

CITY PLAN 2019 – 2040

**DRAFT WESTMINSTER
FIVE YEAR HOUSING
LAND SUPPLY STATEMENT**
APRIL 2020

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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 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 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 In accordance with the draft London Plan (intend to publish version) Westminster's housing target is now 985 homes per year. This gives a 10-year requirement of 9,850 homes. The basic five-year requirement is therefore 4,925 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 **5,418** 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, 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 **6,914** homes over the five-year period 2019-2024 (compared to a 5,418 requirement). This does not include any reliance on C2 accommodation.

- 3.5 In total, 5,628 homes are forecast on sites that are already under construction or known to have been completed in 2019/20, which equates to over 81% of the total. The remaining 19% are sites with extant planning permissions and sites where an application has been received or is expected on the council's own sites following advanced pre-application discussions.

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 on the council's own sites following detailed pre-application discussions.
- 4.2 The 6,914 deliverable homes 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 **6.38 years**.

Appendix: Deliverable sites in 5-year land supply 2019/20 – 2023/24

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

Known Completions 2019/20				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Dudley House	151	Planning Permission	15/11458/COFUL	Complete 2019/20
Castle Buildings, 1-2 Castle Lane	13	Planning Permission	15/06224/FULL	Complete 2019/20
St John's Wood Delivery Office	48	Planning Permission	18/02483/FULL	Complete 2019/20
Westbourne Park Baptist Church	33	Planning Permission	17/08382/FULL	Complete 2019/20
Compass House Redan Place	31	Planning Permission	15/01148/P3JPA; 16/09616/FULL	Complete 2019/20
1-5 Dorset Close	12	Planning Permission	16/10996/P3JPA	Complete 2019/20
126-134 Baker Street	11	Planning Permission	15/07396/FULL	Complete 2019/20
20 Grosvenor Square	36	Planning Permission	14/07424/FULL	Complete 2019/20
New Court	221	Planning Permission	15/02027/FULL	Complete 2019/20
Queen Anne's Gate	12	Planning Permission	13/12539/FULL	Complete 2019/20
Small Sites Total (fewer than 10 units) Completed 2019/20	140	Planning Permission	Completed 2019/20	
Total	708			

Sites Under Construction				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Luton St / Capland Road	157	Planning Permission	17/08619/FULL; 17/09337/FULL	Under construction
466-490 Edgware Road	76	Planning Permission	13/12709/FULL	Under construction
Parson's North	60	Planning Permission	19/00108/COFUL	Under construction
283-329 Edgware Road / Newcastle Place (West End Gate)	628	Planning Permission	16/12162/FULL	Under construction
Paddington Green	194	Planning Permission	18/08004/FULL	Under construction
Lisson Arches	59	Planning Permission	13/11894/COFUL	Under construction
29 Cosway Street	49	Planning Permission	17/11404/COFUL	Under construction

55-65 North Wharf Road	100	Planning Permission	03/05999/FULL	Under construction
New Scotland Yard	268	Planning Permission	15/07497/FULL	Under construction
Palace Street / Buckingham Gate	72	Planning Permission	14/07730/FULL	Under construction
Bressenden Place / Victoria Street / Allington Street / Buckingham Palace Road	42	Planning Permission	15/08005/FULL	Under construction
1-5 Grosvenor Place	23	Planning Permission	15/06448/FULL	Under construction
32 Buckingham Palace Road	22	Planning Permission	15/06445/FULL	Under construction
Tollgate Gardens	106	Planning Permission	13/05695/COFUL	Under construction
Hathaway House, Woodfield Road	74	Planning Permission	16/02091/FULL	Under construction
221-235 Lanark Road	73	Planning Permission	17/10779/FULL	Under construction
Queens Grove / Finchley Road	66	Planning Permission	02/06302/FULL	Under construction
Bayswater Road / Fosbury Mews	50	Planning Permission	15/10671/FULL	Under construction
Elgin Estate	43	Planning Permission	12/11197/FULL	Under construction
Sentinel House, 193 - 197 Old Marylebone Road	41	Planning Permission	14/08069/FULL	Under construction
Wellington Building, Wellington Road	36	Planning Permission	15/08352/FULL	Under construction
Jubilee Sports Centre, Caird Street	56	Planning Permission	13/12250/COFUL	Under construction
Beachcroft House, Shirland Road	31	Planning Permission	16/10952/COFUL	Under construction
Edgware Road / George Street	16	Planning Permission	14/07461/FULL	Under construction
Dora House, St John's Wood Road	79	Planning Permission	19/01284/FULL	Under construction
Whiteleys Centre	153	Planning Permission	19/02449/FULL	Under construction
St John's Wood Barracks, Ordnance Hill	163	Planning Permission	16/12291/FULL	Under construction
Audley Square Garage	24	Planning Permission	15/02197/FULL	Under construction
Tottenham Court Road Elizabeth Line Station (Oxford Street/Dean Street)	87	Planning Permission	11/10055/FULL	Under construction
22 Hanover Square	81	Planning Permission	16/07404/FULL	Under construction

