

3. OBJECTIVES, INDICATORS, TARGETS

3.1 Hillingdon is currently at an advanced stage in the progression of the Local Development Framework. The first round of public consultation on all Development Plan Documents ended on 30 November 2005 and the submission documents are scheduled to go to Cabinet and Full Council for approval in Spring 2005.

3.2 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.

3.3 Complimenting the spatial vision and building on the sustainability work carried out since 2004, the Council set up 9 objectives to be via planning policy throughout the period 2004-2016. This section assesses development progress in 2004/05 against those objectives.

3.4 The AMR concentrates on those areas required in Government guidance 'Local Development Framework Monitoring: A Good Practice Guide' and is supplemented by areas which are considered by the Council as of local concern/importance. The areas monitored comprise:

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

3.5 The indicators below will assess whether policies have successfully contributed towards the implementation of the overall objectives. The Table 3 shows the indicators monitored in this report against the objectives the report intends to assess.

Table 3: Objectives and Indicators

Objective	Topic Area	Indicator		Type of indicator	Related UDP policy
1. To maintain an adequate supply of suitable land in the right locations in Hillingdon to meet expected development needs including housing, education, healthcare and other supporting community facilities.	Business development	1a	Employment land available by type	Core output (ODPM)	LE2
		1b	Losses of employment land in i) employment/regeneration areas and ii) local authority areas	Core output (ODPM)	LE4
		1c	Amount of employment land lost to residential development	Core output (ODPM)	LE4
	Housing	1d	Housing trajectory	Core output (ODPM)	H1, H2, H3, H7, H8
		1e	Loss of residential accommodation to other uses	Local	H2, H3
	Local services	1f	Amount of completed retail, office and leisure development	Core output (ODPM)	S1
2. To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which supports local and non-local businesses of all sizes.	Business development	2a	Amount for floor space developed for employment by type	Core output (ODPM)	LE2
		2b	Amount of floor space developed for employment by type, which is in employment and/or regeneration areas defined in the local development framework	Core output (ODPM)	LE2
	Local services	1f	Amount of completed retail, office and leisure development	Core output (ODPM)	S1
3. To secure high quality well designed development to create new opportunities for people living and working across Hillingdon.	Housing	3a	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)	H6

Objective	Topic Area	Indicator	Type of indicator	Related UDP Policy	
4. To raise the level of access for all by seeking accessible buildings, by reducing the need to travel and by siting new development wherever possible to locations not dependent on access by car.	Transport	4a	Amount of completed non-residential development complying with car-parking standards set out in the local development framework	Core output (ODPM)	AM1 & AM14
		4b	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)	AM1
		4c	Amount of 106 contributions towards transport infrastructure	Local	R16, AM11, AM13
5. The promotion of safe, healthy and inclusive communities while respecting the diverse needs of the whole borough.	Housing	5a	Affordable housing provision	Core output (ODPM)	H11 & H10
		5a	Affordable housing provision	Local	H11
		5a	Vacant properties brought back into use	Local	H11
		5a	Non self-contained completions	Local	H10
		5b	Percentage of affordable housing secured on sites of at least 25 units or one hectare	Local	H11
		5c	Housing tenure	Local	H11
		5d	Housing size	Local	H4 & H5 LDF DC42
6. To enhance the environment in Hillingdon by addressing local causes and impacts of air and other pollution.	Health	5e	Amount of new floor space for health and education facilities	Local	Links to policies
	Education	5f	Amount of 106 contributions towards education facilities	Local	Links to policies
6. To enhance the environment in Hillingdon by addressing local causes and impacts of air and other pollution.	Local services	6a	Amount of eligible open spaces managed to green flag standards	Core Output (ODPM)	OL2, OL3
	Air quality	6b	Annual average concentrations of nitrogen dioxide (NO ₂) in the borough	Local	MIN16, OE13
	Waste	6c	Amount of municipal waste arising, managed by management type and the percentage each management type represents of the waste managed	Local	OE6

