

Table 1: Monitoring Framework

Indicator	Measure	Target(s)	Trigger Point <i>(for action)</i>	Contingencies <i>(actions to remedy under performance)</i>	Key Policies <i>(component)</i> Monitored
Delivery of new homes	The number of net additional homes completed over the plan period, annually, across the LPA and by Town. Geographical scope – LPA and Town	- Deliver 21,570 net additional homes between 1st April 2019 and 31st March 2029. - Deliver 43,140 net additional homes between 1st April 2019 and 31st March 2039. - Meeting the annual Housing Delivery Test – i.e. the number of net homes delivered matches or exceed the number of homes required over the respective three-year period.	- Underperformance as measured against the published annual HDT results and associated consequences.	- Implementing actions identified within the Housing Delivery Test Action Plan.	- Policy SP.4 (SP4.4A) - Policy SSC - Policy HOU
Supply of new homes	Confirmation of Ealing's Five-Year Housing Land Supply position. Geographical scale – LPA	- To maintain a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.	- Insufficient deliverable supply established annually, i.e. identified supply for next five years less than 5 year requirement (with buffer) – established via AMR or in context of an appeal.	- Related actions in HDT Action Plan - Preparing Masterplans - Call for Sites type exercises - Potentially supported by Land4LDN programme - Consider early plan review	- Policy SP.4 (SP4.1C)
Delivery of specialist older person housing	The number of units granted and completed against London Plan benchmarks. Geographical scale – LPA	- 200 units per annum (note this represents a benchmark rather than a target per se).	- Persistent under delivery over a prolonged period of time.	- Implement actions identified in the Council's Housing Strategy (2025)	- Policy HOU - Policy SP.3 (SP3.3 K) - Policy SP.4
Delivery of new purpose built student accommodation	The number of PBSA rooms granted and completed against the London wide strategic requirement. Geographical scale – LPA	- Contribution to London wide strategic requirement of 3,500 PBSA bed spaces per annum (note this strategic requirement has not been broken down into borough or LPA-level targets).	- In the absence of a specific LPA figure, it is not possible to identify a trigger point.	- Work with the GLA to consider the factors / circumstances which have led to under-delivery relative to the strategic requirement.	- Policy HOU - Policy SP.4
Distribution of new large-scale purpose built shared living accommodation	The proportion of all new large-scale shared living accommodation permitted within Ealing Metropolitan Town Centre Geographical scale – Ealing Metropolitan Town Centre	- 100% of all new large-scale shared living accommodation permitted within the LPA located within Ealing Town Centre (measured both annually and over the life of the plan).	- Where delivery within the centre falls below 85%	- To consider the factors / circumstances which have led to the trigger.	- Policy H16
Delivery of new gypsy and traveller pitches	The number of net additional gypsy and traveller pitches permitted and completed over the plan period. Geographical scale – LPA	- Deliver 6 additional pitches before 31st March 2039	- The absence of a planning application by the 31 st March 2034.	- Revisit needs assessment to understand if need has changed	- Policy SP.3 (SP3.1 D)
Supply of permitted self and custom build plots	The number of serviced plots for self-build and custom housebuilding securing suitable permission, against the registered demand. Geographical scale – LPA	- Sufficient permissions secured before the end of the three year deadline has passed to meet the demand on the self and custom build register for the earlier relevant base period, i.e. the cumulative number of plots gaining permission over a 3 year period should match or exceed the number of registered entries on the register at the end of the preceding base period.	- Underperformance will be identified following annual government return.	- Further publicity - Identification of opportunities - Supporting CLT initiatives	- Policy SP.4 (SP4.3)
Delivery of affordable housing	The number and proportion of net additional affordable homes permitted and completed, relative to all conventional delivery and measured against the strategic target. Geographical scale – LPA and Town	- The number of affordable units permitted and completed as a proportion of all conventional supply is equal to or exceeds 50%. - The affordable split should align with the defined tenure split of 70% low-cost rent to 30% intermediate provision.	- Trigger point(s) to be defined, informed by any divergence from strategic target and split.	- Various actions identified in the Council's Housing Strategy (2025)	- Policy HOU - Policy SP.4 (SP4.3 C, D)

