

3 HILLINGDON'S PROFILE

3.1 This section looks at the overview of the London Borough of Hillingdon's structure and analyses information about planning policies and development in Hillingdon from 1st April 2005 until 31st March 2006 by:

- a) providing a context of the boroughs current demographic, location and socio-economic circumstances;
- b) analysing the use of Unitary Development Plan policies in appeal cases; and
- c) assessing the delivery of policy objectives based on the findings of the monitoring indicators in section 3.

Overview of the London Borough of Hillingdon

3.2 Hillingdon is a vibrant outer-London borough with a character all of its own. It is home to around 248,000 people and represents a very diverse population. The London Borough of 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 Historically Hillingdon has always been a transport hub with the branches of the Grand Union Canal running through it. Nowadays it is also transacted by M4, A4020, A40 and the Great Western Railway. The borough is also home to Heathrow Airport, which is the world's busiest international airport (in terms of international passenger volumes) currently handling around 67.7 million passengers each year. The continued growth of Heathrow Airport has proved to be one of the key economic drivers for London and the UK economy and with the opening of Terminal 5 due in 2008 this role is expected to continue (BAA Heathrow, June 2005). It is expected that West London will derive particular benefit from the enormous business potential around Heathrow Airport, as outlined in the Southern Hillingdon Action Plan. Strategically Hillingdon is the 'Gateway to the London/the West'.

Population

- 3.4 The 2001 census results show that for the London Borough of Hillingdon the total population was 243,006. This was an increase of 5% from 231,602 in 1991. The population was spread between 96,643 households; this is an increase of 8,600 from 1991. Of the total population about 48% are male and 52% female. Hillingdon has a relatively young population where around 41% of Hillingdon's population is under 30 years of age, with around 19% under 15. Approximately 21% of Hillingdon's population are from ethnic minority communities with a projected rise by 15-20% over the next ten years.
- 3.5 Population density in Hillingdon reflects its geographical location as an outer London borough. The national average is 380 people per km², London as a whole has a density of 4679 people per km², with Hillingdon having a density of 2131 people per km². This lower density can be attributed to large amount of open space and green belt designations in the borough.
- 3.6 According to Greater London Authority's 2005 Round Interim Demographic Projections Scenario 8.06, Hillingdon is set to grow over the next ten years. It is estimated that the population will reach around 252,000 by 2016.

Table3: London Borough of Hillingdon Population and Household Projections 2001-2031

	2001	2004	2011	2016	2021	2026	2031
Population	245,600	247,000	249,100	251,600	252,700	254,400	256,600
Household	96,700	98,200	100,700	103,000	104,100	105,000	105,900

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

- 3.7 The Official Labour Market Statistics provide a slightly different midyear population estimates. Based on this information the population of the Borough in 2005 was estimated to be around 252,000. This figure is a better representation of the current

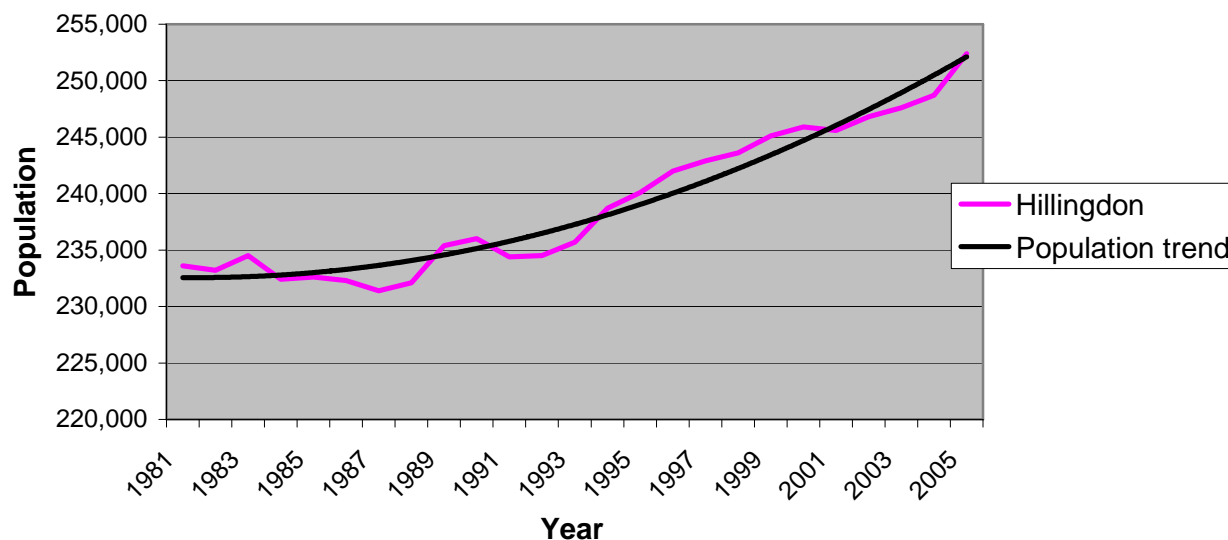
snapshot of the Borough. Data taken from the Council Tax Records show that the number of households in the Borough as of 30 March 2006 was 101,791 and 99,604 in 2001.