Park Crescent / Portland Place	73	Planning Permission	16/02343/FULL	Under construction
Marble Arch/ Edgware Road	54	Planning Permission	14/11220/FULL	Under construction
87-89 Cleveland Street	105	Planning Permission	14/11837/FULL	Under construction
Macdonald House	46	Planning Permission	16/10056/FULL	Under construction
Morley House	44	Planning Permission	15/07483/FULL	Under construction
70-73 Piccadilly	42	Planning Permission	15/01827/FULL	Under construction
Nightingale House	32	Planning Permission	15/07627/FULL	Under construction
Harcourt House	25	Planning Permission	17/07273/FULL	Under construction
100 Piccadilly	25	Planning Permission	15/06446/FULL	Under construction
4 Stanhope Gate	22	Planning Permission	16/05704/FULL	Under construction
37-38 Golden Square	22	Planning Permission	14/05950/FULL	Under construction
21-23 Farm Street	10	Planning Permission	15/11056/FULL	Under construction
90-104 Berwick Street	16	Planning Permission	13/12007/FULL	Under construction
Langham Street/Great Portland Street	15	Planning Permission	14/08576/FULL	Under construction
9-12 Bell Yard	12	Planning Permission	17/09583/FULL	Under construction
Hobhouse Court	20	Planning Permission	14/01000/FULL	Under construction
4 Greycoat Place	17	Planning Permission	16/05216/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
18-19 Buckingham Gate	13	Planning Permission	16/07801/FULL	Under construction
First Chicago House	119	Planning Permission	14/11129/FULL	Under construction
Stockley House, Wilton Road	108	Planning Permission	14/08299/FULL	Under construction
Ergon House	108	Planning Permission	16/06616/FULL	Under construction
Millbank	207	Planning Permission	15/07756/FULL	Under construction
Old War Office	85	Planning Permission	17/09368/FULL	Under construction
Arundel Great Court	151	Planning Permission	08/08518/FULL	Under construction

Grenadier House	39	Planning Permission	18/09619/FULL	Under construction
Chelsea Barracks	231	Planning Permission	18/04103/OUT: 15/11793/RESMAT; 16/04999/RESMAT; 17/07177/RESMAT; 14/08559/RESMAT	Under construction
Small Sites Total (fewer than 10 units) Under Construction	306	Planning Permission	Under construction	
Total	4,920			

Sites with Planning Permission				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Dean Bradley House	48	Planning Permission	17/06350/FULL	Unimplemented
204A Great Portland Street	25	Planning Permission	17/06469/P3JPA	Unimplemented
Carrington Street Car Park	24	Planning Permission	17/06677/FULL	Unimplemented
Berkeley Hotel, Wilton Place	13	Planning Permission	17/10968/COFUL	Unimplemented
6 London Street	12	Planning Permission	18/01971/FULL	Unimplemented
Esca House 34, Palace Court	24	Planning Permission	18/07841/FULL	Unimplemented
2 Ashbridge Street	26	Planning Permission	18/08036/P3JPA; 19/01322/FULL	Unimplemented
Alexandra Buildings, Castle Lane	86	Planning Permission	19/00026/COFUL	Unimplemented
309-311 Harrow Road, Windsor Castle Public House	34	Planning Permission	19/02067/FULL	Unimplemented
Little Venice Estate Office, 324 Harrow Road	20	Planning Permission	19/06767/FULL	Unimplemented
Blomfield Mews	18	Planning Permission	17/06350/FULL	Unimplemented
Holiday Villa Hotel 35-39 Leinster Gardens	32	Planning Permission	17/06469/P3JPA	Unimplemented
Baker Street/George Street	51	Planning Permission	17/06677/FULL	Unimplemented
Chelsea Barracks	130	Planning Permission	18/04103/OUT; 18/04104/RESMAT; 18/04054/RESMAT	Unimplemented
Small Sites Total (fewer than 10 units) with Planning Permission	402	Planning Permission	Unimplemented	
Total	945			

Sites with Applications submitted pending decision or expected				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
St John's Wood Road/ Lodge Road	101	Planning Application	18/08088/FULL	Planning permission subject to legal agreement
St James Market, 33 Vauxhall Bridge Road	30	Planning Application	19/04881/FULL	Planning permission subject to legal agreement
Queens Park Court, Droop Street	23	Planning Application	19/07659/COFUL	Planning committee resolved to grant planning permission March 2020
Church Street Site A (partial)	100	None – planning application expected 2020/21	N/A	Council-owned regeneration site – pending application
Ebury Bridge Phase 1	87	None – planning application expected 2020/21	N/A	Council-owned regeneration site – pending application
Total	341			

Additional Information

Demolitions

All demolitions have been factored into the list of sites above as the figures set out for each site are net units.

Deliverable Sites Trajectory (2019 – 2024)

Year	2019/20	2020/21	2021/22	2022/23	2023/24
Completions 2019/20	708	-	-	-	-
Sites under construction	789	1,327	1,406	715	683
Sites with planning permission	-	38	543	168	196
Sites with applications submitted or expected	-	-	-	-	341
Totals	1,497	1,365	1,949	883	1,220

CITY PLAN

2019 – 2040



City of Westminster