



West London Small Sites SHLAA

Part B: Annex
West London Alliance
November 2018

WEST LONDON ALLIANCE
Small Sites SHLAA For West London

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Part B report: Annex

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Annex A: Benchmarking with GLA 2017 SHLAA

The purpose of Annex A is to demonstrate consistency between our reported findings and the analysis of 'past trends' covered by the GLA SHLAA 2017. We have limited the comparison to the '8-year' trend FY2008 to FY2015 as this represents the main 'past-trend' alternative shared with individual boroughs as part of the 'Housing Target Summaries' to demonstrate outputs from the 'small site' methodology.

The following tables demonstrate scheme-level records in our sample that have been matched (though the planning application reference number) to the series of unit-level completions used in the GLA 2017 SHLAA. There is a very high degree of differences between the two sources.

The first 'shaded' table for each borough shows the results of the match – any record in our sample that corresponds with the GLA 2017 SHLAA '8-year trend' appears under the rows with the 'Approach A' heading. We have retained all records relating to 'Garden Land' and 'Permitted Development' as these can also be identified in the 2017 SHLAA dataset and assist with more detailed analysis.

Records under the '#N/A' grouping within our sample are those that could not be matched to the GLA 2017 SHLAA series. They are effectively additional to data reported on by the GLA and may comprise later updates to the London Development Database in terms of scheme records or completion dates. These effectively offset the small number of records not matched by the GLA 2017 SHLAA sample.

The first part of the second table for each borough are the GLA's own values for each development type. This corresponds with the 'Housing Target Summaries' shared with individual boroughs. The final part of the table is a calculation to deduct the total 'matched' from the Small Sites SHLAA from the GLA's own series. A positive value means more entries in GLA SHLAA compared to SS SHLAA. This may arise given that there will always be certain records un-matched due to differences in completion date at 'scheme' level and unit level and the date of reporting on the LDD.

LB Barnet – ‘Small Sites SHLAA’ Sample Records Matched with GLA 2017 SHLAA ‘8-Year Trend’ (‘Approach A’) Dataset

Match With GLA 2017 SHLAA 8-yr Trend	Net Completions by Financial Year											Other Potential Net Gain	Grand Total	
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015						
Approach A	337	340	279	411	301	341	304	295						2608
Change of use	22	55	37	30	42	41	39	122						388
Conversion	138	112	103	140	107	76	53	29						758
Garden land	16	18	10	20	15	11	6	11						107
New build	161	155	129	221	137	213	206	133						1355
#N/A	-2	-3	-2	0	9	11	66	138						6318
#N/A	-2	-3	-2	0	9	11	66	138						6535
Completed	-2	-3	-2	0	9	11	66	138						217
Lapsed														1346
Started														578
Submitted														2760
Superseded														1634
GRAND TOTAL	335	337	277	411	310	352	370	433					6318	9143

GLA SHLAA 2017 ‘8-yr Trend’

Net Residential Gain by Development Type ('Unit Level')	Net Completions by Financial Year											2008-2015 Total		
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015						
Change of use	27	95	37	27	40	39	39	122					426	
Conversion	135	111	105	115	102	78	51	29					726	
Garden land	17	18	10	21	26	15	6	13					126	
New build	158	162	129	245	137	213	223	131					1398	
GRAND TOTAL	337	386	281	408	305	345	319	295					2676	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset														2008-2015 Total Difference
Change of use	5	40	0	-3	-2	-2	0	0						38
Conversion	-3	-1	2	-25	-5	2	-2	0						-32
Garden land	1	0	0	1	11	4	0	2						19
New build	-3	7	0	24	0	0	17	-2						43
GRAND TOTAL	0	46	2	-3	4	4	15	0						68

LB Brent – ‘Small Sites SHLAA’ Sample Records Matched with GLA 2017 SHLAA ‘8-Year Trend’ (‘Approach A’) Dataset

Match With GLA 2017 SHLAA 8-yr Trend	Net Completions by Financial Year										Other Potential Net Gain	Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Approach A	310	445	149	277	235	219	238	374				2247
Change of use	72	169	40	38	25	40	76	134				594
Conversion	55	38	18	15	7	3	6	100				242
Garden land	12	28	14	8	7	27	4	6				106
New build	171	210	77	216	196	149	152	134				1305
#N/A	-4	-11	-1	-6	2	-2	12	-2				4259
#N/A	-4	-11	-1	-6	2	-2	12	-2				4247
Completed	-4	-11	-1	-6	2	-2	12	-2				-12
Lapsed												643
Started												739
Submitted												1869
Superseded												1008
GRAND TOTAL	306	434	148	271	237	217	250	373			4259	6494

GLA SHLAA 2017 '8-yr Trend'

Net Residential Gain by Development Type ('Unit Level')	Net Completions by Financial Year										2008-2015 Total	
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Change of use	76	92	40	38	23	40	79	139			527	
Conversion	55	38	19	15	7	1	5	95			235	
Garden land	15	19	14	9	7	27	4	6			101	
New build	170	288	129	216	240	114	150	135			1442	
GRAND TOTAL	316	437	202	278	277	182	238	375			2305	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset												2008-2015 Total Difference
Change of use	4	-77	0	0	-2	0	3	5				-67
Conversion	0	0	1	0	0	-2	-1	-5				-7
Garden land	3	-9	0	1	0	0	0	0				-5
New build	-1	78	52	0	44	-35	-2	1				137
GRAND TOTAL	6	-8	53	1	42	-37	0	1				58

LB Ealing – 'Small Sites SHLAA' Sample Records Matched with GLA 2017 SHLAA '8-Year Trend' ('Approach A') Dataset

Match With GLA 2017 SHLAA 8-yr Trend	Net Completions by Financial Year											Other Potential Net Gain	Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015					
Approach A	336	245	256	396	424	216	269	426					2568
Change of use	79	57	45	87	96	72	109	69					614
Conversion	113	98	62	53	80	51	82	113					652
Garden land	28	15	18	31	16	23	33	8					172
New build	116	75	131	225	232	70	45	235					1129
#N/A													
#N/A	-1	-2	0	11	11	31	15	13					3855
Completed	-1	-2	0	11	11	31	15	13					78
Lapsed													764
Started													445
Submitted													1643
Superseded													925
GRAND TOTAL	335	243	256	407	435	247	284	439					6423

GLA SHLAA 2017 '8-yr Trend'											2008-2015 Total
Net Residential Gain by Development Type ('Unit Level')	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			
Change of use	73	57	45	85	96	79	111	67			613
Conversion	117	101	64	55	76	41	84	120			658
Garden land	30	15	18	31	16	26	45	8			189
New build	126	81	143	226	240	76	44	244			1180
GRAND TOTAL	346	254	270	397	428	222	284	439			2640
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			2008-2015 Total Difference
Change of use	-6	0	0	-2	0	7	2	-2			-1
Conversion	4	3	2	2	-4	-10	2	7			6
Garden land	2	0	0	0	0	3	12	0			17
New build	10	6	12	1	8	6	-1	9			51
GRAND TOTAL	10	9	14	1	4	6	15	13			72

Match With GLA 2017 SHLAA 8-yr Trend	Net Completions by Financial Year										Other Potential Net Gain	Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Approach A	392	219	223	170	266	226	231	391	7	2125		
Change of use	69	24	20	56	24	62	78	279	5	617		
Conversion	76	52	62	44	31	57	42	34	2	400		
Garden land	8	13	20	16	6	1	5	4		73		
New build	239	130	121	54	205	106	106	74		1035		
#N/A	-4	-3	-2	-2	-1			-1	3200	3187		
#N/A	-4	-3	-2	-2	-1			-1	3200	3187		
Completed	-4	-3	-2	-2	-1			-1		-13		
Lapsed										892		
Started										461		
Submitted										828		
Superseded										1019		
GRAND TOTAL	388	216	221	168	265	226	231	390	3207	5312		

GLA SHLAA 2017 '8-yr Trend'										2008-2015 Total
Net Residential Gain by Development Type ('Unit Level')	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015		
Change of use	62	24	20	59	24	62	83	275	609	
Conversion	77	60	62	43	30	57	41	40	410	
Garden land	11	14	18	16	6	1	5	5	76	
New build	246	137	123	54	206	106	141	74	1087	
GRAND TOTAL	396	235	223	172	266	226	270	394	2182	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset										2008-2015 Total Difference
Change of use	-7	0	0	3	0	0	5	-4	-8	
Conversion	1	8	0	-1	-1	0	-1	6	10	
Garden land	3	1	-2	0	0	0	0	1	3	
New build	7	7	2	0	1	0	35	0	52	
GRAND TOTAL	4	16	0	2	0	0	39	3	57	

LB Hillingdon – 'Small Sites SHLAA' Sample Records Matched with GLA 2017 SHLAA '8-Year Trend' ('Approach A') Dataset

	Net Completions by Financial Year										Other Potential Net Gain	Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Approach A	330	219	127	168	192	167	158	280				1641
Change of use	37	6	18	11	29	20	46	129				296
Conversion	21	21	26	15	27	15	15	8				148
Garden land	21	52	23	29	15	38	20	25				223
New build	251	140	60	113	121	94	77	118				974
#N/A	-2	157	-4	-3	-3	0	25	69				2728
#N/A	-2	157	-4	-3	-3	0	25	69				2728
Completed	-2	157	-4	-3	-3	0	25	69				239
Lapsed												425
Started												458
Submitted												968
Superseded												638
GRAND TOTAL	328	376	123	165	189	167	183	349			2489	4369

GLA SHLAA 2017 '8-yr Trend'											2008-2015 Total	
Net Residential Gain by Development Type ('Unit Level')	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Change of use	25	6	18	12	27	20	46	117			271	
Conversion	21	22	24	16	27	16	13	12			151	
Garden land	23	53	24	29	15	38	21	29			232	
New build	275	139	62	155	98	75	86	120			1010	
GRAND TOTAL	344	220	128	212	167	149	166	278			1664	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset												2008-2015 Total Difference
Change of use	-12	0	0	1	-2	0	0	-12				-25
Conversion	0	1	-2	1	0	1	-2	4				3
Garden land	2	1	1	0	0	0	1	4				9
New build	24	-1	2	42	-23	-19	9	2				36
GRAND TOTAL	14	1	1	44	-25	-18	8	-2				23

LB Hounslow-- 'Small Sites SHLAA' Sample Records Matched with GLA 2017 SHLAA '8-Year Trend' ('Approach A') Dataset

Match With GLA 2017 SHLAA 8-yr Trend	Net Completions by Financial Year										Other Potential Net Gain	Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Approach A	269	121	195	173	68	311	223	247				1607
Change of use	29	10	31	26	7	95	19	59				276
Conversion	31	13	16	20	6	44	12	6				148
Garden land	9	6	19	38	7	23	30	14				146
New build	200	92	129	89	48	149	162	168				1037
#N/A	-2	-1	-4	-1	-1	-4	23	119				2750
#N/A	-2	-1	-4	-1	-1	-4	23	119				2750
Completed	-2	-1	-4	-1	-1	-4	23	119				129
Lapsed												868
Started												471
Submitted												1008
Superseded												274
GRAND TOTAL	267	120	191	172	80	307	246	366			2621	4357

GLA SHLAA 2017 '8-yr Trend'											2008-2015 Total	
Net Residential Gain by Development Type ('Unit Level')	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
Change of use	32	10	25	26	7	88	18	59			265	
Conversion	40	13	16	23	6	43	12	6			159	
Garden land	18	10	14	44	7	23	30	14			160	
New build	244	67	130	102	53	153	163	168			1080	
GRAND TOTAL	334	100	185	195	73	307	223	247			1664	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset												2008-2015 Total Difference
Change of use	3	0	-6	0	0	-7	-1	0				-11
Conversion	9	0	0	3	0	-1	0	0				11
Garden land	9	4	-5	6	0	0	0	0				14
New build	44	-25	1	13	5	4	1	0				43
GRAND TOTAL	65	-21	-10	22	-8	-4	0	0			0	57