Objective	Topic Area	Indicator		Type of indicator	Related UDP policy
7. To enhance local biodiversity, address issues arising from climate change, increase flood protection and take advantage of natural resources in a responsible manner.	Biodiversity	7a	Change in areas and populations of biodiversity importance	Core output (ODPM)	EC1, EC4, EC5
	Flood protection and water quality	7b	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core output (ODPM)	OE7, OE8, OE9, OE10
	Minerals	7c	Production of primary land won aggregates	Core output (ODPM)	MIN1, MIN2, MIN3
		7d	Production of secondary/recycle aggregates	Core output (ODPM)	-
	Waste	7e	Capacity of new waste management facilities by type	Core output (ODPM)	-
	Renewable energy	7f	Renewable energy capacity installed by type	Core output (ODPM)	OE12
8. To safeguard and promoting the role of all town centres in Hillingdon, focusing retail, leisure and office developments which attract a large number of people, towards larger centres.	Local services	8a	Percentage of completed retail, office and leisure development in town centres	Core output (ODPM)	S1, S2, S4
		8b	Amount of developer contributions towards the provision and improvement of town centres	Local	-
9. To promote more efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development.	Housing	9a	Percentage of new homes built on previously developed land	Core output (ODPM)	-
	Business development	9b	Percentage of floorspace by employment type, which is on previously developed land	Core output (ODPM)	-

Progress Against Spatial Objectives, Indicators, and Targets

This section sets the progression of the AMR indicators over the period 2004/05. 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 maintain an adequate supply of suitable land in the right locations in Hillingdon to meet expected development needs including housing, education, healthcare and other supporting community facilities.

Business Development

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

Target: Completing IBA annual survey

Progress: The amount of employment land designated in all Industrial Business Areas (IBA) in the Borough equate to around 405 hectares.

(Source: London Borough of Hillingdon, GIS Department)

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

Target: Completing IBA annual survey

Progress: (i) No loss of employment land was recorded in employment areas. (ii) Total of 0.2975 hectares of employment land was lost in areas not designated as employment/regeneration areas.

Total amount of employment land in non-designated employment areas is not known. *(Source: London Borough of Hillingdon Planning and Transportation Group)*

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

Target: Not applicable (linkages to BVPI 106)

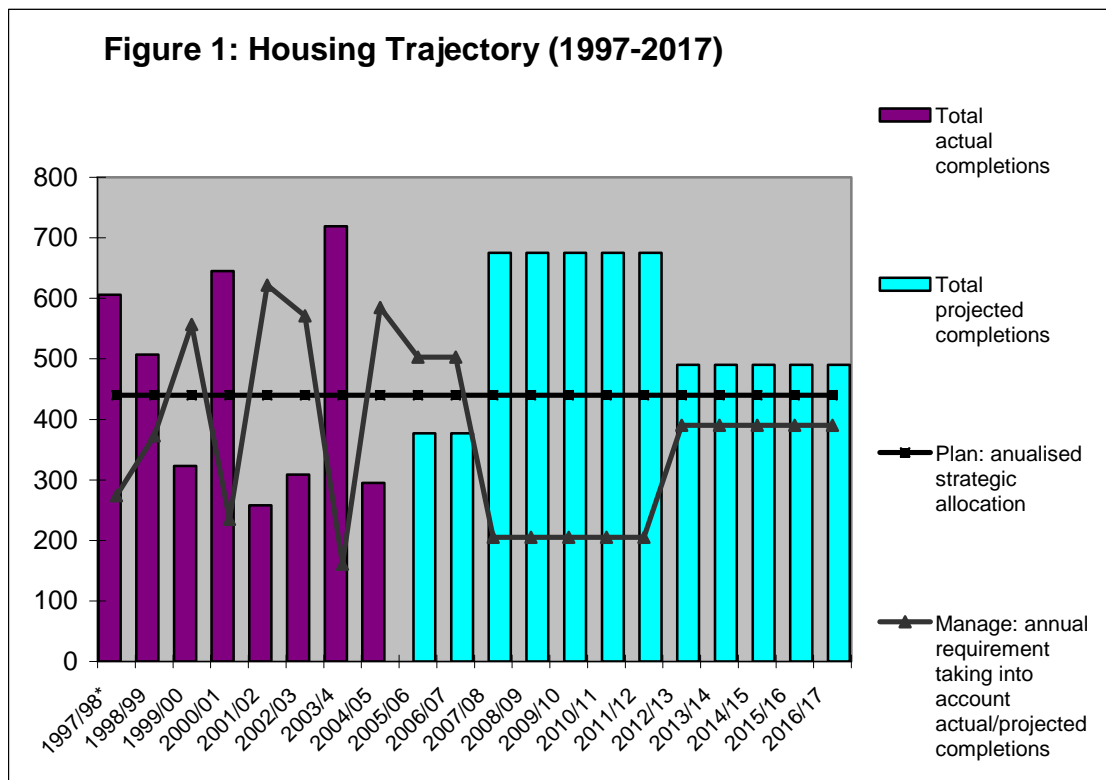
Progress: Total of 0.2975 hectares of employment land was lost to residential development. *(Source: London Borough of Hillingdon, Planning and Transportation Group)*

