

CITY PLAN 2019 – 2040

DRAFT WESTMINSTER FIVE YEAR HOUSING LAND SUPPLY STATEMENT

NOVEMBER 2019

1. Introduction

- 1.1 This document is Westminster's calculation of deliverable housing land supply for years 2019/20 to 2023/24 in order to support the submission of the council's City Plan 2019-40 for examination in public.
- 1.2 This 5 Year Land Supply Statement has been prepared in accordance with national planning policy and guidance. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out that local planning authorities should demonstrate a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against their housing requirement.
- 1.3 The PPG states that in plan-making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan. This statement sets out Westminster's 5-year deliverable housing land supply from 1st April 2019 onwards, in line with the intended period to be covered by the plan.

2. Housing Requirement

- 2.1 Following the publication of the London Plan Inspectors' Report on 8th October 2019, Westminster's housing target as set by the London Plan is proposed to reduce to 9,850 homes across 10 years. As it is anticipated that the London Plan will be adopted before the Westminster City Plan has concluded its Examination in Public, we have used the revised London Plan figure as the basis for calculating our housing requirement.
- 2.2 Using the standard method as outlined in the NPPF and PPG, Westminster's housing requirement is capped at 40% above the London Plan's housing target. This gives a 10-year requirement of 13,790 homes. The five-year requirement is therefore 6,895 homes.
- 2.3 Paragraph 73 of the NPPF also states that the supply of specific deliverable sites should include a buffer of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.4 As the council is seeking to demonstrate a five year supply of deliverable sites through the examination of its plan, a 10% buffer applies, as confirmed in the

PPG, which states that, where they are seeking to confirm their five-year supply through the examination of plan policies, local planning authorities should “apply a minimum 10% buffer to their housing requirement to account for potential fluctuations in the market over the year and ensure their 5 year land supply is sufficiently flexible and robust”.

- 2.5 The addition of this buffer increases the five-year housing requirement to **7,585 homes**.

3. Deliverable Housing Sites

- 3.1 The NPPF requires that local planning authorities identify a supply of specific, deliverable sites for years 1-5 of the plan period to provide five years' worth of housing against their housing requirement. The definition of 'deliverable' is set out in the NPPF:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 3.2 Under this definition, all sites with detailed planning permission are considered deliverable alongside those that are not major development. Other sites for major development can be considered deliverable if they are allocated in the plan, have permission in principle or are identified on a brownfield register, provided there is clear evidence that housing completions will begin on-site within five years.
- 3.3 The sites identified in this five-year land supply statement have been drawn from those under construction (as at 1st April 2019), those with detailed planning permission and those sites where applications have been received pending a decision or where an application is expected following advanced pre-application discussions.

- 3.4 The sites included in the five-year land supply equate to the delivery of **7,743 units** over the five-year period 2019-2024 (compared to a 7,585 requirement). This does not include any reliance on C2 accommodation.
- 3.5 In total, 5,061 units are forecast on sites that are already under construction, which equates to over 65% of the total. 29% of the remainder are sites with extant planning permissions and sites where an application has been received or is expected following advanced pre-application discussions.
- 3.6 A small sites allowance has been included for years 2022/23 and 2023/24 based on a 10-year average of delivery trends on sites of fewer than 10 units. It also takes into account average net losses over the same period. This allowance equates to 234 units per year from such sites, which equates to just over 6% of the total.

4. Conclusion

- 4.1 This 5-year land supply statement has been prepared in accordance with national planning policy and guidance, including the NPPF definition of 'deliverable'. It has incorporated sites under construction, with planning permission, and those where an application has either been received and is awaiting decision or is expected following detailed pre-application discussions. It also includes an allowance for small sites of fewer than 10 units for years four and five, based on historic delivery trends.
- 4.2 The 7,743 deliverable housing units identified in this statement equate to more than five years of land supply when measured against the local housing need figure derived from the government's standard methodology, as calculated against the target in the new London Plan. The deliverable housing supply is therefore confirmed as **5.10 years**.

Appendix: Deliverable sites in 5-year land supply 2019/20 – 2020/21

The list of sites below are grouped according to development status.