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	252,400	7,517,700	58,485,000

Source: midyear population estimates (2005) (www.nomisweb.co.uk)

Figure 2. Hillingdon's Population 1981 - 2005



Source: midyear population estimates (2005) (www.nomisweb.co.uk)

Deprivation

- 3.8 The ODPM's Indices of Multiple Deprivation combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation. The data is ranked such that a lower score indicates greater deprivation. In other words the most deprived local authority is indicated by a rank of 1.
- 3.9 According to the 2004 Indices of Multiple Deprivation, Hillingdon has an overall rank of 166 out of 354 local authorities. It has a rank of 72 on the income measure. April

2005 to March 2006 figures indicate a higher than average unemployment level of 9.7%. This figure represents unemployed people who are economically active in the borough. The London average is 7.6% and Great Britain 5.0% for this period. Gross weekly earnings per residence in 2006 was about £498.60, above the Great Britain median pay of £449.60, but lower than the London median pay of £540.80.

Housing

- 3.10 Based on Land Registry information, house prices in the borough continued to rise over the past year. The average cost of a house in the borough during January-March 2006 period was £247,715. Average price of a flat/maisonette was £163,001, terraced house £220,639, semi-detached £249,940 and the average price of a detached house sold in the borough was £478,656. During the same period, the average cost of a house in Greater London and England and Wales was £306,661 and £192,745 respectively. Over time this is a healthy increase and it is in line with Greater London, England and Wales' average house prices (figure 3). 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 3. LB Hillingdon House Prices by type

