81 ha	453.5 ha	471.21 ha

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

Sites that hold Green Flag Award

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

**Target:** To increase the percentage of conservation areas in the local authority area with an up-to-date character appraisals (BV219b). No target identified for 2005/06 however, targets for 2006/07, 2007/08, and 2008/09 are 10.71%, 25.00%, and 35.71% respectively.

**Progress:** Unfortunately, due to staff shortages, we were not able to start any new appraisals. However, the public consultation for The Glen Appraisal and Management Plan and Eastcote Management Plan were completed successfully, and they are now adopted. We have recently undertaken two Conservation Area reviews and have proposed to designate a new Area of Special Local Character. These are as follows:

1. Ruislip Village Conservation Area is proposed to be extended to include areas to the west- Sharps Lane, King Edwards Road, Wood Lane.
2. Ickenham Village Conservation Area is proposed to be extended to include Austin's Lane to the north-east.
3. Northwood Hills Estate is proposed to be designated as an Area of Special Local Character.

We are currently in the process of consulting the residents on the above proposals.

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

<b>Target</b>	<b>n/a</b>	<b>n/a</b>	<b>10.71%</b>	<b>20%</b>	<b>30%</b>	<b>40%</b>
<b>Actual</b>	<b>n/a</b>	<b>0%</b>	<b>7%</b>	<b>13%</b>	<b>-</b>	<b>-</b>

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

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

**Target:** Reduction in the number of listed buildings at risk

**Progress:** Number of listed buildings at risk register has not changed from the previous year. There are 17 Grade II listed buildings and 2 Grade I listed buildings at risk.

	<b>2005/06</b>	<b>2006/07</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>
<b>Total</b>	<b>541</b>	<b>541</b>	<b>541</b>	<b>-</b>	<b>-</b>
<b>At Risk</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>-</b>	<b>-</b>
<b>Percentage</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5</b>	<b>-</b>	<b>-</b>

Source: English Heritage Register of Buildings at Risk 2008, [www.english-heritage.org.uk/bar](http://www.english-heritage.org.uk/bar)

## Waste

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

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

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

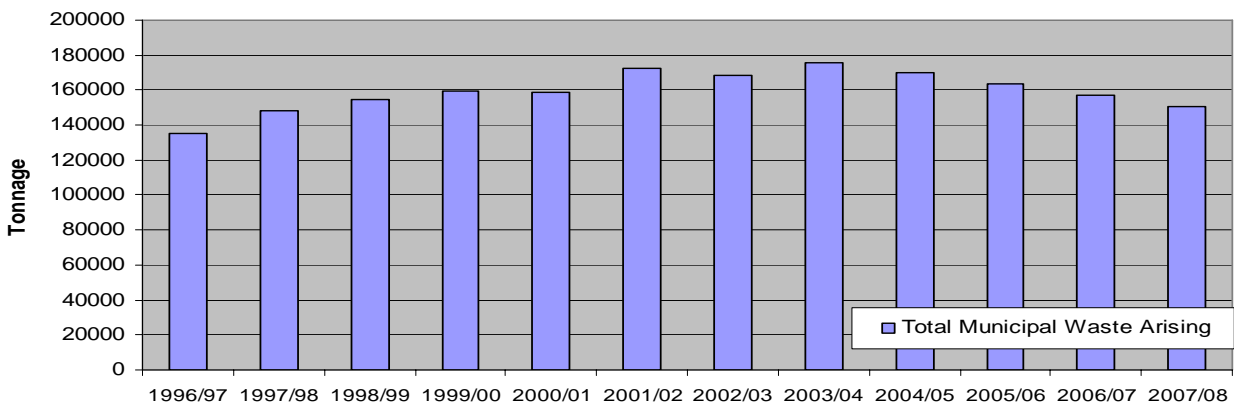
*(Source: London Borough of Hillingdon, Waste Strategy Section)*