Sites Under Construction				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
New Court	221	Planning Permission	15/02027/FULL	Under construction
Bayswater Road/ Palace Court	15	Planning Permission	14/03749/FULL	Under construction
Dudley House	147	Planning Permission	15/11458/COFUL	Under construction
Tollgate Gardens	106	Planning Permission	13/05695/COFUL	Under construction
Elgin Estate	43	Planning Permission	12/11197/FULL	Under construction
Old War Office	85	Planning Permission	17/09368/FULL	Under construction
466-490 Edgware Road	76	Planning Permission	13/12709/FULL	Under construction
Lanark Road	73	Planning Permission	17/10779/FULL	Under construction
St John's Wood Delivery Office	48	Planning Permission	18/02483/FULL	Under construction
Macdonald House	46	Planning Permission	16/10056/FULL	Under construction
Grosvenor Gardens House	42	Planning Permission	12/07764/FULL	Under construction
Grenadier House	39	Planning Permission	15/11404/FULL	Under construction
20 Grosvenor Square	36	Planning Permission	14/07424/FULL	Under construction
Westbourne Park Baptist Church	32	Planning Permission	17/08382/FULL	Under construction
Harcourt House	25	Planning Permission	17/07273/FULL	Under construction
4 Stanhope Gate	22	Planning Permission	16/05704/FULL	Under construction
32 Buckingham Palace Road	22	Planning Permission	15/06445/FULL	Under construction
Hobhouse Court	20	Planning Permission	14/01000/FULL	Under construction
37-38 Golden Square	22	Planning Permission	14/05950/FULL	Under construction
29-35 Old Queen Street	16	Planning Permission	16/01796/FULL	Under construction
Gaywood House	14	Planning Permission	15/07819/FULL	Under construction

Garrick House	14	Planning Permission	13/06687/FULL	Under construction
21-23 Farm Street	10	Planning Permission	15/11056/FULL	Under construction
2-3 Robert Street	11	Planning Permission	15/00473/FULL	Under construction
New Scotland Yard	246	Planning Permission	15/07497/FULL	Under construction
Arundel Great Court	151	Planning Permission	08/08518/FULL	Under construction
Stockley House	110	Planning Permission	14/08299/FULL	Under construction
Lisson Arches/ Penn House	60	Planning Permission	13/11894/COFUL	Under construction
55-65 North Wharf Road	100	Planning Permission	03/05999/FULL	Under construction
22 Hanover Square	78	Planning Permission	16/07404/FULL	Under construction
Park Crescent/ Portland Place	73	Planning Permission	16/02343/FULL	Under construction
Hathaway House	74	Planning Permission	16/02091/FULL	Under construction
Palace Street/ Buckingham Gate	72	Planning Permission	14/07730/FULL	Under construction
Marble Arch/ Edgware Road	54	Planning Permission	14/11220/FULL	Under construction
Morley House	44	Planning Permission	15/07483/FULL	Under construction
Sentinal House	41	Planning Permission	14/08069/FULL	Under construction
Wellington Building	15	Planning Permission	15/08352/FULL	Under construction
Compass House	31	Planning Permission	15/01148/P3JPA	Under construction
Eggington House	24	Planning Permission	14/06964/FULL	Under construction
Edgware Road/ George Street	16	Planning Permission	14/07461/FULL	Under construction
Langham Street/ Great Portland Street	15	Planning Permission	14/08576/FULL	Under construction
Luton Street/ Capland Street/ Bedlow Close	154	Planning Permission	17/08619/FULL	Under construction
4 Greycoat Place	17	Planning Permission	16/05216/FULL	Under construction
90-104 Berwick Street	16	Planning Permission	13/12007/FULL	Under construction

Chelsea Barracks (1)	14	Planning Permission	16/04999/RESMAT	Under construction
1-2 Castle Lane	13	Planning Permission	15/06224/FULL	Under construction
18-19 Buckingham Gate	13	Planning Permission	16/07801/FULL	Under construction
126-134 Baker Street	11	Planning Permission	15/07396/FULL	Under construction
283-329 Edgware Road/ Newcastle Place	673	Planning Permission	16/12162/FULL	Under construction
Whiteleys Centre	129	Planning Permission	16/12203/FULL	Under construction
First Chicago House	119	Planning Permission	14/11129/FULL	Under construction
Ergon House	108	Planning Permission	16/06616/FULL	Under construction
Chelsea Barracks (2)	97	Planning Permission	15/11793/RESMAT	Under construction
Aybrook Street Car Park	79	Planning Permission	14/10918/FULL	Under construction
Bayswater Road/ Fosbury Mews	50	Planning Permission	15/10671/FULL	Under construction
70-73 Piccadilly	42	Planning Permission	15/01827/FULL	Under construction
Bressenden Place/ Victoria Street	42	Planning Permission	15/08005/FULL	Under construction
100 Piccadilly	25	Planning Permission	15/06446/FULL	Under construction
111B Shirland Road	31	Planning Permission	16/10952/COFUL	Under construction
1-5 Grosvenor Place	18	Planning Permission	15/06448/FULL	Under construction
87-89 Cleveland Street	15	Planning Permission	14/11837/FULL	Under construction
Queens Grove/ Finchley Road	57	Planning Permission	02/06302/FULL	Under construction
Tottenham Court Road	87	Planning Permission	11/10055/FULL	Under construction
Nightingale House	32	Planning Permission	15/07627/FULL	Under construction
Grafton Street/ Bruton Lane	12	Planning Permission	14/00784/FULL	Under construction
Millbank	207	Planning Permission	15/07756/FULL	Under construction
St John's Wood Barracks	155	Planning Permission	16/12291/FULL	Under construction