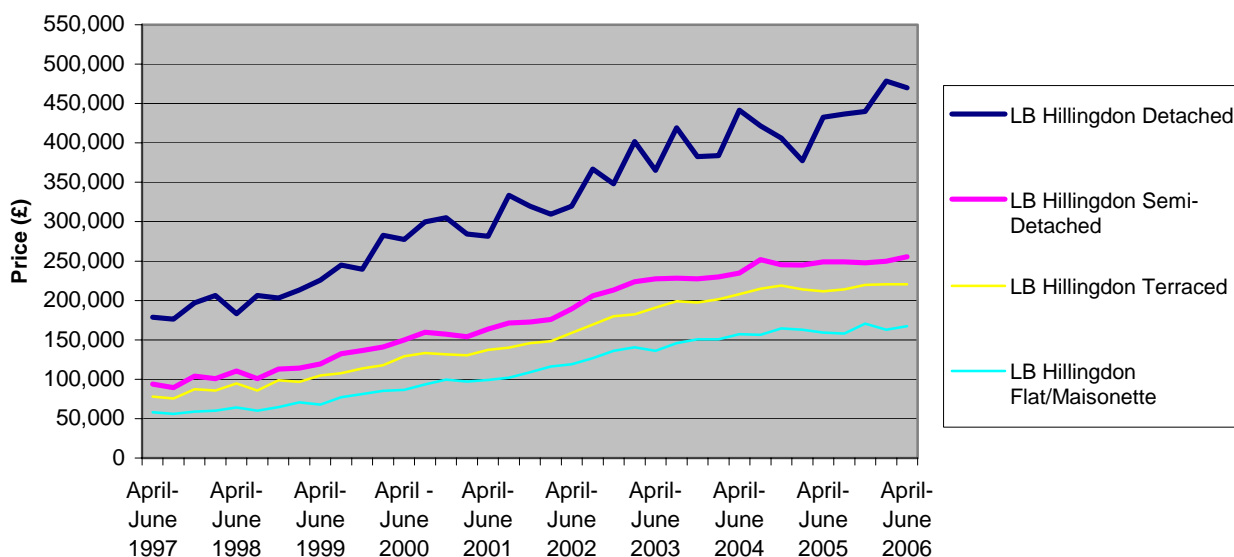
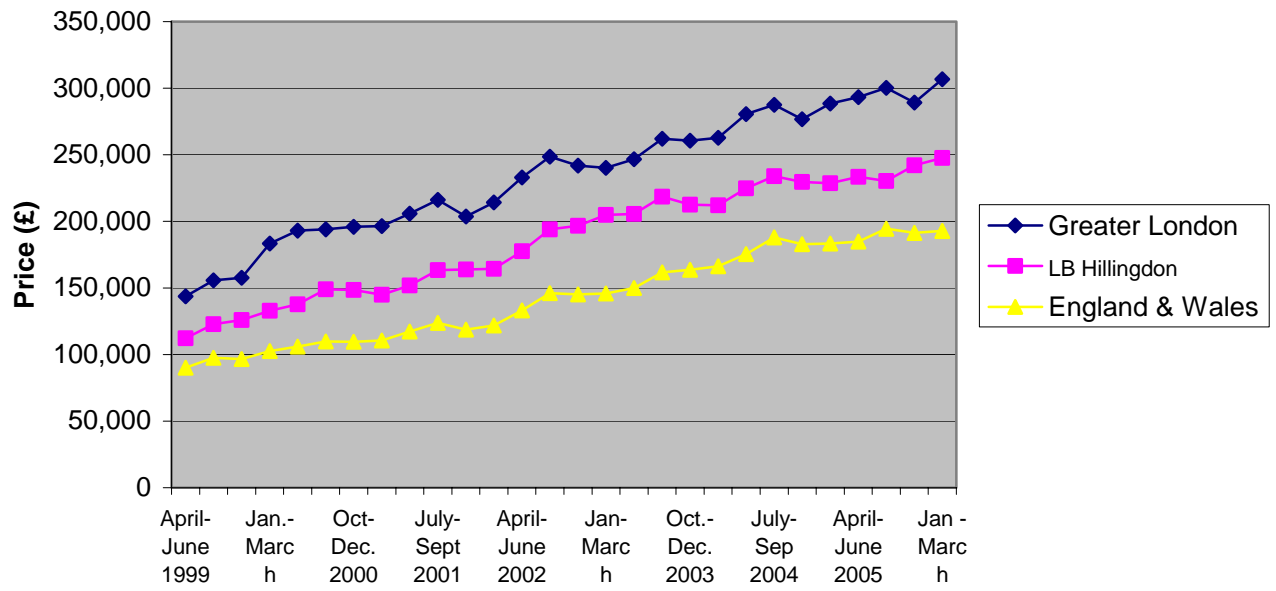


Figure 4. Average Quarterly House price Comparison



4. OBJECTIVES, INDICATORS, TARGETS

- 3.1 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.

- 3.2 Following the revised guidance from DCLG and Planning Inspectorate in August 2006, the Draft Core Strategy is being revised. The vision has been amended as follows:

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.***

- 3.3 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 ensure that enough land is made available to meet the housing, economic and community facilities needs of the borough in the period to 2016 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 the promotion, where appropriate, of higher density, mixed use development.
- SO3.** To promote safe, healthy and inclusive communities and respect the needs of the borough's diverse and multi-cultural communities.
- SO4.** To increase Hillingdon's accessibility
- SO5.** To enhance the environment in Hillingdon by addressing local causes of pollution and climate change.
- SO6.** To safeguard the borough's rural and urban heritage.

SO7. To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of mixed sustainable communities.

SO8. To promote 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.

(These are referred to in Table 5)

3.4 The vision and the spatial objectives will be included in the consultation on the Core Strategy in early 2007.

3.5 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
- Transport
- Local Services
- Minerals
- Waste
- Flood protection and Water Quality
- Biodiversity
- Renewable energy
- Air Quality

3.6 The indicators overleaf assesses whether policies have successfully contributed towards the implementation of the overall objectives. The Table 5 assesses progress of objectives through indicators.