Housing

Indicator: Core (1d) 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



(Source: London Borough of Hillingdon, Planning and Transportation Group)

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. The redevelopment, conversion and change of use to residential use are also recorded as part of the monitoring in the Housing Trajectory.

Existing London Plan requirements are based on calendar years 1st January 1997 to 31 December 2016. However, this projection 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 01.01.97 to 31.03.97, 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.

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.

Indicator: **Local (1e)** Loss of residential accommodation to other uses

Target: No net loss

Progress: The period 2004/05 showed the loss of one self-contained first floor flat to provide for a dentist surgery and the loss of one self-contained detached house to provide for a 13 bed hostel. This represents no net loss. (*Source: London Borough of Hillingdon Strategy Section, Housing Monitoring Database*)

Local Services

Indicator: **Core (1f)** Amount of completed retail, office, and leisure development

Target: Target to be developed for retail in light of retail need assessment.

Progress: 1680 square metres of office and 647 square metres of retail developments have been completed during 2004/2005. (*Source: London Borough of Hillingdon Planning & Transportation Group*)

Objective 2. To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which supports local and non-local businesses of all sizes.

Business Development

Indicator: **Core (2a)** Amount of floorspace developed for employment by type

Target: Target to be developed in conjunction with Council's Economic Development Strategy.

Progress: There were no completions in use classes B1 (Business) and B2 (General Industrial) during 2004/2005. During the same period a development comprising 4,098 square metres of B8 (Storage and Distribution) use was completed. (*Source: GLA London Development Database, London Borough of Hillingdon Strategy Section*)

Indicator: **Core (2b)** Amount of floorspace developed for employment by type, in employment or regeneration area.

Target: Target to be developed in conjunction with Council's Economic Development Strategy and implementation of West London Sub Regional Development Framework (SRDF).

Progress: The completed 4,098 square metre of B8 use (Storage and Distribution) was in a designated IBA/employment area. (*Source: London Borough of Hillingdon Strategy Section*)

Objective 3. To secure high quality well designed development to create new opportunities for people living and working across Hillingdon.

Housing

Indicator: **Core (3a)** 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: 100 to 200 habitable rooms per hectare (LBH UDP)

Progress: Table 4 shows the progress made during 2004/2005

Table 4: Housing Density 2004/05

Density	Dwelling Completions (Percentage)
i. less than 30 dwellings per hectare	2%
ii. between 30 and 50 dwellings per hectare	26%
iii. more than 50 dwellings per hectare	72%
Total	100%
Average density	75 dwe/ha

(Source: London Borough of Hillingdon, Planning & Transportation Group)

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

Objective 4. To raise the level of access for all by seeking accessible buildings, by reducing the need to travel and by siting new development wherever possible to locations not dependent on access by car.

Transport

Indicator: **Core (4a)** 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 database where these statistics can be easily assessed.

Indicator: **Core (4b)** 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) and Health and Education Area Action Plan (HEAAP)

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.

Indicator: **Local (4c)** Amount of developer contributions agreed to be allocated towards the improvement of public transport services and facilities.

