

2026

**Development Strategy
Initial Proposals
September 2009**

**Background Paper 3:
Housing**

Contents

	Page
Contents	2
List of Tables and Maps	3
1. Introduction	4
2. Ealing to 2026	6
3. Identifying and assessing potential housing supply	9
Appendix 1: Housing trajectory	23
Appendix 2: A note on London Plan targets	24

List of Tables

	Page
Table 1 – Headline Supply Figures	12
Table 2 – Sites with potential to deliver the first five-year supply (2011-16)	13

List of Maps

	Page
Map 1 – Sites in Ealing with potential for housing and the development corridors	17
Map 2 – Sites in Ealing with potential for housing by phasing period, 2011-2016	18
Map 3 – Sites in Ealing with potential for housing by phasing period, 2016-2021	19
Map 4 – Sites in Ealing with potential for housing by phasing period, 2021-2026	20
Map 5 – Sites in Ealing with potential for housing by phasing period, post-2026	21
Map 6 – Municipal Housing Estates in Ealing	22

CHAPTER 1: INTRODUCTION

- 1.1 This document forms part of the background evidence base, which has informed the preparation of the borough's **Development Strategy 2026**. The Strategy sets out a vision of how Ealing should develop between 2011 and 2026, considering how the borough fits into the 'bigger picture' of London. It considers different places within Ealing, and how they should change over the years ahead, where development should be focused and what we should protect. Initial proposals for the Development Strategy are to be consulted on in September and October 2009.
- 1.2 This background paper on housing is a key part of the evidence base. It provides an overview of projected change in the borough, reflecting further evidence on population estimates¹ as well as demand and need for different types of housing². Importantly it demonstrates how the Council can meet this demand, through the identification of specific development sites, which are suitable for, and have the potential to deliver, new housing in the borough during the lifetime of the Development Strategy. The cumulative potential of these sites is set out in a housing trajectory and overall quantum of development for the borough for the 15-years of the Development Strategy.
- 1.3 This level of forward, spatial planning is essential to meet the requirements of Government guidance set out in Planning Policy Statement 3 (PPS3). PPS3 requires the Council to provide a 15-year trajectory of developable housing supply based around identified sites. Specific emphasis is placed on the first five years of the Development Strategy to ensure there are sufficient deliverable sites in the borough to meet housing demand during this period. Furthermore, this evidence base demonstrates how the borough will continue to meet housing targets established by the Greater London Authority (GLA) in both its published regional spatial strategy: the London Plan and subsequent revisions to it³.

¹ See Development Strategy Background Paper No.1: Population & Household Projections (September 2009)

² See LB Ealing Strategic Housing Market Assessment (September 2009)

³ The London Plan is currently under revision with a consultation version due to be published in the autumn. Updated housing targets for 2011 to 2021 for all London boroughs will be presented in the consultation document. LB Ealing has worked with the GLA to prepare its Strategic Housing Land Availability Assessment (SHLAA), which has informed this process.

- 1.4 Although the Development Strategy will be formally adopted in 2011, the current economic circumstances and volatility in the housing market, has meant it is prudent for the Council to provide a realistic assessment of risk in bringing forward housing sites in the borough. This is incorporated in the analysis contained within this paper and will be updated following further strategic assessment by the GLA and continued monitoring at the borough level.
- 1.5 The Council is currently preparing an infrastructure development plan which will determine the level and type of infrastructure (e.g. transport, community facilities, green space, utilities etc.) required to meet existing need and support proposed growth. This plan will accompany the publication version of the Development Strategy, forming an essential part of the borough's spatial planning, determining the amount of growth that can be supported.
- 1.6 In due course a 'daughter' document to the Development Strategy – the **Development Sites policy document** – will be prepared for consultation. The Development Sites document will specify the planning and design requirements for the most important development sites in the borough, taking forward the information presented in this background paper.
- 1.7 The housing background paper provides a summary position in September 2009. The Council will continue to monitor this position through its Annual Monitoring Report process to ensure that the Development Strategy, housing trajectory and supply of housing sites remains sufficiently up-to-date and accurate to inform spatial planning decisions in the borough.

CHAPTER 2: EALING TO 2026: POPULATION PROJECTIONS, TARGETS AND THE DEMAND FOR NEW HOUSING

Headline population and household projections

- 2.1 The borough will continue to experience increased demand for a range of new housing over the lifetime of the Development Strategy. The Development Strategy population background paper⁴ provides an overview of future population and household estimates and projections in the borough. The paper demonstrates that in 2025 there will be 143,900 households and a population of 350,400 people in the borough. This represents a growth of 8.1% in households and 13.4% in population between 2009 and the end of the Development Strategy.

Housing need and demand

- 2.2 The borough strategic market housing assessment (SHMA)⁵ provides the most up-to-date overview of housing need and demand, linked to assessments prepared, or being prepared, at the sub-regional and regional levels⁶. The assessment indicates a level of self-containment within the borough's housing market with a link between household movements and commuting patterns to the neighbouring boroughs of Hillingdon and Hounslow. The SHMA indicates that 90% of all housing requirements in the borough will be met through turnover of the existing stock.
- 2.3 However, the SHMA indicates that there is a significant shortfall of affordable housing in the borough which outstrips targets and projections for all new housing: 2560 units per annum⁷ compared to the current Consolidated London Plan target of 915 units per annum⁸.

⁴ See Development Strategy Background Paper No.1: Population & Household Projections (August 2009) for full details.

⁵ See LB Ealing Strategic Housing Market & Needs Assessment (September 2009)

⁶ The London-wide Strategic Housing Market Assessment was published in April 2009; the West London sub-regional assessment is due to be published in Autumn 2009.

⁷ Established in 2009 Housing Survey data

⁸ Consolidated London Plan (February 2008) annual target for the borough between 2007/8 and 2016/17. See Appendix 2 for further discussion on existing targets and projections.

- 2.4 Furthermore, the SHMA indicates that current housing stock under provides for larger units (3 and 4 bedrooms) whilst there will be a continued demand for smaller units (1 and 2 bedrooms) during the lifetime of the Development Strategy. This reflects demand as well as identified concerns of overcrowding and need for people with supported needs (disabilities and long-term illness) and demand from a significant predicted increase in people aged 65+ living in the borough.
- 2.5 It is the recommendation of the SHMA that the Council should review the current target of 50% affordable housing, acknowledging continued issues of development viability in the short to medium-term, balanced against the need for further affordable accommodation to be developed in the borough. In response the Council is formally reviewing its affordable housing supplementary planning document to consider locally specific requirements. This position is reflected in the Council's emerging Housing Strategy.
- 2.6 The SHMA also reflects the findings of the London-wide Gypsy and Traveller Accommodation Needs Assessment⁹ that additional pitches and housing units will be required in the borough over the Development Strategy plan period. This work has subsequently been updated indicating a need between 2007 and 2017 of between 11 and 64 additional residential pitches. This position is being further refined with the preparation of a West London study into accommodation need¹⁰.