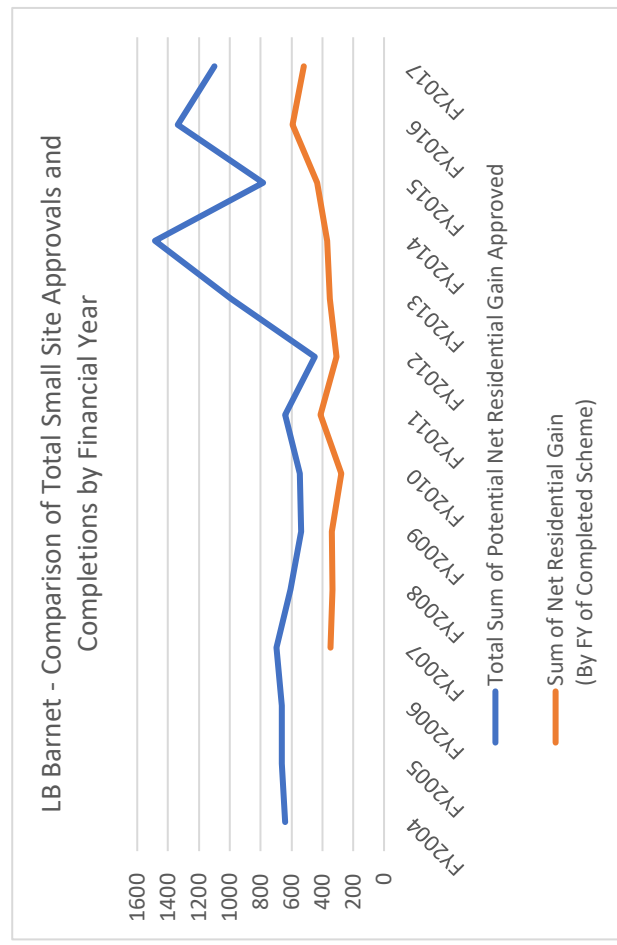
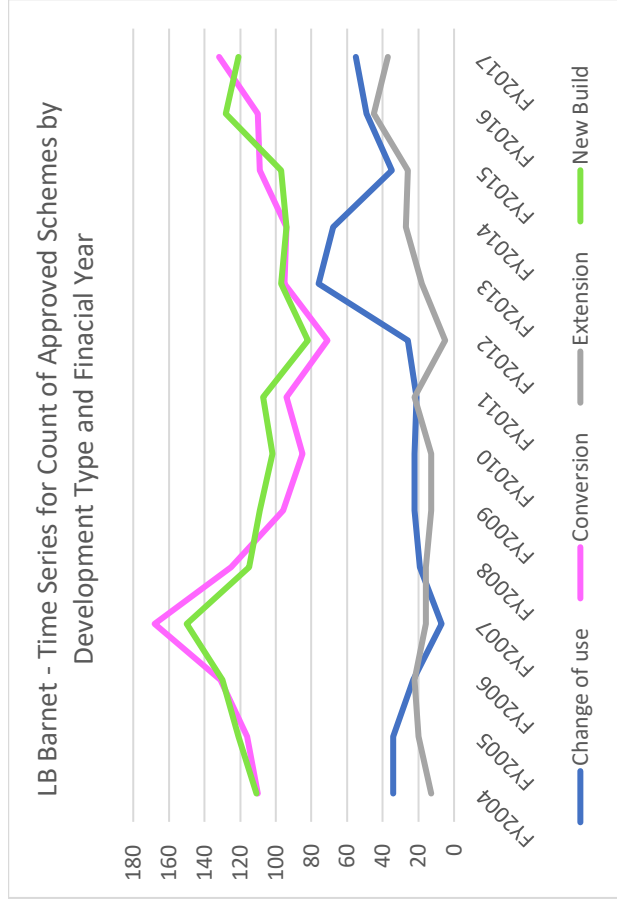
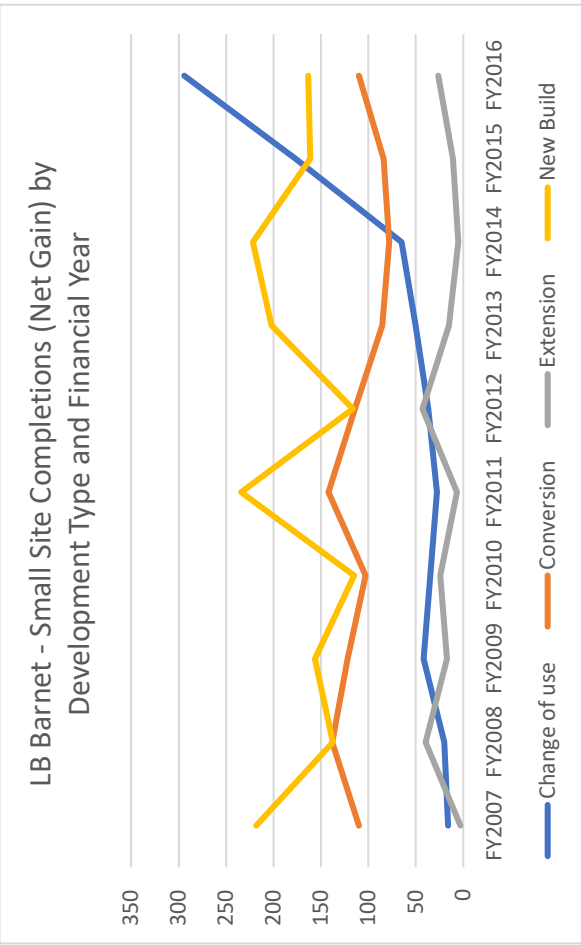
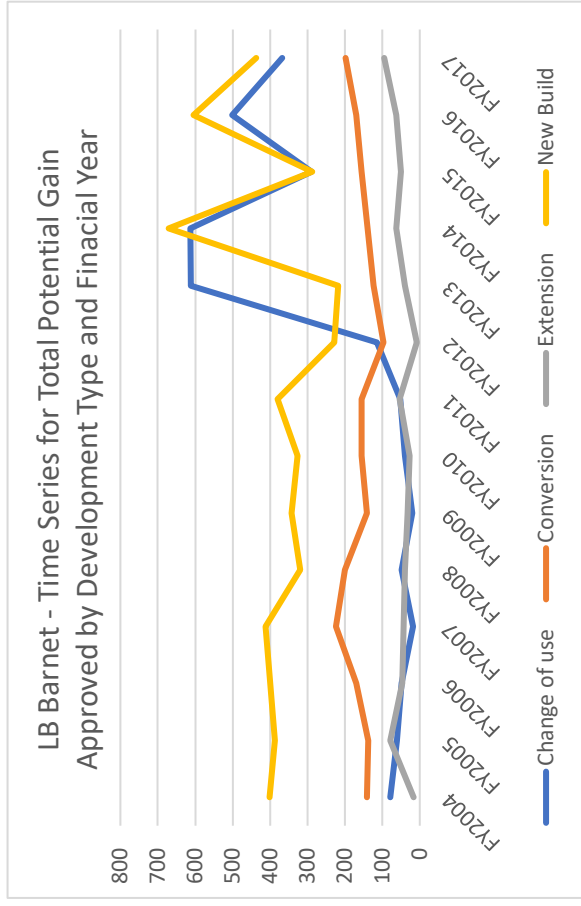
Annex B: Comparison of Time Series for Approvals and Completions by Development Type

This Annex presents a breakdown of completions by development type for each of the constituent boroughs from financial year (FY) 2004 to FY 2017

LB Barnet

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	34	79	110	141	13	17	111	402	639
FY2005	34	61	116	137	20	78	121	388	664
FY2006	23	48	131	169	22	47	130	400	664
FY2007	7	18	168	224	16	44	150	413	699
FY2008	19	48	125	200	16	40	115	319	607
FY2009	22	20	96	141	13	33	109	342	536
FY2010	22	39	85	156	13	27	102	326	548
FY2011	21	53	94	155	22	54	107	380	642
FY2012	26	115	71	97	5	8	82	229	449
FY2013	76	611	95	123	18	39	97	218	991
FY2014	68	613	94	139	27	62	94	671	1485
FY2015	35	290	109	155	26	50	97	288	783
FY2016	49	502	110	169	45	63	128	604	1338
FY2017	55	367	132	199	37	95	121	437	1098
TOTAL	491	2864	1536	2205	293	657	1564	5417	11,143

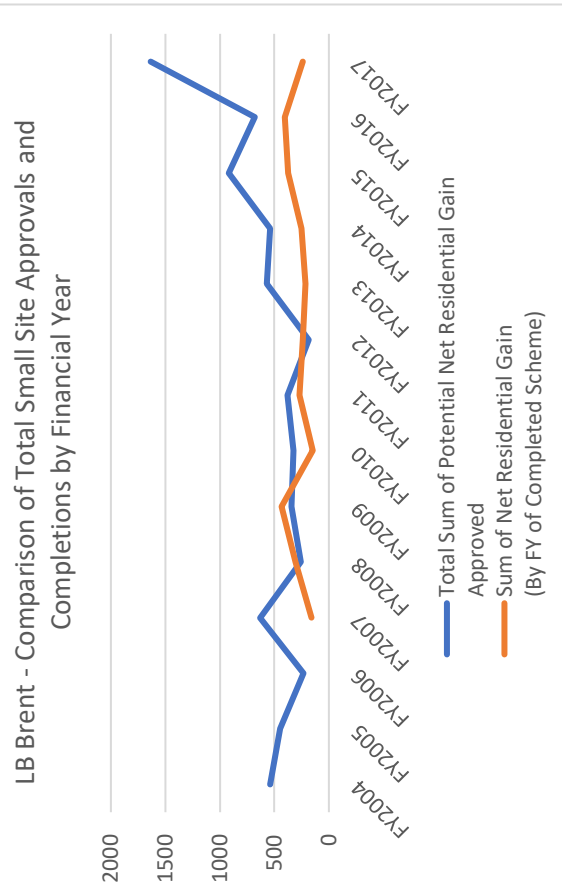
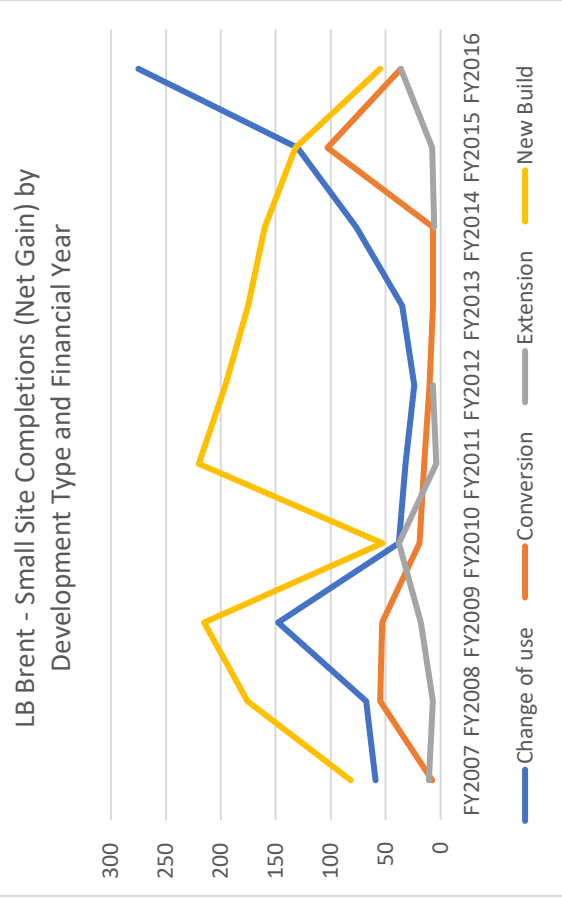
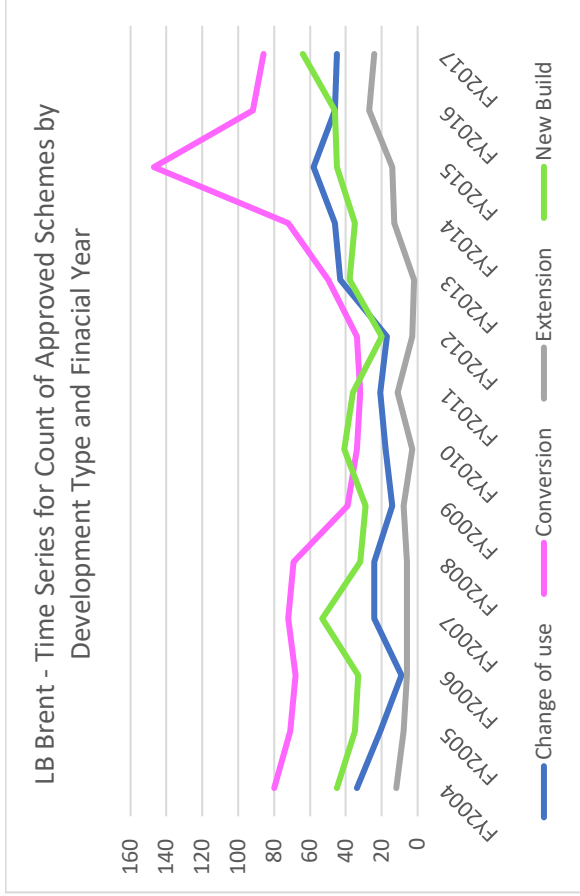
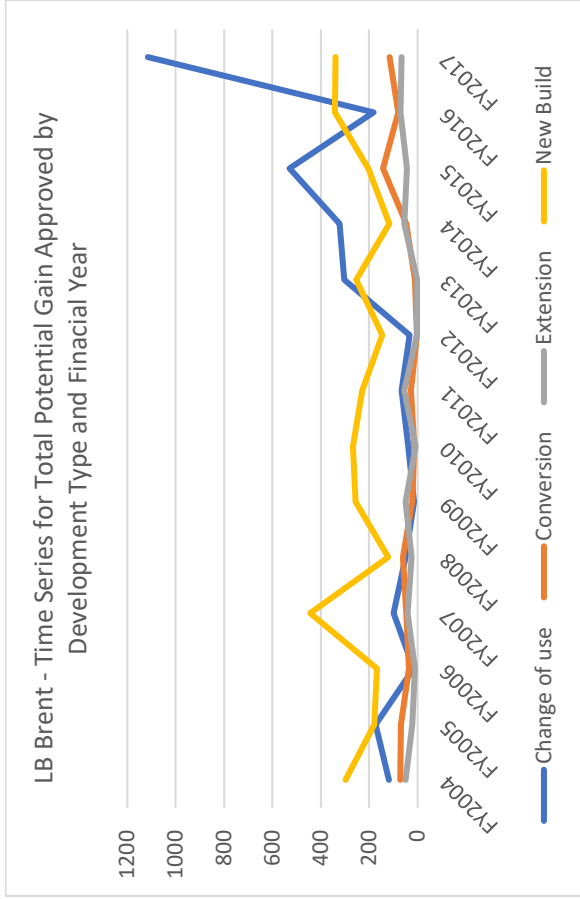
LB Barnet – Comparison of Approval and Completion Records



LB Brent

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	34	119	80	72	12	50	45	299	540
FY2005	21	175	71	69	8	23	35	178	445
FY2006	9	17	68	35	6	12	33	167	231
FY2007	24	100	72	47	6	42	53	444	633
FY2008	24	49	69	61	6	25	32	121	256
FY2009	14	15	39	23	8	49	29	257	344
FY2010	18	38	34	13	3	8	41	267	326
FY2011	21	66	32	27	11	56	36	228	377
FY2012	17	33	34	3	3	4	20	145	185
FY2013	43	304	50	10	2	2	38	255	571
FY2014	46	322	72	46	13	54	35	117	539
FY2015	58	530	147	143	14	43	45	204	920
FY2016	46	182	92	81	27	71	46	343	677
FY2017	45	1115	86	117	24	65	64	338	1635
TOTAL	420	3065	946	747	143	504	552	3363	7679

