



# 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						
<b>Approach A</b>	337	340	279	411	301	341	304	295						2608
<b>Change of use</b>	22	55	37	30	42	41	39	122						388
<b>Conversion</b>	138	112	103	140	107	76	53	29						758
<b>Garden land</b>	16	18	10	20	15	11	6	11						107
<b>New build</b>	161	155	129	221	137	213	206	133						1355
<b>#N/A</b>	-2	-3	-2	0	9	11	66	138						6318
<b>#N/A</b>	-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
<b>GRAND TOTAL</b>	<b>335</b>	<b>337</b>	<b>277</b>	<b>411</b>	<b>310</b>	<b>352</b>	<b>370</b>	<b>433</b>					<b>6318</b>	<b>9143</b>

**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						
<b>Change of use</b>	27	95	37	27	40	39	39	122					426	
<b>Conversion</b>	135	111	105	115	102	78	51	29					726	
<b>Garden land</b>	17	18	10	21	26	15	6	13					126	
<b>New build</b>	158	162	129	245	137	213	223	131					1398	
<b>GRAND TOTAL</b>	<b>337</b>	<b>386</b>	<b>281</b>	<b>408</b>	<b>305</b>	<b>345</b>	<b>319</b>	<b>295</b>					<b>2676</b>	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset														2008-2015 Total Difference
<b>Change of use</b>	5	40	0	-3	-2	-2	0	0						38
<b>Conversion</b>	-3	-1	2	-25	-5	2	-2	0						-32
<b>Garden land</b>	1	0	0	1	11	4	0	2						19
<b>New build</b>	-3	7	0	24	0	0	17	-2						43
<b>GRAND TOTAL</b>	<b>0</b>	<b>46</b>	<b>2</b>	<b>-3</b>	<b>4</b>	<b>4</b>	<b>15</b>	<b>0</b>						<b>68</b>

**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				
<b>Approach A</b>	310	445	149	277	235	219	238	374				2247
<b>Change of use</b>	72	169	40	38	25	40	76	134				594
<b>Conversion</b>	55	38	18	15	7	3	6	100				242
<b>Garden land</b>	12	28	14	8	7	27	4	6				106
<b>New build</b>	171	210	77	216	196	149	152	134				1305
<b>#N/A</b>	-4	-11	-1	-6	2	-2	12	-2				4259
<b>#N/A</b>	-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
<b>GRAND TOTAL</b>	<b>306</b>	<b>434</b>	<b>148</b>	<b>271</b>	<b>237</b>	<b>217</b>	<b>250</b>	<b>373</b>			<b>4259</b>	<b>6494</b>

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

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		
<b>Approach A</b>	336	245	256	396	424	216	269	426	2568	
<b>Change of use</b>	79	57	45	87	96	72	109	69	614	
<b>Conversion</b>	113	98	62	53	80	51	82	113	652	
<b>Garden land</b>	28	15	18	31	16	23	33	8	172	
<b>New build</b>	116	75	131	225	232	70	45	235	1129	
<b>#N/A</b>										
<b>#N/A</b>	<b>-1</b>	<b>-2</b>	<b>0</b>	<b>11</b>	<b>11</b>	<b>31</b>	<b>15</b>	<b>13</b>	<b>3777</b>	
Completed	-1	-2	0	11	11	31	15	13	78	
Lapsed									764	
Started									445	
Submitted									1643	
Superseded									925	
<b>GRAND TOTAL</b>	<b>335</b>	<b>243</b>	<b>256</b>	<b>407</b>	<b>435</b>	<b>247</b>	<b>284</b>	<b>439</b>	<b>3777</b>	

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	
<b>Change of use</b>	73	57	45	85	96	79	111	67	613
<b>Conversion</b>	117	101	64	55	76	41	84	120	658
<b>Garden land</b>	30	15	18	31	16	26	45	8	189
<b>New build</b>	126	81	143	226	240	76	44	244	1180
<b>GRAND TOTAL</b>	<b>346</b>	<b>254</b>	<b>270</b>	<b>397</b>	<b>428</b>	<b>222</b>	<b>284</b>	<b>439</b>	<b>2640</b>
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset									<b>2008-2015 Total Difference</b>
<b>Change of use</b>	-6	0	0	-2	0	7	2	-2	-1
<b>Conversion</b>	4	3	2	2	-4	-10	2	7	6
<b>Garden land</b>	2	0	0	0	0	3	12	0	17
<b>New build</b>	10	6	12	1	8	6	-1	9	51
<b>GRAND TOTAL</b>	<b>10</b>	<b>9</b>	<b>14</b>	<b>1</b>	<b>4</b>	<b>6</b>	<b>15</b>	<b>13</b>	<b>72</b>

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				
<b>Approach A</b>	392	219	223	170	266	226	231	391	7	2125		
<b>Change of use</b>	69	24	20	56	24	62	78	279	5	617		
<b>Conversion</b>	76	52	62	44	31	57	42	34	2	400		
<b>Garden land</b>	8	13	20	16	6	1	5	4		73		
<b>New build</b>	239	130	121	54	205	106	106	74		1035		
<b>#N/A</b>	-4	-3	-2	-2	-1			-1	3200	3187		
<b>#N/A</b>	-4	-3	-2	-2	-1			-1	3200	3187		
Completed	-4	-3	-2	-2	-1			-1		-13		
Lapsed										892		
Started										461		
Submitted										828		
Superseded										1019		
<b>GRAND TOTAL</b>	<b>388</b>	<b>216</b>	<b>221</b>	<b>168</b>	<b>265</b>	<b>226</b>	<b>231</b>	<b>390</b>	<b>3207</b>	<b>5312</b>		

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		
<b>Change of use</b>	62	24	20	59	24	62	83	275	609	
<b>Conversion</b>	77	60	62	43	30	57	41	40	410	
<b>Garden land</b>	11	14	18	16	6	1	5	5	76	
<b>New build</b>	246	137	123	54	206	106	141	74	1087	
<b>GRAND TOTAL</b>	<b>396</b>	<b>235</b>	<b>223</b>	<b>172</b>	<b>266</b>	<b>226</b>	<b>270</b>	<b>394</b>	<b>2182</b>	
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset										2008-2015 Total Difference
<b>Change of use</b>	-7	0	0	3	0	0	5	-4	-8	
<b>Conversion</b>	1	8	0	-1	-1	0	-1	6	10	
<b>Garden land</b>	3	1	-2	0	0	0	0	1	3	
<b>New build</b>	7	7	2	0	1	0	35	0	52	
<b>GRAND TOTAL</b>	<b>4</b>	<b>16</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>3</b>	<b>57</b>	



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

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			
<b>Change of use</b>	25	6	18	12	27	20	46	117			271
<b>Conversion</b>	21	22	24	16	27	16	13	12			151
<b>Garden land</b>	23	53	24	29	15	38	21	29			232
<b>New build</b>	275	139	62	155	98	75	86	120			1010
<b>GRAND TOTAL</b>	<b>344</b>	<b>220</b>	<b>128</b>	<b>212</b>	<b>167</b>	<b>149</b>	<b>166</b>	<b>278</b>			<b>1664</b>
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset											2008-2015 Total Difference
<b>Change of use</b>	-12	0	0	1	-2	0	0	-12			-25
<b>Conversion</b>	0	1	-2	1	0	1	-2	4			3
<b>Garden land</b>	2	1	1	0	0	0	1	4			9
<b>New build</b>	24	-1	2	42	-23	-19	9	2			36
<b>GRAND TOTAL</b>	<b>14</b>	<b>1</b>	<b>1</b>	<b>44</b>	<b>-25</b>	<b>-18</b>	<b>8</b>	<b>-2</b>			<b>23</b>

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				
<b>Approach A</b>	269	121	195	173	68	311	223	247			1607	
<b>Change of use</b>	29	10	31	26	7	95	19	59			276	
<b>Conversion</b>	31	13	16	20	6	44	12	6			148	
<b>Garden land</b>	9	6	19	38	7	23	30	14			146	
<b>New build</b>	200	92	129	89	48	149	162	168			1037	
<b>#N/A</b>	-2	-1	-4	-1	-1	-4	23	119			2750	
<b>#N/A</b>	-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	
<b>GRAND TOTAL</b>	<b>267</b>	<b>120</b>	<b>191</b>	<b>172</b>	<b>80</b>	<b>307</b>	<b>246</b>	<b>366</b>			<b>2621</b>	<b>4357</b>

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			
<b>Change of use</b>	32	10	25	26	7	88	18	59			265
<b>Conversion</b>	40	13	16	23	6	43	12	6			159
<b>Garden land</b>	18	10	14	44	7	23	30	14			160
<b>New build</b>	244	67	130	102	53	153	163	168			1080
<b>GRAND TOTAL</b>	<b>334</b>	<b>100</b>	<b>185</b>	<b>195</b>	<b>73</b>	<b>307</b>	<b>223</b>	<b>247</b>			<b>1664</b>
Difference - GLA 2017 SHLAA versus 'Small Sites SHLAA' dataset											<b>2008-2015 Total Difference</b>
<b>Change of use</b>	3	0	-6	0	0	-7	-1	0			-11
<b>Conversion</b>	9	0	0	3	0	-1	0	0			11
<b>Garden land</b>	9	4	-5	6	0	0	0	0			14
<b>New build</b>	44	-25	1	13	5	4	1	0			43
<b>GRAND TOTAL</b>	<b>65</b>	<b>-21</b>	<b>-10</b>	<b>22</b>	<b>-8</b>	<b>-4</b>	<b>0</b>	<b>0</b>			<b>57</b>