Establishing housing targets

- 2.7 The Consolidated London Plan (2008) established a housing target of 915 units per annum for the borough, totalling 9,150 units over the London Plan period 2007/8 to 2016/17¹¹.
- 2.8 The London Plan is currently under review and revised housing targets for 2011 to 2021 will be generated as part of this process. The Council has worked with the GLA to identify and assess the borough's housing potential for this period, the Development Strategy period to 2026 and longer-term to 2031. The details of this strategic housing land availability assessment (SHLAA) to date are presented in Chapter 3.

⁹ London Gypsy and Traveller Accommodation Needs Assessment (GLA: March, 2008)

¹⁰ West London Housing Partnership (2009)

¹¹ See Appendix 2 for further details of existing targets, projections and the relationship with proposals and trajectories contained in this paper.

- 2.9 The process has provisionally indicated that the borough will be required to deliver 941 units per annum, totalling 9,410 units for the Plan period 2011 to 2021¹². The housing trajectory presented in Chapter 3 reflects this anticipated level of development and extends it for the further five years of the Development Strategy plan period to 2026, delivering 14,115 units in total.
- 2.10 Site-by-site capacities and density levels are important for determining how need and demand for different unit sizes can be met at the local level. The SHLAA process has enabled a capacity figure to be assigned to each potential development site. For sites with no planning history or designations (e.g. existing planning permissions or UDP designations), capacity figures have been generated based on the site's context, including proximity to public transport, as established in the London Plan residential density matrix.
- 2.11 Alongside the overall housing targets for the borough, the Council has negotiated affordable housing targets with the GLA for the next three years. The agreed figure is 355 units per annum, recognising that in the short-term the ability to deliver affordable housing will be constrained by volatility within the private development sector. However, the Council's programme of municipal housing estate regeneration will provide a significant contribution to meeting affordable housing provision over the lifetime of the Development Strategy.

¹² The GLA is due to publish an interim SHLAA report in September 2009, a pre-cursor to consultation on a revised London Plan in October 2009.

CHAPTER 3: IDENTIFYING AND ASSESSING POTENTIAL HOUSING SUPPLY

Strategic housing land availability assessment: process overview

- 3.1 The Council has worked with the GLA to prepare its London-wide strategic housing land availability assessment (SHLAA)¹³. Government guidance established in PPS3 requires all planning authorities to prepare, monitor and update a SHLAA to demonstrate a 'deliverable' supply of housing sites in the first five years of their Development Strategy with a further ten years of 'developable' sites to be identified, providing an overall 15-year trajectory of potential supply. The SHLAA process will generate these figures for London and each individual borough.
- 3.2 In turn the GLA has indicated that the figures generated through the SHLAA process for the ten year period 2011-2021 will inform its updated borough housing targets in the revised London Plan, due to be published for consultation in autumn 2009.

Sources

- 3.3 Approximately 400 sites were identified in the borough through the SHLAA process. The GLA has applied a size threshold of 0.25ha, specifically identifying sites that are larger than this level and using assessments of previous rates of delivery to assess the potential of sites smaller than the threshold. However, the trajectory presented in this background paper also includes sites smaller than 0.25ha, which have existing planning permission for ten units or more. This is to ensure consistency with the GLA's development monitoring procedures as established through the Annual Monitoring Report process.
- 3.4 A full range of sources of potential have been assessed, including sites with existing planning permissions, planning applications, ongoing pre-application discussions, UDP designations, sites identified in area regeneration frameworks, housing estates within the borough estate regeneration programme and sites suggested by landowners/ promoters/

¹³ London's Housing Capacity 2009 – Methodology (GLA, 2009)

developers through the London-wide 'call for sites'¹⁴. Given its London context, the majority of sites identified fall on previously developed land, with a few exceptions in areas of greenfield/designated open space.

Testing

- 3.5 Each of the sites identified has been subjected to a rigorous process of suitability testing, as recommended in the SHLAA guidance¹⁵. The testing has assessed policy and physical constraints of each site, which would affect the suitability of bringing forward residential development in that location. Considerations have included the balance of bringing forward development on previously developed land (as established through the borough 100% target), the appropriateness of developing on designated areas of open space or employment land, particularly where they are well utilised and/or strategically important, and the loss of existing community facilities and services such as schools or community halls.
- 3.6 The process has reduced the number of 'suitable' sites to approximately 60 with potential to deliver housing during the lifetime of the Development Strategy and a further 15 with additional potential up to 2031. These sites have subsequently been reviewed for their 'achievability' and 'availability' to determine the likelihood of them coming forward at different stages of the plan period and factors that may need to be considered to help deliver development.
- 3.7 The GLA is set to embark on more detailed viability testing during autumn 2009, with results expected to be published in the final SHLAA report in early 2010. The Council will continue to work with the GLA to contribute to, and review, this process and its outputs. At this stage the Council will determine whether additional site-specific viability testing, in collaboration with stakeholders such as the Housing Market Partnership, will be required to supplement the GLA's work and support the findings of the SHLAA and its implications for housing supply and the Local Development Framework.

Site status, locations and potential capacity

- 3.8 75% of the 'suitable' sites with potential to deliver new housing between 2011 and 2026 already have a planning history (planning permission/application) or designation (UDP, housing estate regeneration programme, regeneration framework site). Of the sites identified with potential in the first five years of the Development Strategy (2011-16), all but one already has a planning history or designation.

¹⁴ London Capacity Study 2009 - Methodology

¹⁵ SHLAA guidance accompanying PPS3 (CLG, 2007)

- 3.9 The sites are focused predominantly in the two development corridors identified in the Development Strategy: The Uxbridge Road/Crossrail Corridor and the A40 Corridor (see Map 1). Furthermore, there are significant concentrations of potential in, or close to, the borough's town and district centres: Ealing, Acton, Southall and to a lesser extent Greenford and Hanwell.
- 3.10 Potential capacity figures have been generated using planning permission information, records of ongoing application discussions, quantum identified in the UDP, regeneration frameworks and housing estate regeneration programme (see Map 6) and application of the GLA's residential density matrix.
- 3.11 Approximately 85% of the development potential lies within the Uxbridge Road/Crossrail Corridor and a further 12% in the A40 Corridor. 34% of the potential sits within the established town centre boundaries and 71% is within 800m walking distance of one of the proposed Crossrail stations.
- 3.12 Major sites and areas of development include: Southall Gas Works, Southern Gateway (Park Royal), Ealing town centre (including Dickens Yard and Arcadia sites), Acton town centre and South Acton housing estate and Southall town centre/station including Havelock housing estate.
- 3.13 Alongside figures for these 'large sites', additional potential has been assessed for 'small sites', including those less than 0.25ha, levels of empty homes brought back into use and non-self contained accommodation (hostel, nursing and student accommodation). An annual figure of 264 units has been established which takes recent trends, extrapolates and pro rata the data and allows for factors such as the current economic situation.