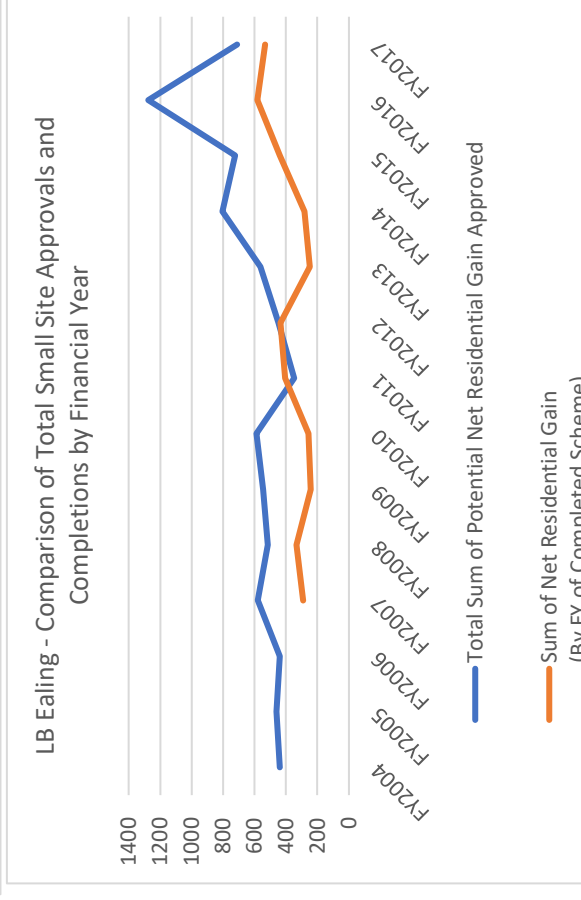
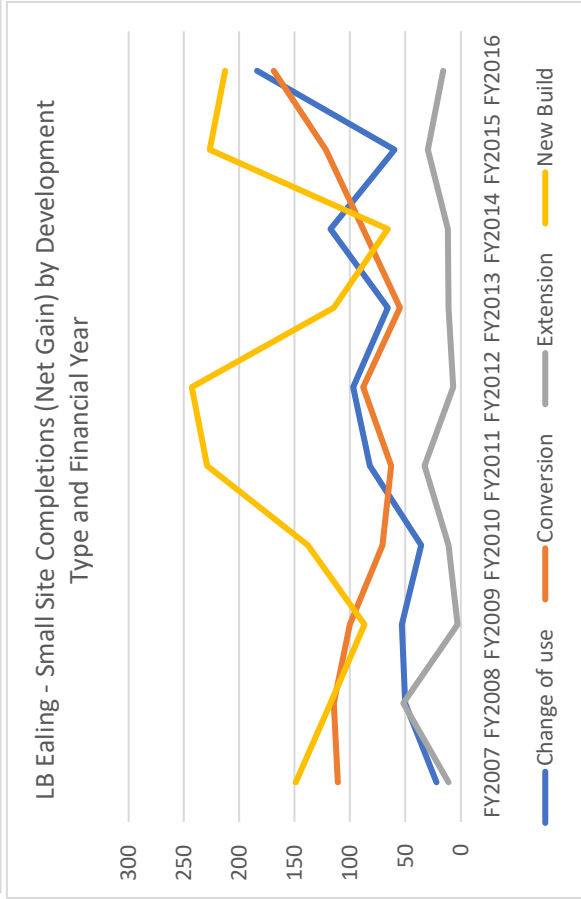
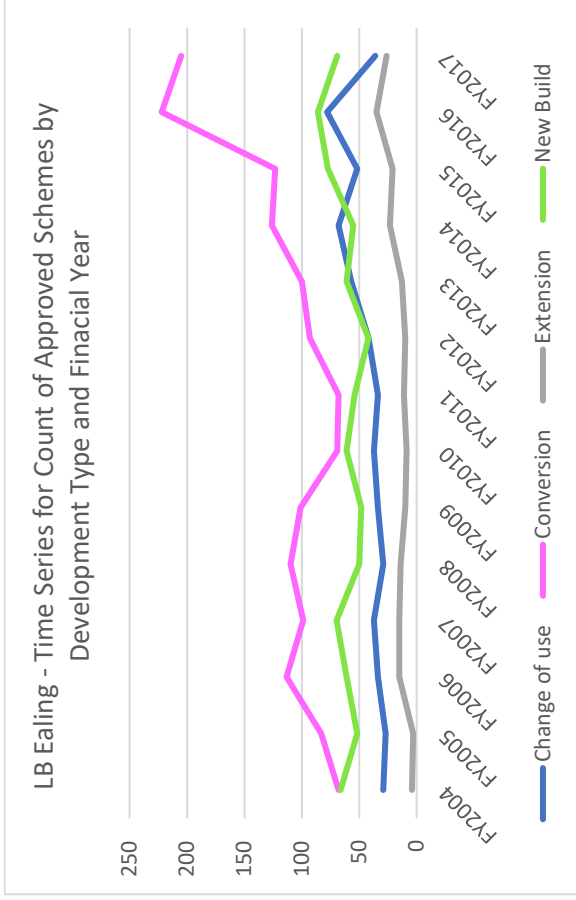
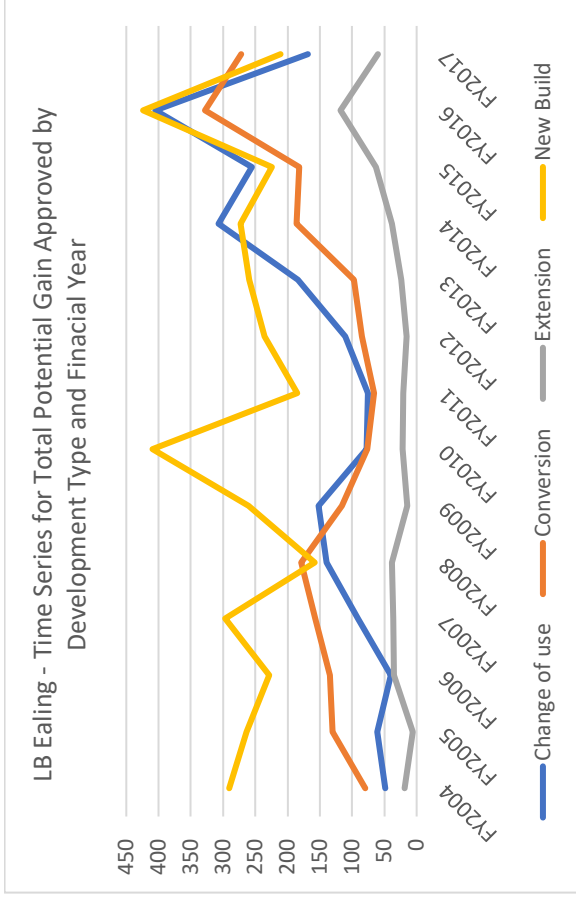
LB Brent – Comparison of Approval and Completion Records



LB Ealing

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	29	49	68	80	4	19	66	290	438
FY2005	27	61	83	130	3	6	52	264	461
FY2006	34	40	113	134	15	35	61	229	438
FY2007	37	91	99	157	15	36	70	297	581
FY2008	29	140	110	179	14	38	50	158	515
FY2009	34	152	101	116	10	15	48	261	544
FY2010	37	78	69	77	9	22	61	409	586
FY2011	34	76	68	66	11	21	54	185	348
FY2012	42	111	93	85	10	16	42	236	448
FY2013	57	184	100	97	13	24	61	259	564
FY2014	68	307	126	186	23	38	55	273	804
FY2015	52	255	123	182	21	63	77	224	724
FY2016	78	405	222	328	35	118	86	424	1275
FY2017	36	169	205	272	26	60	69	211	712
TOTAL	594	2118	1580	2089	209	511	852	3720	8438

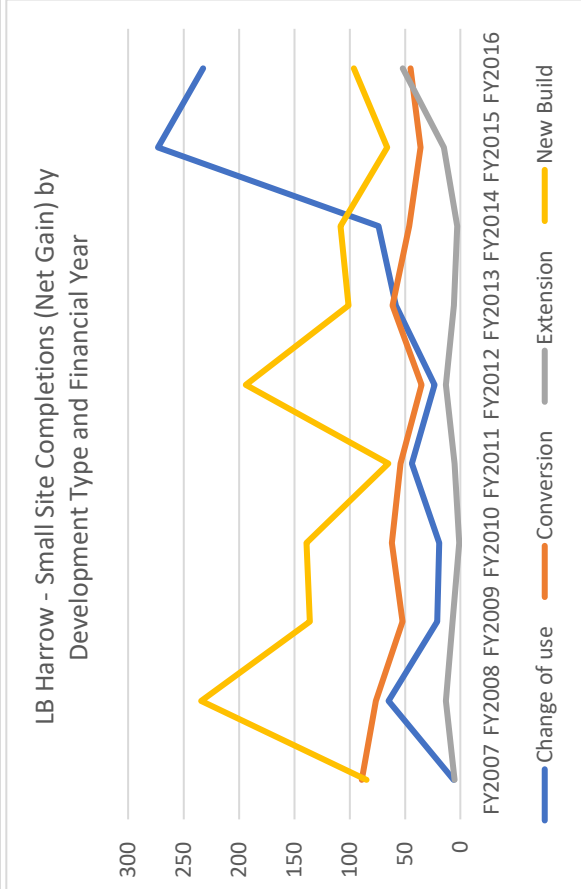
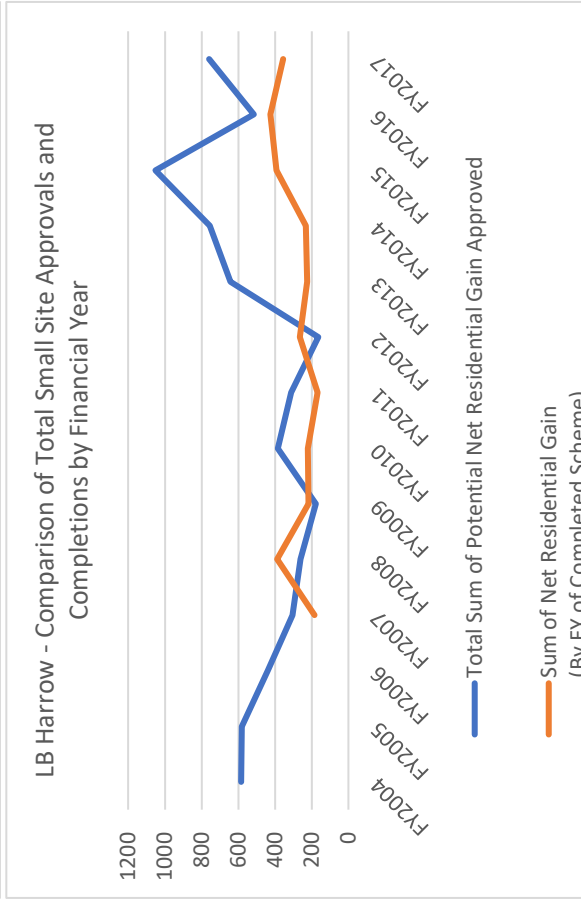
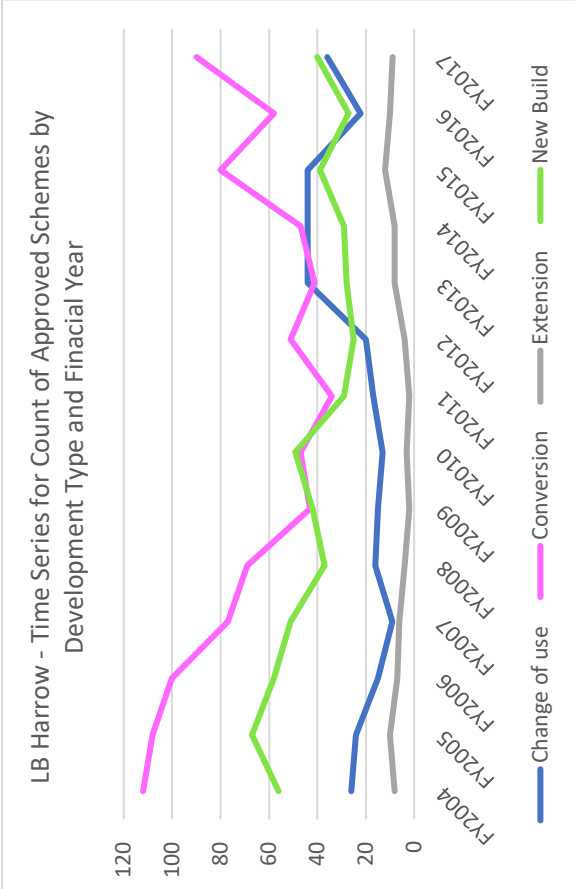
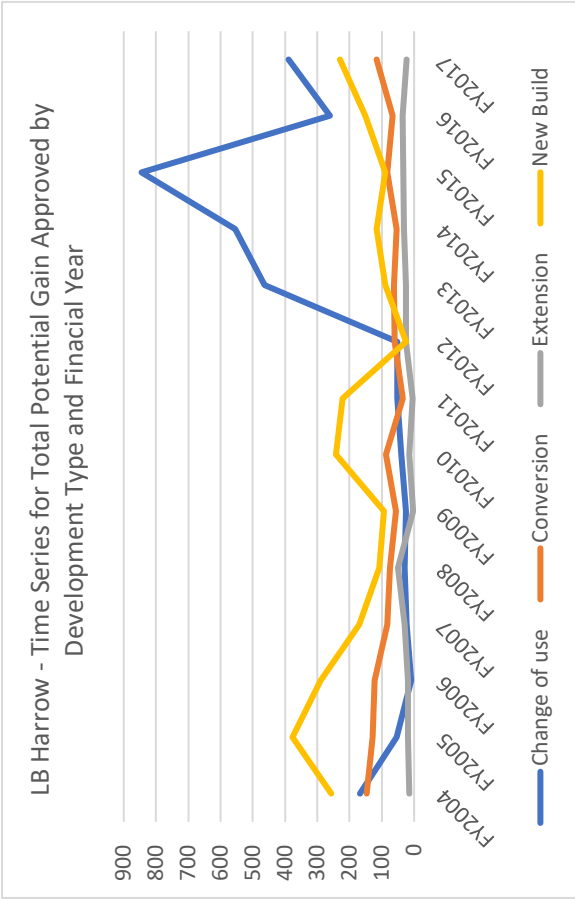
LB Ealing – Comparison of Approval and Completion Records



LB Harrow

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	26	167	112	147	8	15	56	256	585
FY2005	24	55	108	129	10	18	67	377	579
FY2006	15	9	100	122	7	18	58	289	438
FY2007	9	24	77	84	6	29	51	169	306
FY2008	16	29	69	74	4	50	37	107	260
FY2009	15	25	43	56	2	3	42	93	177
FY2010	13	39	47	88	3	14	49	242	383
FY2011	17	52	34	35	2	4	29	222	313
FY2012	20	52	51	61	4	26	25	25	164
FY2013	44	463	41	63	8	26	28	89	641
FY2014	44	555	47	54	8	31	29	116	756
FY2015	44	845	80	83	12	34	39	89	1051
FY2016	22	261	58	66	10	35	27	152	514
FY2017	36	390	90	116	9	24	40	230	760
TOTAL	345	2966	957	1178	93	327	577	2456	6927