Target: Target to be developed in 2006/07

Progress: During 2004/2005 a total of £601,574 has been allocated to fund improvements to public transport services and facilities. Depending on the implementation of the projects, funding will be allocated to improvements such as traffic calming measures, highway contributions, contributions towards traffic signals, road safety scheme, and bus improvements. Up to an additional £400,000 has been allocated for further bus improvements. This amount will depend on the outcome of bus surveys.

During the same period section 106 contributions totalling £393,000 were received towards funding transport related activities. (*Source: London Borough of Hillingdon Planning & Transportation Group*)

Objective 5. The promotion of safe, healthy and inclusive communities while respecting the diverse needs of the whole borough.

Housing

Indicator: **Core (5a)** Affordable housing
This indicator comprises:

- Affordable housing completions
- Affordable housing provision other than new built
- Vacant properties brought back into use
- Non self-contained completions

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

Progress: Table 5: Affordable Housing Completions 2004/2005

New built affordable housing	Affordable housing provision other than new build (purchase & repair, void transfer purchases, homebuy)	Vacant properties brought back into use	Non self-contained
92 dwellings	117 dwellings	301 dwellings	13 bed hostel

Source: London Borough of Hillingdon Housing Department

Comments: There is a considerable provision of affordable housing coming from non new built sources and how these are counted against new built to make up for the 50% requirement in the London Plan requires further clarification from the Mayor.

Indicator: Local (5b) Percentage of affordable housing secured on sites of at least 25 units or one hectare

Target: 35% affordable housing

Progress: 29% affordable housing units/35 affordable habitable rooms

Comments: Only two out of 48 housing completions involved developments over the 25 units threshold. One of them was developed for 100% affordable housing. The remainder of the sites fell below both the size and units threshold.

Indicator: Local (5c) Housing Tenure

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

Progress: Table 6: Private and Affordable Units Completed during 2004/05

Private	Affordable	
	Social rented	Intermediate
203 (69%)	63 (68%)	Shared Ownership
		Key worker
		6
		23
		29 (32%)
		92 (31%)

Source: London Borough of Hillingdon Housing Department

Comments: The number of private units comprise new built and conversions. The number of affordable housing units comprise new built and

purchase and repair, void transfer purchases and homebuy. The table excludes non self-contained units and vacancies brought back into use.

Indicator: Local (5d) Housing Size

Target: Target to be developed in 2006/07

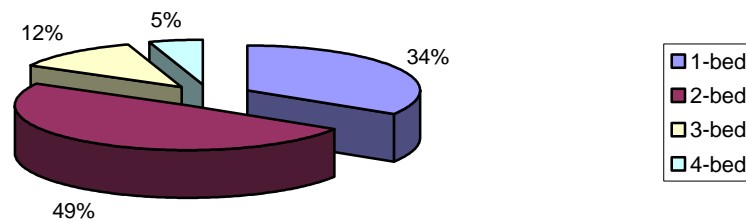
Progress: The table and the pie chart below comprises gross number of housing units to record the number of bedrooms for each unit on site rather than new housing provision. There are 74 housing units for which the bed number is not available. Therefore this data should be taken as indicative.

Table 7: Number and Percentage of Bedrooms Completed during 2004/2005

Number of bedrooms	1bed	2bed	3beds	4+beds	Total
No. of units	82	116	28	13	239
%	34	49	12	5	100

Source: London Borough of Hillingdon, Planning and Transportation Group

Figure 2: Unit Breakdown of Housing Completions 2004/2005



Health and Education

Indicator: Local (5e) Amount of new floor space for health and education facilities

Target: To be developed as part of Health and Education Area Action Plan (HEAAP) and Community Strategy

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 1st of April 2004 to 31st 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 *(Source: London Borough of Hillingdon, Planning and Transportation Group)*

Indicator: **Local (5f)** 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 1st of April 2004 to 31st of March 2005, approximately £1,167,000 have been agreed to be collected for the Local Education Authority (LEA) and around £25,000 were agreed to be collected for the Hillingdon Primary Care Trust (NHS). Amounts will continue to be monitored in the 2005/2006 AMR. *(Source: London Borough of Hillingdon Planning & Transportation Group, Planning Register)*

Objective 6. To enhance the environment in Hillingdon by addressing local causes and impacts of air and other pollution.