Table 5. 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
SO1 SO8	Business development	1d	Employment land available by type	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Encourage new business, through initiatives such as the Hayes Business Incubation Unit and closer working with Brunel University's business school.	To maintain an appropriate supply of employment sites, premises and floorspace to meet the needs of business.	Annually	Yes
SO1 SO8	Business development	1e	Losses of employment land in i) employment/ regeneration areas and ii) local authority areas	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Encourage new business, through initiatives such as the Hayes Business Incubation Unit and closer working with Brunel University's business school.	Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.	Annually	Partial
SO1	Business development	1f	Amount of employment land lost to residential development	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Operate a skills centre in Hayes to train young people, raise their aspirations and increase their chances of finding rewarding employment.	Target for West London is being renegotiated with the GLA. The earlier target of 41ha allocated for release by GLA for the period 2004-2016 was exceeded in 2006.	Annually	Yes
SO8	Business development	1a	Amount of floorspace developed for employment by type	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Encourage new business, through initiatives such as the Hayes Business Incubation Unit and closer working with Brunel University's business school.	Minimum of 20,000 sq.m per annum of new/replacement B1c/ B2/B8	Annually	Partial

SO1 SO8	Business development	1b	Amount of floorspace developed for employment by type, which is in employment and/or regeneration areas defined in the local development framework	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people.	Min of 10,000 sq.m per annum	Annually	Partial
SO2	Business development	1c	Amount of floorspace by employment type, which is on previously developed land	Core output (ODPM)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	100%	Annually	Partial
SO1	Housing	2a	Housing trajectory	Core output (ODPM)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all	8,890 new net residential units for the period 1997-2016 (440 units per annum as an annual monitoring target) – London Plan Target	Annually	Yes
SO1	Housing	LO1	Change of use of residential accommodation to other uses	Local		No net loss of residential accommodation	Annually	Yes

SO2	Housing	2c	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare; ii) between 30 and 50 dwellings per hectare; and iii) above 50 dwellings per hectare	Core output (ODPM)	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community. Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.	To promote the efficient use of land for housing by ensuring developments fall within a density range of 30 to 50 units per hectare or higher.	Annually	Yes
SO1 SO7	Housing	2d	Affordable housing completions	Core output (ODPM)	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.	LBH Affordable Housing SPD target: 50% affordable housing Subject to Economic appraisals	Quarterly	Yes
SO2	Housing	LO2	Vacant properties brought back into use	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.	BV64 - Vacant Dwellings Returned to Occupation or Demolished (Target changes yearly - Hillingdon's Council Plan 2006/07 and beyond). Target for 2005/06 was 305.	Annually	Yes
SO3	Housing	LO3	Non self-contained completions	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.	No set target established as yet	Annually	Yes

S03	Housing	LO4	Percentage of affordable housing secured on sites of at least 25 units or one hectare	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.</p>	35% affordable housing (Next year, this target will change to reflect the adopted Affordable Housing SPD.)	Annually	Yes
S03	Housing	LO5	Housing tenure	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>Bring all council housing up to the decent homes standard, build hundreds more affordable homes and ensure that at least 1000 additional privately owned homes are made fit to live in.</p>	70% social rented 30% intermediate.	Annually	Yes
S07	Housing	LO6	Housing size	Local	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>Ensure that all residents of the borough have no unnecessary delays in access to health, housing and social care that is tailored to their individual needs and the needs of their community.</p>	No set target as yet	Annually	Yes
SO2	Housing	2b	Percentage of new homes built on previously developed land	Core output (ODPM)	<p>A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	BV106 2006 target: 95% as contained in the Council Plan	Annually	Yes

SO8	Local services	4a	Amount of completed retail, office and leisure development	Core output (ODPM)	A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits Offer easy access to cutting edge, inspirational arts, leisure, library and sports facilities to all residents.	800 square metres of retail development per annum.	Annually	Partial
SO6	Local services	4c	Amount of eligible open spaces managed to green flag standards	Core Output (ODPM)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	Increase the number of parks gaining Green Flag Status	Annually	Yes
SO6	Local Services	LO14	Total number of conservation areas in the borough	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	To maintain the number of conservation areas in the borough. Target for 2005/06 is 28 (BV219a).	Annually	Yes
SO6	Local Services	LO15	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.	To increase the percentage of conservation areas in the local authority area with an up-to-date character appraisals (BV219b). No target identified for 2005/06 however, target for 2006/07 is 10.71%.	Annually	Yes