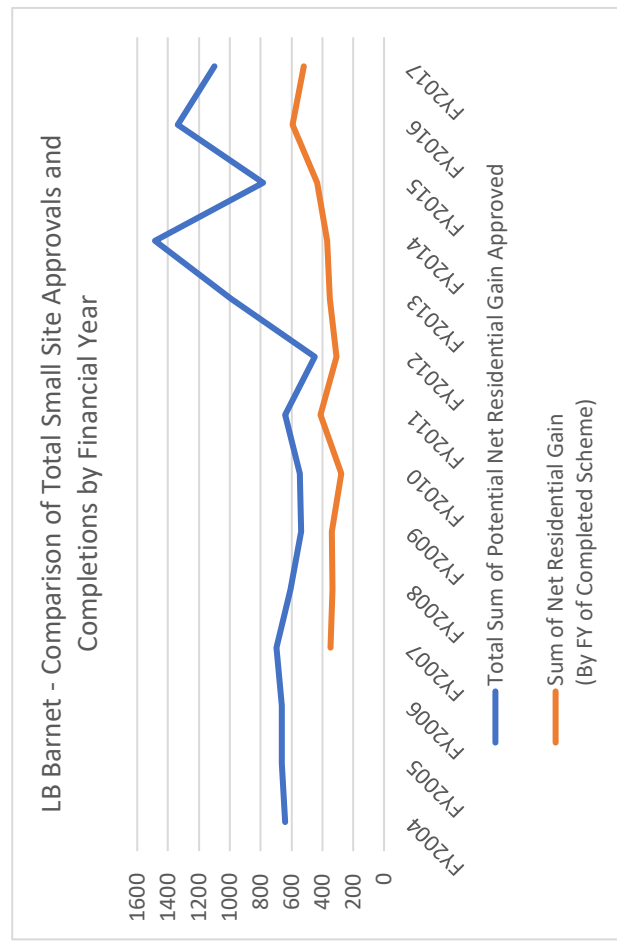
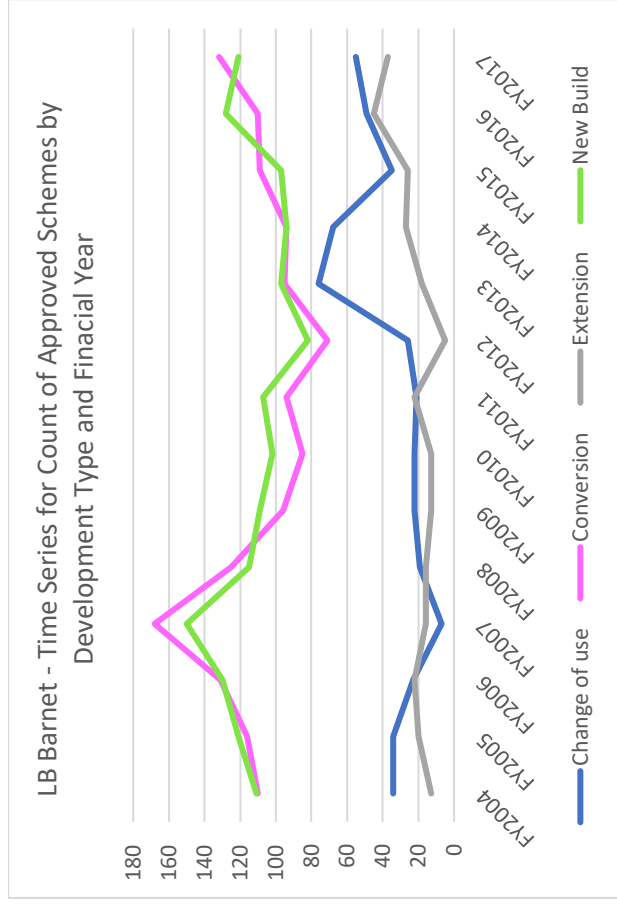
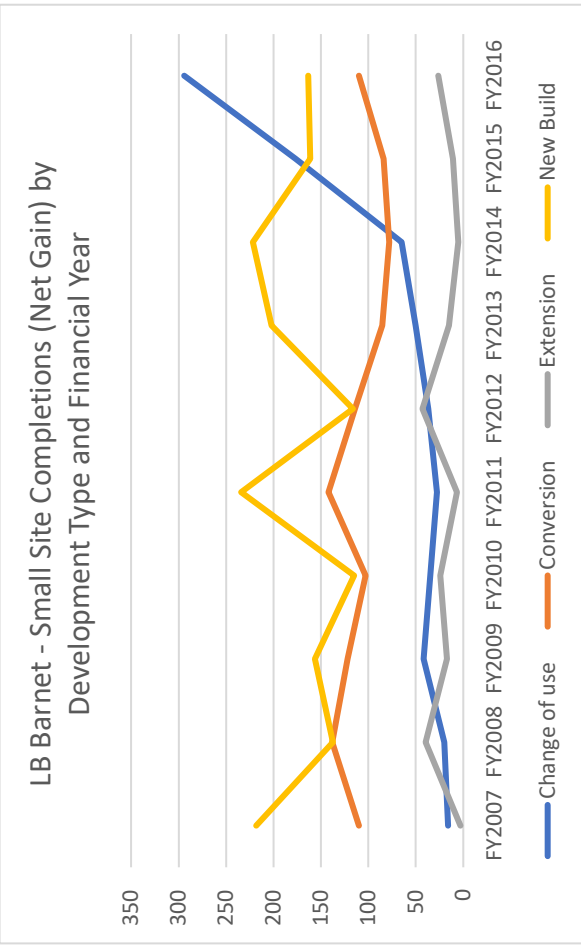
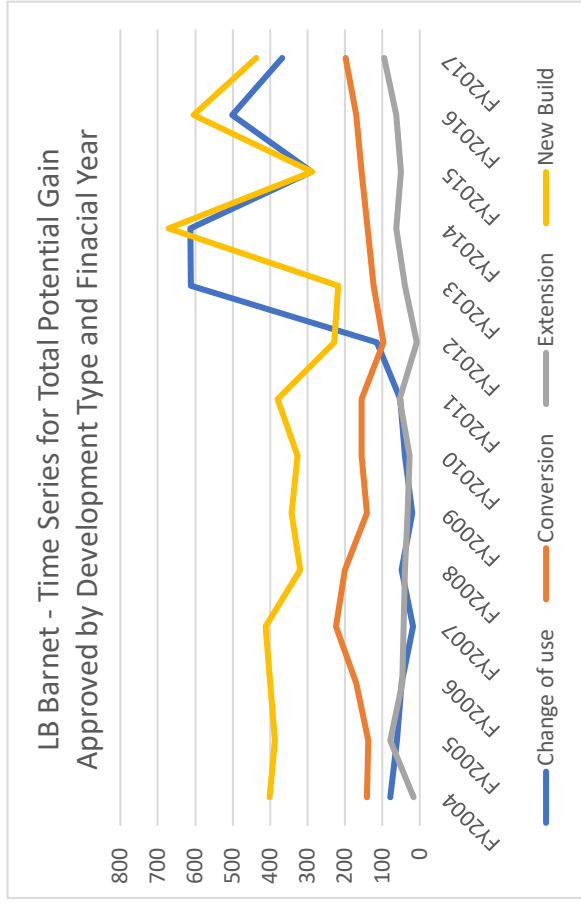
## **Annex B: Comparison of Time Series for Approvals and Completions by Development Type**

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

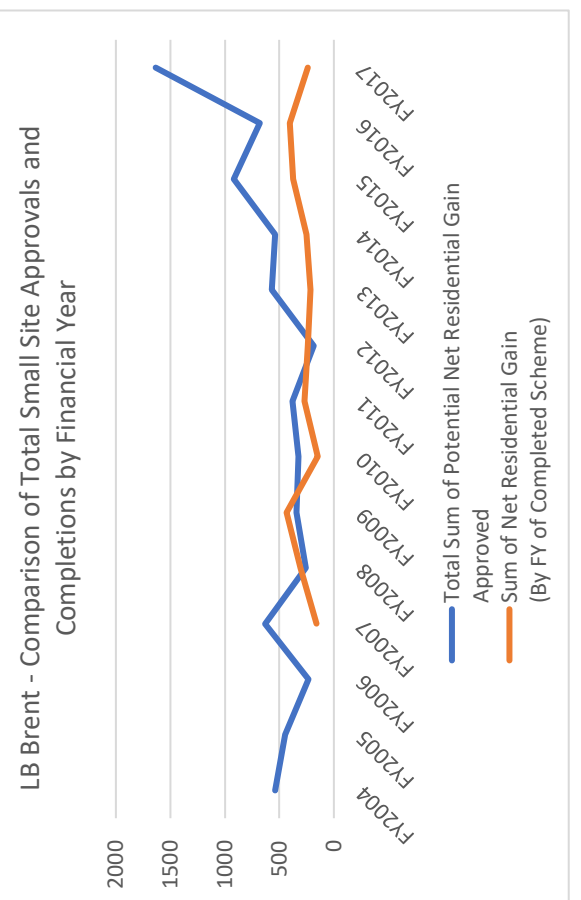
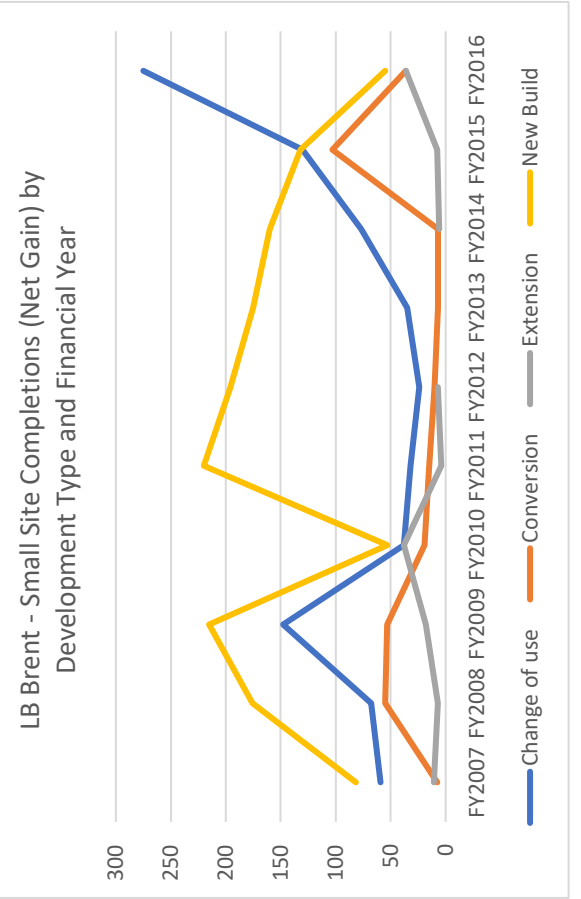
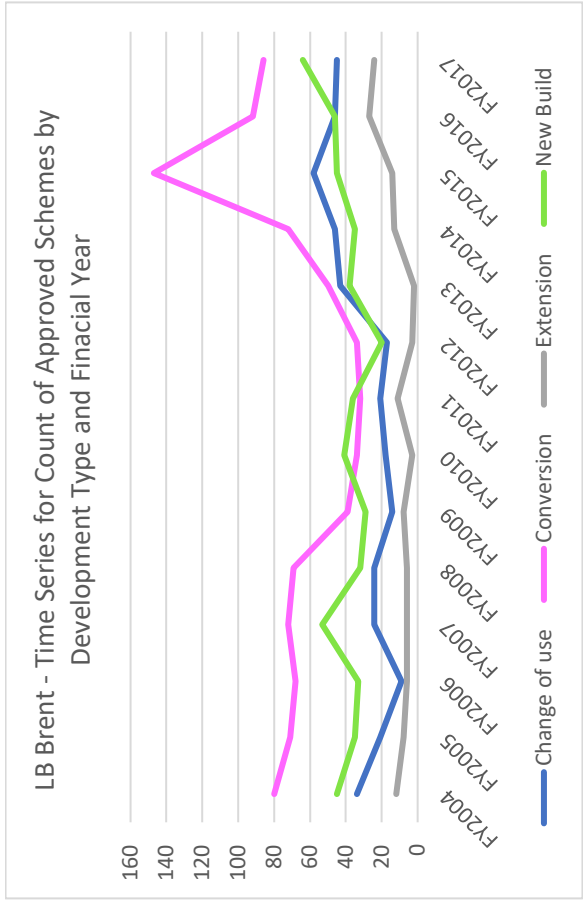
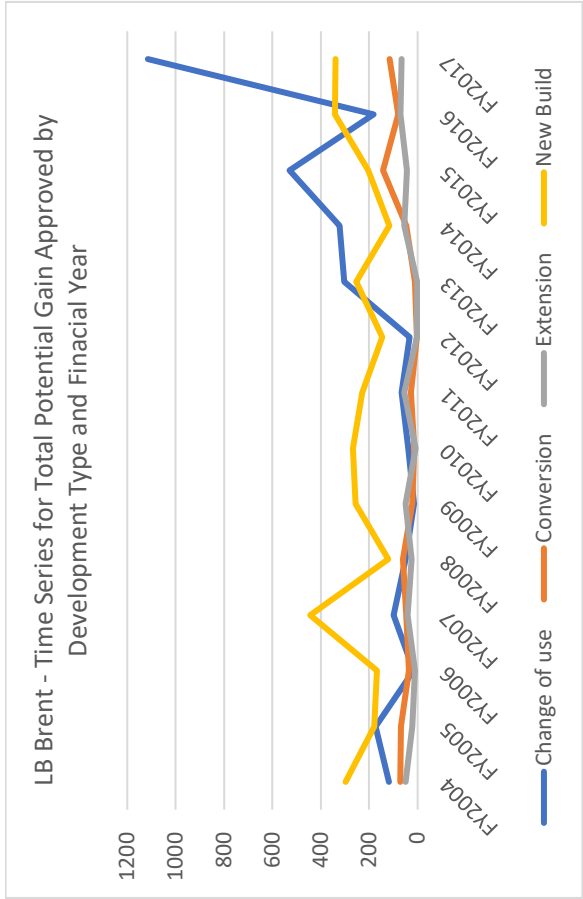
**LB Barnet – Comparison of Approval and Completion Records**



