

## Progress Against Spatial Objectives, Indicators, and Targets

This section sets the progression of the AMR indicators over the period 2005/06. Progress on each indicator is arranged against a development objective and a development target if one exists. 'Core' indicators are identified by the Office of the Deputy Prime Minister (ODPM) and 'local' indicators are identified by the London Borough of Hillingdon.

**Objective 1.** 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

### Business Development

**Indicator:** Core (1d) Employment land available by type.

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

**Progress:** The amount of employment land designated in all Industrial Business Areas (IBA) in the Borough equate to around 405 hectares. Currently there is a pipeline of B1 uses for 93,754 square metre, B2 uses of 37,581, and B8 uses of 74,709 in the borough.  
*(Source: London Borough of Hillingdon, GIS Department)*

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

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

**Progress:** (i) No loss of employment land was recorded in employment areas.  
(ii) Total of 1.13 hectares of employment land was lost in areas not designated as employment/ regeneration areas. The total amount of employment land in non-designated employment areas is not known.  
*(Source: London Development Database, GLA)*

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

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

**Progress:** From April 2005 to March 2006, total of 1.13 hectares of employment land was lost to residential developments comprising 92 units.  
 (Source: London Development Database, GLA)

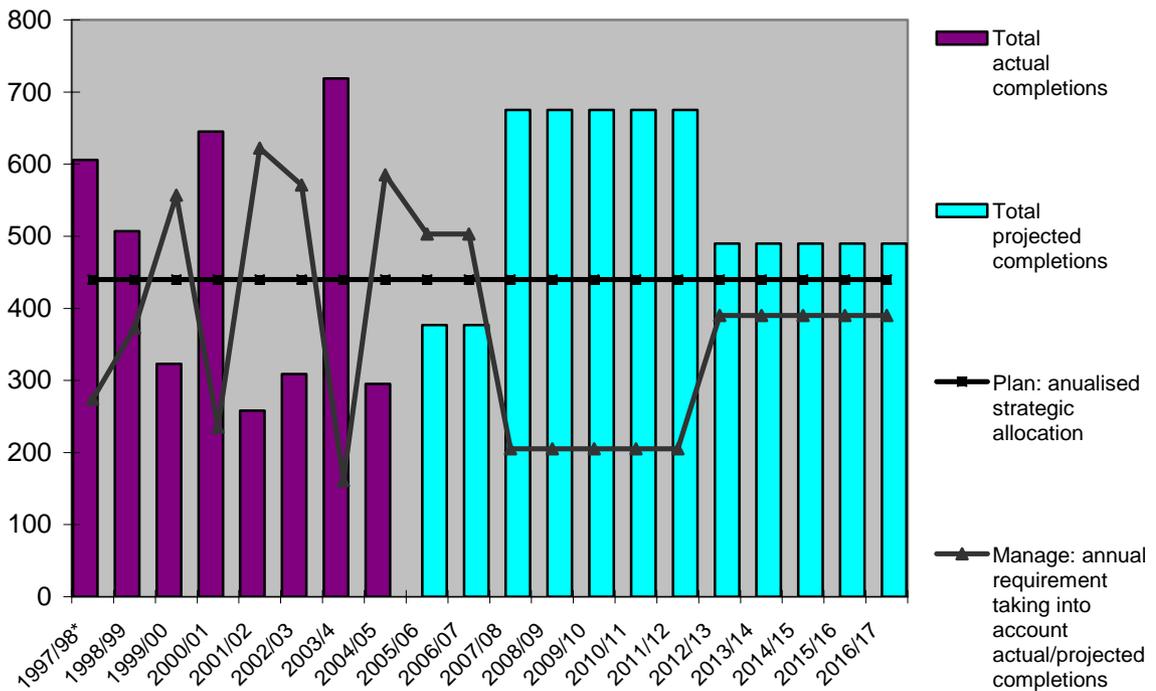
**Housing**

**Indicator:** Core (2a) Housing Trajectory

**Target:** 8,890 net new dwellings for the period 1997-2016  
 440 net new dwellings per year

**Progress:** See housing trajectory table below

**Figure 5: Housing Trajectory (1997-2017)**



Source: London Borough of Hillingdon, Planning and Community Services

Hillingdon’s LDF Housing Trajectory compares the levels of actual and projected completions over the 1997/98 – 2016/17 period against the London Plan strategic housing requirement.

Completions information is obtained from building control data and site visits undertaken within the year. The redevelopment, conversion and change of use to residential use are also recorded as part of the monitoring in the Housing Trajectory.