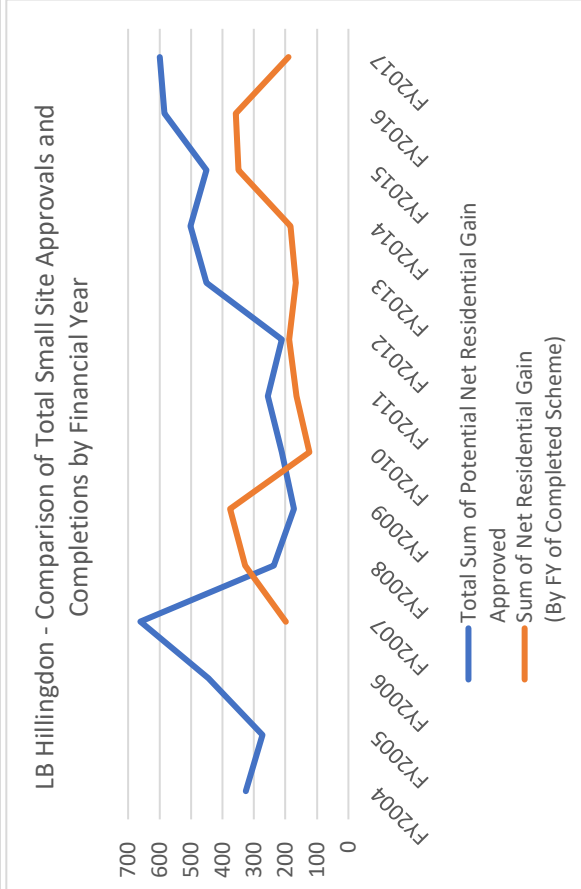
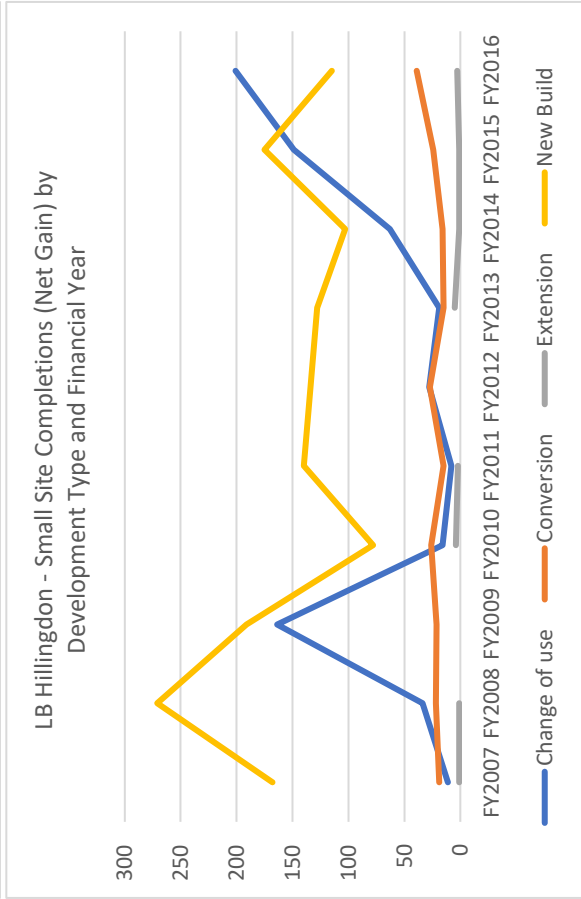
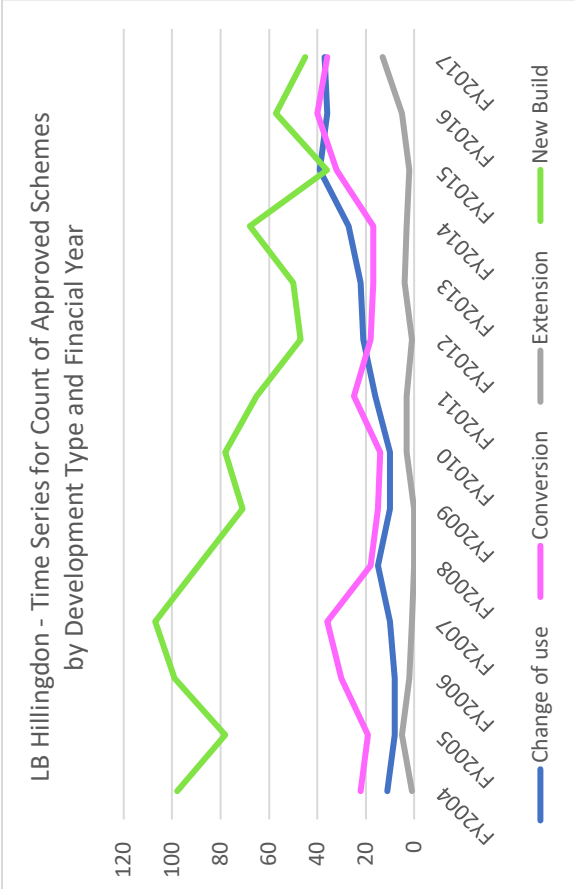
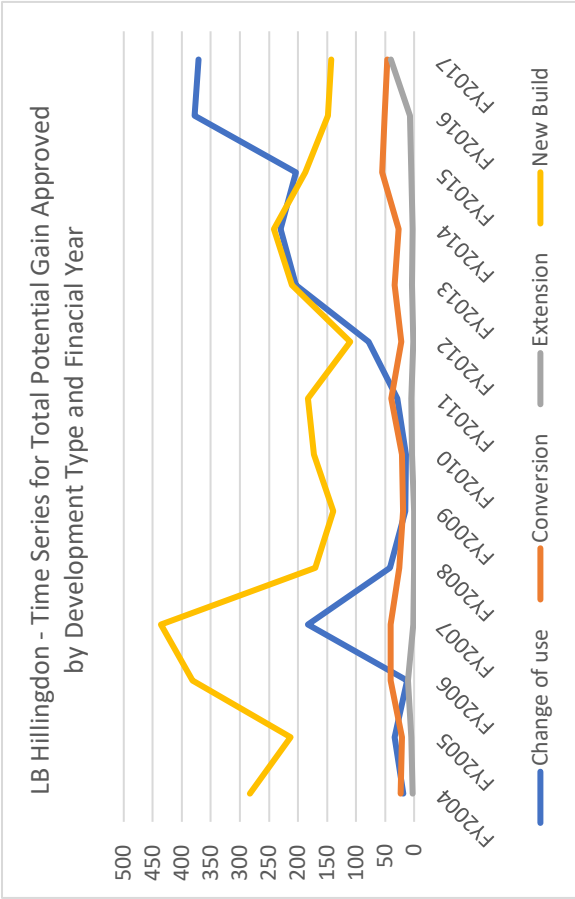
LB Harrow – Comparison of Approval and Completion Records



LB Hillingdon

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	11	19	22	23	1	2	98	283	327
FY2005	8	34	19	21	5	5	78	213	273
FY2006	8	12	30	41	2	10	99	381	444
FY2007	10	183	36	41	1	1	107	436	661
FY2008	15	42	18	26	0	0	89	170	238
FY2009	10	15	15	19	0	0	71	139	173
FY2010	10	14	14	21	3	4	78	172	211
FY2011	16	29	25	39	3	5	65	183	256
FY2012	21	78	18	22	1	1	47	110	211
FY2013	22	204	17	34	4	4	50	210	452
FY2014	27	230	17	27	3	2	68	242	501
FY2015	39	203	32	55	2	5	36	188	451
FY2016	36	378	40	51	5	7	57	148	584
FY2017	37	371	36	46	13	40	45	143	600
TOTAL	270	1812	339	466	43	86	988	3018	5382

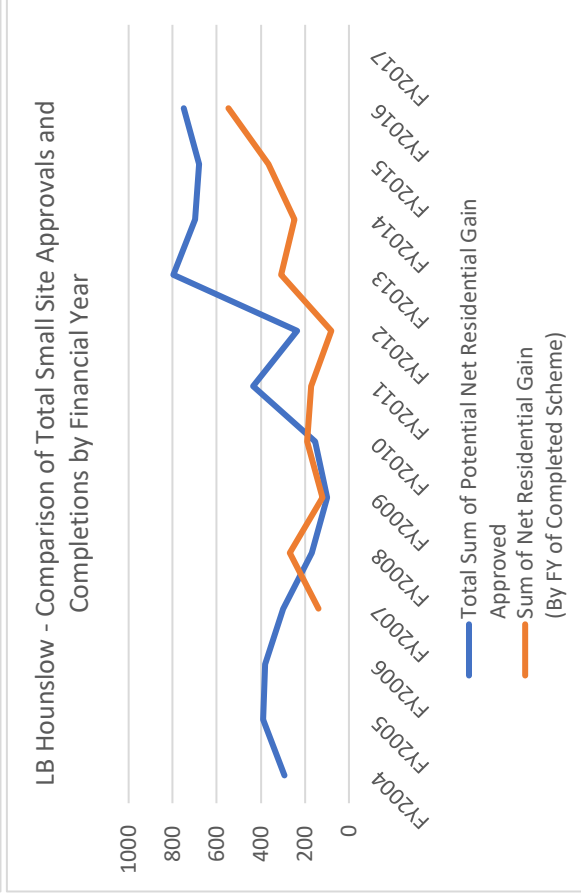
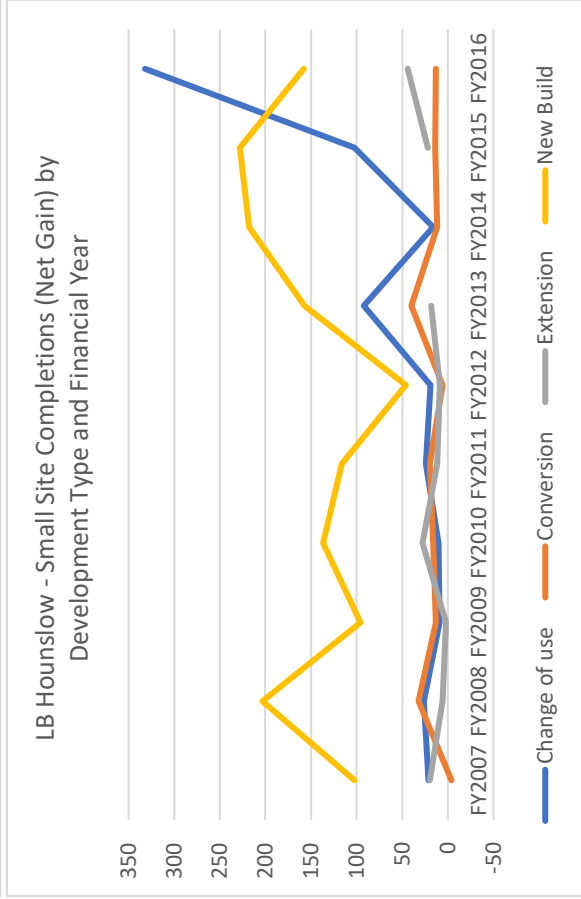
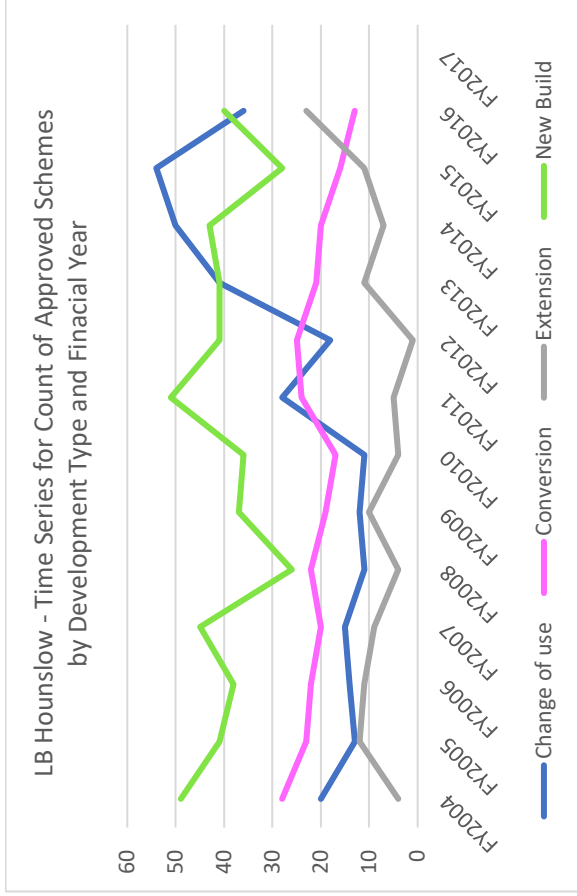
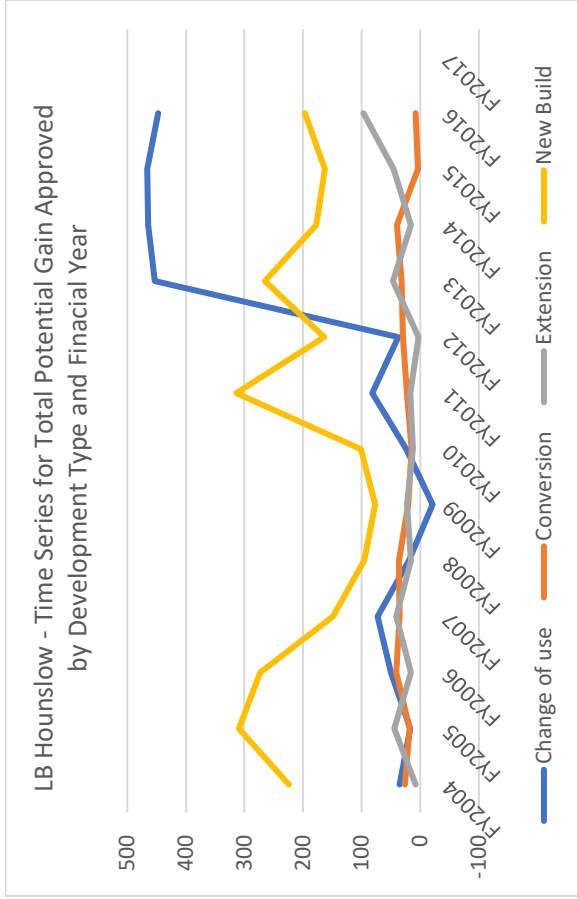
LB Hillingdon – Comparison of Approval and Completion Records



LB Hounslow

	Change of Use		Conversion		Extension		New Build		Grand Total of Potential Net Gain Approved
	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	Count of Approved Records	Sum of Net Potential Gain	
FY2004	20	35	28	26	4	8	49	224	293
FY2005	13	17	23	18	12	45	41	310	390
FY2006	14	50	22	41	11	16	38	273	380
FY2007	15	73	20	35	9	41	45	149	298
FY2008	11	19	22	37	4	16	26	96	168
FY2009	12	-21	19	20	10	23	37	77	99
FY2010	11	24	17	15	4	12	36	101	152
FY2011	28	82	24	23	5	17	51	314	436
FY2012	18	38	25	30	1	3	41	164	235
FY2013	41	453	21	32	11	47	41	265	797
FY2014	50	464	20	40	7	16	43	178	698
FY2015	54	466	16	4	11	46	28	163	679
FY2016	36	447	13	8	23	97	40	197	749
FY2017									
TOTAL	327	2227	271	309	113	397	519	2524	5457

LB Hounslow – Comparison of Approval and Completion Records



Annex C: Addresses with Multiple Scheme Records and Breakdown of Lapsed Schemes

This Annex sets out for each constituent borough, the current status of all schemes approved in the sample. The sample consists of two ranges: from financial year (FY) 2004 to FY 2017 and FY 2004 to FY 2015.