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

**LB Brent – Comparison of Approval and Completion Records**

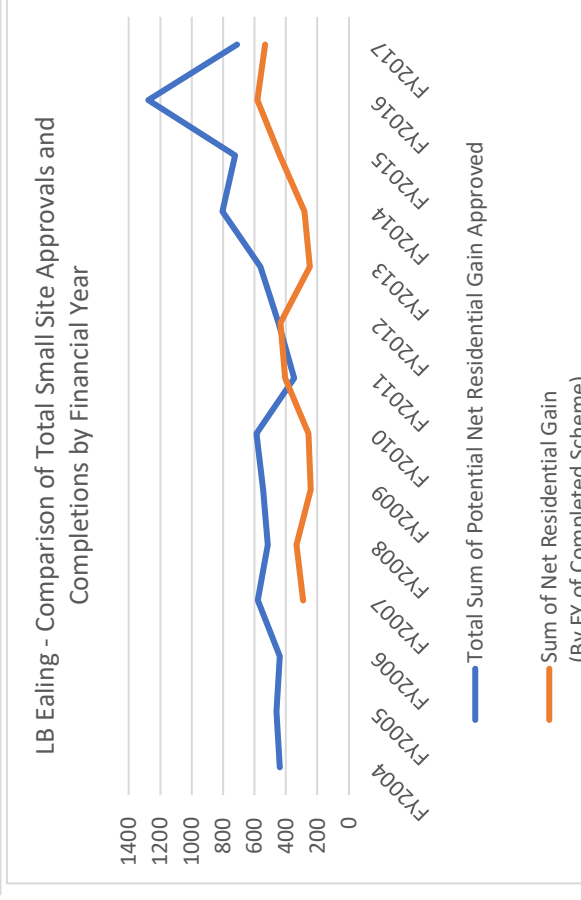
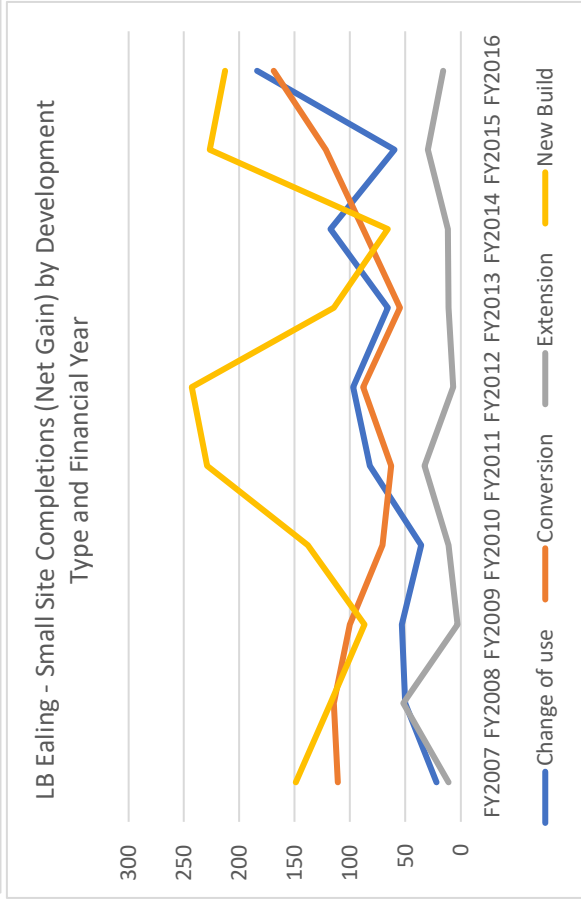
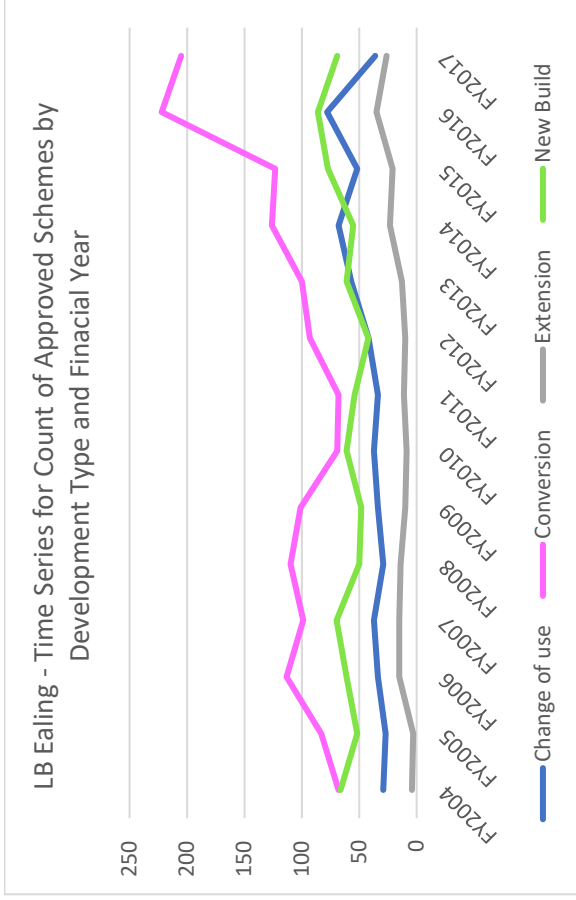
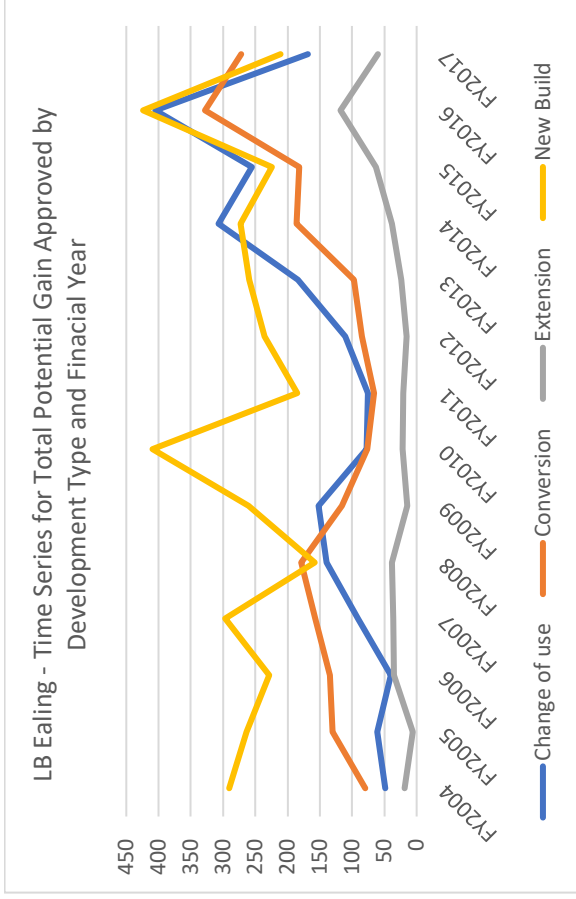