Existing London Plan requirements are based on calendar years 1 January 1997 to 31 December 2016. However, this projection had to be adjusted to comply with ODPM requirements for the presentation of data on financial years. All data is presented in financial years with the exception of the first year, which include 92 units completed during the period 1 January 1997 to 31 March 1997, and needs to be counted against the London Plan targets.

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

The period covering April 2005 to the end of March 2006 acknowledged 561 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.

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

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

**Progress:** 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 and therefore does not represent a net loss.

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

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## **Health and Education**

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

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

**Progress:** Brunel University continues to implement its Master Plan for the redevelopment and improvement to its facilities contributing towards better higher education facilities, while the NHS Improvement Plan oversees the improvement and expansion to health care facilities within the borough.

During the period covering 1<sup>st</sup> of April 2004 to 31<sup>st</sup> of March 2005 the following developments have been granted planning permissions:

- 48,064 square metres of new academic floor space for Brunel University
- 2,243 square metres for technical centre at Uxbridge College
- 6,849 square metres new school facilities at Guru Nanak Sikh School
- 3,000 square metres for radiotherapy facilities and 2,488 square metres for a new treatment centre at Mount Vernon Hospital

During the 2005/2006 year the following health and education developments have been granted:

- A phased redevelopment of Hillingdon Hospital involving 85,000 square metres.
- Outline permission for a phased redevelopment of around 16,000 square metres of Hayes Manor School.
- 830 square metres for the renal dialysis unit of the Hayes Cottage Nursing Home
- 480 square metres for Hillingdon Hospital
- 375 square metres for the adaptation and refurbishment of existing temporary classrooms and the erection of a 450 square metre nursery at the Haydon School
- 900 square metres for the erection of a new building to provide four classrooms at Uxbridge High School
- 360 square metres at the Queensmead School for a classroom
- 250 square metres for changing room facilities at the Hayes Manor School
- 460 square metres for a dental surgery at Burr Hall. This development commenced in September 2005.
- 3,500 square metres of additional classrooms, library, school halls and ancillary facilities at Sacred Heart RC Primary School. This development commenced at the end of February 2006.
- 150 square metre extension to the chemotherapy suite at Mount Vernon Hospital
- 130 square metre of a double mobile classroom unit at Bisham Winnington Ingram School which had commenced in September 2005.
- Erection of a three storey, 528 square metre new mall extension at Uxbridge College
- Erection of a 160 square metre extension to the existing pharmacy department (involving demolition of redundant temporary buildings) at Mount Vernon Hospital
- Erection of a 460 square metre two storey extension to Bishopshalt School to an existing sixth form block for additional classrooms and toilets. This development commenced in October 2005.

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

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

**Target:** Target to be developed in 2006/07

**Progress:** 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)*

**Objective 2. 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**

## Housing

**Indicator:** Core (2c) Housing density.

Percentage of new dwellings completed at:

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

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

**Progress:** Table 6 shows the progress made during 2005/2006

**Table 6: Housing Density 2005/06**

Density	Dwelling Completions (Number)	Dwelling Completions (Percentage)
i. less than 30 dwellings per hectare	40	7%
ii. between 30 and 50 dwellings per hectare	126	23%
iii. more than 50 dwellings per hectare	395	70%
<b>Total</b>	<b>561</b>	<b>100%</b>

*Source: London Development Database, GLA*

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

## Housing

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

**Target:** Target for 2004/2005 period was 80% BV106. Annual target for 2005/2006, 2006/2007, and 2007/2008 years will be 95% as identified in the Council Plan.

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

*(Source: Hillingdon's Council Plan 2006/07, BV106)*

## **Business Development**

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

**Target:** 100%

**Progress:** 100% of employment floorspace developed during 2005/2006 was on previously developed land.

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

## **Objective 4. To increase Hillingdon's accessibility**

## **Transport**

**Indicator:** **Core (3a)** Amount of completed non-residential development within Use Class Orders A, B, and D complying with car-parking standards set out in the local development framework.

**Target:** 100%

**Progress:** This data is collected by the Council but there is currently no summary information that has been logged centrally. For future annual monitoring requirements this information will be collected/recorded in a new database where these statistics can be easily assessed.

**Indicator:** **Core (3b)** Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centre(s).

**Target:** To be developed in conjunction with the Local Implementation Plan (LIP)

**Progress:** This data is collected by the Council but there is currently no summary information that has been logged centrally. For future annual monitoring requirements this information will be collected/recorded in a database where these statistics can be easily assessed.