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

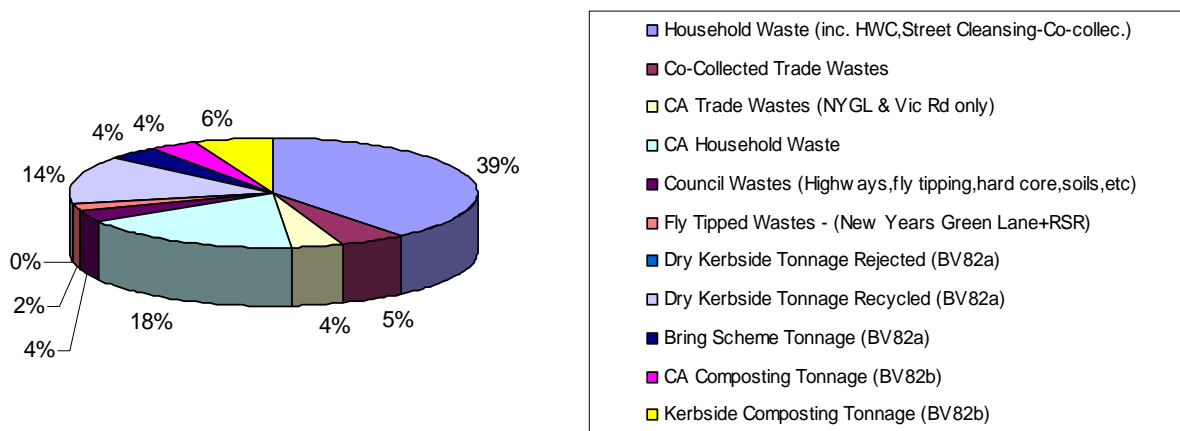
**Target:** Target for the amount of municipal waste arising to be developed as part of West London Waste DPD. Recycling and composting targets for Household Waste have been set by BV82a and BV82b as 19% and 12.5% respectively for 2007/08.

**Progress:** Amount of annual municipal waste increased every year until 2001/02. It has plateaued at around 172,500 tonnes in 2001/02 and started to decrease since 2003/04. During 2003/04 the Borough managed 175,611 tonnes of municipal waste. This figure was 150,709 tonnes during 2007/2008. During this reporting year household waste represented approximately 80% of total municipal waste. In 2007/08 actual figures indicate that 21.30% of household waste as recycled (BV82a), which was above the set target and up 2.70% from the previous year. During the same period 12.60% of household waste was composted (BV82b). This is slightly above the target of 12.50%.

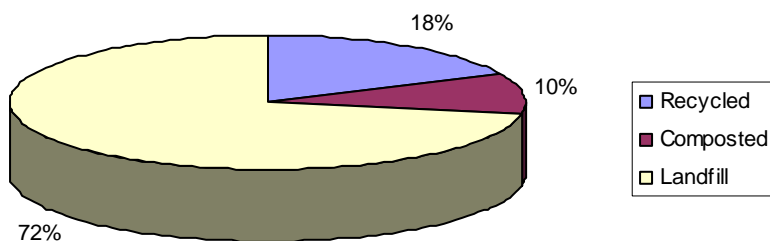
**Figure 14. Total Municipal Waste Arising 1996-2008**



**Figure 15. Municipal Waste Arising**



**Figure 16. Municipal Waste Managed by Type**



The amount of waste recycled from 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008 amounted to 25,604 tonnes and the amount of waste composted was 15,135 tonnes. Both these figures suggest an increase in recycling and composting rate when compared with the previous year's data. The remaining 108,880 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 26: Percentage of household waste recycled: Source BV82a (i)						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	14.50%	16.00%	18%	19.0%	19.50%	27.50%
Actual	14.90%	16.30%	18.60%	21.30%	-	-

Table 27: Tonnage of household waste recycled: Source BV82a (ii)						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	n/a	20,600	23,070	23,600	24,300	34,500
Actual	n/a	20,886	23,047	25,604	-	-

Table 28: Percentage of household waste composted: Source BV82b (i)						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10

Target	10.00%	12.50%	12.50%	12.50%	12.50%	12.50%
Actual	12.30%	11.40%	12%	12.60%	-	-

Table 29: Tonnage of household waste composted: Source BV82b (ii)						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Target	n/a	16,020	16,020	16,020	16,020	16,020
Actual	n/a	14,582	14,934	15,135	-	-

Source: Hillingdon's Council Plan – Fast Forward to 2010, Performance Supplement 2007/08

## Minerals

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

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

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

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

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

**Target:** Not identified

**Progress:** This data is not available.

## 6. DELIVERY OF DEVELOPMENT OBJECTIVES

### Policy Assessment

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

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

### Business Development

- 6.2 Saved Unitary Development Plan policies LE2, LE4 and London Plan Policy 3B.2 seek to maintain an appropriate supply of land for employment uses in the borough. Through policy LE2 specific sites have been identified for industrial and business purposes. This information is stored on the Industrial and Business Areas database. Reappraisal of such sites is a matter for regular assessment studies. In future, it is intended to develop a dataset to measure the amount of office type employment floorspace in the borough. This will meet the requirements of the above objective. Similarly, an annual study of retail floorspace 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 demand for employment land in the borough. However, there remains a mismatch between supply and demand of employment land in some locations where some sites may be unsuitable for modern business needs. These sites provide opportunities for release to other uses such as housing and town centre regeneration.