Headline figures, housing trajectory and risk assessment

- 3.14 Given the current economic circumstances it has become even more important to identify and assess potential factors which could impact on development viability. The site-by-site assessment has taken into account the probability, timing and phasing of development. In addition to potential identified within the Plan period (2011-2026), consideration has been given to 'large' sites coming forward in the intervening period (2009-11) and sites with potential to come forward by 2031 (see also Maps 2-5). These sites form part of the Council's identified 'contingency' if issues arise with the viability of sites contained within the anticipated 15-year supply. In due course, this work will be supplemented by the GLA's viability testing described in paragraph 3.7.

- 3.15 This constrained assessment has informed the site-by-site potential capacity figures agreed with the GLA and the generation of the provisional revised London Plan annual and ten-year housing targets. The ten-year target is expected to be 9,410 units, or 941 units per annum. The current trajectory assessment indicates that there is sufficient potential to meet the target levels of development, particularly in the first five years where the status and capacity of sites is more certain. These figures are summarised in Table 1 below.

Table 1: Headline supply figures

Time period	Total	Per annum
5-year supply: 2011-2016	4,949	990
<i>'Large sites' potential</i>	3,629	726
<i>'Small sites' potential</i>	1,320	264
London Plan period: 2011-2021	9,410	941
<i>'Large sites' potential</i>	6,770	677
<i>'Small sites' potential</i>	2,640	264
Development Strategy period: 2011-2026	(14,115) ¹⁶	941
SHLAA period: 2011-2031	(18,820) ¹⁷	941

- 3.16 The headline figures are also presented in the housing trajectory graph for 2011 to 2026 (Appendix 1). The trajectory indicates the year-on-year level of anticipated supply resulting from bringing forward the identified 'large' housing sites as well as consistent levels of 'small' site development. The trajectory is presented cumulatively and set against the anticipated London Plan housing target for the borough. The trajectory indicates anticipated consistent levels of supply across the 15-year life of the Development Strategy, with particularly strong performance during the first five years (where confident predictions can be made – see discussion below) and the last five years where significant net contributions from the housing estate regeneration programme and major sites (such as later phases of Southall Gas Works) are predicted.
- 3.17 Table 2 extracts the key sites identified with potential to provide the borough's first five years of housing supply (commencing in 2011 with the adoption of the Development Strategy). The figures contained within the table are 'constrained capacity' figures which reflect the probability of development coming forward on these sites. The status of these and other sites will continue to be monitored in the intervening years.

¹⁶ Indicative figure applying annual target figure over 15-year period

¹⁷ Indicative figure applying annual target figure over 20-year period

Table 2: Sites with potential to deliver the first five-year supply (2011-16)

Site	Source	Area	Status	Capacity
Acton				
Acton bus/tram depot, 283-303 Uxbridge Road, Acton	PP/2009/1648	0.4	pa	72
Oaks shopping centre	Development Framework Site 2	1.09	rf	105
Acton town hall complex	UDP Site 12. Development Framework Site 1	0.61	UDP/rf	104
South Acton Estate	Housing estate regeneration	27.19	ho	496
2 Bollo Lane	P/2005/3585	0.96	pp	48
41-159 Bromyard Avenue	P/2007/1071	1.22	pp	110
West Lodge, Acton High School		14.25	pp	13

Site	Source	Area	Status	Capacity
Greenford				
Copley Close housing estate	Housing estate regeneration	7.38	ho	174
Allen Court housing estate	Housing estate regeneration	1.14	ho	10

Ealing				
The Arcadia Centre	P/2007/4246	1.79	pp	280
Dickens Yard	P/2008/0156	1.74	pp	200
52-58 Uxbridge Road	UDP site 65a Development Framework site 14	0.61		110
51 Drayton Green		0.43		22
Dean Gardens housing estate	Housing estate regeneration	1.56	ho	69

Park Royal				
Southern Gateway	Regeneration Position Statement	7.44	rf	325

Southall				
Phoenix House	P/2005/4387	0.39	pp	149
The White Hart PH, 49 High Street	P/2007/0388	0.27	pp	46
Southall Gas Works	P/2008/3981	35.16	pa	<i>750</i>
Featherstone Road Primary School	P/2008/0083	0.86	pa	122
Salisbury Depot, Salisbury Road	P/2008/0085	0.52	pa	86
Land to rear of 57 Beresford Road	PP/2008/2062	0.28	pa	11

Hanwell				
Rear of 79-101 Uxbridge Road	P/2008/3470	0.4		25
Cambridge Yard, Cambridge Road	P/2006/4025	1.07	pp	130
Hanwell Locks (Booker), St Margaret's Road	P/2008/2653	0.97	pa	61
Northolt				
Swimarama/ Mandeville School	P/2007/5238	0.8	pa	50
Rectory Park housing estate	Housing estate regeneration	4.24	ho	61

Key

pa - planning application

pp - planning permission (incl. waiting Legal agreement)

UDP - site designated in UDP

rf - site identified in area regeneration framework

ho - housing estate identified for comprehensive regeneration

italics indicate site has additional potential capacity which is forecast to be built outside of the five-year period

Sources: LB Ealing input to GLA SHLAA database 2009

- 3.18 Over 80% of the sites contained within the five-year supply have existing planning permissions, with intention to develop, or fall within the Council's housing estate regeneration programme. Other sites contained within the five-year supply include the major growth area around Park Royal's Southern Gateway where there is strong Council, landowner and developer support for bringing forward development.
- 3.19 The Council is confident that development will be brought forward on these sites. This position will continue to be monitored through the AMR process, particularly prior to the adoption of the Development Strategy. If the monitoring process reveals that actual supply is subsequently forecast to be significantly lower than planned, the Council will respond with appropriate actions, to include:
- Site-by-site assessment of supply/viability problems and opportunities for support to assist with site planning, designation, assembly and delivery;
 - Comparison of performance in neighbouring West London authorities to determine if problems are sub-regional and require a strategic response;
 - Opportunities to bring forward supply from sites identified later in the housing trajectory, particularly those with Council/public sector ownership or financial backing;
 - Opportunities to increase supply from smaller, less complicated sites;
 - Review of the assumptions contained within the SHMA, SHLAA and housing supplies presented in this paper.