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**Indicator:** **Local (LO13)** Percentage of total lengths of footpath and other rights of way that were easy to use by members of the public.

**Target:** BV178. Target for 2005/06 is 85%. Targets for 2006/07, 2007/08, and 2008/09 are 86%, 87%, and 88% respectively.

**Progress:** Within the reporting period, 84% of total lengths of footpath and other right of way were easy to use by members of the public. This is an improvement of 4% from 2004/05, where only 80% of footpath and other right of way were easy to use by the public.  
(Source: Hillingdon's Council Plan 2006/07, BV178)

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**Indicator:** **Local (LO10)** Amount of developer contributions agreed to be allocated towards the improvement of public transport services and facilities.

**Target:** No target identified

**Progress:** During 2005/2006 a total of £94,000 has been allocated from developers contributions to fund improvements to public transport services and facilities. These contributions will be allocated to improvements such as traffic calming measures, highway contributions, contributions towards traffic signals, road safety scheme, and bus improvements. An additional £25,500 has been agreed to fund parking management facilities. The significant RAF Uxbridge permission is not included in these figures as this is currently only an outline permission.  
(Source: London Borough of Hillingdon Planning Community Services)

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

**Air Quality**

**Indicator:** **Local (LO11)** Annual average concentrations of nitrogen dioxide (NO<sub>2</sub>) in specific parts of the Borough.

**Target:** 40 µg/m<sup>3</sup>

**Progress:** Results from monitoring stations and modelling within the borough indicate that the objectives for annual mean Nitrogen Dioxide were not achieved in most of the borough. Modelling predicts that exceedances in 2010 will be concentrated in the south of the borough. Table 8 below displays nitrogen dioxide concentrations recorded by continuous monitors in the London Borough of Hillingdon between January 2005 and December 2005. (All results are in µg/m<sup>3</sup>).

*(Source: London Borough of Hillingdon Air Quality Updating and Screening Assessment, Version 1, May 2006)*

**Table 8: Annual average concentrations of nitrogen dioxide (NO<sub>2</sub>) in specific parts of the Borough.**

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

S/B = suburban/background

R = roadside

**Waste**

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

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

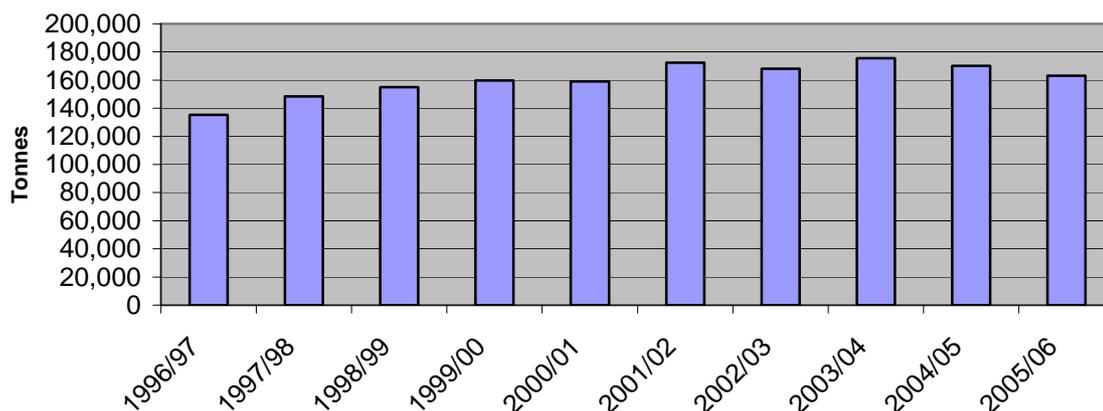
**Progress:** The Waste Strategy Section does not collect this data at the moment.  
*(Source: London Borough of Hillingdon, Waste Strategy Section)*

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

**Target:** Target for the amount of municipal waste arisings to be developed as part of West London Waste DPD. Recycling and composting targets for Household Waste have been set by BV82a and BV82b as 16% and 12.5% respectively for 2005/06.