SO8	Local services	4b	Amount of completed retail, office and leisure development in town centres	Core output (ODPM)	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Have ensured that Uxbridge remains one of London's top 10 shopping centres.	Up to 8,100 sq.m of comparison goods floorspace and 1,300 sq.m of additional convenience goods floorspace by 2016	Annually	Partial
SO8	Local services	LO7	Amount of secured and implemented developer contributions towards the provision and improvement of town centres	Local	A prosperous borough where enterprise is encouraged, business supported and new jobs created for local people. Have ensured that Uxbridge remains one of London's top 10 shopping centres.	The revised SPD on Planning Obligations will lead to discussions about an appropriate target	Quarterly	Yes
SO1	Health	LO8	Amount of new floor space for health and education facilities	Local	A borough with improving health, housing and social care where first class health and social care and decent, affordable housing is available to all Create new hospital and primary care facilities serving the north and south of the borough. A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits Rebuild or refurbish two-thirds of our secondary schools.	Insufficient data currently available to set a target	Annually	Partial

SO1	Education	LO9	Amount of 106 contributions towards education facilities.	Local	<p>A borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits</p> <p>Rebuild or refurbish two-thirds of our secondary schools.</p> <p>A borough where children and young people are healthy, safe and supported where our young people are valued, properly educated and given the opportunity to thrive.</p> <p>Continue to improve the health of our young people in partnership with the voluntary sector through education programmes, greater access to sports facilities and a wider range of social and recreational opportunities.</p>	Revised SPD on Planning Obligations should identify a target	Annually	Yes
SO4	Transport	3a	Amount of completed non-residential development complying with car-parking standards set out in the local development framework	Core output (ODPM)	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.</p>	100% local target	Annually	No

SO4	Transport	3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary and a secondary school; areas of employment; and a major retail centre(s).	Core output (ODPM)	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	100% Local target	Annually	No
SO4	Accessibility	LO13	Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	BV178 Target for 2005/06 is 85%. Targets for 2006/07, 2007/08, and 2008/09 are 86%, 87%, and 88% in the same order.	Annually	Yes
SO4	Transport	LO10	Amount of 106 contributions towards transport infrastructure	Local	A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved Develop an integrated and efficient transport network, focused on more and better public transport, while addressing the needs of all road users.	Revised SPD on Planning Obligations should identify a target	Annually	Yes

SO5	Air quality	LO11	Annual average concentrations of nitrogen dioxide (NO ₂) in the borough	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p> <p>Fully assess the impact of development at Heathrow on our local environment and quality of life and strive to ensure that the airport's future plans reflect the best interests of local people.</p>	40 µg/.m ³	Annually	Yes
SO5	Waste	6b	Amount of municipal waste arising, managed by management type and the percentage each management type represents of the waste managed	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p>	BV82a & BV82b	Annually	Yes
SO5	Waste	6a	Capacity of new waste management facilities by type	Core output (ODPM)	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally friendly policies and practices.</p>	To be developed as part of West London Waste DPD	Annually	No
SO5	Minerals	5a	Production of primary land won aggregates	Core output (ODPM)	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p>	To contribute to West London's apportionment to produce 500,000 tonnes of land-won aggregates per year until 2016.	Annually	No
SO5	Minerals	5b	Production of secondary/recycle aggregates				Annually	

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

SO5	Renewable energy	LO12	The average SAP rating of local authority owned dwellings	Local	<p>A clean and attractive borough where the environment is protected, transport links improved and our heritage preserved</p> <p>Ensure that Hillingdon sets the pace for London in adopting environmentally - friendly policies and practices.</p>	Increase energy efficiency of local authority owned dwellings. Target for 2005/06 is 71. Targets for 2006/07, 2007/08, and 2008/09 are 71.5, 72, and 72.5 respectively.	Annually	Yes
-----	------------------	------	---	-------	--	---	----------	-----