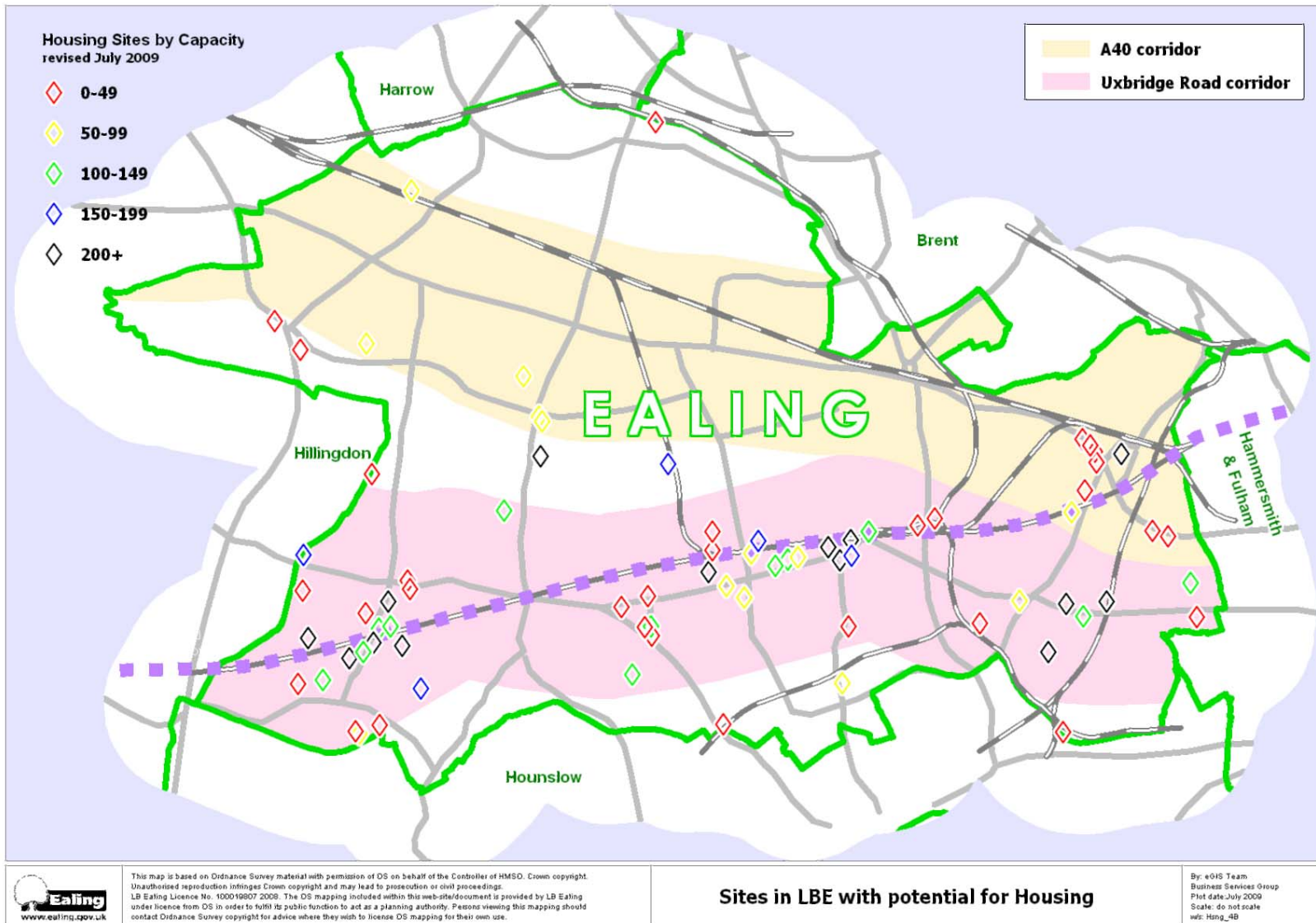
Summary

- 3.20 The Council has worked with the GLA to agree realistic provisional housing targets for the borough over the new London Plan period 2011-2021. These targets are based on anticipated supply from identified 'large' sites and rates of development on defined 'small' sites.
- 3.21 The Council is confident that the targets can be achieved over the first five-year (2011-16), updated London Plan (2011-21) and Development Strategy (2011-26) periods, building in a level of flexibility and contingency based around a site-by-site

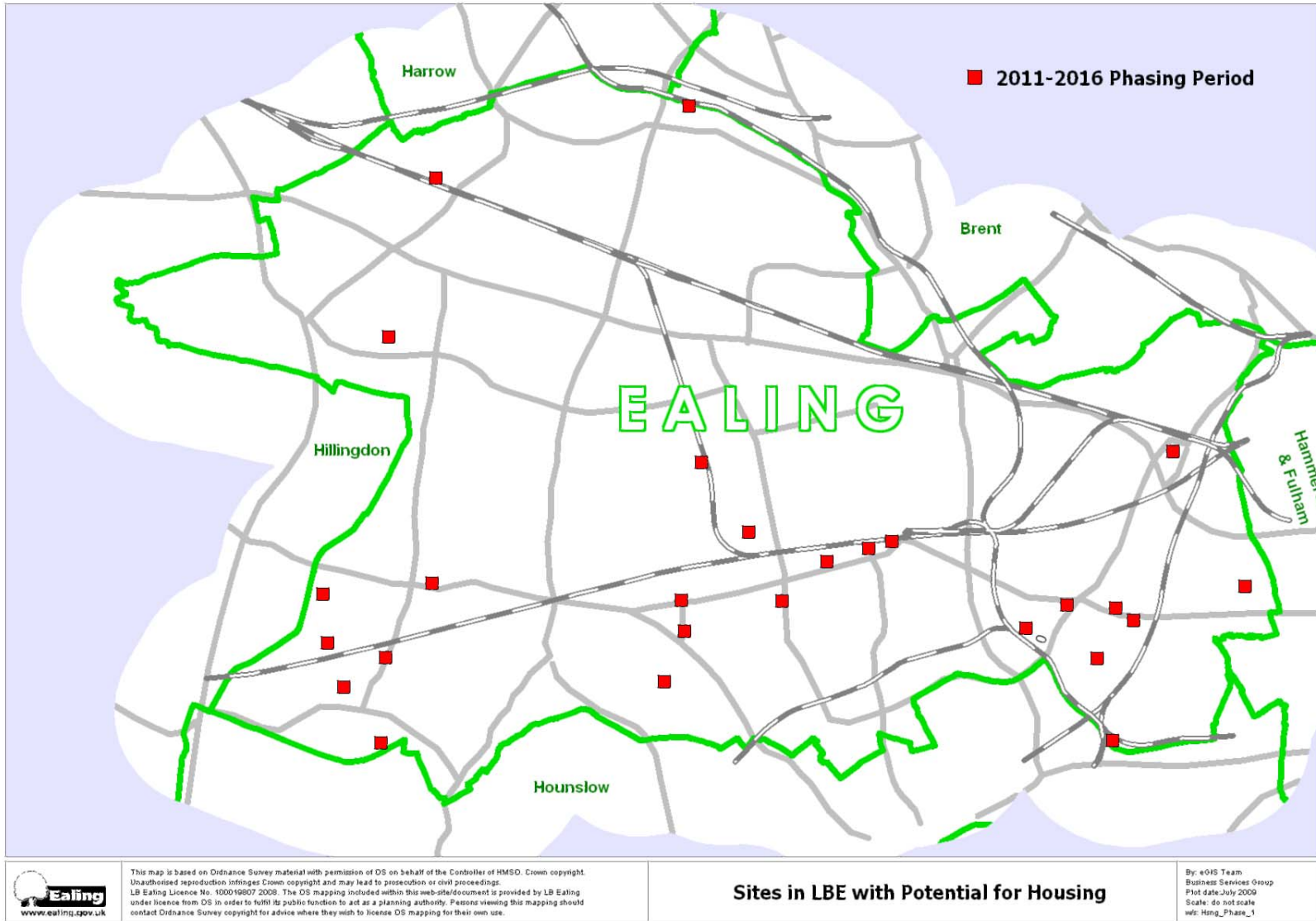
assessment. The Council anticipates that on average 941 units per annum can be brought forward over these periods and has accordingly planned for up to 14,115 new units over the Development Strategy period.