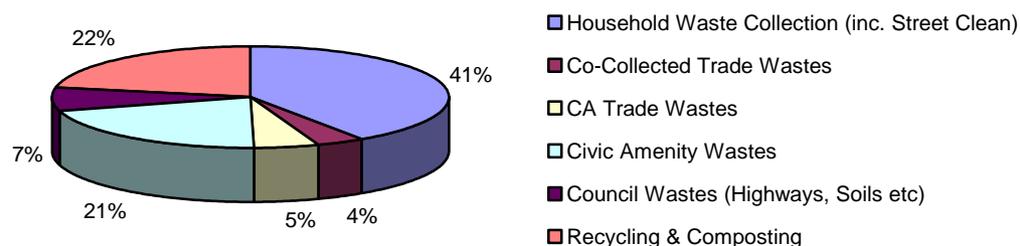
**Progress:** Amount of annual municipal waste increased every year until 2001/02. It has plateaued at around 170,000 tonnes since this date. During 1996/1997 the Borough managed 135,181 tonnes of municipal waste. This figure was 158,960 tonnes during 2000/2001 and 163,190 tonnes between April 2005 and March 2006. Household waste represented approximately 79% of total municipal waste. During 2004/05 recycling per household was approximately 350 kilograms. In 2005/06 actual figures indicate that 16.3% of household waste as recycled (BV82a), which was above the set target. During the same period 11.4% of household waste was composted (BV82b). This is slightly below the target of 12.5%. If these figures are considered taking account of the municipal waste data, then the overall recycling rate drops to 13% and the composting rate to about 9% (figure 9).

**Figure 7. Total Municipal Waste Arisings**

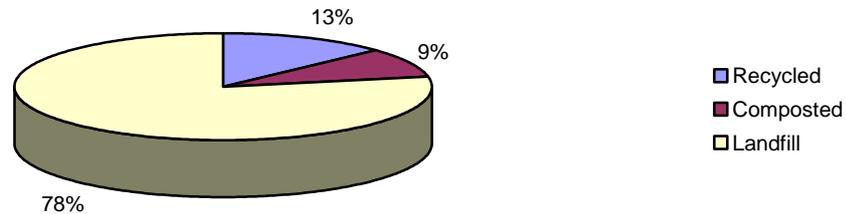


Source: Hillingdon Planning and Community Services

**Figure 8. Municipal Waste Arisings By Type (%)**



**Figure 9. Municipal Waste Managed by Management Type 2005/06**



The amount of waste recycled from 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006 amount to around 21,000 tonnes and the amount of waste composted was close to 15,000 tonnes. The remaining 127,500 tonnes of municipal waste materials went to landfill. The council, together with local partners, is striving to increase the proportion of waste that is recycled.

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

### Flood Protection and Water Quality

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

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

**Progress:** Data supplied by the Environment Agency has confirmed that during the year 2005-2006 there was no instance where permission for development was granted contrary to the advice of the Agency on either flood defence grounds or water quality. During this reporting year the Environment Agency raised objections on 20 planning applications, of these 9 resulted in refusal, 3 were withdrawn, and 2 are still awaiting decision. The remaining 6 applications were modified to the requirements stipulated by the Environment Agency with conditions attached to their decisions.

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

### Minerals

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

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

**Progress:** Confidentiality restrictions prevent the disclosure of information regarding the levels of mineral production in Hillingdon, or the precise size of the current landbank in the Borough. This information has been collected by London

Aggregates Working Party. It will continue to be collected by them in future years, but it has not been released to the individual boroughs for reasons of confidentiality. This makes the monitoring at borough level of policies regarding landbanks and aggregates supply difficult.

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

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

**Target:** Not identified

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

## Renewable Energy

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

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

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

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

**Target:** Increase energy efficiency of local authority owned dwellings. Target for 2005/06 is 71. Targets for 2006/07, 2007/08, and 2008/09 are 71.5, 72, and 72.5 respectively.

**Progress:** Energy efficiency is measured by Hillingdon's average SAP rating for local authority owned dwellings. This is 72.7 out of 120 (2005/06) an increase from the previous year (70.6) and already reaches the borough set target for 2007/08. The percentage improvement in energy efficiency in the housing sector has increased yearly, by 3% in 2005/06, 1.5% in 2003/04 and 2.05% in 2002/03.

*(Source: Hillingdon's Council Plan 2006/07, BV63)*

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

### Local Services

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

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

**Progress:** In 2005 London Borough of Hillingdon had eight open spaces managed to Green Flag award standard. Only five of these open spaces have been awarded the Green Flag. These five are:

- Cranford Park,
- Harmondsworth Park,
- Harefield Village Green
- Fassnidge Park, Uxbridge
- Norman Leddy Memorial Gardens

The remaining three open spaces were:

- Minet Country Park
- Ruislip Wood
- Uxbridge Common

By 2006 the following seven sites had the Green Flag Award:

- Cranford Countryside Park
- Harmondsworth Moor
- Harefield Village Green
- Fassnidge Park
- Norman Leddy Memorial Gardens
- Lake Farm Country Park
- Ruislip Woods National Nature Reserve

On 1<sup>st</sup> December 2006 the following three sites have also been put forward for the award.