**LB Ealing**

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



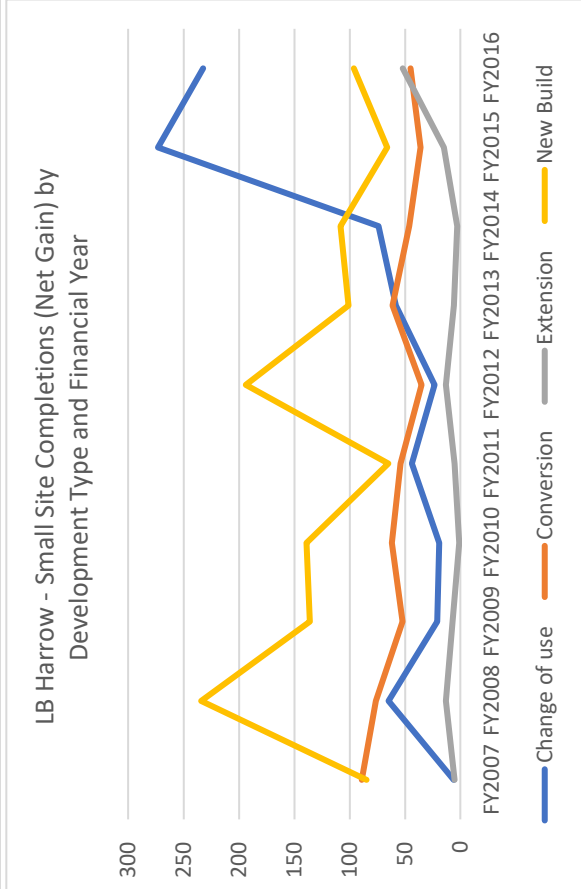
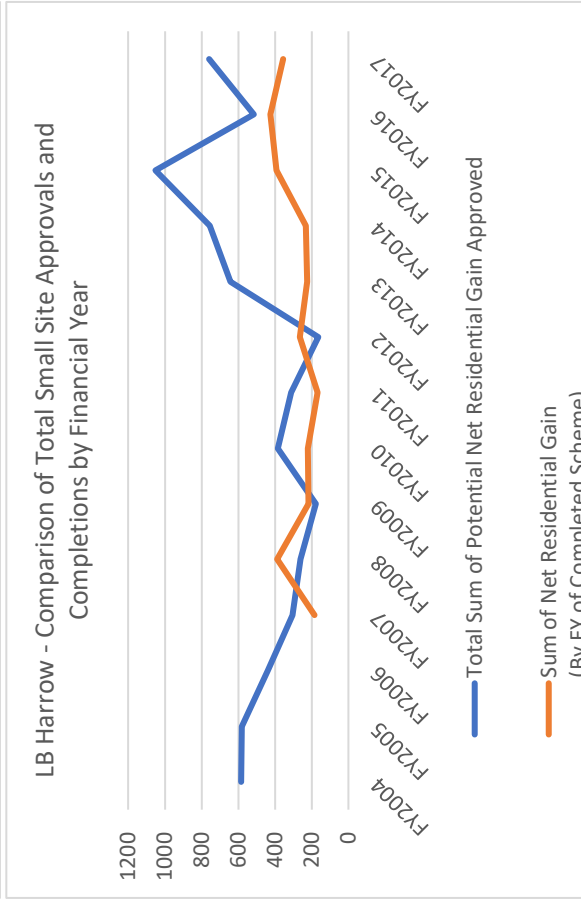
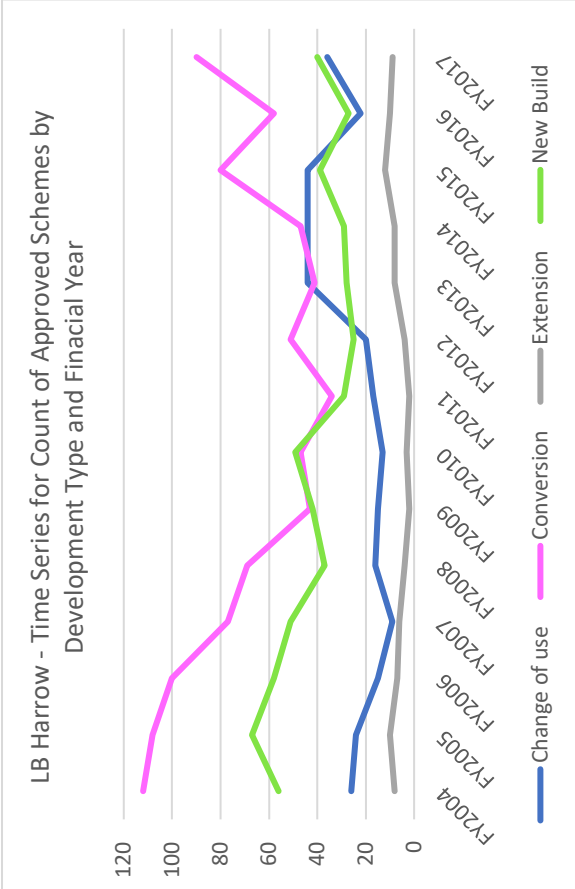
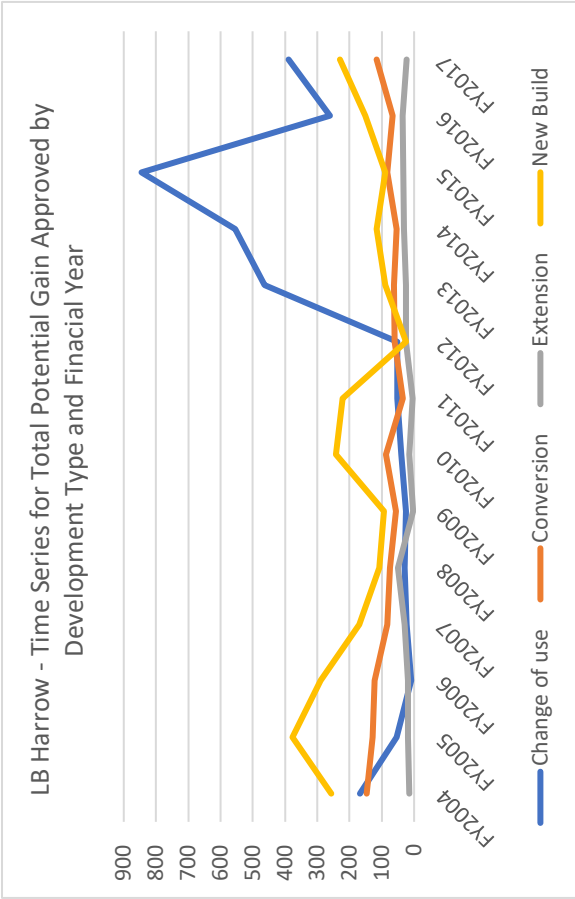
### LB Ealing – Comparison of Approval and Completion Records



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

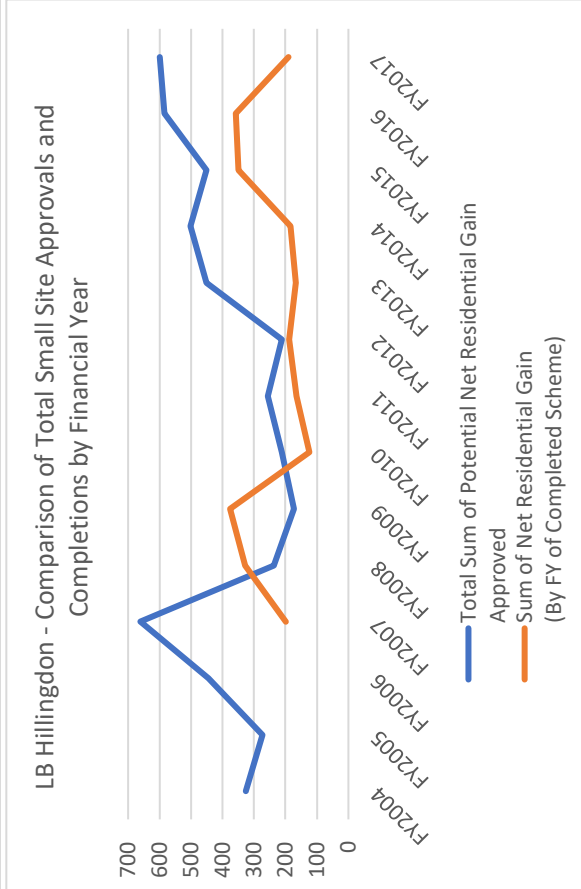
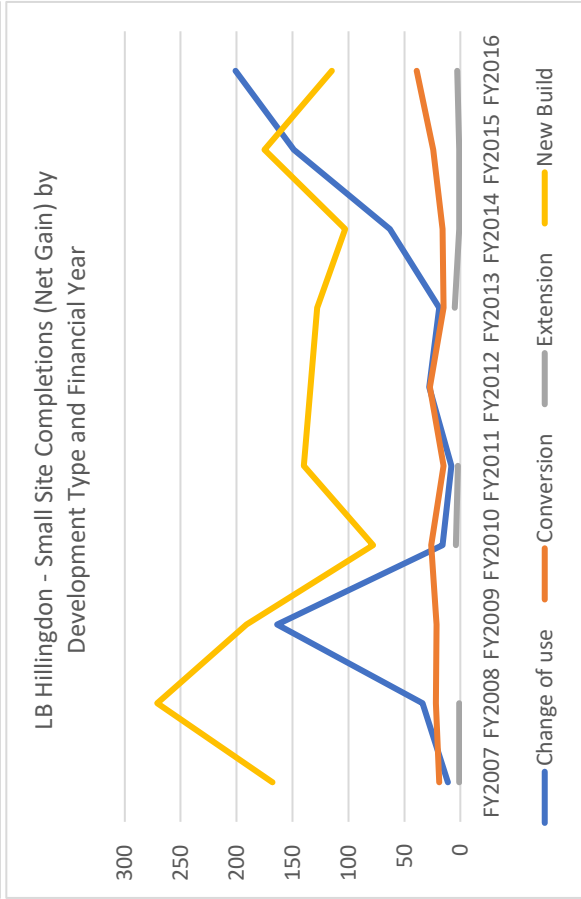
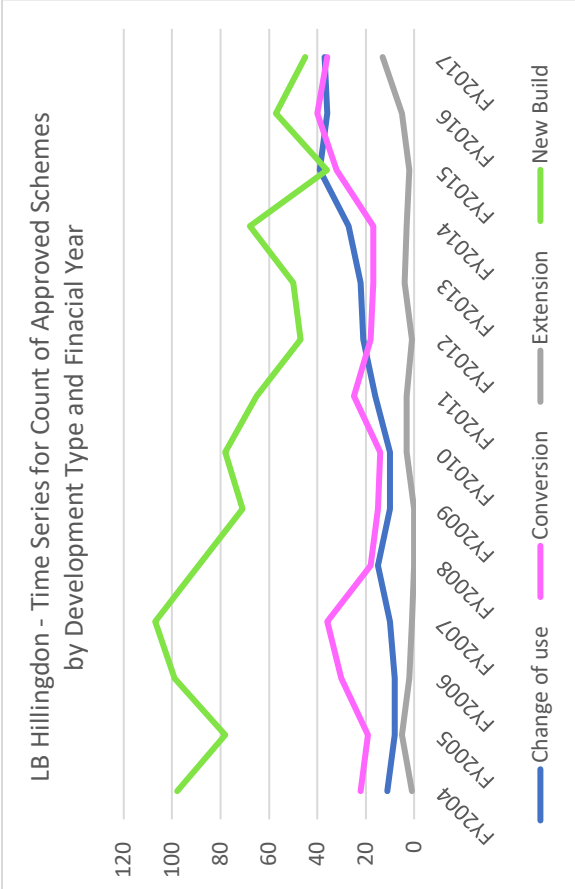
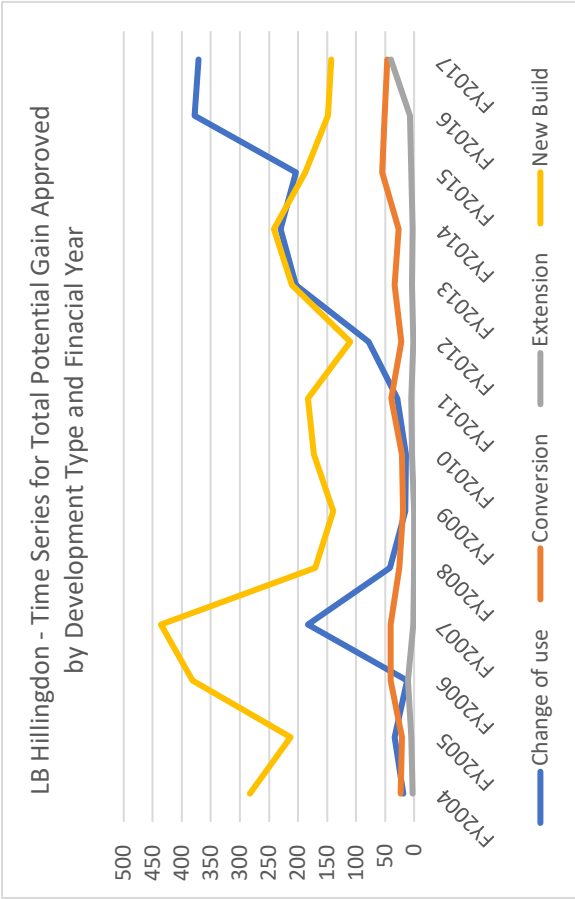
### LB Harrow – Comparison of Approval and Completion Records