- 3.22 The Council is currently preparing an Infrastructure Delivery Plan which will demonstrate requirements for improvements to existing, and provision of new, physical, environmental, social and community infrastructure to meet existing and future demand. The successful integration of infrastructure improvements will be important for the successful delivery of this anticipated level of growth.

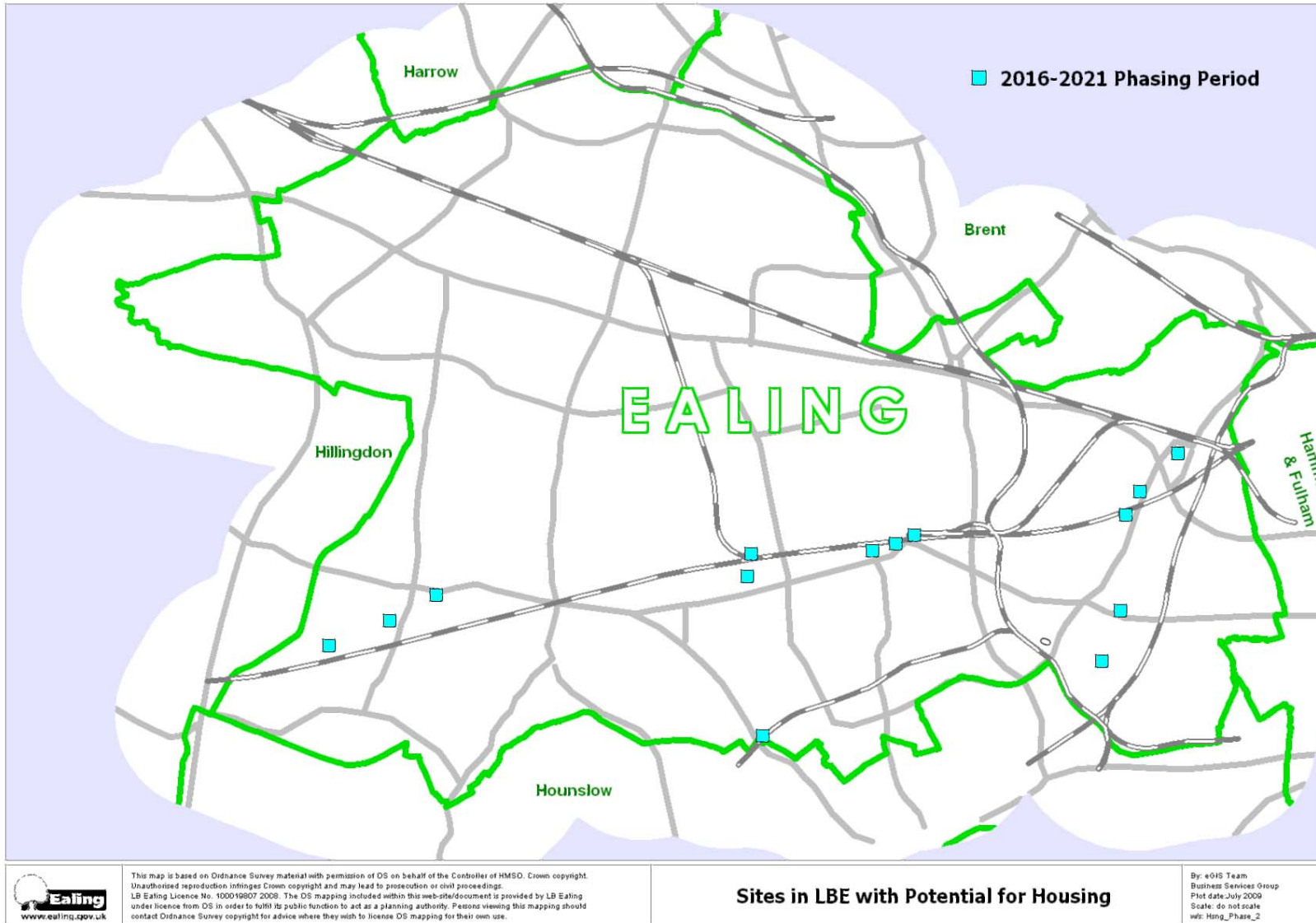
Map 1: Sites in Ealing with potential for housing and the development corridors



