

CITY PLAN 2019 – 2040

**DRAFT WESTMINSTER 5 YEAR
HOUSING LAND SUPPLY STATEMENT
2020-25**

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DRAFT

1. Introduction

- 1.1 This document is Westminster's calculation of deliverable housing land supply for years 2020/21 to 2024/25 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 2020 onwards, in anticipation of the City Plan's adoption in 2020/21.

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.
- 3.4 The sites included in the five-year land supply equate to the delivery of **5,706** homes over the five-year period 2020-2025 (compared to a 5,418 requirement). This does not include any reliance on C2 accommodation.
- 3.5 In total, 4,658 homes are forecast on sites that are already under construction or known to have been completed in 2020/21, which equates to over 82% of the

total. The remaining 18% are sites where an application has been received on the council's own sites where there is an expectation that permission will be granted, and the sites will deliver within five years. In many cases these applications have had in principle approval and are awaiting the completion of a legal agreement before a decision notice is formally issued.

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 5,706 deliverable homes identified in this statement equate to more than five years of land supply when calculated against the target in the new London Plan. The deliverable housing supply is therefore confirmed as **5.27 years**.

Appendix: Deliverable sites in 5-year land supply 2020/21 – 2024/25

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

Known Completions 2020/21				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Harcourt House	25	Planning Permission	17/07273/FULL	Complete 2020/21
Park Crescent/ Portland Place	73	Planning Permission	16/02343/FULL	Complete 2020/21
Small Sites Total (fewer than 10 units) Completed 2020/21	9	Planning Permission	Complete 2020/21	
Total	107			

Sites Under Construction				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Whiteleys Centre	153	Planning Permission	19/02449/FULL	Under construction
Holiday Villa Hotel 35-39 Leinster Gardens	32	Planning Permission	19/02067/FULL	Under construction
Dora House, St. John's Wood Road	79	Planning Permission	19/01284/FULL	Under construction
2 Ashbridge Street	26	Planning Permission	17/10968/COFUL	Under construction
29 Cosway Street	49	Planning Permission	17/11404/COFUL	Under construction
Paddington Green	194	Planning Permission	18/08004/FULL	Under construction
Luton Street/ Capland Street	154	Planning Permission	17/08619/FULL	Under construction
Little Venice Estate Office, 324 Harrow Road	16	Planning Permission	18/08036/P3JPA	Under construction
Parsons House, Hall Place	60	Planning Permission	19/00108/COFUL	Under construction
4 Stanhope Gate	20	Planning Permission	16/05704/FULL	Under construction
9-12 Bell Yard	12	Planning Permission	17/09583/FULL	Under construction
Old War Office, Whitehall	85	Planning Permission	17/09368/FULL	Under construction
Carrington Street Car Park	24	Planning Permission	16/11248/FULL	Under construction
111B Shirland Road	31	Planning Permission	16/10952/COFUL	Under construction
St. John's Wood Barracks, Ordnance Hill	155	Planning Permission	16/12291/FULL	Under construction

22 Hanover Square	81	Planning Permission	16/07404/FULL	Under construction
4 Greycoat Place	17	Planning Permission	16/05216/FULL	Under construction
283-329 Edgware Road / Newcastle Place (West End Gate)	628	Planning Permission	16/12162/FULL	Under construction
Ergon House, Horseferry Road	181	Planning Permission	13/09737/FULL; 16/06616/FULL; 18/00840/NMA	Under construction
Macdonald House, Grosvenor Square	46	Planning Permission	16/10056/FULL	Under construction
Bayswater Road/ Fosbury Mews	50	Planning Permission	15/10671/FULL	Under construction
18-19 Buckingham Gate	13	Planning Permission	16/07801/FULL	Under construction
Wellington Building, Wellington Road	15	Planning Permission	15/08352/FULL	Under construction
Dean Bradley House, Horseferry Road	48	Planning Permission	15/07690/FULL	Under construction
Chesterfield Lodge, 75 St. John's Wood Terrace	25	Planning Permission	16/00492/FULL	Under construction
100 Piccadilly	25	Planning Permission	15/06446/FULL	Under construction
1-2 Castle Lane	13	Planning Permission	15/06224/FULL	Under construction
Millbank	207	Planning Permission	15/07756/FULL	Under construction
First Chicago House, 90 Long Acre	119	Planning Permission	14/11129/FULL	Under construction
Nightingale House, 65 Curzon Street	32	Planning Permission	15/07627/FULL	Under construction
Grenadier House, Horseferry Road	39	Planning Permission	18/09619/FULL	Under construction
Morley House, Regent Street	44	Planning Permission	15/07483/FULL	Under construction
New Scotland Yard, Broadway	268	Planning Permission	15/07497/FULL	Under construction
1-5 Grosvenor Place	23	Planning Permission	15/06448/FULL	Under construction
Tottenham Court Road Elizabeth Line Station (Oxford Street/Dean Street)	87	Planning Permission	11/10055/FULL	Under construction
21-23 Farm Street	10	Planning Permission	15/11056/FULL	Under construction
Gaywood House, 29 Great Peter Street	14	Planning Permission	15/07819/FULL	Under construction
Audley Square Garage	24	Planning Permission	15/02197/FULL	Under construction
Aybrook Street Car Park	79	Planning Permission	14/10918/FULL	Under construction