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

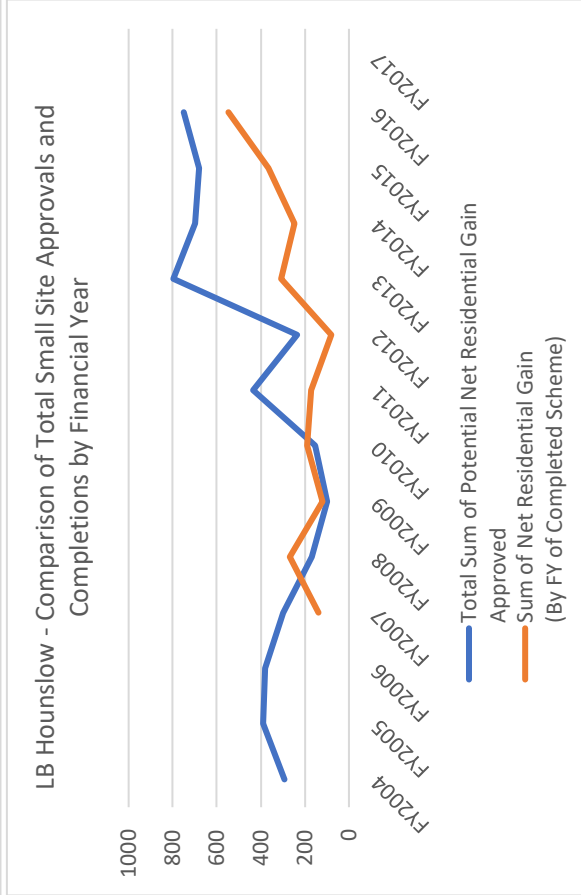
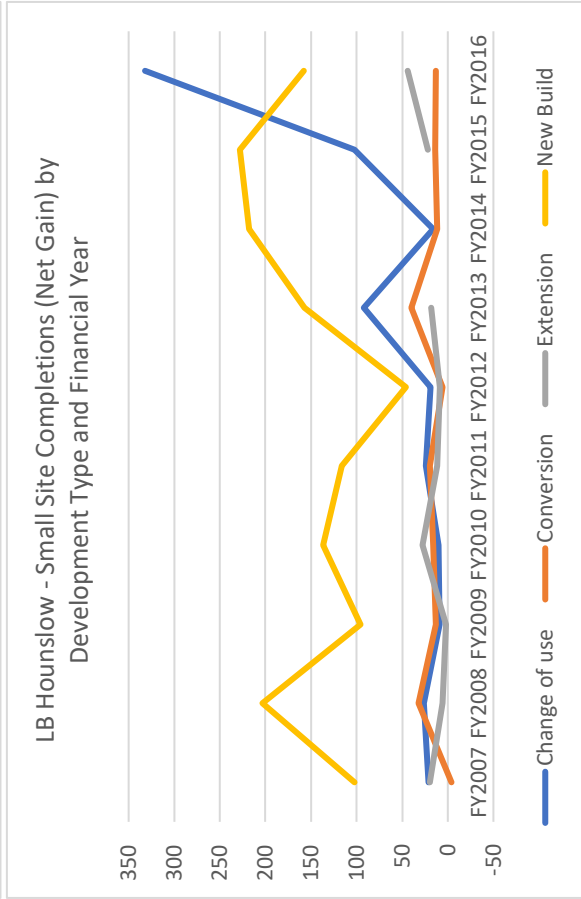
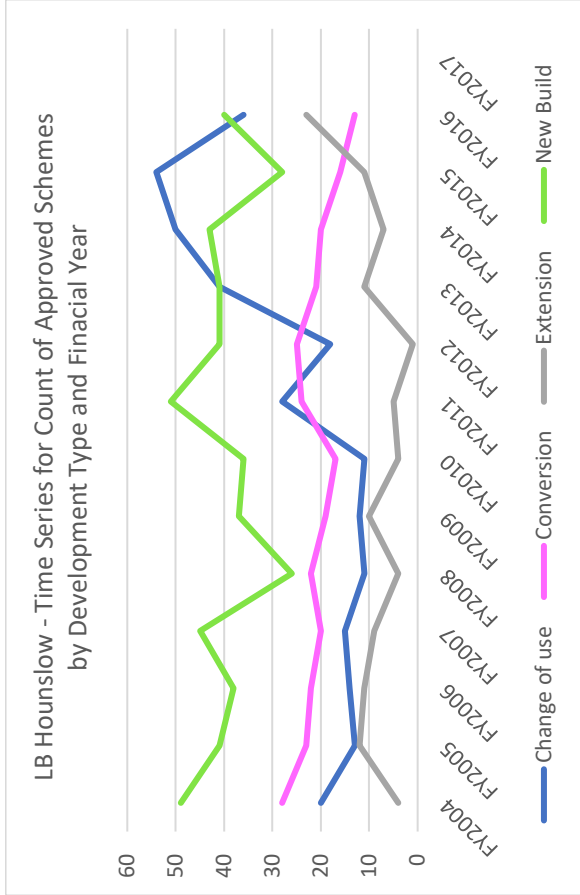
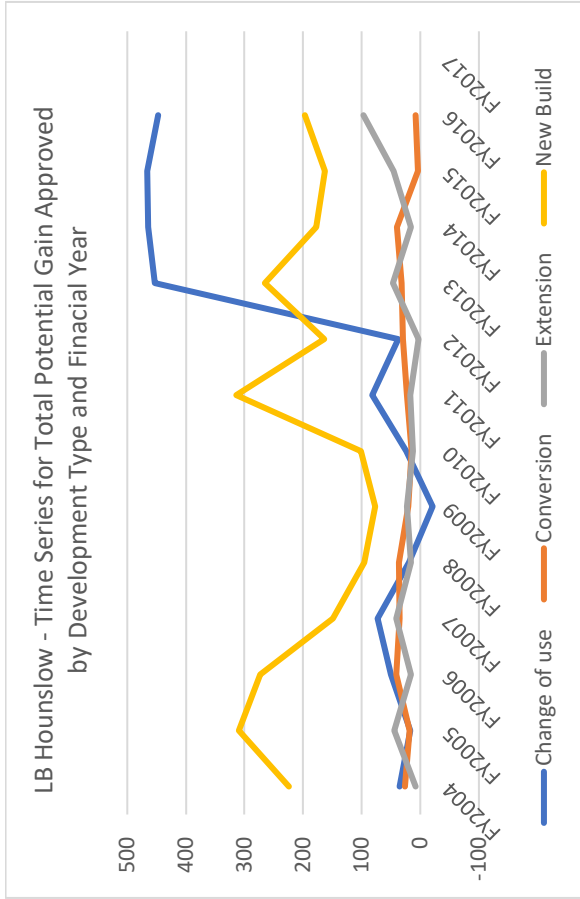
### LB Hillingdon – Comparison of Approval and Completion Records



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

**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%
<b>TOTAL</b>	<b>3207</b>	<b>8707</b>		<b>3884</b>	<b>11143</b>	

### 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
<b>Grand Total</b>	<b>2589</b>	<b>447</b>	<b>217</b>	<b>41</b>	<b>166</b>	<b>424</b>	<b>1295</b>	<b>3884</b>

### 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%
<b>TOTAL</b>	<b>1074</b>	<b>2898</b>		

## 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%
<b>TOTAL</b>	<b>1631</b>	<b>5367</b>		<b>2061</b>	<b>7679</b>	

### 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
<b>Grand Total</b>	<b>1677</b>	<b>158</b>	<b>48</b>	<b>20</b>	<b>58</b>	<b>100</b>	<b>384</b>	<b>2061</b>

### 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%
<b>TOTAL</b>	<b>361</b>	<b>1651</b>		

## 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%
<b>TOTAL</b>	<b>2478</b>	<b>6451</b>		<b>3235</b>	<b>8438</b>	

### 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
<b>Grand Total</b>	<b>2469</b>	<b>310</b>	<b>109</b>	<b>36</b>	<b>141</b>	<b>170</b>	<b>766</b>	<b>3235</b>

### 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%
<b>TOTAL</b>	<b>549</b>	<b>1689</b>		

## 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%
<b>TOTAL</b>	<b>1680</b>	<b>5653</b>		<b>1972</b>	<b>6927</b>	

### 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
<b>Grand Total</b>	<b>1622</b>	<b>131</b>	<b>68</b>	<b>23</b>	<b>21</b>	<b>107</b>	<b>350</b>	<b>1972</b>

### 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%
<b>TOTAL</b>	<b>449</b>	<b>1911</b>		

## 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%
<b>TOTAL</b>	<b>1371</b>	<b>4198</b>		<b>1640</b>	<b>5382</b>	

### 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
<b>Grand Total</b>	<b>1027</b>	<b>217</b>	<b>118</b>	<b>26</b>	<b>78</b>	<b>174</b>	<b>613</b>	<b>1640</b>

### 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%
<b>TOTAL</b>	<b>422</b>	<b>1063</b>		

## 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%
<b>TOTAL</b>	<b>1109</b>	<b>4625</b>		<b>1231</b>	<b>5460</b>	

### 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
<b>Grand Total</b>	<b>937</b>	<b>113</b>	<b>51</b>	<b>19</b>	<b>55</b>	<b>55</b>	<b>293</b>	<b>1230</b>