LB Barnet

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	3,207			3,884		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	1875	4533	52.06%	1948	4834	43.38%
Lapsed	588	1346	15.46%	588	1346	12.08%
Started	77	261	3.00%	140	578	5.19%
Submitted	181	1015	11.66%	701	2751	24.69%
Superseded	486	1552	17.82%	507	1634	14.66%
TOTAL	3207	8707		3884	11143	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	325	59	24	6	38	39	166	491
Conversion	1225	131	59	11	37	73	311	1536
Extension	171	33	23	5	33	28	122	293
New Build	868	224	111	19	58	284	696	1564
Grand Total	2589	447	217	41	166	424	1295	3884

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	109	658	22.7%	10.1%
Conversion	288	403	13.9%	26.8%
Extension	84	199	6.9%	7.8%
New Build	593	1638	56.5%	55.2%
TOTAL	1074	2898		

LB Brent

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	1,631			2,061		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	1142	3282	61.15%	1249	3444	44.85%
Lapsed	230	643	11.98%	230	643	8.37%
Started	58	249	4.64%	120	735	9.57%
Submitted	71	210	3.91%	331	1849	24.08%
Superseded	130	983	18.32%	131	1008	13.13%
TOTAL	1631	5367		2061	7679	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	325	43	8	3	21	20	95	420
Conversion	845	54	9	5	14	19	101	946
Extension	104	14	9	1	7	8	39	143
New Build	403	47	22	11	16	53	149	552
Grand Total	1677	158	48	20	58	100	384	2061

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	68	630	38.2%	18.8%
Conversion	127	149	9.0%	35.2%
Extension	42	194	11.8%	11.6%
New Build	124	678	41.1%	34.3%
TOTAL	361	1651		

LB Ealing

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	2,478			3,235		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	1756	4361	67.60%	1862	4661	55.24%
Lapsed	336	764	11.84%	336	764	9.05%
Started	62	175	2.71%	106	445	5.27%
Submitted	134	310	4.81%	718	1643	19.47%
Superseded	190	841	13.04%	213	925	10.96%
TOTAL	2478	6451		3235	8438	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	423	74	13	12	36	36	171	594
Conversion	1289	131	44	12	53	51	291	1580
Extension	137	34	8	1	19	10	72	209
New Build	620	71	44	11	33	73	232	852
Grand Total	2469	310	109	36	141	170	766	3235

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	104	549	32.5%	18.9%
Conversion	191	249	14.7%	34.8%
Extension	35	72	4.3%	6.4%
New Build	219	819	48.5%	39.9%
TOTAL	549	1689		

LB Harrow

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	1,680			1,972		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	1149	3529	62.43%	1227	3720	53.70%
Lapsed	285	892	15.78%	285	892	12.88%
Started	45	164	2.90%	116	468	6.76%
Submitted	41	94	1.66%	180	828	11.95%
Superseded	160	974	17.23%	164	1019	14.71%
TOTAL	1680	5653		1972	6927	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	274	34	9	4	9	15	71	345
Conversion	849	44	32	5	4	23	108	957
Extension	63	12	5	3	3	7	30	93
New Build	436	41	22	11	5	62	141	577
Grand Total	1622	131	68	23	21	107	350	1972

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

Development Type	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	71	1109	58.0%	15.8%
Conversion	174	188	9.8%	38.8%
Extension	24	122	6.4%	5.3%
New Build	180	492	25.7%	40.1%
TOTAL	449	1911		

LB Hillingdon

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	1,371			1,640		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	867	2840	67.65%	887	2896	53.81%
Lapsed	239	425	10.12%	239	425	7.90%
Started	35	243	5.79%	68	455	8.45%
Submitted	52	137	3.26%	263	968	17.99%
Superseded	178	553	13.17%	183	638	11.85%
TOTAL	1371	4198		1640	5382	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	151	45	22	14	19	19	119	270
Conversion	275	26	12	1	18	7	64	339
Extension	25	2	3	2	11		18	43
New Build	576	144	81	9	30	148	412	988
Grand Total	1027	217	118	26	78	174	613	1640

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	55	286	26.9%	13.0%
Conversion	55	91	8.6%	13.0%
Extension	6	14	1.3%	1.4%
New Build	306	672	63.2%	72.5%
TOTAL	422	1063		

LB Hounslow

Implementation Rate – All Approved Records by Application Status

Approvals Period	FY 2004 - 2015			FY 2004 – 2017		
Total Count of Application Refs	1,109			1,231		
Of which	Total Count	Sum of Net Residential Gain	% of Total 2004-2015 Potential Net Gain	Total Count	Sum of Net Residential Gain	% of Total 2004-2017 Potential Net Gain
Completed	701	2784	60.19%	709	2839	52.00%
Lapsed	141	868	18.77%	141	868	15.90%
Started	64	348	7.52%	70	471	8.63%
Submitted	120	351	7.59%	228	1008	18.46%
Superseded	83	274	5.92%	83	274	5.02%
TOTAL	1109	4625		1231	5460	

Breakdown of Evidence on Addresses with Multiple Scheme Records by Development Type and Application Status

Development Type	Address with One Scheme Records Only	Address with Multiple Scheme Records – By Current Status					'Multiple Scheme' Total	Grand Total
		Completed	Lapsed	Started	Submitted	Superseded		
Change of use	227	45	8	5	27	15	100	327
Conversion	226	22	9		6	8	45	271
Extension	82	8	7	3	9	4	31	113
New Build	402	38	27	11	13	28	117	519
Grand Total	937	113	51	19	55	55	293	1230

Breakdown of All Recorded Schemes 'Lapsed' or 'Superseded' by Development Type

	Count of Scheme Application References	Sum of Potential Net Residential Gain	% of Net Residential Gain	% of Total 'Lapsed' or 'Superseded' Schemes
Change of use	55	634	55.5%	24.6%
Conversion	35	80	7.0%	15.6%
Extension	23	69	6.0%	10.3%
New Build	111	359	31.4%	49.6%
TOTAL	224	1142		

Annex D: Total Net Potential Gain on Hybrid Development Types

This Annex summarises for each borough the proportion of potential net residential gain on approved schemes within the sample dataset that can be attributed to schemes comprising 'hybrid' development types.

LB Barnet

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types ('Hybrid Schemes')		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004	16	623	639
FY2005	25	639	664
FY2006	2	662	664
FY2007	9	690	699
FY2008	38	569	607
FY2009	23	513	536
FY2010	28	520	548
FY2011	7	629	636
FY2012	7	442	449
FY2013	6	985	991
FY2014	9	1476	1485
FY2015	3	780	783
FY2016	8	1330	1338
FY2017	5	1093	1098
TOTAL	186	10951	11137

West London Small Sites SHLAA Part B Delivery Analysis: Annex D – Summary of ‘Hybrid’ Development Types Within Approvals Dataset

LB Brent

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types (‘Hybrid Schemes)		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004	46	494	540
FY2005	103	342	445
FY2006	13	218	231
FY2007	22	611	633
FY2008	17	239	256
FY2009	18	326	344
FY2010	8	318	326
FY2011	32	345	377
FY2012		185	185
FY2013	13	558	571
FY2014	10	529	539
FY2015	36	884	920
FY2016	1	676	677
FY2017	10	1625	1635
TOTAL	329	7350	7679

LB Ealing

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types ('Hybrid Schemes')		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004	30	408	438
FY2005	10	451	461
FY2006	25	413	438
FY2007	40	541	581
FY2008	19	496	515
FY2009	33	511	544
FY2010	22	564	586
FY2011	26	322	348
FY2012	34	414	448
FY2013	6	558	564
FY2014	11	793	804
FY2015	29	695	724
FY2016	52	1223	1275
FY2017	16	696	712
TOTAL	353	8085	8438

LB Harrow

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types ('Hybrid Schemes)		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004	26	559	585
FY2005	0	579	579
FY2006	11	427	438
FY2007	2	304	306
FY2008	36	224	260
FY2009	3	174	177
FY2010	22	361	383
FY2011	2	311	313
FY2012		164	164
FY2013	27	614	641
FY2014	36	720	756
FY2015	4	1047	1051
FY2016	3	511	514
FY2017	18	742	760
TOTAL	190	6737	6927

LB Hillingdon

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types ('Hybrid Schemes')		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004		327	327
FY2005	23	250	273
FY2006	7	437	444
FY2007	4	657	661
FY2008		238	238
FY2009		173	173
FY2010	5	206	211
FY2011	3	253	256
FY2012	34	177	211
FY2013		452	452
FY2014	51	450	501
FY2015	18	433	451
FY2016	9	575	584
FY2017	1	599	600
TOTAL	155	5227	5382

LB Hounslow

	Net Potential Residential Gain Split by Scheme-Level Records Containing Multiple Unit-Level Development Types ('Hybrid Schemes)		Sum Total of Potential Net Gain Approved
	<i>Hybrid</i>	<i>Non-Hybrid</i>	
FY2004		293	293
FY2005	38	352	390
FY2006	15	365	380
FY2007	51	247	298
FY2008	6	162	168
FY2009	12	87	99
FY2010	8	144	152
FY2011	26	410	436
FY2012		235	235
FY2013	29	768	797
FY2014	18	680	698
FY2015	29	650	679
FY2016	8	744	752
FY2017		83	83
TOTAL	240	5220	5460

Annex E: Development Timescales

This Annex sets out detailed results from an analysis of development timescales.

LB Barnet*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	175	16
Conversion	836	14
Extension	68	22
New Build	422	26
Grand Total	1501	18

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	192	22.3mo	56.8mo	400
Multiple Applications; One Completed Scheme	719	48.9mo	N/A	1023
Multiple Applications; No Completed Scheme to date	500	N/A	N/A	N/A
Grand Total	1411			1423

LB Brent*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	225	17
Conversion	590	13
Extension	39	24
New Build	237	27
Grand Total	1091	17

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	84	22mo	44.5mo	193
Multiple Applications; One Completed Scheme	198	44.8mo	N/A	537
Multiple Applications; No Completed Scheme to date	146	N/A	N/A	N/A
Grand Total	428			730

LB Ealing*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	281	15
Conversion	837	12
Extension	73	19
New Build	361	25
Grand Total	1552	16

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	175	20mo	52.2mo	389 Units
Multiple Applications; One Completed Scheme	345	45mo	N/A	739 Units
Multiple Applications; No Completed Scheme to date	271	N/A	N/A	N/A
Grand Total	791			1128 Units

LB Harrow*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	187	16
Conversion	613	14
Extension	40	24
New Build	256	27
Grand Total	1096	18

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	55	18.3 mo	46.3 mo	379 units
Multiple Applications; One Completed Scheme	179	49.1 mo	N/A	269 units
Multiple Applications; No Completed Scheme to date	144	N/A	N/A	N/A
Grand Total	378			648 Units

LB Hillingdon*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	87	18.3
Conversion	171	19.0
Extension	13	32.3
New Build	399	26.4
Grand Total	670	23.6

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	90	43.4mo	64.2mo	318 units
Multiple Applications; One Completed Scheme	298	46.2mo	N/A	573 units
Multiple Applications; No Completed Scheme to date	226	N/A	N/A	N/A
Grand Total	614			891 Units

LB Hounslow*Development Timescales for Addresses with a Single Approval Record*

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to Completion (Months)
Change of use	126	20.0
Conversion	166	18.0
Extension	43	29.3
New Build	261	27.7
Grand Total	596	23

Development Timescales Across Addresses with Multiple Scheme Records

Row Labels	Count of Borough Reference	Average of Time Taken - Permission to First Completion (Months)	Average of Time Taken - Permission to Most Recent Completion	Sum of Net Residential Gain (Completed Schemes Only)
Multiple Applications; Multiple Completions	72	21.3mo	41mo	373 Units
Multiple Applications; One Completed Scheme	126	50.3mo	N/A	258 Units
Multiple Applications; No Completed Scheme to date	116	N/A	N/A	N/A
Grand Total	314			631 Units

Annex F: Net New Build' and 'Conversion' Completions within 800m Buffers

This Annex sets out findings of how the delivery of development relates to proposals according with the spatial indicators of draft Policy H2, based on all activity recorded within 800m of Station or Town Centre buffers.

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
 LB Barnet

Sum of Net Residential Gain	Year Completed												
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	Grand Total				
10 or fewer	179	169	150	221	159	196	152	156	1382				
Conversion	130	107	95	112	88	77	71	65	745				
0.1-0.25ha Site	5	1	4					-1	9				
0-0.1ha Site	125	106	91	112	88	77	71	66	736				
New Build	49	62	55	109	71	119	81	91	637				
0.1-0.25ha Site	0	8	15	41	20	17	29	18	148				
0-0.1ha Site	49	54	40	68	51	102	52	73	489				
10-25 Units	33	13	50	91	42	38	24		291				
Conversion				22	12				34				
0-0.1ha Site				4					4				
0.1-0.25ha Site				18	12				30				
New Build	33	13	50	69	30	38	24		257				
0.1-0.25ha Site	19	13	14	69	18	26	24		183				
0-0.1ha Site	14		36		12	12			74				
Grand Total	212	182	200	312	201	234	176	156	1673				

	Year Completed												
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015				
<i>Total 1-10 Proposed Units Only</i>	179	169	150	221	159	196	152	156	1382				
<i>Small Sites Model'</i>	57716	57716	57716	57716	57716	57716	57716	57716	57716				
<i>'Adjusted Dwellings' within 800m of TC or RS</i>													
<i>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</i>	0.31%	0.29%	0.26%	0.38%	0.28%	0.34%	0.26%	0.27%	0.30%				
<i>Total 1-25 Proposed Units</i>	212	182	200	312	201	234	176	156	1673				
<i>Small Sites Model'</i>	57716	57716	57716	57716	57716	57716	57716	57716	57716				
<i>'Adjusted Dwellings' within 800m of TC or RS</i>													
<i>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</i>	0.37%	0.32%	0.35%	0.54%	0.35%	0.41%	0.30%	0.27%	0.36%				

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Barnet (Town Centres) – Net Completions as a Proportion of ‘Small Sites’ Model ‘Adjusted Dwellings’ Total (per annum)

Net Completions 2008-2015	Development Type						Total Net Completions	Small Sites Model'		Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)
	Conversion	10-25 Units	Conversion Total	New Build	10-25 Units	New Build Total		'Adjusted Dwellings' within 800m of TC or RS		
Row Labels	10 or fewer	10-25 Units	Conversion Total	New Build	10-25 Units	New Build Total	Total Net Completions			
District	872	34	906	653	219	872	1778			
Brent Street	106		106	98		98	204	4303		0.6%
Burnt Oak	13		13	4		4	17	3803		0.1%
Chipping Barnet	15		15	45	37	82	97	4055		0.3%
Church End, Finchley	98		98	60	44	104	202	5328		0.5%
Colindale/ The Hyde	6		6	2	12	14	20	2173		0.1%
Cricklewood	30		30	3		3	33	1776		0.2%
East Finchley	11		11	48		48	59	2407		0.3%
Golders Green	169		169	75	39	114	283	4156		0.9%
Hendon Central	113		113	58		58	171	3669		0.6%
Mill Hill	57	18	75	22		22	97	3535		0.3%
Muswell Hill	1		1	4		4	5	63		1.0%
New Barnet	25		25	65	15	80	105	3974		0.3%
North Finchley	79	16	95	62	34	96	191	4383		0.5%
Southgate	5		5				5	1666		0.0%
Temple Fortune	124		124	62	38	100	224	5034		0.6%
Whetstone	20		20	45		45	65	3513		0.2%
Major										
Edgware	37		37	44	18	62	99	4463		0.3%
Grand Total	909	34	943	697	237	934	1877			