### Housing

- 6.4 Hillingdon's housing trajectory shows that completions for the period 1st January 1997 to 31 March 2008 are 5024 units. This exceeds the strategic requirement of

4,765 new housing units for the same period. The housing trajectory illustrates that if all housing identified in the London Housing Capacity Study and emerging site allocations in the LDF were to be developed Hillingdon would exceed the strategic housing requirements for the period 2006/07-2025/26.

- 6.5 Five year supply of deliverable land for housing identified within the Housing Trajectory illustrates a supply of 4,376 units for the period 01 April 2008 to 31 March 2013 exceeding 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 certain extent on windfall sites coming forward for residential development. While it is expected that some housing will come from small non allocated sites, the borough expects the majority of housing provision to come from sites identified in the London Housing Capacity and the LDF.
- 6.7 Saved Policies H2 and H3 of the Unitary Development Plan intend to safeguard existing housing and note that building new dwellings will not be effective in meeting housing requirements if the loss of current stock is not replaced. During the period 1 April 2007 to 31 March 2008 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. During 2007/08 we have observed a net increase of 17,675 square metres of office/light industrial floorspace. According to 2007/08 D1 floorspace statistics there are currently 60,741 square metres of D1 uses under construction which would result in a net increase of 48,991 square metres once they are all completed.

**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 2007/08 81% of new developments took place at a density above 50 units per hectare. This has been consistent over the last three reporting periods. The remaining 19% of the new development took place at a lower density thus reflecting the suburban character of the Borough. Only, 5% of the new developments took place below the minimum density requirements.

- 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 Almost all (99%) housing completions for the period 2007/08 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 at least 2016 and will help to maintain a high level of land recycling during this period.

### **Business Development**

- 6.12 Saved Unitary Development Plan policies LE2 along with 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 2007/08, 100% of employment floorspace developed was in previously developed land. This was also 100% for 2006/07.

### **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.
- 6.15 Over the last four reporting periods the completion of one and two-bedroom units has accounted for almost two thirds of all self-contained housing completions and a



small percentage of 4 and 5 bedroom units. This indicates that there is a mix of housing completions however this is very skewed towards smaller units.

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

### Health and Education

- 6.16 There is continual demand for services provided by the borough's hospitals and schools with a need to improve and modernise existing services and facilities to meet this demand. Hillingdon's Unitary Development Plan and the emerging LDF support the sustainable maintenance and growth of these facilities to meet current and expected demand. During 2007/08 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.
- 6.17 Based on deeds signed between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008 an estimated monetary contribution of £1,248,422 for education facilities and £204,929 for health facilities has been agreed. During the last financial year, approximately £635,492 have been agreed to be collected for the Local Education Authority and around £27,154 for the Hillingdon Primary Care Trust. Amounts will continue to be monitored in future AMRs.

### Safety

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

**Objective 4: To increase Hillingdon's accessibility**

### Transport

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

- 6.20 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.
- 6.21 There are important links between the borough's land-use planning and transport policies within the Unitary Development Plan. Section 106 agreements can be used to address any material impacts of development beyond site boundaries. The borough is committed to using Section 106 agreements to secure improved accessibility to sites by all modes of transport, with the emphasis on achieving access to public transport, walking and cycling. The implementation of Section 106 agreements in the Unitary Development Plan has been supplemented through the adoption of an SPG on Planning Obligations in 2003 and the SPD on Planning Obligations in 2008 which supersedes the former. The Council's commitment to Section 106 agreements has been re-emphasised within transport policies in the 'Revised Preferred Options' of the LDF. Based on Section 106 agreements signed in 2007/08, £57,500 was agreed for highway improvements and £130,000 for cycle routes. The implementation of these agreements may need to be integrated into future AMRs.

### Access to buildings and spaces

- 6.22 The planning and building control process plays an important part in improving the accessibility of buildings and spaces and providing a built environment that can be used by everyone. The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. Hillingdon considers the Disability Discrimination Act 1995 as important in relation to new development and is committed to the delivery of Lifetime Homes in the borough. Existing Saved UDP Policies R16 and AM13 make reference to accessibility in all areas of development. Accessibility is also covered within the Hillingdon Design and Accessibility Statement SPD and the Core Strategy DPD in the emerging LDF. All new housing proposals were required to meet Lifetime Home Standards in 2007/08. 10% of all housing units on major planning applications (10 units or more) were also required to be wheel chair accessible. Lifetime home standards and wheel chair accessibility will be monitored in future AMRs.