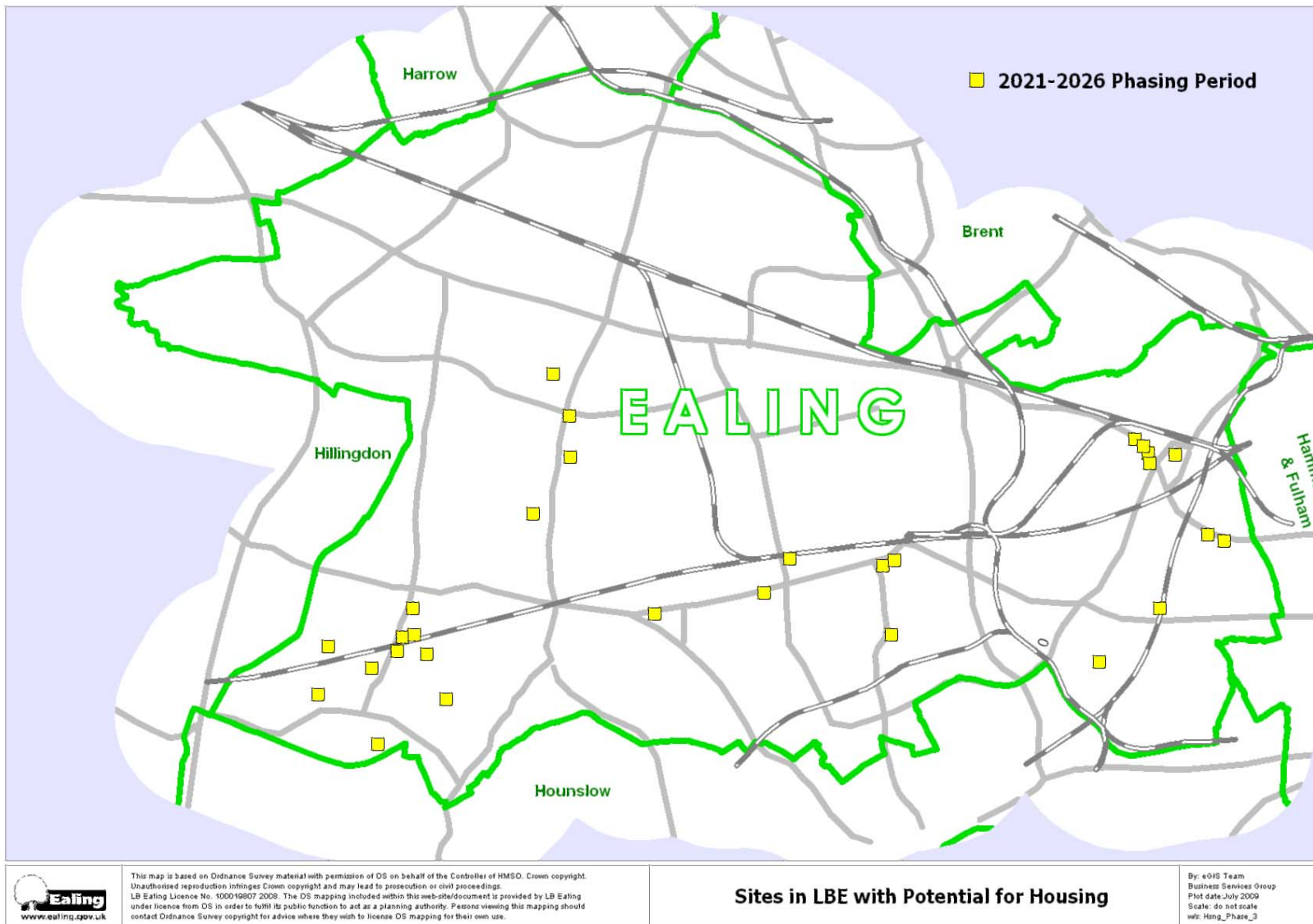
Map 2: Sites in Ealing with potential for housing by phasing period, 2011-2016



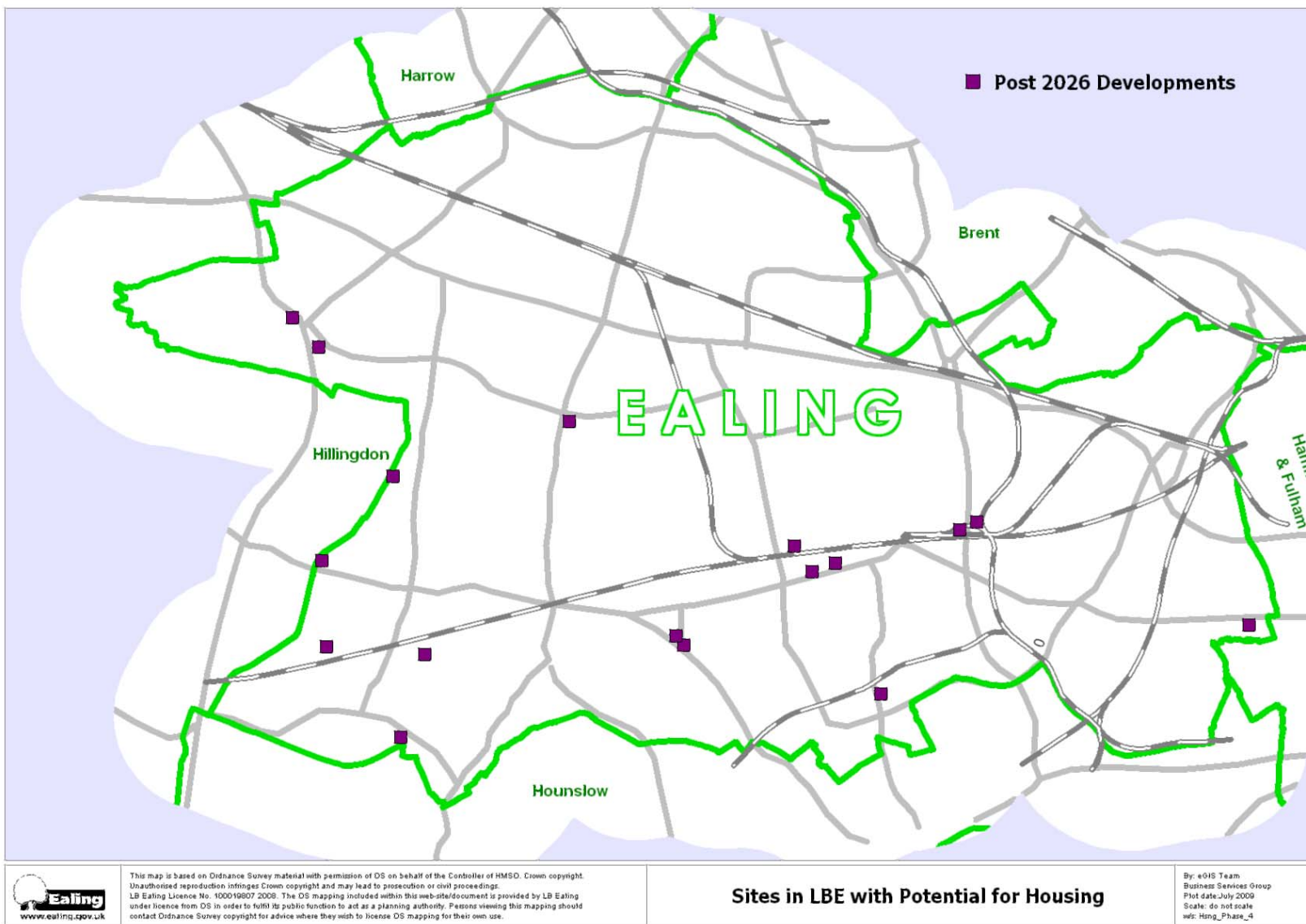
Map 3: Sites in Ealing with potential for housing by phasing period, 2016-2021