### 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%
<b>TOTAL</b>	<b>224</b>	<b>1142</b>		

## **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>	
<b>FY2004</b>	16	623	639
<b>FY2005</b>	25	639	664
<b>FY2006</b>	2	662	664
<b>FY2007</b>	9	690	699
<b>FY2008</b>	38	569	607
<b>FY2009</b>	23	513	536
<b>FY2010</b>	28	520	548
<b>FY2011</b>	7	629	636
<b>FY2012</b>	7	442	449
<b>FY2013</b>	6	985	991
<b>FY2014</b>	9	1476	1485
<b>FY2015</b>	3	780	783
<b>FY2016</b>	8	1330	1338
<b>FY2017</b>	5	1093	1098
<b>TOTAL</b>	<b>186</b>	<b>10951</b>	<b>11137</b>



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>	
<b>FY2004</b>	46	494	540
<b>FY2005</b>	103	342	445
<b>FY2006</b>	13	218	231
<b>FY2007</b>	22	611	633
<b>FY2008</b>	17	239	256
<b>FY2009</b>	18	326	344
<b>FY2010</b>	8	318	326
<b>FY2011</b>	32	345	377
<b>FY2012</b>		185	185
<b>FY2013</b>	13	558	571
<b>FY2014</b>	10	529	539
<b>FY2015</b>	36	884	920
<b>FY2016</b>	1	676	677
<b>FY2017</b>	10	1625	1635
<b>TOTAL</b>	<b>329</b>	<b>7350</b>	<b>7679</b>

**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>	
<b>FY2004</b>	30	408	438
<b>FY2005</b>	10	451	461
<b>FY2006</b>	25	413	438
<b>FY2007</b>	40	541	581
<b>FY2008</b>	19	496	515
<b>FY2009</b>	33	511	544
<b>FY2010</b>	22	564	586
<b>FY2011</b>	26	322	348
<b>FY2012</b>	34	414	448
<b>FY2013</b>	6	558	564
<b>FY2014</b>	11	793	804
<b>FY2015</b>	29	695	724
<b>FY2016</b>	52	1223	1275
<b>FY2017</b>	16	696	712
<b>TOTAL</b>	<b>353</b>	<b>8085</b>	<b>8438</b>

**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>	
<b>FY2004</b>	26	559	585
<b>FY2005</b>	0	579	579
<b>FY2006</b>	11	427	438
<b>FY2007</b>	2	304	306
<b>FY2008</b>	36	224	260
<b>FY2009</b>	3	174	177
<b>FY2010</b>	22	361	383
<b>FY2011</b>	2	311	313
<b>FY2012</b>		164	164
<b>FY2013</b>	27	614	641
<b>FY2014</b>	36	720	756
<b>FY2015</b>	4	1047	1051
<b>FY2016</b>	3	511	514
<b>FY2017</b>	18	742	760
<b>TOTAL</b>	<b>190</b>	<b>6737</b>	<b>6927</b>

**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>	
<b>FY2004</b>		327	327
<b>FY2005</b>	23	250	273
<b>FY2006</b>	7	437	444
<b>FY2007</b>	4	657	661
<b>FY2008</b>		238	238
<b>FY2009</b>		173	173
<b>FY2010</b>	5	206	211
<b>FY2011</b>	3	253	256
<b>FY2012</b>	34	177	211
<b>FY2013</b>		452	452
<b>FY2014</b>	51	450	501
<b>FY2015</b>	18	433	451
<b>FY2016</b>	9	575	584
<b>FY2017</b>	1	599	600
<b>TOTAL</b>	<b>155</b>	<b>5227</b>	<b>5382</b>

**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>	
<b>FY2004</b>		293	293
<b>FY2005</b>	38	352	390
<b>FY2006</b>	15	365	380
<b>FY2007</b>	51	247	298
<b>FY2008</b>	6	162	168
<b>FY2009</b>	12	87	99
<b>FY2010</b>	8	144	152
<b>FY2011</b>	26	410	436
<b>FY2012</b>		235	235
<b>FY2013</b>	29	768	797
<b>FY2014</b>	18	680	698
<b>FY2015</b>	29	650	679
<b>FY2016</b>	8	744	752
<b>FY2017</b>		83	83
<b>TOTAL</b>	<b>240</b>	<b>5220</b>	<b>5460</b>

## **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
<b>Grand Total</b>	<b>1501</b>	<b>18</b>

*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
<b>Grand Total</b>	<b>1411</b>			<b>1423</b>

**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
<b>Grand Total</b>	<b>1091</b>	<b>17</b>

*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
<b>Grand Total</b>	<b>428</b>			<b>730</b>



**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
<b>Grand Total</b>	<b>1552</b>	<b>16</b>

*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
<b>Grand Total</b>	<b>791</b>			<b>1128 Units</b>

**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
<b>Grand Total</b>	<b>1096</b>	<b>18</b>

*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
<b>Grand Total</b>	<b>378</b>			<b>648 Units</b>

**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	<b>18.3</b>
Conversion	171	<b>19.0</b>
Extension	13	<b>32.3</b>
New Build	399	<b>26.4</b>
<b>Grand Total</b>	<b>670</b>	<b>23.6</b>

*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
<b>Grand Total</b>	<b>614</b>			<b>891 Units</b>

**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
<b>Grand Total</b>	<b>596</b>	<b>23</b>

*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
<b>Grand Total</b>	<b>314</b>			<b>631 Units</b>

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

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
Total 1-10 Proposed Units Only	179	169	150	221	159	196	152	156	1382
Small Sites Model' 'Adjusted Dwellings' within 800m of TC or RS	57716	57716	57716	57716	57716	57716	57716	57716	57716
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	0.31%	0.29%	0.26%	0.38%	0.28%	0.34%	0.26%	0.27%	0.30%
Total 1-25 Proposed Units	212	182	200	312	201	234	176	156	1673
Small Sites Model' 'Adjusted Dwellings' within 800m of TC or RS	57716	57716	57716	57716	57716	57716	57716	57716	57716
Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)	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			
<b>District</b>	<b>872</b>	<b>34</b>	<b>906</b>	<b>653</b>	<b>219</b>	<b>872</b>	<b>1778</b>			
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%
<b>Major</b>										
Edgware	37		37	44	18	62	99	4463		0.3%
<b>Grand Total</b>	<b>909</b>	<b>34</b>	<b>943</b>	<b>697</b>	<b>237</b>	<b>934</b>	<b>1877</b>			

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

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

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



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	Conversion Total	New Build	10-25 Units	New Build Total	Total Net Completions	'Adjusted Dwellings' within 800m of TC or RS	
<b>District</b>	<b>263</b>	<b>14</b>	<b>277</b>	<b>308</b>	<b>308</b>	<b>616</b>	<b>893</b>		
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%
<b>Major</b>	<b>92</b>		<b>92</b>	<b>111</b>	<b>110</b>	<b>221</b>	<b>313</b>		
Kilburn	35		35	41	24	65	100	2115	0.59%
Wembley	57		57	70	86	156	213	7228	0.37%
<b>Metropolitan</b>				<b>1</b>		<b>1</b>	<b>1</b>		
Harrow				1		1	1	80	0.16%
<b>Grand Total</b>	<b>355</b>	<b>14</b>	<b>369</b>	<b>420</b>	<b>418</b>	<b>838</b>	<b>1207</b>		

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
<b>10 or fewer</b>	164	109	105	108	163	110	128	189	189	189	1076
<b>Conversion</b>	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
<b>New Build</b>	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
<b>10-25 Units</b>	14	50	47	92	15	36	19	22	22	22	295
<b>Conversion</b>				9			3				12
0.1-0.25ha Site				9							9
0-0.1ha Site							3				3
<b>New Build</b>	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
<b>Grand Total</b>	178	159	152	200	178	146	147	211	211	211	1371
<b>Total 1-10 Proposed Units Only</b>	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	2008-2015
<b>Small Sites Model</b>	164	109	105	108	163	110	128	189	189	189	1076
<b>'Adjusted Dwellings' within 800m of TC or RS</b>	54056	54056	54056	54056	54056	54056	54056	54056	54056	54056	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	0.30%	0.20%	0.19%	0.20%	0.30%	0.20%	0.24%	0.35%	0.35%	0.35%	<b>0.25%</b>
<b>Total 1-25 Proposed Units</b>	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2015	FY2015	2008-2015
<b>Small Sites Model</b>	178	159	152	200	178	146	147	211	211	211	1371
<b>'Adjusted Dwellings' within 800m of TC or RS</b>	54056	54056	54056	54056	54056	54056	54056	54056	54056	54056	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	0.33%	0.29%	0.28%	0.37%	0.33%	0.27%	0.27%	0.39%	0.39%	0.39%	<b>0.32%</b>

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						
<b>District</b>											
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%	
<b>Major</b>											
Chiswick	9		9	23	25	48	57	2252		0.3%	
Southall	48		48	49	37	86	134	7887		0.2%	
<b>Metropolitan</b>											
Ealing	212	3	215	150	71	221	436	10256		0.5%	
<b>Grand Total</b>	<b>510</b>	<b>12</b>	<b>522</b>	<b>415</b>	<b>265</b>	<b>680</b>	<b>1202</b>				

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				
<b>10 or fewer</b>	113	84	112	63	55	65	63	64			619	
<b>Conversion</b>	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	
<b>New Build</b>	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	
<b>10-25 Units</b>	54	32	32	42	38	10	25	11			244	
<b>Conversion</b>	7	10									17	
0-0.1ha Site	7	10									17	
<b>New Build</b>	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	
<b>Grand Total</b>	167	116	144	105	93	75	88	75			863	
<b>Total 1-10 Proposed Units Only</b>	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			2008-2015	
<b>Small Sites Model</b>	113	84	112	63	55	65	63	64			619	
<b>'Adjusted Dwellings' within 800m of TC or RS</b>	43223	43223	43223	43223	43223	43223	43223	43223				
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	0.26%	0.19%	0.26%	0.15%	0.13%	0.15%	0.15%	0.15%			0.18%	
<b>Total 1-25 Proposed Units</b>	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015			2008-2015	
<b>Small Sites Model</b>	167	116	144	105	93	75	88	75			863	
<b>'Adjusted Dwellings' within 800m of TC or RS</b>	43223	43223	43223	43223	43223	43223	43223	43223				
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	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		
<b>10 or fewer</b>	29	36	50	72	30	93	82	55	<b>447</b>		
<b>Conversion</b>	20	13	15	20	6	34	12	6	<b>126</b>		
0.1-0.25ha Site	20	13	15	20	6	34	12	4	124		
0-0.1ha Site				0				2	2		
<b>New Build</b>	9	23	35	52	24	59	70	49	<b>321</b>		
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		
<b>10-25 Units</b>	19	31	17	19	30	42	48	17	<b>193</b>		
<b>New Build</b>	19	31	17	19	30	42	48	17	<b>193</b>		
0.1-0.25ha Site	19	14				21	16		70		
0-0.1ha Site		17	17	19		21	32	17	123		
<b>Grand Total</b>	<b>48</b>	<b>67</b>	<b>67</b>	<b>91</b>	<b>30</b>	<b>135</b>	<b>130</b>	<b>72</b>	<b>640</b>		