Indicator	Measure	Target(s)	Trigger Point (for action)	Contingencies (actions to remedy under performance)	Key Policies (component) Monitored
Affordable housing contributions secured through minor developments.	The proportion of schemes proposing 1–4 and 5-9 units achieving contributions equivalent to 10% and 20% of site yield respectively. Geographical scale – LPA	- 100% of all minor schemes permitted achieving the minimum requirement specified in the policy as follows: (i) On sites of 5 – 9 dwellings a financial contribution equivalent to 20% of affordable provision (ii) On sites of 1 – 4 dwellings a financial contribution equivalent to 10% affordable provision	- Not identified as yet. Additional time is needed to identify when an intervention may be appropriate.	- To consider the factors / circumstances which have led to the trigger.	- Policy SSC - Policy SP.4 (SP4.3 C, D)
Delivery of accessible housing	The proportion of new build homes permitted which meet accessible housing standards (M4(2) & M4(3)). Geographical scale – LPA	- A minimum of 10% of new build dwellings permitted should be designed to meet M4(3) – confirmed via condition. - All other dwellings permitted should be designed to meet M4(2) – confirmed via condition	- Where the proportion of new build dwellings designed to meet M4(3) standards permitted annually falls below 10%.	- Preparing additional guidance / training around application and merits of policy approach.	- Policy SP.4 (SP4.3)
Delivering additional industrial floorspace on designated sites	Net additional industrial floorspace secured on Strategic Industrial Land (SIL) and Locally Significant Industrial Site (LSIS). Geographical scope – SIL and LSIS	- To increase the overall quantum of industrial floorspace present across designated industrial areas, to satisfy the net uplift in industrial demand projected over the life of the plan.	- Where the overall change recorded annually in respect of industrial floorspace on designated sites represent a net loss.	- To consider the factors / circumstances which have led to the trigger. - Consider early plan review	- Policy E4 - Policy E6 - Policy SP.4 (SP4.2)
Provision of affordable workspace	The provision of affordable workspace secured and provided either on-site or by way of a financial contribution, against the floor area targets or equivalent where the specified thresholds for particular uses are triggered as per the policy. Geographical scale – LPA	- 100% of all eligible/qualifying permitted schemes to comply with the floor area provision targets, where the specified thresholds are triggered for each use class as follow: - 10% of all gross commercial floorspace in mixed use schemes, which should be delivered onsite where this would result in the delivery of at least 1,000 sq. m. of affordable workspace. - 5% of all net office space, which should be delivered onsite where this would result in the delivery of at least 2,000 sq. m. of affordable workspace. - 5% of all net industrial space, which should be delivered onsite where this would result in the delivery of at least 3,000 sq. m. of affordable workspace.	- Where compliance falls below 95% of eligible schemes permitted, monitored annually.	- To consider the factors / circumstances which have led to the trigger.	- Policy E3 - Policy SP.4 (SP4.2G)
Change in employment floorspace	The overall change recorded in respect of permitted and completed employment floorspace space (classes B2, B8 and E) across the LPA. Geographical scale – LPA and Town	- The need for a target has not been established.	- Whilst a target is not specified there may be value in tracking the overall change in floorspace recorded annually in respect of any of the relevant component use classes and flagging where this represents a net loss.	- None identified	- Policy E4 - Policy SP.4 (SP4.2E)
Distribution of Tall Building approvals	The number and proportion of schemes approved incorporating a Tall Building which are located within and outside of defined site allocations identified as been suitable in principle for a tall building. Geographical scale – LPA	- 100% of all schemes permitted, which are deemed to incorporate a tall building based on the area thresholds, are wholly located on select allocations identified as being suitable in principle for a tall building.	- Where compliance falls below 100% of the eligible schemes permitted, monitored annually - i.e. during the monitoring year incidences of permitted schemes are recorded which incorporate tall buildings which exceed the area thresholds and are located outside the specified site allocations deemed appropriate for tall buildings.	- To consider the factors / circumstances which have led to the trigger.	- Policy D9 - Policy SP.4 (SP4.1 B, D, E, F)