Chelsea Barracks (3)	119	Planning Permission	17/07177/RESMAT	Under construction
Audley Square Garage	24	Planning Permission	15/02197/FULL	Under construction
Small Sites Total (fewer than 10 units) Under Construction	313	Planning Permission	Under construction	
Total	5.061			

Sites with Planning Permission				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
49 Charing Cross Road	10	Planning Permission	15/07397/FULL	Unimplemented
1-8 York Terrace	28	Planning Permission	17/06973/FULL	Unimplemented
6 London Street	12	Planning Permission	17/06469/P3JPA	Unimplemented
Parsons House	60	Planning Permission	17/06049/COFUL	Unimplemented
Baker Street/ George Street	11	Planning Permission	16/11376/FULL	Unimplemented
Esca House	28	Planning Permission	17/06677/FULL	Unimplemented
1 Vincent Square	27	Planning Permission	15/06951/FULL	Unimplemented
9-12 Bell Yard	12	Planning Permission	17/09583/FULL	Unimplemented
14-17 Paddington Green	194	Planning Permission	18/08004/FULL	Unimplemented
Alexandra Buildings	86	Planning Permission	18/01971/FULL	Unimplemented
Cosway	49	Planning Permission	17/11404/COFUL	Unimplemented
Chesterfield Lodge	25	Planning Permission	16/00492/FULL	Unimplemented
204A Great Portland Street	25	Planning Permission	15/09828/FULL	Unimplemented
Carrington Street Car Park	24	Planning Permission	16/11248/FULL	Unimplemented
2 Ashbridge Street	26	Planning Permission	17/10968/COFUL	Unimplemented
5 Strand	26	Planning Permission	16/10951/FULL	Unimplemented
Little Venice Estate Office	16	Planning Permission	18/08036/P3JPA	Unimplemented

Chelsea Barracks (4)	126	Planning Permission	18/04103/OUT	Unimplemented, but wider site now under construction
Dean Bradley House	48	Planning Permission	15/07690/FULL	Unimplemented
London Hilton, Park Lane	28	Planning Permission	16/01042/FULL	Unimplemented
Small Sites Total (fewer than 10 units) with Planning Permission	244	Planning Permission	Unimplemented	
Total	1,105			

Sites with Applications submitted pending decision or expected				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Church Street Site A	190	Key Development Site	N/A	Council-owned regeneration site – pending application
Lilestone Street	83	Key Development Site	N/A	Council-owned regeneration site – pending application
Ebury Bridge Phase 1	100	Key Development Site	N/A	Council-owned regeneration site – pending application
Blomfield Mews	18	Planning Application	19/00026/COFUL	Approved subject to legal agreement
2-8 Rutland Gate	13	Planning Application	17/07478/FULL	Pending Decision
Harbet Road	426	Planning Application	18/05018/FULL	Subject to Mayoral Referral
Queensway/ Inverness Terrace	67	Planning Application	17/10151/FULL	Pending Decision
28-34 Queensway	35	Planning Application	18/09727/FULL	Pending Decision
Holiday Villa Hotel	32	Planning Application	19/02067/FULL	Approved subject to

				legal agreement
33 Vauxhall Bridge Road	30	Planning Application	19/04881/FULL	Pending Decision
Queens Court	26	Planning Application	18/09766/FULL	Pending Decision
Luxborough Towers	14	Planning Application	19/06451/COFUL	Pending Decision
Berkley Hotel, Wilton Place	13	Planning Application	17/06350/FULL	Pending Decision
St John's Wood Road/ Lodge Road	12	Planning Application	18/08088/FULL	Pending Decision
Confidential site	50	Advanced Pre-application discussions	N/A	Pending Application
Small unidentified sites allowance (fewer than 10 units) for years 2022/23 and 2023/24	468	N/A	Not Major Development – trend-based calculation	
Total	1,577			

Additional Information

Small sites allowance for years 2022/23 and 2023/24

An allowance for small unidentified sites (less than 10 units) has been included in years 2022/23 and 2023/24 on the basis that they are not major development, based on a 10-year average of delivery trends.

Demolitions

All demolitions have been factored into the list of sites above as the figures set out for each site are net units. The small sites allowance set out in 2022/23 and 2023/24 includes an allowance for net losses based on a 10-year average.

Deliverable Sites Trajectory (2019 – 2024)

Year	2019/20	2020/21	2021/22	2022/23	2023/24
Sites under construction	1,564	1,394	1,256	243	450
Sites with planning permission	61	1,434	215	625	202
Sites with applications submitted or expected	0	0	50	643	884
Totals	1,625	1,550	1,521	1,511	1,536

The 'Sites with applications submitted or expected' includes the allowance for small unidentified sites in years 2022/23 and 2023/24.

CITY PLAN

2019 – 2040



City of Westminster