- Uxbridge Common
- Churchfield Gardens
- Little Harlington Playing Fields

These sites represent approximately 33% of the borough's 1403.88 hectares of parks and open spaces. The awards were the result of a long and continuing partnership between local community groups and the council's Green Spaces Team.

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

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

**Target:** To maintain the number of conservation areas in the borough. Target for 2005/06 is 28 (BV219a).

**Progress:** Currently there are 28 conservation areas in the borough. The Council will also be going out to consultation on 1 new proposed Conservation Area and 2 upgraded Areas of Special Local Character to Conservation Areas. These will be intended to be in place by the end of 2006/07 financial year, if the consultations are supported.

*(Source: Hillingdon's Council Plan 2006/07, BV219a)*

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**Indicator:** **Local (LO15)** Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV219b)

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

**Progress:** Currently there are no Conservation Area Appraisals. However the borough has produced three draft appraisals for consultation in January and February 2007, with the intention that they will be adopted in the 2006/07 financial year. The process of producing further Conservation Area Appraisals will continue with the aim to produce three in each year.

*(Source: Hillingdon's Council Plan 2006/07, BV219b)*

## **Biodiversity**

**Indicator:** **Core (8)** Change in areas and populations of biodiversity importance, including:

(i) change in priority habitats and species (by type), and

- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

**Target:** (i) Preserve the area of wildlife habitats and the number of species in Hillingdon  
(ii) Minimise loss of designated areas to development

**Progress:** The Cabinet approved Hillingdon’s Biodiversity Action Plan in July 2005. It is scheduled for adoption in February 2007. Currently there is no data is available to monitor change in priority habitats and species (by type or area). The following table indicates changes in status of Sites of Importance for Nature Conservation (SINC).

**Table 9: 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

**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

**Indicator:** Core (2d) Affordable housing completions

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

**Progress:** Table 10: Affordable Housing Completions 2004/2005

New built affordable housing	Vacant properties brought back into use (LO2)	Non self-contained (LO3)
170	360	142

Source: London Borough of Hillingdon Housing Department

**Comments:** During this reporting year 170 affordable housing units were completed. This represents 30% of all housing completions and is below London Plan target. However, there is a considerable provision of affordable housing coming from non new built sources, including vacant properties brought back into use, non self-contained completions, and purchase & repair, void transfer purchases, and homebuy. In 2005/06 there were 360 private sector vacant dwellings that were returned into occupation or demolished during the financial year as a direct result of action by the local authority, meeting the target of 305. How these are counted to make up for the 50% requirement in the London Plan requires further clarification from the Mayor.

**Indicator:** **Local (LO4)** Percentage of affordable housing secured on sites of at least 25 units or one hectare

**Target:** 35% affordable housing

**Progress:** In 2005/06 there were eight planning permissions comprising of at least 25 units or on sites of at least one hectare, amounting to 963 residential units. 356 units out of 963 were secured for affordable housing. This indicates that 37% of the 963 units granted on sites of at least 25 units or one hectare are for affordable housing. It should be noted that these are permissions only and actual completions may vary. Next year will be the first full year that Hillingdon's Affordable Housing SPD will apply. The target monitored will change to reflect this.

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

**Target:** 70/30 split (GLA and Best Practice Note)

**Progress:** **Table 11: Private and Affordable Units Completed during 2005/06**

Private	Affordable	
	Social rented	Intermediate (Shared Ownership + Key Worker)
	130 (76%)	40 (24%)
391 (70%)	170 (30%)	

Source: London Borough of Hillingdon Housing Department

During 2005-2006, 76% of affordable housing units secured through the planning system were for social rent and the remaining 24% for intermediate housing e.g. shared ownership and key worker schemes. The split is very close to the envisaged target of 70/30 split. The number of private and affordable housing units comprise new built and conversions.

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

**Target:** Target to be developed in 2006/07

**Progress:** The table and the pie chart below indicate the breakdown of completed housing units in terms of their bedrooms. The number of dwelling units with two bedrooms accounts for more than 50% of the overall completions for this reporting period.

**Table 7: Number and Percentage of Bedrooms Completed during 2005/06**

Number of bedrooms	1bed	2bed	3beds	4beds	5+beds	Total
No. of units	122	310	106	14	9	561
%	22	55	19	2	2	100

Source: London Development Database, GLA

**Figure 6. Completed Bedrooms Analysis 2005/06**

