

Housing Growth

6.13 The following policies have been developed to deliver the key objectives for housing and to address the main challenges outlined in Table 3.1 of this Hillingdon Local Plan: Part 1- Strategic Policies.

Policy H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021.

Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

6.14 The following documents are relevant to housing growth in Hillingdon and are examined in this chapter:

- The London Plan (2011) which sets Hillingdon's current annual monitoring target;
- The Housing Trajectory.

6.15 The London Plan (2011) sets an annual monitoring target for Hillingdon to provide 425 new homes per annum. In accordance with government advice, this target has been rolled forward over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Hillingdon's annual monitoring target will be met through the identification of sustainable sites for new housing development in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

6.16 The Council's Housing Trajectory is contained in the Annual Monitoring Report and at Appendix 3 of this document. Table 6.2 summarises the number of completions expected to come forward in the next five year period. The infrastructure required to deliver expected housing growth is outlined in the Strategic Infrastructure Plan and the Council recognises the need to ensure that new housing is supported by sufficient social infrastructure. Table 6.3 shows the expected split of Hillingdon's annual monitoring target between 'conventional' and non self contained units.

Table 6.2 : Hillingdon's Five Year Land Supply for Housing

Year	Residential Completion (Units)
2011/ 2012	957
2012/ 2013	887
2013/ 2014	633
2014/ 2015	636
2015/ 2016	586
TOTAL	3,699

6.17 In addition to meeting its annual monitoring target of 365 units in the London Plan (2008), the London Plan (2011) target of 425 units is split as follows:

Table 6.3 : Annual Target for the Provision of Housing

Conventional Housing	Non Self Contained	Total (Adjusted)
375	48	425

6.18 The Council's Housing Trajectory shows that up to 2014/ 2015, current and emerging GLA targets will be exceeded. Beyond this period the delivery of new homes is less certain, however the trajectory shows that up to 2021 the target for conventional housing and Hillingdon's annual housing need as defined in the Sub-Regional HMA will generally be met.

Indicative Distribution and Delivery of New Homes

6.19 Tables 6.4, 6.5 and Map 6.1 use the SHLAA data for large (over 0.25 hectares) and small (under 0.25 hectares) sites to provide an indication of when and where new homes could come forward in the borough. The figures in the table should be used with care and it is important to note that:

- The distribution of dwellings shown in Table 6.3 and Map 6.1 only reflect units identified for delivery from large sites (over 0.25 hectares).
- Figures for small sites are based on trend data and cannot be mapped in Map 6.1.
- Tables 6.4 and 6.5 exclude predicted completions for non self-contained units (47 units per annum)
- Tables 6.4 and 6.5 are based on the 10 year time frame for the London Plan and the SHLAA data cannot be used to show the distribution of new dwellings beyond 2021.
- Figures for the Heathrow Opportunity Area are inclusive of identified completions in the Hayes/ West Drayton Corridor.