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	2008-2015
<b>Total 1-10 Proposed Units Only</b>	29	36	50	72	30	93	82	55	447
<b>Small Sites Model</b>									
'Adjusted Dwellings' within 800m of TC or RS	33850	33850	33850	33850	33850	33850	33850	33850	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	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
<b>Total 1-25 Proposed Units</b>	48	67	67	91	30	135	130	72	640
<b>Small Sites Model</b>									
'Adjusted Dwellings' within 800m of TC or RS	33850	33850	33850	33850	33850	33850	33850	33850	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	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			
<b>Row Labels</b>	<b>10 or fewer</b>		<b>10 or fewer</b>	<b>10-25 Units</b>					
<b>District</b>	<b>11</b>	<b>11</b>	<b>94</b>	<b>43</b>	<b>137</b>	<b>148</b>			
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%	
<b>Major</b>									
Chiswick	25	25	86	16	102	127	4318	0.4%	
<b>Metropolitan</b>									
Hounslow	40	40	56	113	169	209	8329	0.3%	
<b>Grand Total</b>	<b>76</b>	<b>76</b>	<b>236</b>	<b>172</b>	<b>408</b>	<b>484</b>			

## **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					
<b>10 or fewer</b>	<b>92</b>	<b>36</b>	<b>41</b>	<b>39</b>	<b>56</b>	<b>28</b>	<b>68</b>				<b>416</b>	
<b>Conversion</b>	<b>9</b>	<b>11</b>	<b>15</b>	<b>7</b>	<b>11</b>	<b>2</b>	<b>16</b>				<b>80</b>	
0.1-0.25ha Site							4				4	
0-0.1ha Site	9	11	15	7	11	2	12				76	
<b>New Build</b>	<b>83</b>	<b>25</b>	<b>26</b>	<b>32</b>	<b>45</b>	<b>26</b>	<b>52</b>				<b>336</b>	
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	
<b>10-25 Units</b>	<b>76</b>	<b>36</b>	<b>41</b>	<b>51</b>	<b>72</b>	<b>31</b>	<b>68</b>				<b>195</b>	
<b>Conversion</b>				<b>7</b>	<b>7</b>						<b>7</b>	
0.1-0.25ha Site				7	7						7	
<b>New Build</b>	<b>76</b>	<b>36</b>		<b>12</b>	<b>9</b>	<b>31</b>					<b>188</b>	
0.1-0.25ha Site	76	36		12	9	31					164	
0-0.1ha Site					24						24	
<b>Grand Total</b>	<b>168</b>	<b>72</b>	<b>41</b>	<b>51</b>	<b>72</b>	<b>59</b>	<b>68</b>	<b>68</b>	<b>59</b>	<b>80</b>	<b>59</b>	<b>611</b>
<b>Total 1-10 Proposed Units Only</b>	<b>92</b>	<b>36</b>	<b>41</b>	<b>39</b>	<b>56</b>	<b>56</b>	<b>28</b>	<b>68</b>				<b>416</b>
<b>Small Sites Model'</b>												
'Adjusted Dwellings' within 800m of TC or RS	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	<b>0.26%</b>	<b>0.10%</b>	<b>0.11%</b>	<b>0.11%</b>	<b>0.16%</b>	<b>0.16%</b>	<b>0.08%</b>	<b>0.19%</b>				<b>0.14%</b>
<b>Total 1-25 Proposed Units</b>	<b>168</b>	<b>72</b>	<b>41</b>	<b>51</b>	<b>72</b>	<b>80</b>	<b>68</b>	<b>68</b>	<b>59</b>	<b>80</b>	<b>68</b>	<b>611</b>
<b>Small Sites Model'</b>												
'Adjusted Dwellings' within 800m of TC or RS	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	35911	
<b>Net Completions as a Proportion of 'Adjusted Dwellings' (per annum average)</b>	<b>0.47%</b>	<b>0.20%</b>	<b>0.11%</b>	<b>0.14%</b>	<b>0.20%</b>	<b>0.22%</b>	<b>0.16%</b>	<b>0.19%</b>				<b>0.21%</b>

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		
<b>Row Labels</b>	<b>10 or fewer</b>	<b>10-25 Units</b>	<b>Conversion Total</b>	<b>New Build</b>	<b>10-25 Units</b>	<b>New Build Total</b>				
<b>District</b>	<b>60</b>	<b>7</b>	<b>67</b>	<b>189</b>	<b>148</b>	<b>337</b>	<b>404</b>			
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%
<b>Metropolitan</b>										
Uxbridge	10		10	73	21	94	104	3670		0.4%
<b>Grand Total</b>	<b>70</b>	<b>7</b>	<b>77</b>	<b>264</b>	<b>169</b>	<b>433</b>	<b>510</b>			

**LB Barnet**

	<b>Outside 800m Station or Town Centre Boundaries</b>		<b>Within 800m of Station or Town Centre</b>		<b>Total Partial Pipeline</b>	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
<b>Change of use</b>	<b>9</b>	<b>24</b>	<b>133</b>	<b>1184</b>	<b>142</b>	<b>1208</b>
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
<b>Conversion</b>	<b>46</b>	<b>76</b>	<b>229</b>	<b>347</b>	<b>275</b>	<b>423</b>
10 or fewer	45	64	229	347	274	411
10-24 Units	1	12			1	12
<b>Extension</b>	<b>6</b>	<b>2</b>	<b>99</b>	<b>225</b>	<b>105</b>	<b>227</b>
10 or fewer	6	2	99	225	105	227
10-24 Units						
<b>New Build</b>	<b>84</b>	<b>164</b>	<b>227</b>	<b>1254</b>	<b>311</b>	<b>1418</b>
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
<b>Grand Total</b>	<b>145</b>	<b>266</b>	<b>688</b>	<b>3010</b>	<b>833</b>	<b>3276</b>

**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
<b>Grand Total</b>	<b>1047</b>	<b>3679</b>	<b>466</b>	<b>2016</b>	<b>1513</b>	<b>5695</b>

**LB Brent**

	<b>Outside 800m Station or Town Centre Boundaries</b>		<b>Within 800m of Station or Town Centre</b>		<b>Total Partial Pipeline</b>	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
<b>Change of use</b>	<b>6</b>	<b>32</b>	<b>77</b>	<b>1293</b>	<b>83</b>	<b>1325</b>
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
<b>Conversion</b>	<b>4</b>	<b>7</b>	<b>166</b>	<b>162</b>	<b>170</b>	<b>169</b>
10 or fewer	4	7	166	162	170	169
10-24 Units						
<b>Extension</b>	<b>1</b>	<b>8</b>	<b>47</b>	<b>129</b>	<b>48</b>	<b>137</b>
10 or fewer	1	8	46	123	47	131
10-24 Units			1	6	1	6
<b>New Build</b>	<b>16</b>	<b>153</b>	<b>123</b>	<b>782</b>	<b>139</b>	<b>935</b>
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
<b>Grand Total</b>	<b>27</b>	<b>200</b>	<b>413</b>	<b>2366</b>	<b>440</b>	<b>2566</b>

**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
<b>Grand Total</b>	<b>821</b>	<b>2245</b>	<b>172</b>	<b>2097</b>	<b>993</b>	<b>4342</b>

**LB Ealing**

	<b>Outside 800m Station or Town Centre Boundaries</b>		<b>Within 800m of Station or Town Centre</b>		<b>Total Partial Pipeline</b>	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
<b>Change of use</b>	<b>10</b>	<b>44</b>	<b>123</b>	<b>546</b>	<b>133</b>	<b>590</b>
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
<b>Conversion</b>	<b>49</b>	<b>55</b>	<b>372</b>	<b>463</b>	<b>421</b>	<b>518</b>
10 or fewer	49	55	371	451	420	506
10-24 Units			1	12	1	12
<b>Extension</b>	<b>7</b>	<b>19</b>	<b>60</b>	<b>196</b>	<b>67</b>	<b>215</b>
10 or fewer	7	19	59	175	66	194
10-24 Units			1	21	1	21
<b>New Build</b>	<b>33</b>	<b>89</b>	<b>168</b>	<b>672</b>	<b>201</b>	<b>761</b>
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
<b>Grand Total</b>	<b>99</b>	<b>207</b>	<b>723</b>	<b>1877</b>	<b>822</b>	<b>2084</b>

**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
<b>Grand Total</b>	<b>1135</b>	<b>2721</b>	<b>398</b>	<b>1358</b>	<b>1533</b>	<b>4079</b>



**LB Harrow**

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

**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
<b>Grand Total</b>	<b>589</b>	<b>2252</b>	<b>127</b>	<b>1470</b>	<b>716</b>	<b>3722</b>

**LB Hillingdon**

	<b>Outside 800m Station or Town Centre Boundaries</b>		<b>Within 800m of Station or Town Centre</b>		<b>Total Partial Pipeline</b>	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
<b>Change of use</b>	<b>30</b>	<b>306</b>	<b>53</b>	<b>457</b>	<b>83</b>	<b>763</b>
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
<b>Conversion</b>	<b>38</b>	<b>41</b>	<b>49</b>	<b>76</b>	<b>87</b>	<b>117</b>
10 or fewer	37	37	48	67	85	104
10-24 Units	1	4	1	9	2	13
<b>Extension</b>	<b>4</b>	<b>12</b>	<b>18</b>	<b>41</b>	<b>22</b>	<b>53</b>
10 or fewer	4	12	18	41	22	53
10-24 Units						
<b>New Build</b>	<b>69</b>	<b>151</b>	<b>69</b>	<b>338</b>	<b>138</b>	<b>489</b>
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
<b>Grand Total</b>	<b>141</b>	<b>510</b>	<b>189</b>	<b>912</b>	<b>330</b>	<b>1422</b>

**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
<b>Grand Total</b>	<b>457</b>	<b>2011</b>	<b>129</b>	<b>577</b>	<b>586</b>	<b>2588</b>

**LB Hounslow**

	<b>Outside 800m Station or Town Centre Boundaries</b>		<b>Within 800m of Station or Town Centre</b>		<b>Total Partial Pipeline</b>	
	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain	Scheme Count	Sum of Potential Net Residential Gain
<b>Change of use</b>	<b>12</b>	<b>125</b>	<b>87</b>	<b>717</b>	<b>99</b>	<b>842</b>
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
<b>Conversion</b>	<b>4</b>	<b>-15</b>	<b>42</b>	<b>32</b>	<b>46</b>	<b>17</b>
10 or fewer	3	5	42	32	45	37
10-24 Units	1	-20			1	-20
<b>Extension</b>	<b>4</b>	<b>10</b>	<b>33</b>	<b>126</b>	<b>37</b>	<b>136</b>
10 or fewer	4	10	31	67	35	77
10-24 Units			1	19	1	19
Over 25 Units			1	40	1	40
<b>New Build</b>	<b>28</b>	<b>178</b>	<b>68</b>	<b>241</b>	<b>96</b>	<b>419</b>
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
<b>Grand Total</b>	<b>48</b>	<b>298</b>	<b>230</b>	<b>1116</b>	<b>278</b>	<b>1414</b>