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

**Air Quality**

- 6.23 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 (PM<sub>10</sub>) and Benzene. The borough does not monitor other pollutants, as they are not considered to pose a threat to national targets.
- 6.24 The 2005 progress report of the Air Quality Action Plan states that there is no evidence of progress towards achieving the standard.
- 6.25 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 not saved in the UDP Saved Policies document. Officers now rely on London Plan Policy 4A.19 (Improving Air Quality) and its supporting text to be used (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.
- 6.26 Data from the automatic monitoring sites in the borough in 2007 illustrate that achievement of the annual mean NO<sub>2</sub> standard of 40 µg/m<sup>3</sup> in parts of the Borough and surrounding region has been a problem for several years. During 2007 it was not achieved at five monitoring stations: LHR2 (54.0 µg/m<sup>3</sup>), London Hillingdon (45.0 µg/m<sup>3</sup>), Hillingdon 1 (48.7 µg/m<sup>3</sup>), Hillingdon 3 (43.4 µg/m<sup>3</sup>) and Sipson (40.3 µg/m<sup>3</sup>). 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.
- 6.27 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

- 6.28 Hillingdon contains a number of water bodies including the Colne, Frays, and Wraysbury Rivers, Yeading Brook and The Grand Union Canal. Planning Policy Statement 25: Development and Flood Risk was published in December 2006 which uses the following zoning:
- Flood Zone 1 - Low probability of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
  - Flood Zone 2 – Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
  - Flood Zone 3a - High Probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
  - Flood Zone 3b – The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).
- 6.29 Sections of the borough have been identified as having significant risk of flooding in Zones 2 and 3. These areas have been identified and are used as material considerations in the development application process. In November 2008 Hillingdon have published it's Strategic Flood Risk Assessment in order to identify land at risk of flooding from fluvial and other sources and thereafter actively use to guide land allocations to areas of least flood risk. The SFRA should present sufficient information to enable the Local Planning Authority to apply the PPS25 Sequential Test to potential development sites.
- 6.30 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.
- 6.31 In years 2004/05, 2005/06, 2006/07, and 2007/08 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.

- 6.32 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

- 6.33 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 the borough. This will be monitored in subsequent annual monitoring reports. This requirement has been identified in the emerging Local Development Framework.
- 6.34 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

- 6.35 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.
- 6.36 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.

- 6.37 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.
- 6.38 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

- 6.39 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.
- 6.40 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

- 6.41 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

- 6.42 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.
- 6.43 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.
- 6.44 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.
- 6.45 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

- 6.46 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.
- 6.47 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.
- 6.48 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.

- 6.49 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.
- 6.50 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.
- 6.51 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

- 6.52 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 the Affordable Housing SPD (2006) on the provision of affordable housing from private developed sites. However this SPD has now been largely superseded by the Planning Obligations SPD published in
- 6.53 81% of the units completed in 2007/08 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 70% of all housing completions during 2006/07, 76% during 2005/06 and 83% during 2004/05. 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.

- 6.54 The Draft LDF Core Strategy addresses the above imbalance by recommending minimum housing size mix requirements as part of new residential development.
- 6.55 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. Currently a further student accommodation is under construction at Brunel.
- 6.56 Unitary Development Plan policy H11 was not saved in September 2007 and the officers are now relying on the Planning obligations SPD and the London Plan policies in order to address affordable housing requirements. Since the adoption of the Unitary Development Plan considerable changes to planning policy guidance have taken place. 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. Furthermore, 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

- 6.57 UDP policies LE2, LE4 and London Plan Policy 3B.1 promoting employment development. During 2006-2008 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

- 6.58 PPS6 and London Plan policy 3D.1 along with Saved UDP policy LE2 provide the policy context to achieve objective 2 and to build competitive economic growth by supporting both local and non-local businesses. In terms of the supply side of

commercial units, the 2006 Industrial and Business Land and the 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.