Stockley House, 130 Wilton Road	109	Planning Permission	14/08299/FULL	Under construction
87-89 Cleveland Street	103	Planning Permission	14/11837/FULL	Under construction
Langham Street/ Great Portland Street	15	Planning Permission	14/08576/FULL	Under construction
Marble Arch/ Edgware Road	54	Planning Permission	14/11220/FULL	Under construction
Edgware Road/ George Street	16	Planning Permission	14/07461/FULL	Under construction
Palace Street/ Buckingham Gate	72	Planning Permission	14/07730/FULL	Under construction
Lisson Arches	60	Planning Permission	13/11894/COFUL	Under construction
Sentinel House, 193-197 Old Marylebone Road	41	Planning Permission	14/08069/FULL	Under construction
Compass House, 22 Redan Place	30	Planning Permission	15/01148/P3JPA	Under construction
90-104 Berwick Street	16	Planning Permission	13/12007/FULL	Under construction
Bayswater Road/ Palace Court	15	Planning Permission	14/03749/FULL	Under construction
Garrick House, 27-32 King Street	14	Planning Permission	13/06687/FULL	Under construction
Tollgate Gardens Estate	106	Planning Permission	13/05695/COFUL	Under construction
55-65 North Wharf Road	100	Planning Permission	03/05999/FULL	Under construction
Arundel Great Court, Surrey Street	151	Planning Permission	08/08518/FULL	Under construction
Jubilee Sports Centre, Caird Street	60	Planning Permission	13/12250/COFUL	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	180	Planning Permission	Under construction	
Total	4,551			

Sites with Planning Permission				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Baker Street/ George Street	11	Planning Permission	19/06767/FULL	Unimplemented
Alexandra Buildings, Castle Lane	86	Planning Permission	18/01971/FULL	Unimplemented
1-8 York Terrace East	28	Planning Permission	17/06973/FULL	Unimplemented

Esca House, 34 Palace Road	24	Planning Permission	17/06677/FULL	Unimplemented
204A Great Portland Street	25	Planning Permission	15/09828/FULL	Unimplemented
Blomfield Mews	18	Planning Permission	19/00026/COFUL	Unimplemented
St James Market, 33 Vauxhall Bridge Road	30	Planning Permission	19/04881/FULL	Unimplemented
Queens Park Court, Droop Street	23	Planning Permission	19/07659/COFUL	Unimplemented
Chelsea Barracks	130	Planning Permission	18/04103/OUT; 18/04104/RESMAT; 18/04054/RESMAT	Unimplemented
St John's Wood Road/ Lodge Road	89	Planning Permission	18/08105/FULL	Unimplemented
Torridon House Car Park, Randolph Gardens	21	Planning Permission	19/09329/COFUL	Unimplemented
Small Sites Total (fewer than 10 units) with Planning Permission	226	Planning Permission	Unimplemented	
Total	711			

Sites with Applications submitted pending decision				
Site Name	5-year Delivery	Planning Status	Planning Reference	Development Status
Ebury Bridge Estate Phase 1	96	Planning Application (hybrid outline and phase 1 detail)	20/04366/COOUT	Pending Decision. Council owned development. The site is identified in the council's Housing Investment Plan.
Adpar Street Car Park	20	Planning Application	20/03389/COFUL	Pending Decision. Council owned development. The site is identified in the council's Housing Investment Plan and in the Church Street Masterplan.
Luxborough Towers	14	Planning Application	19/06451/COFUL	Pending Decision. Council owned development. A recommendation to approve subject to completion of a legal agreement has been agreed by the planning committee.

Warwick Community Hall, 300 Harrow Road	112	Planning Application	19/09638/FULL	Pending Decision. Council owned development. A recommendation to approve subject to completion of a legal agreement has been agreed by the planning committee. The site is identified in the council's Housing Investment Plan.
Westmead, 4 Tavistock Road	65	Planning Application	20/05708/COFUL	Pending Decision. Council owned development. The site is identified in the council's Housing Investment Plan.
Small Sites Total (fewer than 10 units) with Planning Application	10	Planning Application	Pending Decision (recommendation to approve subject to legal agreement). Council owned development. These sites are part of the council's Infills Programme identified in the council's Housing Investment Plan.	
Total	337			

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 (2020 – 2025)

Year	2020/21	2021/22	2022/23	2023/24	2024/25
Completions 2020/21	107	-	-	-	-
Sites under construction	1,245	1,484	904	615	303
Sites with planning permission	-	-	2	476	2133
Sites with applications submitted or expected	-	-	-	130	207
Totals	1,352	1,484	906	1,221	743

CITY PLAN

2019 – 2040



City of Westminster