Local Services

Indicator: **Core (6a)** Amount of eligible open spaces managed to Green Flag Award standard

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

Progress: London Borough of Hillingdon currently has eight open spaces managed to green flag award standard. The following five open

spaces totalling 63.08 hectares have already received the Green Flag Award:

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

In 2006 a further three open spaces with a total size of 78.86 hectares will be put forward for the award:

- Minet Country Park
- Ruislip Wood
- Uxbridge Common

In summary there is a total of 141.94 hectares of parks and open spaces managed to green flag award. This figure represents approximately 10% of the borough wide 1403.88 hectares of parks and open spaces. *(Source: London Borough of Hillingdon, Planning and Transportation Group)*

Air Quality

Indicator: **Local (6b)** Annual average concentrations of nitrogen dioxide (NO₂) in specific parts of the Borough.

Target: 40 µg/m³

Progress: Data from the automatic monitoring sites illustrate that achievement of the annual mean NO₂ standard of 40µg/m³ in the Borough and surrounding region has been a problem for several years. During 2004 it was not achieved by a large margin at three monitoring stations: LHR2 - Heathrow Airport (55.2µg/m³), London Hillingdon (45.3µg/m³) and Hillingdon 1 (48.5µg/m³). Hillingdon 1 is a roadside site while LHR2 is situated at the airport where heightened concentrations may be expected. However, London Hillingdon is a suburban site representative of much of the part of the Borough close by the airport and the major roads. *(Source: London Borough of Hillingdon Air Quality Action Plan Progress Report 2005)*

