

Housing Trajectory Supplement

Having reviewed your latest response and original request in IQ11, the Council has prepared the attached Excel Workbook. This workbook is intended to supplement the published February 2025 Housing Trajectory and 5YHLS Position. The data sitting behind these worksheets is identical to that shared previously, but it has been re-organised to follow the template forms supplied at annex 1 and 2 of IQ11. The workbook contains 4 tabs (worksheets) as follows:

5YHLS Pipeline

This worksheet mirrors the form at Annex 1(A), and essentially comprises details of approved schemes, comprising unimplemented residential capacity which is anticipated to be delivered over the next 5 years. All entries here benefit from full detailed planning permission.

As detailed previously and in the main cover report, in establishing and evidencing our supply position the Council has identified and organised this supply around three main groups with varying size thresholds as follows:

- Large (conventional) sites supply
- Small (conventional) sites supply
- Non-conventional supply (any size)

The large and non-conventional supply inputs are then split further to reflect the stage they have reached in planning (i.e. pipeline, pending, allocation, masterplan), and this categorisation informs phasing. This approach exactly mirrors the methodology underpinning the establishment of the strategic target as set through the London Plan.

Large sites are those with an area of 0.25ha or greater, and small sites are those with an area of less than 0.25ha. A contribution from small sites also features as part of the supply, but this is treated as windfall and is based off a single modelled/forecast input per year, rather than being determined from capacity arising from actual identifiable small sites or permissions.

Noting this distinction, and with one notable exception, the table in this worksheet intentionally omits scheme level conventional capacity permitted on sites smaller than 0.25ha, to avoid double counting with the fixed input included in the second table ('5YHLS Other'). In a very limited number of cases schemes smaller than 0.25ha are included where these overlap large allocations, and in these circumstances an equivalent adjustment is made to the allocation capacity estimate to avoid double counting the potential yield of the wider allocation site.

It should also be noted that this table only includes schemes permitted up to 31/03/2024, to ensure parity with the completion data inputs which similarly only account for completion activity up to that date. Schemes subsequently approved remain in the pending tab currently.

Approved schemes comprising a non-conventional component are highlighted in blue. In order to count and measure the contribution of non-conventional accommodation against a unit-based target it has been necessary to convert the bedroom measure into units.

All figures stated are net (i.e. losses of existing units are subtracted from the gains).

5YHLS Other

This worksheet mirrors the form at Annex 1(B), and essentially comprises details of other sources of residential capacity which is also anticipated to be delivered over the next 5 years. Noting the categorisation of capacity sources referenced above, and based on our identified supply for Ealing this comprises:

- Large (conventional) capacity approved in outline
- Large (conventional) capacity from live applications pending determination
- Non-conventional capacity (all sizes) from live applications pending determination
- Non permitted or pending capacity anticipated to be delivered from large site allocations
- A fixed small site component

All sites with outline permission exceed 0.5ha and are approved to deliver more than 10 homes. A number of the schemes approved in outline benefit from hybrid permissions. All capacity approved (whether in outline or full) under these single permissions has been included in this table. Where capacity is also approved under a separate reserve matter application, this capacity is recorded under the 5YHLS Pipeline table, and the outline total included here is adjusted downwards to remove double counting.

The pending components featured in this table were live as of 31/03/2024 involving schemes which were still undergoing assessment or awaiting a legal agreement up to that date.

In respect of the allocation input, it should be noted that such figures may not represent the total 'deliverable' contribution of each allocation geography towards future supply, as they may have been adjusted to remove overlapping capacity from other sources. In certain cases, these allocations will already benefit from extant permissions or be subject to pending applications covering part of or all of the allocation site. Where such permissions and schemes are deemed to represent the probable outcome of a given site, such capacity is typically assigned to the pipeline and pending inputs instead.

Some additional columns have been included in the table including site area, planning status, notes and phasing notes, to assist with understanding site status, progress and readiness to deliver. The notes also explain the interaction of multiple inputs where it has been necessary to split capacity for a given site across multiple sources. Phasing notes summarise the rationale for how capacity has been assigned across the trajectory period, including referencing any relevant evidence and assumptions. More generally the approach to phasing is detailed in the cover report (EB73).

In respect of the allocations themselves details of site ownership, existing uses and infrastructure requirements are detailed in the allocation text itself. These outputs should also be read alongside the Tall Building Strategy and Site Guidance (EB45), the Site Selection Reports (EB102-EB105) and the viability assessment (EB120).

15yr All

This worksheet is intended to mirror the form at Annex 2 and captures supply over the full plan period.

The supply is captured for 'future' years only covering the 15-year plan period between 2024/25 to 2038/39. Historical completions are accounted for separately as part of the 5 Year Housing Land Supply calculation and in the main housing trajectory.

The notes pertaining to the other tables are also relevant here.

Site Allocation Components

A fourth table has been prepared which re-organises the data from the perspective of the site allocations, to assist with understanding their contribution to future supply.

As noted above a number of allocations already benefit from extant permissions or are subject to live applications. Where this is the case and where such schemes are deemed to represent the probable output for an allocation site, the capacity associated with a given allocation may be assigned against a permission or application instead. In select cases such permissions/applications may relate to part of the application site only, and in these cases the capacity is shared across multiple source inputs, with adjustments made to each to avoid any double counting.

This table presents the total contribution of capacity feeding into the trajectory from each allocation geography and broken down by each source.

20th March 2025

March 2025