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
 LB Brent

Sum of Net Residential Gain	Year Completed											Grand Total
FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	FY2015	FY2015	Grand Total
10 or fewer Proposed	120	79	45	39	49	63	54	130	130	130	130	579
Conversion	52	36	18	15	8	6	5	97	97	97	97	237
0.1-0.25ha Site	-4							2	2	2	2	-2
0-0.1ha Site	52	40	18	15	8	6	5	95	95	95	95	239
New Build	68	43	27	24	41	57	49	33	33	33	33	342
0.1-0.25ha Site	19	0	-5	12	27	27	9	6	6	6	6	68
0-0.1ha Site	49	43	32	24	29	30	40	27	27	27	27	274
10-25 Units Proposed	27	49	84	45	34	80	67	20	20	20	20	406
Conversion	14	14	14	14	14	14	14	14	14	14	14	14
0.1-0.25ha Site	14	14	14	14	14	14	14	14	14	14	14	14
New Build	27	35	84	45	34	80	67	20	20	20	20	392
0.1-0.25ha Site	13	24	45	24	7	54	17	20	20	20	20	204
0-0.1ha Site	14	11	39	21	27	26	50	50	50	50	50	188
Grand Total	147	128	129	84	83	143	121	150	150	150	150	985

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
Total 1-10 Proposed Units Only	120	79	45	39	49	63	54	130	579
Small Sites Model									
'Adjusted Dwellings' within 800m of TC or RS	47057	47057	47057	47057	47057	47057	47057	47057	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.26%	0.17%	0.10%	0.08%	0.10%	0.13%	0.11%	0.28%	0.15%

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
Total 1-25 Proposed Units	147	128	129	84	83	143	121	150	985
Small Sites Model									
'Adjusted Dwellings' within 800m of TC or RS	47057	47057	47057	47057	47057	47057	47057	47057	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.31%	0.27%	0.27%	0.18%	0.18%	0.30%	0.26%	0.32%	0.26%

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Brent (Town Centres) – Net Completions as a Proportion of ‘Small Sites’ Model ‘Adjusted Dwellings’ Total (per annum)

Net Completions 2008-2015	Development Type						Total Net Completions	Small Sites Model'	Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)
	Conversion	10-25 Units	Conversion Total	New Build	10-25 Units	New Build Total			
Row Labels	10 or fewer	10-25 Units		10 or fewer	10-25 Units				
District	263	14	277	308	308	616	893		
Burnt Oak	4		4				4	1736 0.03%	
Collindale/ The Hyde	7		7	2		2	9	1988 0.06%	
Cricklewood	24		24	22	11	33	57	2327 0.31%	
Ealing Road	25		25	47	68	115	140	4317 0.41%	
Harlesden	70		70	49	40	89	159	4081 0.49%	
Harrow Road	-11		-11	11	28	39	28	274 1.28%	
Kenton	11	14	25	10	11	21	46	1785 0.32%	
Kingsbury	3		3	25		25	28	3536 0.10%	
Neasden	15		15	22	22	44	59	3476 0.21%	
Preston Road	11		11	23	24	47	58	3827 0.19%	
Wembley Park	29		29	24	14	38	67	4072 0.21%	
West Hampstead	20		20		24	24	44	79 6.96%	
Willesden Green	55		55	73	66	139	194	4685 0.52%	
Major	92		92	111	110	221	313		
Kilburn	35		35	41	24	65	100	2115 0.59%	
Wembley	57		57	70	86	156	213	7228 0.37%	
Metropolitan				1		1	1		
Harrow				1		1	1	80 0.16%	
Grand Total	355	14	369	420	418	838	1207		

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Ealing

Sum of Net Residential Gain	Year Completed										Grand Total
FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	FY2015	Grand Total
10 or fewer	164	109	105	108	163	110	128	189	189	189	1076
Conversion	111	80	68	36	81	45	80	114	114	114	615
0.1-0.25ha Site							2	2	2	2	4
0-0.1ha Site	111	80	68	36	81	45	78	112	112	112	611
New Build	53	29	37	72	82	65	48	75	75	75	461
0.1-0.25ha Site	3	8	11	3	22	11		42	42	42	100
0-0.1ha Site	50	21	26	69	60	54	48	33	33	33	361
10-25 Units	14	50	47	92	15	36	19	22	22	22	295
Conversion				9			3				12
0.1-0.25ha Site				9							9
0-0.1ha Site							3				3
New Build	14	50	47	83	15	36	16	22	22	22	283
0.1-0.25ha Site	14	38	25	57	36	36	16	22	22	22	208
0-0.1ha Site		12	22	26	15						75
Grand Total	178	159	152	200	178	146	147	211	211	211	1371
Total 1-10 Proposed Units Only	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	2008-2015
Small Sites Model'	164	109	105	108	163	110	128	189	189	189	1076
'Adjusted Dwellings' within 800m of TC or RS	54056	54056	54056	54056	54056	54056	54056	54056	54056	54056	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.30%	0.20%	0.19%	0.20%	0.30%	0.20%	0.24%	0.35%	0.35%	0.35%	0.25%
Total 1-25 Proposed Units	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	2008-2015
Small Sites Model'	178	159	152	200	178	146	147	211	211	211	1371
'Adjusted Dwellings' within 800m of TC or RS	54056	54056	54056	54056	54056	54056	54056	54056	54056	54056	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.33%	0.29%	0.28%	0.37%	0.33%	0.27%	0.27%	0.39%	0.39%	0.39%	0.32%

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Ealing (Town Centres) – Net Completions as a Proportion of ‘Small Sites’ Model ‘Adjusted Dwellings’ Total (per annum)

Net Completions 2008-2015	Development Type							Total Net Completions	Small Sites Model'		Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)
	Conversion	10-25 Units	Conversion Total	New Build	10-25 Units	New Build Total	'Adjusted Dwellings' within 800m of TC or RS				
Row Labels	10 or fewer	10-25 Units		10 or fewer	10-25 Units						
District											
Acton	160		160	92	68	160	320	6019		0.7%	
Greenford	28		28	31	64	95	123	5680		0.3%	
Hanwell	50		50	68		68	118	4588		0.3%	
South Harrow	3		3	2		2	5	644		0.1%	
Major											
Chiswick	9		9	23	25	48	57	2252		0.3%	
Southall	48		48	49	37	86	134	7887		0.2%	
Metropolitan											
Ealing	212	3	215	150	71	221	436	10256		0.5%	
Grand Total	510	12	522	415	265	680	1202				

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Harrow

Sum of Net Residential Gain	Year Completed											Grand Total
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015				
10 or fewer	113	84	112	63	55	65	63	64			619	
Conversion	68	50	48	39	33	54	39	32			363	
0.1-0.25ha Site	-1				4						3	
0-0.1ha Site	69	50	48	39	29	54	39	32			360	
New Build	45	34	64	24	22	11	24	32			256	
0.1-0.25ha Site	23	14	39	4		0	10	1			91	
0-0.1ha Site	22	20	25	20	22	11	14	31			165	
10-25 Units	54	32	32	42	38	10	25	11			244	
Conversion	7	10									17	
0-0.1ha Site	7	10									17	
New Build	54	32	25	32	38	10	25	11			227	
0.1-0.25ha Site	22	7	11	32	38	10	25				145	
0-0.1ha Site	32	25	14					11			82	
Grand Total	167	116	144	105	93	75	88	75			863	
Total 1-10 Proposed Units Only	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			2008-2015	
Small Sites Model	113	84	112	63	55	65	63	64			619	
'Adjusted Dwellings' within 800m of TC or RS	43223	43223	43223	43223	43223	43223	43223	43223				
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.26%	0.19%	0.26%	0.15%	0.13%	0.15%	0.15%	0.15%			0.18%	
Total 1-25 Proposed Units	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			2008-2015	
Small Sites Model	167	116	144	105	93	75	88	75			863	
'Adjusted Dwellings' within 800m of TC or RS	43223	43223	43223	43223	43223	43223	43223	43223				
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.39%	0.27%	0.33%	0.24%	0.22%	0.17%	0.20%	0.17%			0.25%	

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Hounslow

Sum of Net Residential Gain	Year Completed										
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	Grand Total		
10 or fewer	29	36	50	72	30	93	82	55	447		
Conversion	20	13	15	20	6	34	12	6	126		
0.1-0.25ha Site	20	13	15	20	6	34	12	4	124		
0-0.1ha Site				0				2	2		
New Build	9	23	35	52	24	59	70	49	321		
0.1-0.25ha Site	5	17	27	35	24	57	56	49	270		
0-0.1ha Site	4	6	8	17		2	14		51		
10-25 Units	19	31	17	19	42	48	48	17	193		
New Build	19	31	17	19	42	48	48	17	193		
0.1-0.25ha Site	19	14			21	16			70		
0-0.1ha Site		17	17	19	21	32	17		123		
Grand Total	48	67	67	91	30	135	130	72	640		

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
Total 1-10 Proposed Units Only	29	36	50	72	30	93	82	55	447
Small Sites Model									
'Adjusted Dwellings' within 800m of TC or RS	33850	33850	33850	33850	33850	33850	33850	33850	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.09%	0.11%	0.15%	0.21%	0.09%	0.27%	0.24%	0.16%	0.17%

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
Total 1-25 Proposed Units	48	67	67	91	30	135	130	72	640
Small Sites Model									
'Adjusted Dwellings' within 800m of TC or RS	33850	33850	33850	33850	33850	33850	33850	33850	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.14%	0.20%	0.20%	0.27%	0.09%	0.40%	0.38%	0.21%	0.24%

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Hounslow (Town Centres) – Net Completions as a Proportion of ‘Small Sites’ Model ‘Adjusted Dwellings’ Total (per annum)

Net Completions 2008-2015	Development Type							Small Sites Model'	Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)
	Conversion	Conversion Total	New Build	10-25 Units	New Build Total	Total Net Completions			
Row Labels	10 or fewer		10 or fewer	10-25 Units					
District	11	11	94	43	137	148			
Acton	1	1				1	218	0.1%	
Brentford	4	4	44	26	70	74	1902	0.5%	
Feltham High Street	1	1	50	17	67	68	5882	0.1%	
Whitton	5	5				5	740	0.1%	
Major									
Chiswick	25	25	86	16	102	127	4318	0.4%	
Metropolitan									
Hounslow	40	40	56	113	169	209	8329	0.3%	
Grand Total	76	76	236	172	408	484			

Annex G: Partial Pipeline of 'Small Sites' Approved FY2013 to FY2017

This Annex sets out the full range of schemes approved between FYs 2013 and 2017 in each of the boroughs to look at the effect of trends in approvals on the current partial pipeline of committed supply on small sites.

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Hillingdon

Sum of Net Residential Gain	Year Completed										Grand Total	
FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015					
10 or fewer	92	36	41	39	56	28	68				416	
Conversion	9	11	15	7	11	2	16				80	
0.1-0.25ha Site							4				4	
0-0.1ha Site	9	11	15	7	11	2	12				76	
New Build	83	25	26	32	45	26	52				336	
0.1-0.25ha Site	55	6	6	10	-2	13	34				124	
0-0.1ha Site	28	19	20	22	47	13	18				212	
10-25 Units	76	36	41	51	72	31	68				195	
Conversion				7	7						7	
0.1-0.25ha Site				7	7						7	
New Build	76	36		12	9	31					188	
0.1-0.25ha Site	76	36		12	9	31					164	
0-0.1ha Site					24						24	
Grand Total	168	72	41	51	72	59	68	68	59	80	59	611
Total 1-10 Proposed Units Only	92	36	41	39	56	56	28	68				416
Small Sites Model'												
'Adjusted Dwellings' within 800m of TC or RS	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.26%	0.10%	0.11%	0.11%	0.16%	0.16%	0.08%	0.19%				0.14%
Total 1-25 Proposed Units	168	72	41	51	72	80	68	68	59	80	68	611
Small Sites Model'												
'Adjusted Dwellings' within 800m of TC or RS	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.47%	0.20%	0.11%	0.14%	0.20%	0.22%	0.16%	0.19%				0.21%

West London Small Sites SHLAA Part B Delivery Analysis: Annex F –Net New Build’ and ‘Conversion’ Completions within 800m Buffers
LB Hillingdon (Town Centres) – Net Completions as a Proportion of ‘Small Sites’ Model ‘Adjusted Dwellings’ Total (per annum)

Net Completions 2008-2015	Development Type							Total Net Completions	Small Sites Model'		Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)
	Conversion	10-25 Units	Conversion Total	New Build	10-25 Units	New Build Total	'Adjusted Dwellings' within 800m of TC or RS				
Row Labels	10 or fewer	10-25 Units		10 or fewer	10-25 Units						
District	60	7	67	189	148	337	404				
Eastcote	13		13	19	11	30	43	4939		0.1%	
Hayes	18		18	30	13	43	61	5538		0.1%	
Northwood	10		10	58	40	98	108	2741		0.5%	
Ruislip	12		12	42	59	101	113	5421		0.3%	
Viewsley/ West Drayton	7	7	14	39	25	64	78	4904		0.2%	
Metropolitan											
Uxbridge	10		10	73	21	94	104	3670		0.4%	
Grand Total	70	7	77	264	169	433	510				

LB Barnet

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	9	24	133	1184	142	1208
10 or fewer	8	25	105	402	113	427
10-24 Units			14	237	14	237
Over 25 Units	1	-1	14	545	15	544
Conversion	46	76	229	347	275	423
10 or fewer	45	64	229	347	274	411
10-24 Units	1	12			1	12
Extension	6	2	99	225	105	227
10 or fewer	6	2	99	225	105	227
10-24 Units						
New Build	84	164	227	1254	311	1418
10 or fewer	81	109	208	509	289	618
10-24 Units	2	27	12	191	14	218
Over 25 Units	1	28	7	554	8	582
Grand Total	145	266	688	3010	833	3276

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	348	1040	116	493	464	1533
Lapsed	54	140	40	136	94	276
Started	92	298	40	227	132	525
Submitted	535	2148	166	603	701	2751
Superseded	18	53	104	557	122	610
Grand Total	1047	3679	466	2016	1513	5695

LB Brent

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	6	32	77	1293	83	1325
10 or fewer	4	4	56	182	60	186
10-24 Units	2	28	10	164	12	192
Over 25 Units			11	947	11	947
Conversion	4	7	166	162	170	169
10 or fewer	4	7	166	162	170	169
10-24 Units						
Extension	1	8	47	129	48	137
10 or fewer	1	8	46	123	47	131
10-24 Units			1	6	1	6
New Build	16	153	123	782	139	935
10 or fewer	14	28	112	274	126	302
10-24 Units			5	79	5	79
Over 25 Units	2	125	6	429	8	554
Grand Total	27	200	413	2366	440	2566