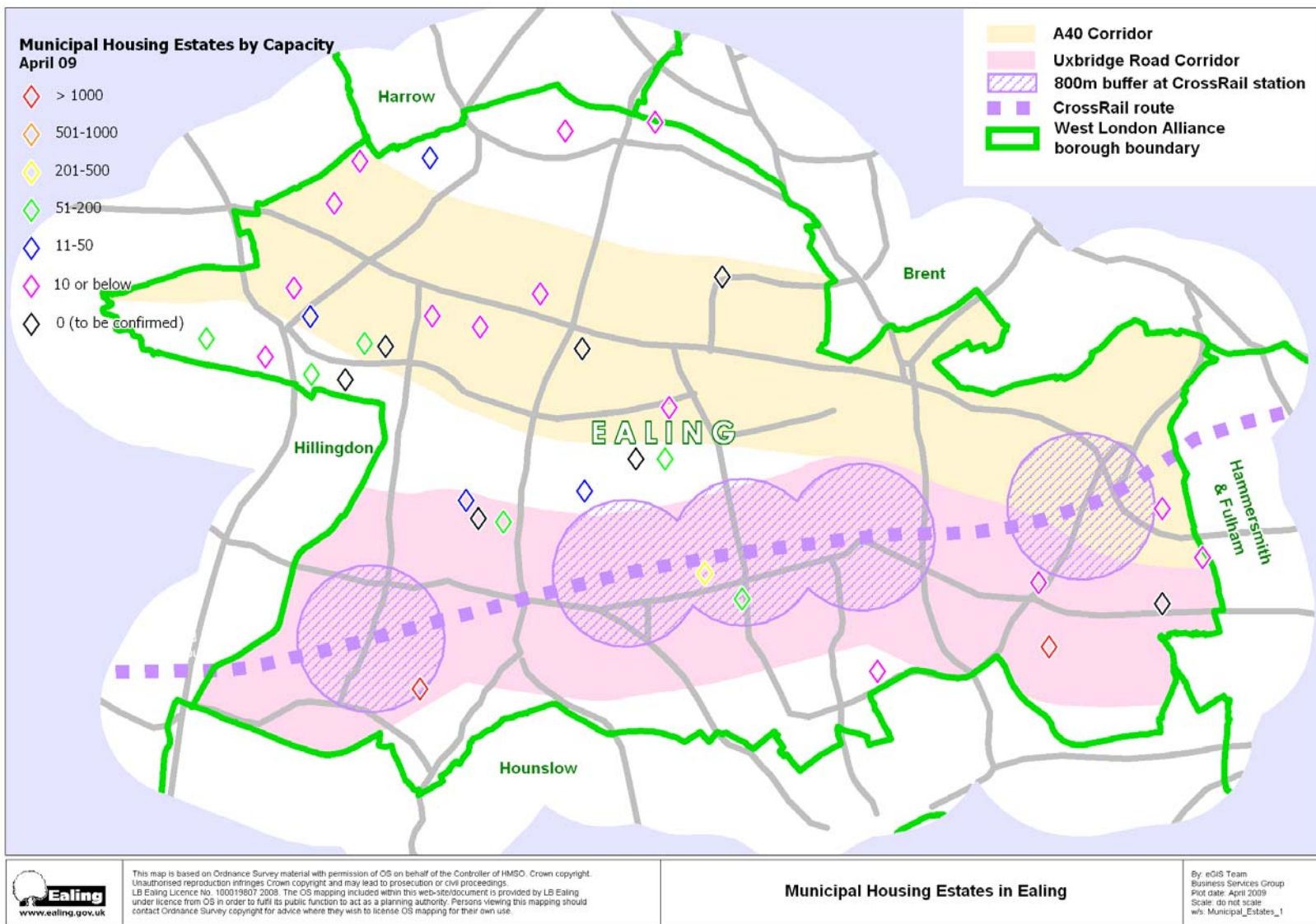
Map 4: Sites in Ealing with potential for housing by phasing period, 2021-2026



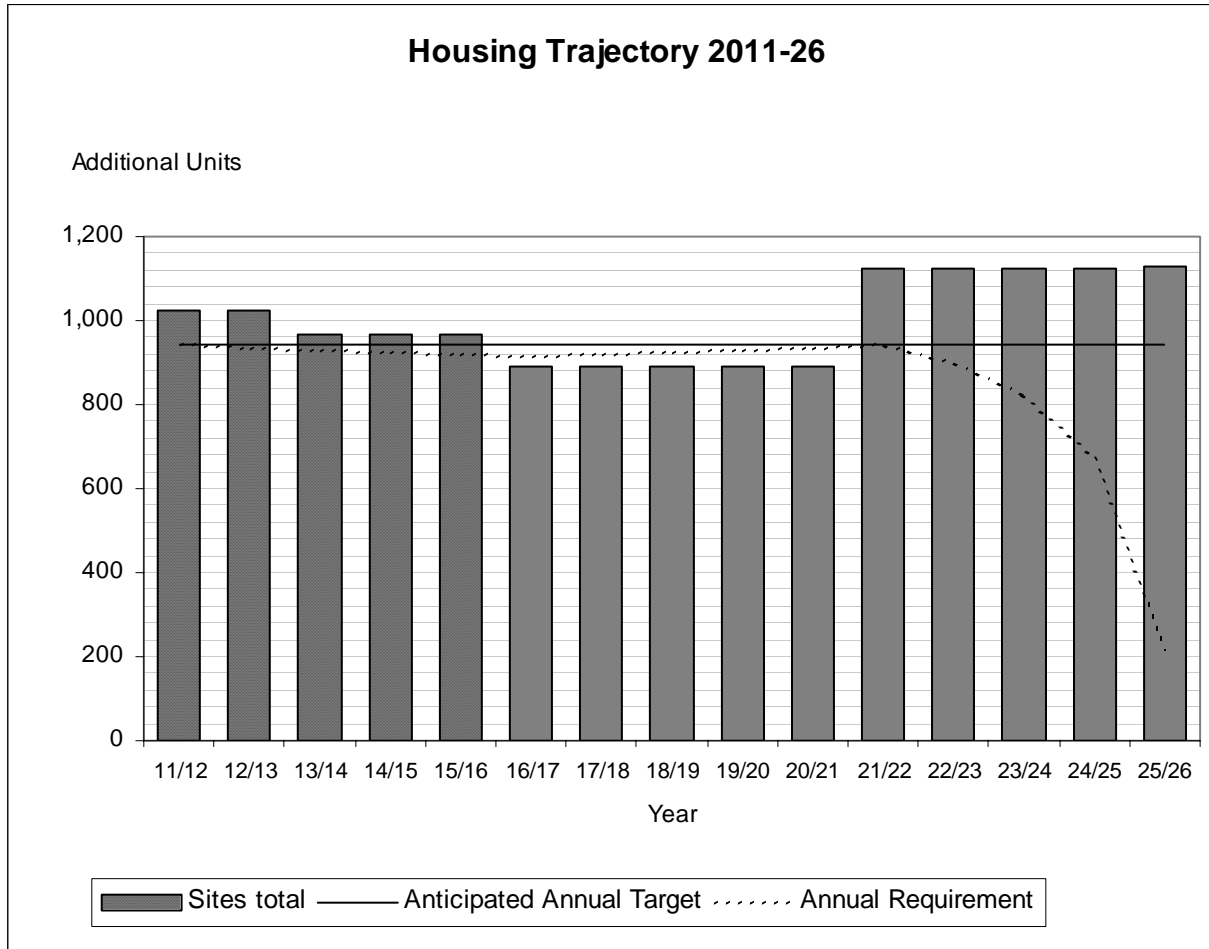
Map 5: Sites in Ealing with potential for housing by phasing period, 2026-2031