Table 6.4 : Proposed units to be delivered from large and small SHLAA sites

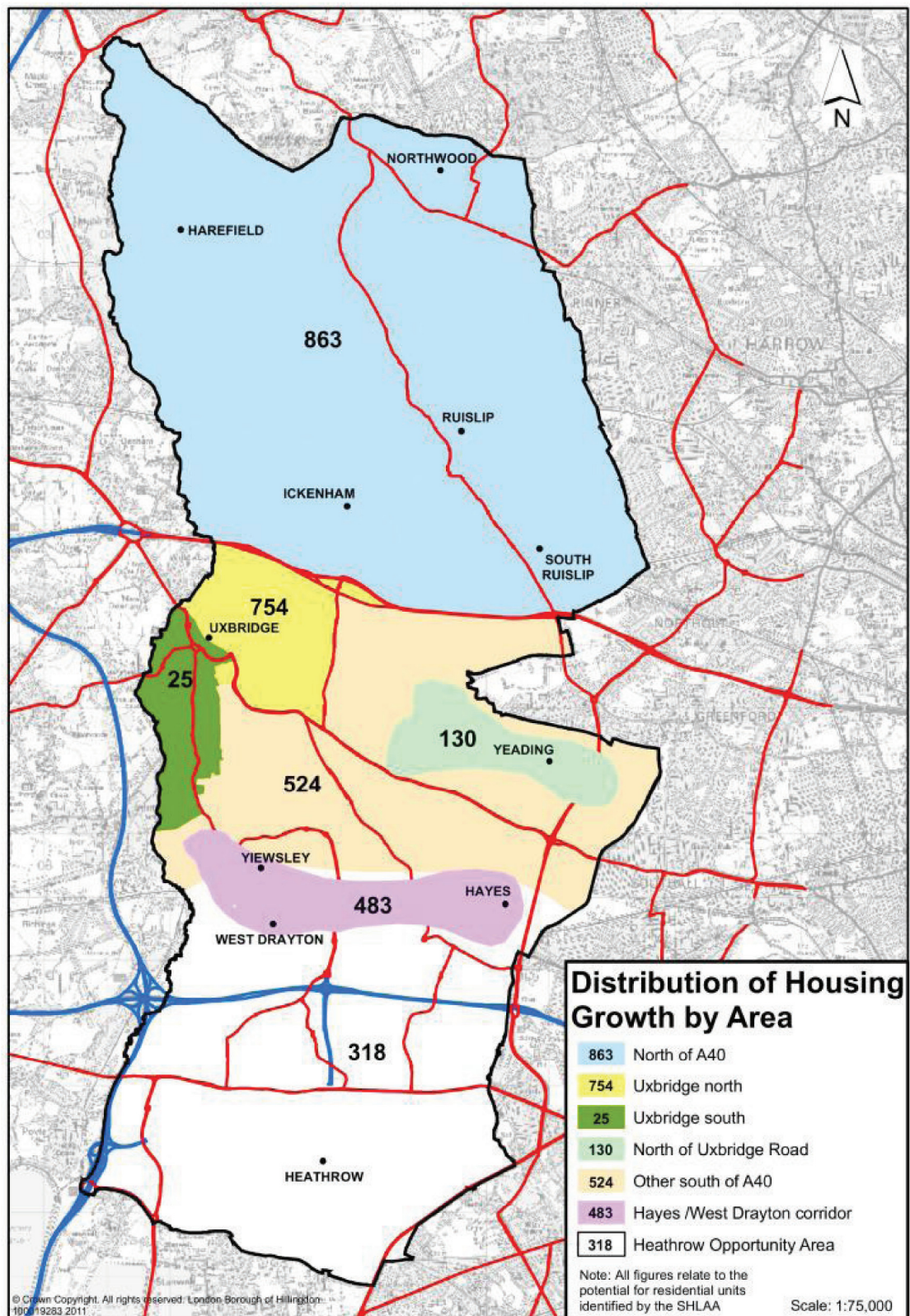
	Number of units 2011-2021
Units predicted from large sites (over 0.25 hectares)	3,097
Units predicted from small sites (under 0.25 hectares)	700
Subtotal	3,797
Total number of units to be delivered per annum (Predicted)	380

Table 6.5 : Proposed delivery of units from large SHLAA sites, by area

Area		Number of units 2011- 2021	Number of units as a percentage of total
South of the A40	Heathrow Opportunity Area (excluding the Hayes/West Drayton corridor)	318	10.3
	Hayes/West Drayton Corridor	483	15.6
	Uxbridge North	754	24.3
	Uxbridge South	25	0.8
	Hayes End/North of Uxbridge Road	130	4.2
	Other Areas south of the A40	524	16.9
North of the A40		863	27.9
Total		3,097	100

Map 6.1 overleaf illustrates the indicative distribution of dwellings across the borough.