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Tracking infrastructure delivery	Track progress towards the delivery of the identified infrastructure schemes detailed in table SS1 of the Local Plan. Geographical scale – LPA	- To ensure that the essential infrastructure schemes as specified within table SS1 is secured or delivered within the life of the plan or during the phasing period where specified.	- Not identified – this is not possible given the number of schemes / items.	- Where ‘performance’ falls short, this will need to be considered as part of future updates to the IDP. - Reprioritising CIL expenditure.	- Policy SP.4 (SP4.1G) - Policy FLP
Operational energy performance of new developments	The proportion of eligible schemes permitted and completed which activate the policy are designed and built to be Net Zero in Operation, based on compliance with Space Heating Demand and Energy Use Intensity Targets and the requirement to achieve an energy balance, utilising offsetting where needed. Geographical scale – LPA	- 100% of all eligible schemes permitted are designed to be net zero in operation, based on compliance with: - The Space Heating Demand and Energy Use Intensity targets for key building types, which are expressed as ceilings which development should improve on. - And, through demonstrating that the scheme can achieve an energy balance through deploying on-site renewables, or through the use of energy offsetting.	- Where compliance falls below 100% of the eligible schemes permitted, monitored annually. - Monitoring will consider compliance across all provisions specified in the policy, as well as separately evaluated performance in respect of each criteria / step. - In respect of performance against the SHD and EUI targets, monitoring will consider the degree of variance against these targets across all typologies, but noting differences in respect of each building type.	- Review appropriateness/scope of targets - Revisiting evidence base - Preparing additional guidelines, tools and templates as needed.	- Policy OEP - Policy SP.2 (SP2.2 A, D)
Embodied carbon performance of new developments	The proportion of major schemes permitted which comply with the embodied carbon limits specified for key building types. Geographical scale – LPA	- 100% of major schemes permitted are designed to comply with the embodied carbon limits for the specified years for key building types.	- Where compliance falls below 100% of major schemes permitted, monitored annually. - Monitoring will consider the degree of variance against these targets across all typologies, but noting differences in respect of each building type.	- Review appropriateness/scope of targets - Revisiting evidence base - Preparing additional guidelines, tools and templates as needed.	- Policy ECP - Policy SP.2 (SP2.2 A, C, D)
Whole Life Cycle Carbon performance of new developments	The proportion of major schemes which have calculated their whole life-cycle carbon emissions, and the proportion of those involving demolition which undertake carbon optioneering. Geographical scale – LPA	- 100% of all major schemes are supported by a WLC assessment carried out in line with the GLA’s guidance and using BS EN 15978:2011. - 100% of major schemes involving demolition undertake carbon optioneering as part of their WLC assessment process.	- Where compliance with the requirement to undertake WLC assessment as part of major planning application submissions falls below 100%.	- Review validation / pre-application process / advice to ensure that requirements are clearly communicated.	- Policy WLC - Policy SP.2 (SP2.2 A, C, D)
The performance of new developments supporting circular economy outcomes	The proportion of major schemes which embed circular economy principles as demonstrated through a Circular Economy Statement. Geographical scope – LPA	- 100% of all major schemes are supported by a Circular Economy Statement carried out in line with the GLA’s guidance.	- Where compliance with the requirement to undertake a Circular Economy Statement as part of major planning application submissions falls below 100%.	- Review validation / pre-application process / advice to ensure that requirements are clearly communicated. - The emerging West London Waste Plan separately introduces a new policy WLWP 6 which aims to embed circular economy principles through the planning and provision of new waste infrastructure	- Policy SI7 - Policy SP.2 (SP2.2 C)