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	395	807	68	295	463	1102
Lapsed	52	162	8	23	60	185
Started	94	406	15	311	109	717
Submitted	273	844	58	1005	331	1849
Superseded	7	26	23	463	30	489
Grand Total	821	2245	172	2097	993	4342

LB Ealing

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	10	44	123	546	133	590
10 or fewer	7	25	99	295	106	320
10-24 Units	1	21	7	103	8	124
Over 25 Units	2	-2	17	148	19	146
Conversion	49	55	372	463	421	518
10 or fewer	49	55	371	451	420	506
10-24 Units			1	12	1	12
Extension	7	19	60	196	67	215
10 or fewer	7	19	59	175	66	194
10-24 Units			1	21	1	21
New Build	33	89	168	672	201	761
10 or fewer	30	54	156	379	186	433
10-24 Units	2	36	7	103	9	139
Over 25 Units	1	-1	5	190	6	189
Grand Total	99	207	723	1877	822	2084

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	448	1034	124	411	572	1445
Lapsed	27	102	14	35	41	137
Started	69	227	36	215	105	442
Submitted	576	1267	141	375	717	1642
Superseded	15	91	83	322	98	413
Grand Total	1135	2721	398	1358	1533	4079

LB Harrow

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	5	9	47	652	52	661
10 or fewer	5	9	29	92	34	101
10-24 Units			7	117	7	117
Over 25 Units			11	443	11	443
Conversion	17	20	100	119	117	139
10 or fewer	17	20	100	119	117	139
10-24 Units						
Extension	1	1	16	47	17	48
10 or fewer	1	1	16	47	17	48
10-24 Units						
New Build	16	57	78	363	94	420
10 or fewer	15	21	71	165	86	186
10-24 Units			2	37	2	37
Over 25 Units	1	36	5	161	6	197
Grand Total	39	87	241	1181	280	1268

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	293	851	49	441	342	1292
Lapsed	46	441	8	31	54	472
Started	80	323	20	117	100	440
Submitted	159	454	21	374	180	828
Superseded	11	183	29	507	40	690
Grand Total	589	2252	127	1470	716	3722

LB Hillingdon

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	30	306	53	457	83	763
10 or fewer	22	60	41	140	63	200
10-24 Units	4	77	6	104	10	181
Over 25 Units	4	169	6	213	10	382
Conversion	38	41	49	76	87	117
10 or fewer	37	37	48	67	85	104
10-24 Units	1	4	1	9	2	13
Extension	4	12	18	41	22	53
10 or fewer	4	12	18	41	22	53
10-24 Units						
New Build	69	151	69	338	138	489
10 or fewer	68	125	64	122	132	247
10-24 Units			1	21	1	21
Over 25 Units	1	26	4	195	5	221
Grand Total	141	510	189	912	330	1422

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	164	730	46	191	210	921
Lapsed	11	32	6	11	17	43
Started	54	343	13	111	67	454
Submitted	218	805	45	163	263	968
Superseded	10	101	19	101	29	202
Grand Total	457	2011	129	577	586	2588

LB Hounslow

	Outside 800m Station or Town Centre Boundaries		Within 800m of Station or Town Centre		Total Partial Pipeline	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Change of use	12	125	87	717	99	842
10 or fewer	7	30	65	172	72	202
10-24 Units	3	46	11	221	14	267
Over 25 Units	2	49	11	324	13	373
Conversion	4	-15	42	32	46	17
10 or fewer	3	5	42	32	45	37
10-24 Units	1	-20			1	-20
Extension	4	10	33	126	37	136
10 or fewer	4	10	31	67	35	77
10-24 Units			1	19	1	19
Over 25 Units			1	40	1	40
New Build	28	178	68	241	96	419
10 or fewer	24	68	61	117	85	185
10-24 Units	2	41	3	34	5	75
Over 25 Units	2	69	4	90	6	159
Grand Total	48	298	230	1116	278	1414

Net Partial Pipeline Illustrated by Relationship to Unique Addresses with Multiple Records

	Address with Single Application at Scheme Level		Address with Multiple Recorded Applications at Scheme Level		Total Approvals Records FY2013 – FY2017	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
Completed	100	561	44	418	144	979
Lapsed	17	269	6	214	23	483
Started	39	305	15	135	54	440
Submitted	170	586	54	388	224	974
Superseded	2	18	17	112	19	130
Grand Total	328	1739	136	1267	464	3006

FIRST TABLE

Current permission status (Multiple Items) (Started or Submitted)

Permission Financial Year (Multiple Items) (2013-2017)

Completed FY (All)

Site Size Cat (Multiple Items) (0-0.25)

SECOND TABLE

Development Type (Multiple Items) (all, except blanks)

Permission Financial Year (Multiple Items) (2013-2017)

Site Size Cat (Multiple Items) (0-0.25)

Completed FY (All)

Annex H: Alternative Scenario Modelling

This Annex provides evidence of various specific calculations used to model alternative scenarios taking account of past trends.

Table H1: Alternative Small Sites Matrix of Overall Delivery Trends

TPD Analysis – Delivery as a Proportion of Adjusted Dwellings Per Annium over FY2008-FY2015 8-year Period										
COLUMN	1	2	3	4	5	6	7	8	9	10
	8-yr Trend (Ave. per annum)	12-Yr Trend (Ave. per annum)	3-Yr Trend (Peak) (average)	Years of Peak	Borough – Total 'Adjusted' Dwellings	Small Sites 0-25 Unit Total Net Completions over 8 years	Annualised Net Additional Completions (0-25 units) Relative to Dwelling Stock (expressed as % per annum) (Col6 ÷ 8) ÷ Col5 x 100	Count of Completed Records over 8 years	Annualised Completed Records for Small Sites Relative to Dwelling Stock (expressed as % per annum) (Col8 ÷ 8) ÷ Col5 x 100	Average Net Completions per Record (Col6 ÷ Col8)
Barnet	305	335	516	2015-17	79745	2604	0.41%	1190	0.19%	2.188235
Brent	258	253	342	2014-16	53603	1513	0.35%	786	0.18%	1.924936
Ealing	303	325	518	2015-17	69077	2231	0.40%	1102	0.20%	2.024501
Harrow	221	253	391	2015-17	60132	1480	0.31%	623	0.13%	2.375602
Hillingdon	176	196	301	2007-09	75868	1503	0.25%	607	0.10%	2.476112
Hounslow	181	184	386	2014-16	55349	1317	0.30%	478	0.11%	2.75523

Table H2: Summary of Completions by Scale, Type and Location (0-25 Units Only)

COLUMN	800m Town Centre or Station –FY2008-2015 total net completions					Outside 800m Station or TC – FY2008-2015 total net completions				
	A	B	C	D	E	F	G	H	I	J
	Adjusted Dwellings	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only) $(B \div 8) \div A \times 100$	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension) $((B + C) \div 8) \div A \times 100$	Adjusted Dwellings -800m TC or RS	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only) $(G \div 8) \div F \times 100$	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension) $((G + H) \div 8) \div F \times 100$
Barnet	57716	1673	580	0.36%	0.49%	22029	301	50	0.17%	0.20%
Brent	47057	985	479	0.26%	0.39%	6546	47	2	0.09%	0.09%
Ealing	54056	1371	644	0.32%	0.47%	15021	150	66	0.12%	0.18%
Harrow	43223	863	480	0.25%	0.39%	16909	125	12	0.09%	0.10%
Hillingdon	35911	611	208	0.21%	0.29%	39957	598	86	0.19%	0.21%
Hounslow	33850	640	314	0.24%	0.35%	21499	297	66	0.17%	0.21%

Table H3: Potential Ratios Used in Scenario Adjustments:

Scenario Ratio Adjustments				
COLUMN	ADJ A	ADJ B	X	ADJ C
	12-Year Trend to 8-Year Trend (Column 2 / Column 1) ¹	3-Year Peak to 8-Year Trend (Column 3 / Column 1) ²	All Borough Town Centres – Highest Annualised Rate of Completions through 'New Build' or 'Conversion' (0-25 Units) Relative to Dwelling Stock ³	800m Town Centre or RS to Maximum Rate (x / Column D) ⁴
Barnet	1.10	1.69	0.90%	2.48
Brent	0.98	1.33	0.60%	2.29
Ealing	1.07	1.71	0.70%	2.21
Harrow	1.14	1.77	0.60%	2.40
Hillingdon	1.11	1.71	0.50%	2.35
Hounslow	1.02	2.13	0.50%	2.12

¹ Derived from Table H1 using column references indicated

² Derived from Table H1 using column references indicated

³ See Part B Annex F Tables for Constituent Boroughs: 'Net Completions as a Proportion of 'Small Sites' Model 'Adjusted Dwellings' Total (per annum)'. Selection of 'highest rate' excludes Town Centres with dwelling stock of fewer than 500 dwellings within relevant catchment

⁴ Derived from Table H2 using column indicated to compare 'maximum' value with overall Town Centre / Station average for annualised net completions relative to dwelling stock

Table H4: Time-Series Matrix for Adjustments Applied to Components of Small Site Supply to Develop a Policy-Led Shift Approach

		ADJUSTMENT APPLIED FOR COMPONENT OF SUPPLY BY TIME PERIOD					
COMPONENT OF SMALL SITE SUPPLY	TIME PERIOD FOR STEPPED APPROACH	Within 800m Station or Town Centre		Outside 800m Station or Town Centre		Remaining Windfall Elements - 25+ Units	
		0-25 Unit New Build or Conversion	0-25 Unit - Change of Use or Other Extension	0-25 Unit New Build or Conversion	0-25 Unit - Change of Use or Other Extension		
Pre-Implementation of draft London Plan		None	ADJ B	None	None	ADJ B	
Scenario 1 - Years 1-3		ADJ A	ADJ B	None	None	ADJ B	
Scenario 2 - Years 4-7		ADJ B	ADJ B	ADJ A	None	ADJ B	
Scenario 3 - Years 8-10		ADJ C	ADJ B	ADJ A	ADJ B	ADJ B	

Table H5: Potential Horizons for Policy-Led Shift Approach Analysis by Financial Year / Monitoring Year

Financial Year Reference	Monitoring Year Reference	Draft London Plan Table 4.2 Small Sites Target – Year Reference	Stepped Approach – Corresponding Scenario Reference Periods	Stepped Approach – Including Allowance for adoption of London Plan after April 2019
FY2019	2019/20	1	Scenario 1 – Years 1-3	Pre-Implementation of Draft London Plan
FY2020	2020/21	2		
FY2021	2021/22	3		
FY2022	2022/23	4	Scenario 2 – Years 4-7	Scenario 1 – Years 2-4
FY2023	2023/24	5		
FY2024	2024/25	6		
FY2025	2025/26	7		
FY2026	2026/27	8		
FY2027	2027/28	9	Scenario 3 – Years 8-10	Scenario 2 – Years 5-8
FY2028	2028/29	10		
FY2029	2029/30	11		
			N/A	Scenario 3 – Years 9-11

Notes on Potential Horizons for the Approach:

- Findings are presented consistent with the following years corresponding to the proposed targets for small sites at Table 4.2 of the draft London Plan
- It is also acknowledged that the draft London Plan is unlikely to be adopted before April 2019. On this basis 'Year 1' of the proposed target period is unlikely to be supported by implementation of relevant policies for the majority of the monitoring period
- Suggested Minor Changes to the draft London Plan (paragraph 4.1.8A) indicate that if a longer target period is required the GLA 2017 SHLAA findings on Small Sites can be 'rolled forward'. This effectively makes it possible to extend the targets over an 11-year period.
- We have included an alternative application of the stepped approach which makes allowance for delayed adoption and implementation of draft London Plan policies. This assumes limited uplifts in delivery in the 'Pre-Implementation' period for the year 2019/20 (FY2019). The remaining elements of the stepped approach phasing are applied over a 10-year period to 31st March 2030 (end of FY2029). This gives a lower overall average for the 11-year period than if the scenarios year implemented from 2019/20, and a greater difference with the GLA Small Sites targets if extended to cover 11 years.
- We do not speculate on how the draft London Plan will address any unmet need in the 2019/20 period (assuming 1 April 2019 remains the base-date for such calculations) although logically this will exist if housing targets (for small sites or large sites) are not achieved from 1 April 2019.

Table H6: Summary of Completions Annual Completions Applied to the 'Remaining Windfall Elements - 25+ Units' Component (Based on Adjusted Annualised Totals for the FY2008-FY2015 8-year Period and with Removal of Permitted Development Contribution to the 8-year Trend)

Remaining Windfall Elements 25+ Units					
COLUMN	i	ii	iii	iv	v
	25+ Units (All Types) (Total in 8-year Period)	Ratio of 3-Year Peak to 8-Year Average (COLUMN 3 / COLUMN 1) ⁵	25+ Units 8-Year Total Increased In-Line With 3-Year Peak $i \times ii^6$	Adjustment for Permitted Development (8-Year Trend)	Average 25+ Units Per Annum (Adjusted for PD) $(iii - iv) / 8$
Barnet	221	1.69	374	-110	33
Brent	723	1.33	958	-150	101
Ealing	415	1.71	709	-40	84
Harrow	625	1.77	1106	-320	98
Hillingdon	178	1.71	304	-90	27
Hounslow	432	2.13	921	-70	106

⁵ Derived from Table H1 using figures contained in columns indicated

⁶ Equivalent to Adjustment B described in Table H3

Table H6: Notes on Contribution to the Approach:

- Column v: As indicated by Table H4 this component represents the application of 'Adjustment B' to generate the annual contribution to supply in each year (1-10) of the stepped approach. The results are applied equally to each phase / scenario of the stepped-approach horizon.
- These calculations represent a 'remaining windfall' component following separate consideration of schemes proposing 0-25 units against the various criteria for location and development type
- They remain part of the overall trend in small site development and therefore amounts need to be added in to the results of scenario testing to generate an overall figure for 'windfall' amounts
- Column iii: A judgment has been applied to increase the 8-year average of net completions on 'small sites' proposing 25+ units. This reflects the relatively strong committed pipeline for such types of site. Amounts have been increased in proportion with the difference between the overall 3-year peak trend in small sites for each borough and the 8-year average (see Table H3 for calculation of the adjustment).
- Column ii: It should be noted that the difference between 8-year and 3-year peak will not all be due to schemes proposing 25+ units, but such sites would have a disproportionate impact. For most boroughs the 3-year peak occurs relatively recently and is likely to be influenced by schemes under Permitted Development
- Column iv: To retain consistency with the GLA 2017 SHLAA and reflect current and potential future restrictions on Permitted Development Rights we have applied the SHLAA's own adjustment to remove schemes identified as this permission type. It should be noted that this limits the forecast increase in net completions on sites proposing 25+ units, but in reality part of the uplift assumed would be likely to reflect continued trends e.g. in office-to-residential conversion. This is because the calculation for Adjustment B (in Table H4) is based on total trends in activity before the adjustment for Permitted Development is deducted. These trends have been strongest most recently, and as illustrated in the Part B analysis include associated schemes (e.g. Full Planning Permission to add additional storeys).
- For the reasons outlined and given the relatively short-term nature of a three-year peak the uplift applied is likely to be an upper estimate of the supply that may be achieved.