Map 6.1 Distribution of units from large SHLAA sites (2011-2021)



6.20 The Mayoral SHLAA makes clear that it does not allocate housing, nor should it pre-empt or prejudice any future decisions that a planning authority (including, in London the Mayor) may make on any particular site or planning application. The sites identified in the SHLAA will therefore form part of the evidence base for the Hillingdon Local Plan: Part 2 Site Specific Allocations LDD and will be examined in detail as part of the production of this document. In addition to sites identified in the SHLAA the Council will examine other sources of housing capacity as part of the production of the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD .

6.21 The Council notes the guidance that local planning authorities should identify those strategic sites which are critical to the delivery of the housing strategy over the plan period. For the purposes of this Hillingdon Local Plan: Part 1- Strategic Policies, RAF Uxbridge is considered to be a site of particular strategic importance. Other sites are identified in the housing trajectory in the Annual Monitoring Report.

6.22 The specific locations for new housing contained in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD will be subject to an assessment of impacts on flood risk, ecology and conservation, the ability to deliver decentralised energy, sustainable transportation, access to green infrastructure and social quality.

Design and Density

6.23 High quality design for new homes will continue to be a priority for the Council and the type of dwellings provided should reflect housing needs identified in the borough, particularly the need to provide more family homes with adequate garden space. Further policy guidance on the type of dwellings required in Hillingdon will be contained in the Hillingdon Local Plan: Part 2- Development Management Policies LDD. The density of residential development should take account of the need to optimise the potential of sites compatible with local and historic context, while respecting the quality, character and amenity of surrounding uses. The density and design of residential development will be addressed through the provision of appropriate policies in the emerging Hillingdon Local Plan: Part 2- Development Management Policies LDD.

6.24 Higher densities will be most appropriate in sustainable locations with high levels of public transport accessibility. It is recognised that the application of the provisions of Table 3.2 in the London Plan (2011) and the Mayor's emerging housing SPG will affect different parts of the borough in different ways. As far as possible, the Council will seek to apply the Mayor's policy to take account of local circumstances, recognising that high PTAL levels are not the only factor to be taken into account when assessing development density.

Implementation of Policy H1: how we will achieve this

- Promoting the design and density of new homes to reflect the specific and different land use characteristics in the north and south of the borough;
- Ensuring development makes the most efficient use of brownfield land;
- Promoting high quality mixed use developments;
- Ensuring that sufficient community infrastructure is provided to support new housing development in accordance with policy
- Managing development to resist the loss of housing;

- Considering the potential for additional housing on sites in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD;
- Implementing the Council's Empty Property initiatives;
- Encouraging the conversion of suitable properties;
- The release of sites in non residential use, subject to other policies of the plan; and
- Preparing site specific planning briefs for larger sites.

Flexibility

The proposed annual monitoring target is a minimum figure set by the Mayor and the Council is free to exceed this. A revised annual monitoring target may be set through the production of a revised SHLAA and an early alteration to the London Plan (2011).

Monitoring of Policy H1: how we will measure success

- Production of the housing trajectory as part of the Annual Monitoring Report to demonstrate the achievement of Hillingdon's annual average housing provision monitoring target contained in the London Plan.
- Percentage of new homes built on brownfield land.
- Number of 'conventional new homes' delivered in the borough each year between 2011-2026;
- Number of non self-contained units delivered in the borough between 2011-2026; and
- The achievement of a reduction in overall housing need in the borough.

Affordable Housing

6.25 Increasing the supply of affordable housing ⁽³⁷⁾ is a key priority for this Hillingdon Local Plan: Part 1- Strategic Policies and the Council as a whole. Subject to other planning considerations, measures that increase the supply of affordable housing will be supported. The Council's policy on affordable housing is guided by evidence of housing needs in the borough and the provisions of the current London Plan (2011). The Council's HMA recommends that 50% of net new housing provision (supply from all sources) should be affordable housing and that 22% of the total net requirement is for intermediate housing.

6.26 The London Plan (2011) sets an overall target for London of an average of 13,200 more affordable homes being provided annually and indicates a tenure split of 60% social rented, 40% intermediate tenure with priority given to the provision of affordable family housing.

37 The definition of affordable housing is contained in the glossary.