**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
<b>Grand Total</b>	<b>328</b>	<b>1739</b>	<b>136</b>	<b>1267</b>	<b>464</b>	<b>3006</b>

**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)
<b>Barnet</b>	305	335	516	2015-17	79745	2604	<b>0.41%</b>	1190	<b>0.19%</b>	2.188235
<b>Brent</b>	258	253	342	2014-16	53603	1513	<b>0.35%</b>	786	<b>0.18%</b>	1.924936
<b>Ealing</b>	303	325	518	2015-17	69077	2231	<b>0.40%</b>	1102	<b>0.20%</b>	2.024501
<b>Harrow</b>	221	253	391	2015-17	60132	1480	<b>0.31%</b>	623	<b>0.13%</b>	2.375602
<b>Hillingdon</b>	176	196	301	2007-09	75868	1503	<b>0.25%</b>	607	<b>0.10%</b>	2.476112
<b>Hounslow</b>	181	184	386	2014-16	55349	1317	<b>0.30%</b>	478	<b>0.11%</b>	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) $((G + H) \div 8) \div F \times 100$
<b>Barnet</b>	57716	1673	580	<b>0.36%</b>	<b>0.49%</b>	22029	301	50	<b>0.17%</b>	<b>0.20%</b>
<b>Brent</b>	47057	985	479	<b>0.26%</b>	<b>0.39%</b>	6546	47	2	<b>0.09%</b>	<b>0.09%</b>
<b>Ealing</b>	54056	1371	644	<b>0.32%</b>	<b>0.47%</b>	15021	150	66	<b>0.12%</b>	<b>0.18%</b>
<b>Harrow</b>	43223	863	480	<b>0.25%</b>	<b>0.39%</b>	16909	125	12	<b>0.09%</b>	<b>0.10%</b>
<b>Hillingdon</b>	35911	611	208	<b>0.21%</b>	<b>0.29%</b>	39957	598	86	<b>0.19%</b>	<b>0.21%</b>
<b>Hounslow</b>	33850	640	314	<b>0.24%</b>	<b>0.35%</b>	21499	297	66	<b>0.17%</b>	<b>0.21%</b>

**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) <sup>1</sup>	3-Year Peak to 8-Year Trend (Column 3 / Column 1) <sup>2</sup>	All Borough Town Centres – Highest Annualised Rate of Completions through 'New Build' or 'Conversion' (0-25 Units) Relative to Dwelling Stock <sup>3</sup>	800m Town Centre or RS to Maximum Rate (x / Column D) <sup>4</sup>
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

<sup>1</sup> Derived from Table H1 using column references indicated

<sup>2</sup> Derived from Table H1 using column references indicated

<sup>3</sup> 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

<sup>4</sup> 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	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	
TIME PERIOD FOR STEPPED APPROACH					
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	<b>Scenario 1 – Years 1-3</b>	<b>Pre-Implementation of Draft London Plan</b>
FY2020	2020/21	2		
FY2021	2021/22	3		
FY2022	2022/23	4	<b>Scenario 2 – Years 4-7</b>	<b>Scenario 1 – Years 2-4</b>
FY2023	2023/24	5		
FY2024	2024/25	6		
FY2025	2025/26	7		
FY2026	2026/27	8		
FY2027	2027/28	9	<b>Scenario 3 – Years 8-10</b>	<b>Scenario 2 – Years 5-8</b>
FY2028	2028/29	10		
FY2029	2029/30	11		
			<b>N/A</b>	<b>Scenario 3 – Years 9-11</b>

**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 31<sup>st</sup> 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) <sup>5</sup>	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) $(iii - iv) / 8$
<b>Barnet</b>	221	1.69	374	-110	33
<b>Brent</b>	723	1.33	958	-150	101
<b>Ealing</b>	415	1.71	709	-40	84
<b>Harrow</b>	625	1.77	1106	-320	98
<b>Hillingdon</b>	178	1.71	304	-90	27
<b>Hounslow</b>	432	2.13	921	-70	106

<sup>5</sup> Derived from Table H1 using figures contained in columns indicated

<sup>6</sup> 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 <sup>7</sup>	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)
<b>Adjustment Applied</b>		$((D1 \div 100) \times A1) \times 8$	$C \times ADJB^8$	$D \times ADJA^9$	<b>(see footnote)<sup>10</sup></b>		None <sup>11</sup>	None	<b>None</b>	<b>(see footnote)<sup>12</sup></b>
<b>Barnet</b>	57716	1838	981	<b>0.40%</b>	<b>0.61%</b>	22029	301	50	<b>0.17%</b>	<b>0.20%</b>
<b>Brent</b>	47057	966	635	<b>0.26%</b>	<b>0.43%</b>	6546	47	2	<b>0.09%</b>	<b>0.09%</b>
<b>Ealing</b>	54056	1471	1101	<b>0.34%</b>	<b>0.59%</b>	15021	150	66	<b>0.12%</b>	<b>0.18%</b>
<b>Harrow</b>	43223	988	849	<b>0.29%</b>	<b>0.53%</b>	16909	125	12	<b>0.09%</b>	<b>0.10%</b>
<b>Hillingdon</b>	35911	680	356	<b>0.24%</b>	<b>0.36%</b>	39957	598	86	<b>0.19%</b>	<b>0.21%</b>
<b>Hounslow</b>	33850	651	670	<b>0.24%</b>	<b>0.49%</b>	21499	297	66	<b>0.17%</b>	<b>0.21%</b>

<sup>7</sup> 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.

<sup>8</sup> 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)

<sup>9</sup> 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

<sup>10</sup> 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)

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

<sup>12</sup> 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)
<b>Adjustment Applied</b>		$((D2 \div 100) \times A2) \times 8$	$C \times ADJB^{13}$	$D \times ADJB^{14}$	<b>(see footnote)<sup>15</sup></b>		$((I2 \div 100) \times F2) \times 8$	None <sup>16</sup>	$I \times ADJA^{17}$	<b>(see footnote)<sup>18</sup></b>
<b>Barnet</b>	57716	2830	981	<b>0.61%</b>	<b>0.83%</b>	22029	331	50	<b>0.19%</b>	<b>0.22%</b>
<b>Brent</b>	47057	1306	635	<b>0.35%</b>	<b>0.52%</b>	6546	46	2	<b>0.09%</b>	<b>0.09%</b>
<b>Ealing</b>	54056	2344	1101	<b>0.54%</b>	<b>0.80%</b>	15021	161	66	<b>0.13%</b>	<b>0.19%</b>
<b>Harrow</b>	43223	1527	849	<b>0.44%</b>	<b>0.69%</b>	16909	143	12	<b>0.11%</b>	<b>0.11%</b>
<b>Hillingdon</b>	35911	1045	356	<b>0.36%</b>	<b>0.49%</b>	39957	666	86	<b>0.21%</b>	<b>0.24%</b>
<b>Hounslow</b>	33850	1365	670	<b>0.50%</b>	<b>0.75%</b>	21499	302	66	<b>0.18%</b>	<b>0.21%</b>

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

<sup>14</sup> 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

<sup>15</sup> 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)

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

<sup>17</sup> 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

<sup>18</sup> 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)
<b>Adjustment Applied</b>		$((D3 \div 100) \times A3) \times 8$	$C \times ADJB^{19}$	$D \times ADJC^{20}$	<b>(see footnote)<sup>21</sup></b>		$((I3 \div 100) \times F3) \times 8$	$H \times ADJB^{22}$	$I \times ADJA^{23}$	<b>(See footnote)<sup>24</sup></b>
<b>Barnet</b>	57716	4156	981	<b>0.9%</b>	<b>1.11%</b>	22029	331	85	<b>0.19%</b>	<b>0.24%</b>
<b>Brent</b>	47057	2259	635	<b>0.6%</b>	<b>0.77%</b>	6546	46	3	<b>0.09%</b>	<b>0.09%</b>
<b>Ealing</b>	54056	3027	1101	<b>0.7%</b>	<b>0.95%</b>	15021	161	113	<b>0.13%</b>	<b>0.23%</b>
<b>Harrow</b>	43223	2075	849	<b>0.6%</b>	<b>0.85%</b>	16909	143	21	<b>0.11%</b>	<b>0.12%</b>
<b>Hillingdon</b>	35911	1436	356	<b>0.5%</b>	<b>0.62%</b>	39957	666	147	<b>0.21%</b>	<b>0.25%</b>
<b>Hounslow</b>	33850	1354	670	<b>0.5%</b>	<b>0.75%</b>	21499	302	141	<b>0.18%</b>	<b>0.26%</b>

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

<sup>20</sup> 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

<sup>21</sup> 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)

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

<sup>23</sup> 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

<sup>24</sup> 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	$(B1 + C1 + G1 + H1 + (V*8)) / 8$	$(B2 + C2 + G2 + H2 + (V*8)) / 8$	$(B3 + C3 + G3 + H3 + (V*8)) / 8$
<b>Barnet</b>	305	335	516	2015-17	1204	429	557	727
<b>Brent</b>	258	253	342	2014-16	1023	307	350	469
<b>Ealing</b>	303	325	518	2015-17	1074	432	543	634
<b>Harrow</b>	221	253	391	2015-17	965	345	415	484
<b>Hillingdon</b>	176	196	301	2007-09	765	242	339	395
<b>Hounslow</b>	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)	
<b>Barnet</b>	3050	1204	5697	<b>570</b>
<b>Brent</b>	2580	1023	3727	<b>373</b>
<b>Ealing</b>	3030	1074	5369	<b>537</b>
<b>Harrow</b>	2210	965	4146	<b>415</b>
<b>Hillingdon</b>	1760	765	3266	<b>327</b>
<b>Hounslow</b>	1810	680	3821	<b>382</b>



**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 <sup>25</sup>	
	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
<b>Barnet</b>	3355	1204	13244	6104	<b>555</b>
<b>Brent</b>	2838	1023	11253	4037	<b>367</b>
<b>Ealing</b>	3333	1074	11814	5790	<b>526</b>
<b>Harrow</b>	2431	965	10615	4476	<b>407</b>
<b>Hillingdon</b>	1936	765	8415	3500	<b>318</b>
<b>Hounslow</b>	1991	680	7480	4140	<b>376</b>

<sup>25</sup> 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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