- 6.59 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 has been upgraded from a Major to a Metropolitan centre early in 2008.
- 6.60 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 1

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

### BUSINESS DEVELOPMENT

**BD1:** Total amount of additional employment floorspace – by type

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

**BD3:** Employment land available – by type

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

### HOUSING

**H1:** Plan period and housing targets

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

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

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

**H2(d):** Managed delivery target

**H3:** New and converted dwellings – on previously developed land

**H4:** Net additional pitches (Gypsy and Traveller)

**H5:** Gross affordable housing completions

**H6:** Housing Quality – Building for Life Assessments

### ENVIRONMENTAL QUALITY

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

**E2:** Change in areas of biodiversity importance

**E3:** Renewable energy generation

### MINERALS

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

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

### WASTE

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

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

## APPENDIX 2 - Detailed Housing Trajectory

	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
Small scale unidentified windfalls	112	112	112	112	113													
Large scale unidentified windfalls	161	161	161	161	164													
Other unidentified windfalls		40	115	119														
<b>Strategic Sites</b>																		
Silverdale House, 11a Carew Road (6 units)					6													
2 Maygoods Lane, Cowley (6 units)					6													
97 Dawley Road (13 units)					13													
Olympic House, 1a Grove Lane (9 units)					9													
8 Maxwell Road																		
Highgrove House, Eastcote Road (28 units)	12	16																
8 Walnut Avenue (7 units)					7													
The Pavilions Shopping Centre (160 units)	54	53	53															
Hayes Stadium, Judge Heath Lane (176 units)	35	35	35	35	36													
RAF West Ruislip/Blenheim Crescent (415 units)	83	83	83	83	83													
RAF West Drayton Site A, Porters Way (574 units)	200	125	125	124														
Former Hayes & Harlington Station Goods Yard (466)	140	82	82	81	81													
Former Honeywell Site, Trout Road Yiewsley, (218)	155	63																
Former Mod (Ministry Of Defence) Records Office, Stockley Road, Hayes, UB3 (101 Units)	101																	
RAF Eastcote Lime Grove Ruislip Ha4 (385 Units)	77	77	77	77	77													
Hillingdon House Farm Site, Uxbridge (141 Units)	47	47	47															
111-117 High Street Yiewsley UB7 7 (28 Units)	6	6	6	6	4													
Coppermill Lock (Royal Quay), Park Lane (20 units)						4	4	4	4	4								
Onslow Mills, Tapling Estate, Chantry Close (20 units)						4	4	4	4	4								
Chailey Industrial Estate (36 units)						7	7	7	8	7								
Resolution/Portal Records/Blyth Road (244 units)						48	48	48	48	52								
Western Core Area, Hayes Town						2	2	2	2	2								
Morrisons Safeways former HQ, Millington Road (10)						2	2	2	2	2								
Ruston Bucyrus, Hillingdon Circus (50 units)						10	10	10	10	10								
Master Brewer, Hillingdon Circus (50 units)						10	10	10	10	10								
RAF Uxbridge (1620 units)						324	324	324	324	324								
Former South Ruislip Dairy (97 units)						19	19	19	19	21								
Bentinck Works/Dairy Crest Site, High Street (34 unit)						7	7	7	7	6								
RAF West Drayton (Site B), NAT Site (636 units)											79	79	79	79	79	79	79	83
Projected Completions	1183	900	896	798	599	437	437	437	438	442	79	79	79	79	79	79	79	83
Cumulative Completions	6207	7107	8003	8801	9400	9837	10274	10711	11149	11591	11670	11749	11828	11907	11986	12065	12144	12227
PLAN - Strategic Allocation annualised	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365
Cumulative Target	5130	5495	5860	6225	6590	6955	7320	7685	8050	8415	8780	9145	9510	9875	10240	10605	10970	11335
MONITOR - No. dwellings above or below cumulative allocation	1077	1612	2143	2576	2810	2882	2954	3026	3099	3176	2890	2604	2318	2032	1746	1460	1174	892
MANAGE - Annual requirement taking account of past/projected completions	-453	-170	-166	-68	131	293	293	293	292	288	651	651	651	651	651	651	651	647

# Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone **01895 250111** on your behalf.

## Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshill i Hillington-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrir tuaj ne numrin **01895 250111**.

## Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে **01895 250111** নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

## Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息请托一名能说英语的人替你打电话提出要求，号码 **01895 250111**。

## Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੇ - **01895 250111**

## Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada aad ingiriiska in u ku diro Teleefoonkan **01895 250111**.

## Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை **01895 250111** தொலைபேசியில் அழைக்கச் செய்யவும்.

## Urdu

گر آپ ہلنگڈن کونسل کی خدمات کے بارے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے **01895 250111** پر ٹیلیفون کریں۔

**This information is also available in large print, Braille and on audio tape.**