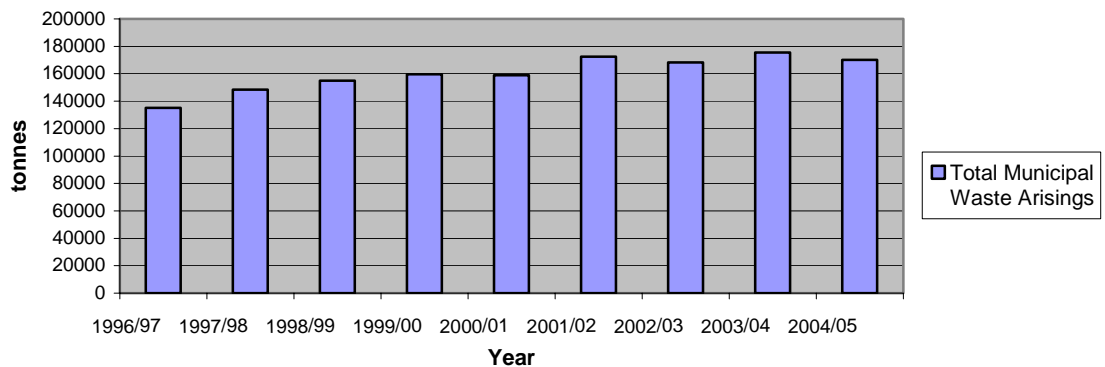
Waste

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

Target: No target

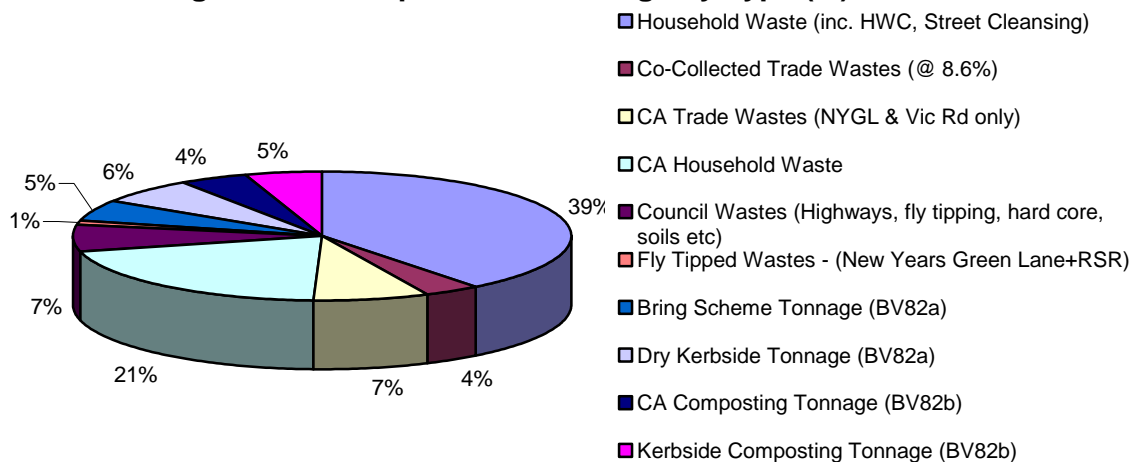
Progress: Amount of annual municipal waste arising managed indicates an increasing trend. During 1996/1997 the Borough managed 135,181 tonnes of municipal waste. This figure was 158,960 tonnes during 2000/2001 and 170,199 tonnes between April 2004 and March 2005. The household waste represented approximately 77% of total municipal waste arisings. During 2004/2005 recycling per household was approximately 353 tonnes. The council, together with local partners, is striving to increase the proportion of waste that is recycled.

Figure 3: Total Municipal Waste Arisings



Source: Hillingdon Planning and Transportation Group

Figure 4: Municipal Waste Arisings by Type (%)



Objective 7. To enhance local biodiversity, address issues arising from climate change, increase flood protection and take advantage of natural resources in a responsible manner.

Biodiversity

Indicator: **Core (7a)** 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: To be developed as part of the implementation of Hillingdon's Biodiversity Action Plan

Progress: Council adopted its Biodiversity Action Plan in July 2005. Currently no data is available to monitor change in priority habitats and species (by type). Additionally change in areas designated for their intrinsic environmental value currently cannot be monitored in terms of floorspace. The following table indicates change in status of the areas designated for their intrinsic environmental value.

Table 8: Status of Current SINC Sites

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

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

Flood Protection and Water Quality

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

Target: 0 (zero)

Progress: Data supplied by the Environment Agency has confirmed that during the year 2004-2005 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. Where advice was given on these grounds applications were either refused or modified to the requirements stipulated in the consultation with the Environment Agency.
(Source: Environment Agency, London Borough of Hillingdon)

Minerals

Indicator: **Core (7c)** Production of primary land won aggregates

Target: Not identified

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 (LAWP), and is also expected 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 extremely difficult. *(Source: London Borough of Hillingdon, Planning & Transportation Group)*

Indicator: **Core (7d)** Production of secondary/recycled aggregates

Target: Not identified

Progress: This data is not available.

Waste

Indicator: **Core (7e)** Capacity of new waste management facilities by type.

Target: No Target

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

Renewable Energy

Indicator: **Core (7f)** 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.

Objective 8. To safeguard and promoting the role of all town centres in Hillingdon, focusing retail, leisure and office developments which attract a large number of people, towards larger centres.

Local Services

Indicator: **Core (8a)** Amount of completed retail, office, and leisure development in town centres.

Target: No target

Progress: 100% of completed retail, office, and leisure developments were in town centres. In terms of floorspace, 1680 square metres of office and 647 square metres of retail completed were in town centres. *(Source: London Borough of Hillingdon, Planning & Transportation Group)*

Indicator: **Local (8b)** Amount of developer contributions towards the provision and improvement of town centres.

Target: No target

Progress: In 2004/2005 a total of £167,000 had been allocated to fund improvements to shopping and town centres from new developments. *(Source: London Borough of Hillingdon Planning & Transportation Group Planning Register)*

Objective 9. To promote more efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development.

Housing

Indicator: **Core (9a)** 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 2004/2005, 100% of new homes were built on previously developed land. This is an improvement from the previous year. During 2003/2004 86% of new homes were built on previously developed land. *(Source: BVPI 106)*

Business Development

Indicator: **Local (9b)** Amount of floorspace by employment type, which is on previously developed land

Target: 100%

Progress: 100% of employment floorspace developed during 2004/2005 was in previously developed land. *(Source: London Borough of Hillingdon, Planning & Transportation Group)*