Map 6: Municipal Housing Estates in Ealing



APPENDIX 1: HOUSING TRAJECTORY 2011-2026



APPENDIX 2: A NOTE ON LONDON PLAN TARGETS

This note deals with the targets and indicative projections for homes and jobs in West London from 2007 to 2026 contained in the published Consolidated London Plan (May, 2008). It also indicates how these are applied to individual boroughs, including Ealing, and how these compare with the analysis, predictions and projections contained in the main sections of this background paper.

The Initial Proposals for Ealing's Development Strategy 2026 take these targets as their basis, and supplement them with local knowledge. It is recognised that during the process of finalising the Strategy (and concurrently a review of the London Plan), these targets will be updated, but through close working with the GLA on housing land availability, we have been able to build in anticipated updated targets and plan accordingly.

Table A1: Housing and employment development planned for West London

London Plan 2008		
Table 6A.1 Indicative average annual phasing of growth in jobs and homes		
West Sub Region Phasing of Development (jobs/homes)		
Average each year		
Period 2007 – 2011	Period 2012 – 2016	Period 2017 – 2026
6,800 jobs 4,045 homes	8,400 jobs 4,045 homes	6,700 jobs 1,410 – 3,280 homes
Years in each period		
5 years	5 years	10 years
Source: GLA	Extract from the Consolidated London Plan, May 2008	

Calculations for West London homes and jobs 2007 – 2026, based on table above:

Homes - Period 2007 – 2011

4,045 X 5 = 20,225

Homes - Period 2012 – 2026

Low projection for homes

4,045 X 5 = 20,225

1,410 homes X 10 = 14,100

Total (low) 34,325

High projection for homes

4,045 X 5 = 20,225

3,280 homes X 10 = 32,800

Total (high) 53,025

Jobs - Period 2007 – 2011

6,800 jobs X 5 = 34,000

Jobs - Period 2012 – 2026

8,400 jobs X 5 = 42,000

6,700 jobs X 10 = 67,000

Total 109,000

Homes 2012 – 2026: between 34,325 & 53,025 units. Jobs 2012 – 2026: 109,000

Based on Table A2 below, similar calculations can be applied to borough housing figures for Ealing. It is expected that a mid point figure will be achieved; accordingly the Initial Proposals plan for around 14,115 units to be provided by 2026 in Ealing, in line with the information presented in the main chapters of this background paper.

Homes - Period 2007 – 2026

Low projection for homes

915 X 10 = 9,150

300 X 10 = 3,000

Total (low) 12,150

High projection for homes

915 X 10 = 9,150

690 X 10 = 6,900

Total (high) 16,050

Homes in Ealing 2007 – 2026: between 12,150 & 16,050 additional units.

Table A2
West London Borough Targets for additional homes 2007-16 and 2017 - 2026

Consolidated London Plan 2008- Targets for additional homes 2007/8 to 2016/17 and 2017 – 2026				
West sub-region Boroughs	Ten year 2007 - 2017	Annual target	ANNUAL TARGET 2017 - 2026	
			Low¹¹⁸	High²¹⁹
Brent	11,200	1,120	350	660
Ealing	9,150	915	300	690
Hammersmith & Fulham	4,500	450	140	580
Harrow	4,000	400	120	220
Hillingdon	3,650	365	180	360
Hounslow	4,450	445	130	460
Kensington and Chelsea	3,500	350	190	310
West sub-total	40,450	4,045	1,410	3,280
London total	305,000	30,500	13,930	23,370

Sources

The 2007 – 2017 figures are from London Plan Table 3A.1 Housing provision; derived from the Early Alterations to the London Plan (GLA, 2007). The 2017 – 2026 figures are from London Plan Annex 10, Future Housing Provision: Indicative capacity ranges for additional homes 2017/18 to 2026/27.

Note

London Plan Annex 10 includes the following observations on the target figures for 2017 – 2026, in paragraphs 3 and 4:

- In advance of any review of the housing provision targets (see Table 3A.1), the Mayor’s 2004 London Housing Capacity Study indicates a range of potential housing capacity figures over the period 2017/18 to 2026/27 for each borough. The table below sets out the indicative capacity on an annual basis for this 10-year period and should assist boroughs when preparing their housing trajectories beyond 2017/18. These figures do not constitute targets but indicate the best available information up to 2026/27 regarding potential housing capacity.

¹⁸ The low range is derived from the Phase 4 capacity figures from the 2004 London Housing Capacity Study.

¹⁹ The high range is derived from the Phase 4 capacity figures plus residual capacity that was excluded from Phases 2 and 3 in the 2004 London Housing Capacity Study.

- It is acknowledged that these figures are lower in aggregate than the housing targets for 2007/08 to 2016/17 outlined in Table 3A.1, but they will be updated in the future when subsequent housing capacity studies or reviews are undertaken. Experience shows that housing capacity should increase over time as further studies identify additional sites. There is also the potential for the site assessment criteria to be reviewed to reflect any future changes in national or regional planning policy. Advances in technology also provide more sophisticated ways of assessing housing capacity that result in a more comprehensive and robust assessment.

For further copies of this document or any of Ealing's local development framework documents, please contact:

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