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The effectiveness of managing the air quality impacts of new development	The proportion of major development proposals permitted which are Air Quality Neutral as demonstrated through an Air Quality Assessment. Geographical scope – LPA	- 100% of all major schemes permitted are supported by an Air Quality Assessment which demonstrates that the scheme is Air Quality Neutral when measured against the benchmarks.	- Where compliance falls below 100% of major schemes permitted, monitored annually. - Monitoring will consider compliance cumulatively and for each use class specified and by process.	- Preparing additional guidance / training around application and merits of policy approach.	- Policy SP.2 <i>(SP2.2 H)</i> - Policy SP.3 <i>(SP3.3 B)</i>
Maximising urban greening measures in new developments	- The proportion of eligible major development proposals permitted which achieve or exceed the target scores for Urban greening, as confirmed through a UGF masterplan and calculation. - The average UGF score as assessed across all relevant major developments, and split in respect of residential and commercial developments. Geographical scale - LPA	- 100% of major schemes permitted meet or exceed the UGF target scores as follows: - 0.4 for residential developments - 0.3 for commercial developments (excluding Class B2 and B8)	- Where compliance falls below 100% of major schemes permitted, monitored annually. - Monitoring will consider the degree of variance against these targets across all uses, but noting differences in respect of each building type.	- Preparing additional guidance / training around application and merits of policy approach.	- Policy G5 - Policy SP.2 <i>(SP2.2 F, G)</i>
Access to green space	- Change in the amount (ha) of open space per head of population over the life of the plan at LPA and ward level. - Change in the extent (ha & %) of park deficiency by severity over the life of the plan. - Change in the extent (ha & %) of the LPA which is deficient in access to nature – based on 1km walking distance from publicly accessible Site of Borough or Metropolitan Importance for Nature Conservation. Geographical scale – LPA and ward	- No net reduction in open space relative to population measured from baseline position. - No increase in the extent of park deficiency across each of the severity levels measured from baseline position. - No increase in the extent of area of the LPA which is defined as being deficient in respect of access to nature, measured from baseline position.	- Any change for the worse when measured against the baseline position.	- Reviewing the Council's Green Space Strategy, to examine scope to tackle deficiency.	- Policy G4 - Policy SP.3 <i>(SP3.3 F)</i> - Policy SP4 <i>(SP4.1 G)</i>
Ensuring a sufficient quality of sports provision as an outcome of development	- Changes in the quality ratings of individual sites and cumulatively by sport, arising as a consequence of new developments involving the loss or provision / enhancement of facilities Geographical scale – LPA and site based	- No reduction in the performance quality standard for playing pitches arising from development.	- Any change for the worse when measured against the baseline and future needs position.	- To be considered as part of regular Sports Facilities Strategy Action Plan Updates.	- Policy S5 - Policy SP3 <i>(SP3.3 F, G)</i>
Maximising biodiversity gain in new developments	- The average percentage improvement secured in respect of biodiversity gain beyond the mandatory minimum of 10%, for all qualifying development, as confirmed via a Biodiversity Net Gain Plan. - The average balance achieved in respect of delivered improvements between on-site, off-site and biodiversity credits Geographical scale - LPA	- Any percentage improvement beyond the mandatory minimum of 10%	- To be determined. - Considered cumulatively attention will be paid to the balance struck between on-site, off-site and credits, and any notable change in this split over time. - Statutory Biodiversity Net Gain will also be monitored and reported in accordance with Section 103 of The Environment Act 2021	- Preparing additional guidance / training around application and merits of policy approach. - Identifying and updating opportunities for targeting net gain (on-site or off-site)	- Policy G6 - Policy SP.2 <i>(SP2.2 G)</i>