Table H7: Adjustments Applied to Policy-Led Shift Approach Years 1-3 – Scenario 1 Period (Components Providing 0-25 Units)

COLUMN ⁷	800m Town Centre or Station – FY2008-2015 adjusted equivalent total net completions					Outside 800m Station or TC – FY2008-2015 adjusted equivalent total net completions				
	A1	B1	C1	D1	E1	F1	G1	H1	I1	J1
	Adjusted Dwellings	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)	Adjusted Dwellings – 800m TC or RS	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)
Adjustment Applied		$((D1 \div 100) \times A1) \times 8$	$C \times ADJB^8$	$D \times ADJA^9$	(see footnote)¹⁰		None ¹¹	None	None	(see footnote)¹²
Barnet	57716	1838	981	0.40%	0.61%	22029	301	50	0.17%	0.20%
Brent	47057	966	635	0.26%	0.43%	6546	47	2	0.09%	0.09%
Ealing	54056	1471	1101	0.34%	0.59%	15021	150	66	0.12%	0.18%
Harrow	43223	988	849	0.29%	0.53%	16909	125	12	0.09%	0.10%
Hillingdon	35911	680	356	0.24%	0.36%	39957	598	86	0.19%	0.21%
Hounslow	33850	651	670	0.24%	0.49%	21499	297	66	0.17%	0.21%

⁷ For reference, the columns covering each component accord with the baseline position set out in Table H2. For direct comparison between the positions this table uses the same alphanumeric column heading, with the suffix '1' representing 'Scenario 1' applied to the phasing of the stepped-approach. See also Table H8 and H9.

⁸ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $580 \times 1.69 = 981$ (subject to rounding)

⁹ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $0.36\% \times 1.10 = 0.40\%$ (subject to rounding). Resulting contribution to supply calculated by Column B1

¹⁰ Calculated on the same basis as Column E in Table H2, using adjusted inputs (if applicable) in B1 and C1 above i.e. $((B1 + C1) \div 8) \div A1 \times 100 = 0.61\%$ (subject to rounding)

¹¹ No adjustment applied. Value based on 8-year total for FY2008 – FY2015 period. Equivalent to Column G in Table H2. See also Column H1.

¹² Calculated on the same basis as Column J in Table H2, using adjusted inputs (if applicable) in G1 and H1 above i.e. $((G1 + H1) \div 8) \div F1 \times 100 = 0.20\%$ (subject to rounding)

Table H7: Notes on Contribution to the Approach:

- The general approach to Scenario 1 is to reflect our findings that years 1-3 of the draft London Plan Period (i.e. 2019/20 to 2021/22) should anticipate rates of development on small sites close to existing past trends.
- Column B1: For 'New Build' and 'Conversion' schemes relatively little impact of proposed draft Policy H2 is forecast, although we have increased rates of development of this type and scale within 800m of Stations or Town Centres from the 8-year average to the slightly higher 12-year average. By implication this includes development within a residential curtilage that the GLA excludes almost entirely from the 8-year trend. This also reflects the slightly increasing pipeline for conversion schemes seen in recent years.
- Column C1: We have opted to reflect potential rates of development on schemes proposing 0-25 units through 'Change of Use' or 'Extension' increased from the overall 8-year average to mirror the overall 3-year peak observed in constituent boroughs. The logic for this is essentially the same as our adjustment to the category for schemes proposing 25+ units. This more closely reflects the existing pipeline and trends in development through Change of Use
- Columns G1 and H1: No adjustments are made to the trend in supply outside of 800m Town Centre of Station boundaries
- Maintaining consistency with past trends is considered important given our observations on development timescales and implementation rates, though even these modest uplifts are likely to require existing committed to supply coming forward at greater speed and with a lower lapse rate than we have observed.
- Where the scenarios take account of the 3-year peak to maintain past trends (e.g. through recent gains in Change of Use) the resulting impacts will be proportionally higher where the difference with 8-year trends is greatest (e.g. LB Barnet, LB Hounslow being relatively extreme examples).

Table H8: Adjustments Applied to Policy-Led Shift Approach Years 4-7 – Scenario 2 Period (Components Providing 0-25 Units)

COLUMN	800m Town Centre or Station –FY2008-2015 adjusted equivalent total net completions					Outside 800m Station or TC –FY2008-2015 adjusted equivalent total net completions				
	A2	B2	C2	D2	E2	F2	G2	H2	I2	J2
	Adjusted Dwellings	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)	Adjusted Dwellings – 800m TC or RS	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)
Adjustment Applied		$((D2 \div 100) \times A2) \times 8$	$C \times ADJB^{13}$	$D \times ADJB^{14}$	(see footnote)¹⁵		$((I2 \div 100) \times F2) \times 8$	None ¹⁶	$I \times ADJA^{17}$	(see footnote)¹⁸
Barnet	57716	2830	981	0.61%	0.83%	22029	331	50	0.19%	0.22%
Brent	47057	1306	635	0.35%	0.52%	6546	46	2	0.09%	0.09%
Ealing	54056	2344	1101	0.54%	0.80%	15021	161	66	0.13%	0.19%
Harrow	43223	1527	849	0.44%	0.69%	16909	143	12	0.11%	0.11%
Hillingdon	35911	1045	356	0.36%	0.49%	39957	666	86	0.21%	0.24%
Hounslow	33850	1365	670	0.50%	0.75%	21499	302	66	0.18%	0.21%

¹³ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $580 * 1.69 = 981$ (subject to rounding)

¹⁴ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $0.36\% * 1.69 = 0.61\%$ (subject to rounding). Resulting contribution to supply calculated by Column B2

¹⁵ Calculated on the same basis as Column E in Table H2, using adjusted inputs (if applicable) in B2 and C2 above i.e. $((B2 + C2) \div 8) + A2 \times 100 = 0.83\%$ (subject to rounding)

¹⁶ No adjustment applied. Value based on 8-year total for FY2008 – FY2015 period. Equivalent to Column G in Table H2.

¹⁷ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $0.17\% * 1.10 = 0.19\%$ (subject to rounding). Resulting contribution to supply calculated by Column G2

¹⁸ Calculated on the same basis as Column J in Table H2, using adjusted inputs (if applicable) in G2 and H2 above i.e. $((G2 + H2) \div 8) \div F2 \times 100 = 0.22\%$ (subject to rounding)

Table H8: Notes on Contribution to the Approach:

- Scenario 2 begins to show some impact of policy for years 4 to 7 on the draft London Plan period
- Column B2: For 'New Build' and 'Conversion' we have assumed rates of development increase so that the contribution to supply is proportional to the average over the three-year peak observed in constituent boroughs. This reflects the application of Adjustment B to this component of supply. This peak is less likely to relate to 'Conversion' or 'New Build' schemes so is likely to require a significant shift in development type and scale and would partly be through the outcomes sought by draft Policy H2
- Column C2: No further increase is included for schemes of 'Change of Use' and 'Extension' proposing 0-25 units. The uplift applied in the year 1-3 period is already considered to exceed longer-term observations in past trends. Such increase is already likely to assume some continued trends in activity through Permitted Development Rights. Draft Policy H2 may also impose some additional restrictions on development through Change of Use of non-residential buildings
- It should be noted that this uplift would require firstly an increase in the approved and committed supply and secondly would be likely to rely on increased rates on implementation. The 4-7 year time period allows for appropriate timescales to take account of the gap between when schemes are approved and delivered.
- Column G2: To reflect some increased opportunities for intensification and change of policy outside of 800m Town Centre or Station buffers, 'New Build and 'Conversion' rates of development in these locations have been increased to the 12-year trend. This primarily reflects the potential for increased trends in development on garden land
- Column H2: No uplift beyond the 8-year trend is applies to 'Change of Use' and 'Extension' schemes outside 800m of Town Centre and Station locations.

Table H9: Adjustments Applied to Policy-Led Shift Approach Years 8-10 – Scenario 3 Period (Components Providing 0-25 Units)

COLUMN	800m Town Centre or Station –FY2008-2015 adjusted equivalent total net completions				Outside 800m Station or TC –FY2008-2015 adjusted equivalent total net completions					
	A3	B3	C3	D3	E3	F3	G3	H3	I3	J3
	Adjusted Dwellings	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)	Adjusted Dwellings - 800m TC or RS	0-25 Unit New Build or Conversion	0-25 Unit – Change of Use or Other Extension	Annualised Net Completions Relative to Dwelling Stock (New Build or Conversion Only)	Annualised Net Completions Relative to Dwelling Stock (Cumulative – New Build, Conversions, Change of use or extension)
Adjustment Applied		$((D3 \div 100) \times A3) \times 8$	$C \times ADJB^{19}$	$D \times ADJC^{20}$	(see footnote)²¹		$((I3 \div 100) \times F3) \times 8$	$H \times ADJB^{22}$	$I \times ADJA^{23}$	(See footnote)²⁴
Barnet	57716	4156	981	0.9%	1.11%	22029	331	85	0.19%	0.24%
Brent	47057	2259	635	0.6%	0.77%	6546	46	3	0.09%	0.09%
Ealing	54056	3027	1101	0.7%	0.95%	15021	161	113	0.13%	0.23%
Harrow	43223	2075	849	0.6%	0.85%	16909	143	21	0.11%	0.12%
Hillingdon	35911	1436	356	0.5%	0.62%	39957	666	147	0.21%	0.25%
Hounslow	33850	1354	670	0.5%	0.75%	21499	302	141	0.18%	0.26%

¹⁹ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $580 * 1.69 = 981$ (subject to rounding)

²⁰ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $0.36\% * 2.48 = 0.90\%$ (subject to rounding). See B3 for resulting calculation

²¹ Calculated on the same basis as Column E in Table H2, using adjusted inputs (if applicable) in B3 and C3 above i.e. $((B3 + C3) \div 8) \div A3 \times 100 = 1.11\%$ (subject to rounding)

²² Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $50 * 1.69 = 85$ (subject to rounding)

²³ Values derived from values in respective column headings in Tables H2 and H3 i.e. LB Barnet: $0.17\% * 1.10 = 0.19\%$ (subject to rounding). See G3 for resulting calculation

²⁴ Calculated on the same basis as Column J in Table H2, using adjusted inputs in G3 and H3 above i.e. $((G3 + H3) \div 8) \div F3 \times 100 = 0.24\%$ (subject to rounding)

Table H9: Notes on Contribution to the Approach:

- Scenario 3 represents the final, ambitious uplifts at the end of the draft London Plan period (years 8 to 10).
- Column B3 and D3: The major change relates to 'New Build' and 'Conversion' activity within 800m buffers of Town Centres or Stations. We have calculated the uplift to trends in supply if each relevant catchment was to deliver these examples of sites at the same intensification rate (i.e. as a proportion of existing stock) as the identified centre in the constituent borough with the highest existing rates of activity.
- This is an extremely bold assumption as each location will have different factors affecting capacity and development, although in the longer-term time should be allowed for policy development to shape these outcomes. Nonetheless, there may be a need to assume lower uplift in some areas
- This assumption also reveals some distinction between the boroughs that would need to be explored further. *Some* centres in Barnet and Brent have higher existing rates of intensification, whereas in other locations (e.g. Hillingdon and Hounslow) activity is less concentrated. This reduces the actual difference of comparing Scenario 3 with Scenario 2 (predominantly based on the three-year peak) in some cases.
- It should also be noted that while the uplift has been applied to 'Conversion and New Build' examples this is a forecast and the actual change in Development Types observed could also vary from place-to-place.
- Column C3: No further increase is included for schemes of 'Change of Use' and 'Extension' proposing 0-25 units.
- Column G3: Increased opportunities for intensification and change of policy outside of 800m Town Centre or Station buffers through 'New Build and 'Conversion' continue to apply the 12-year trend with no further change.
- Column H3: Although schemes proposing Change of Use and Extensions are less common outside of 800m buffers we have also assumed that by the end of the plan period these rates of delivery will have increased in relevant areas to reflect the three-year peak. This has a limited impact on overall volumes but reflects that some incentives to support development will not necessarily accord with 800m buffer geographies.

Table H10: Scenario Results Comparisons (per annum scenario outputs compared to past trends and draft London Plan per annum targets)

COLUMN	1	2	3	4	DRAFT PLAN	SCEN 1	SCEN 2	SCEN 3
	8-yr Trend (Ave. per annum)	12-Yr Trend (Ave. per annum)	3-Yr Trend (Peak) (average)	Years of Peak	Draft London Plan Small Sites Target	$(B1 + C1 + G1 + H1 + (V*8)) / 8$	$(B2 + C2 + G2 + H2 + (V*8)) / 8$	$(B3 + C3 + G3 + H3 + (V*8)) / 8$
Barnet	305	335	516	2015-17	1204	429	557	727
Brent	258	253	342	2014-16	1023	307	350	469
Ealing	303	325	518	2015-17	1074	432	543	634
Harrow	221	253	391	2015-17	965	345	415	484
Hillingdon	176	196	301	2007-09	765	242	339	395
Hounslow	181	184	386	2014-16	680	317	407	415

Table H11: Comparison of Resulting Potential 10-Year Targets

COLUMN	DRAFT PLAN	DRAFT PLAN * 10	ALTERNATIVE SCENARIO	(Overall alternative scenario average per annum) / 10
	GLA 2017 SHLAA APPROACH 1 (Row 1 * 10)	Draft London Plan Small Sites Target	(SCEN 1 * 3) + (SCEN 2 * 4) + (SCEN 3 * 3)	
Barnet	3050	1204	12040	570
Brent	2580	1023	10230	373
Ealing	3030	1074	10740	537
Harrow	2210	965	9650	415
Hillingdon	1760	765	7650	327
Hounslow	1810	680	6800	382

Table H12: Impacts of Delayed Implementation of the London Plan, Use of a Pre-Implementation Figure in 2019/20 based on Reduced Uplift and Extension of Targets over an 11-Year Period

		DRAFT PLAN		PRE-IMPLEMENTATION SCENARIO ²⁵	
	GLA 2017 SHLAA APPROACH 1 (Row 1 * 11)	Draft London Plan Small Sites Target	DRAFT PLAN * 11	(PRE-IMPLEMENTATION * 1) + (SCEN 1 * 3) + (SCEN 2 * 4) + (SCEN 3 * 3)	(Overall alternative scenario average per annum) / 11
Barnet	3355	1204	13244	6104	555
Brent	2838	1023	11253	4037	367
Ealing	3333	1074	11814	5790	526
Harrow	2431	965	10615	4476	407
Hillingdon	1936	765	8415	3500	318
Hounslow	1991	680	7480	4140	376

²⁵ Table H5 discussed issues surrounding the adoption date of the draft London Plan and the years over which the scenario periods for the stepped approach may be applied



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