

Westminster 5-Year Housing Land Supply Statement 2022/23- 2026/27

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Contents

1 Housing land supply	3
1.1 Introduction	4
1.2 Westminster’s housing requirement	5
1.3 Deliverable housing sites	6
2 Conclusion	7
2.1 Conclusion	8
3 Appendices	9
3.1 Deliverable sites in 5 Year Housing Land Supply 2022/23 – 2026/-27	10

1 Housing land supply

1.1 Introduction

1. This document is Westminster's calculation of deliverable housing land supply for years 2022/23 to 2026/27.
2. This statement has been prepared to support the [Partial City Plan Review](#).
3. This statement has been prepared in accordance with national planning policy and guidance. The National Planning Policy Framework (NPPF)(September 2023) 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.
4. A new NPPF was published in December 2023 and includes a revised approach to housing land supply. The NPPF (December 2023) Annex 1 on Implementation includes paragraph 230 which says as follows:

230. The policies in this Framework (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (presubmission) stage after 19 March 2024. Plans that reach pre-submission consultation on or before this date will be examined under the relevant previous version of the Framework in accordance with the above arrangements. For Spatial Development Strategies, this Framework applies to strategies that have reached consultation under section 335(2) of the Greater London Authority Act 1999 after 19 March 2024. Strategies that reach this stage on or before this date will be examined under the relevant previous version of the Framework in accordance with the above arrangements. Where plans or strategies are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan or strategy produced for the area concerned.

5. Given that the council is launching consultation under regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (presubmission) before 19 March 2024, this statement has been prepared in line with policies in the September 2023 NPPF rather than December 2023.

1.2 Westminster's housing requirement

1. Westminster's housing target as set by the London Plan is 9,850 homes across 10 years. Westminster's [City Plan 2019-2040](#) was adopted in April 2021 and extrapolates this target to 2040, setting a total of 20,685 homes over the 21-year plan period.
2. In accordance with the London Plan (2021) and Westminster's City Plan 2019-2040 (April 2021), Westminster's housing target is **985 homes per year**. This gives a 10-year requirement of 9,850 homes. The basic five-year requirement is therefore **4,925 homes**.
3. Paragraph 74 of the NPPF (September 2023) 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.
4. A 10% buffer has been applied, as recommended in the PPG, for authorities that are seeking to confirm their five-year supply through a Plan review. This is to account for potential fluctuations in the market over the year and ensure the 5 year land supply is sufficiently flexible and robust.
5. The addition of this buffer increases the five-year housing requirement to **5,418 homes**.
6. Through the [Partial City Plan Review](#) the council is not reviewing Policy 8 Housing Delivery, and does not intend to change the target.

1.3 Deliverable housing sites

1. The NPPF (September 2023) requires that local planning authorities should identify a supply of specific, deliverable sites 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.*
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. The sites identified in this 5-Year Housing Land Supply Statement have been drawn from the council's Planning Applications database, with detailed planning permission and those sites where applications have been received pending a decision (as of April 2023).
 4. The sites included in the 5-year housing land supply equate to the delivery of **5,619 homes** over the five-year period 2022-2027 (compared to a 5,418 requirement). This does include reliance on C2 and Sui Generis accommodation. For non-conventional C3 accommodation, the ratios as set out in the Housing Delivery Test measurement rule book have been applied¹.
 5. The list of sites considered can be found in Appendix 1. Information has been broken down by development status, and details are also provided on affordable housing supply.
 6. In total, **3,619 homes** are forecast on sites that are already under construction and **793** are known to have been completed in 2022/23, taken together it equates to **78%** of the total. **14%** are sites where planning permission has been granted and where there is an expectation that the sites will deliver within five years. The remaining **8%** are sites where an application has been received on large sites where there is an expectation that permission will be granted, and the sites will deliver within five years - the two sites included had not been granted permission as of April 2023, but have since then been granted planning permission.

¹ A 1:2.5 ratio has been applied to non-self contained accommodation for students, a 1:1.8 ratio has been applied to other types of non-self contained accommodation (with the exclusion of housing for the elderly accommodation where a 1:1 approach has been followed).

2 Conclusion

2.1 Conclusion

1. This 5-year housing land supply statement has been prepared in accordance with national planning policy and guidance, including the NPPF (September 2023) definition of 'deliverable'.
2. The 5,619 deliverable homes identified in this statement equate to more than five years of land supply when calculated against the target in the London Plan.
3. The deliverable housing supply is therefore confirmed as 5.19 years.

3 Appendices

3.1 Deliverable sites in 5 Year Housing Land Supply 2022/23 – 2026/27

The tables below list all the sites that have been considered, grouped according to development status.

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

Known Completions 2022/23							
Site Name	Net Market	Net Social + Affordable Rent	Net intermediate	Net Total	Planning Status	Planning Reference	Development Status
Dev Site At 4 Lilestone St, Mallory St, Penn Hse, Bernhardt Cres, Wycombe Gdns And Jerome Crescent (Phase 1)	1	59	0	60	Planning Permission	13/11894/COFUL, 20/05502/COFUL	Complete 2022/23
Moberly and Jubilee Sports Centre	72	-7	7	72	Planning Permission	13/12250/COFUL	Complete 2022/23
154 Bayswater Road And 6 Palace Court	15	0	0	15	Planning Permission	14/03749/FULL	Complete 2022/23
1 Palace Street And 1-3 Buckingham Gate	72	0	0	72	Planning Permission	14/07730/FULL	Complete 2022/23
New Scotland Yard, 8-10 Broadway	258	0	10	268	Planning Permission	15/07497/FULL	Complete 2022/23

Ergon House Horseferry Road And 9 Millbank	95	0	13	108	Planning Permission	16/06616/FULL	Complete 2022/23
Parsons House, 124 Hall Place	41	10	9	60	Planning Permission	17/06049/COFUL	Complete 2022/23
Victoria Wharf, St John's Terrace	0	0	20	20	Planning Permission	20/02497/COFUL	Complete 2022/23
Dora House, 60 St John's Wood Road	129	-51	0	78	Planning Permission	20/01739/FULL	Complete 2022/23
74- 76 Prince's Square	N/A			35	Planning Permission (<i>Non conventional C3</i>)	19/00868/FULL	Complete 2022/23
<i>Small Sites Total (fewer than 10 units) Completed</i>	-23	14	19	10	Planning Permission	Complete 2022/23	
<i>Small Sites Total (fewer than 10 units) Completed</i>	N/A			-5	Planning Permission (<i>Non conventional C3</i>)	Complete 2022/23	
Total				793			

Sites Under Construction							
Site Name	Net Market	Net Social + Affordable Rent	Net intermediate	5-year Delivery	Planning Status	Planning Reference	Development Status
283- 329 Edgware Road And 5 Newcastle Place (West End Gate)	547	93	37	677	Planning Permission	16/12162/FULL, 20/05082/NMA	Under construction (almost Complete but potential tenure changes)
Capland Street, Bedlow Close And Luton Street	109	26	19	154	Planning Permission	17/08619/FULL	Under construction (almost Complete but potential tenure changes)
Eggington House 25-28 Buckingham Gate	24	0	0	24	Planning Permission	14/06964/FULL	Under construction
Car Park Aybrook Street	54	0	25	79	Planning Permission	14/10918/FULL	Under construction
Development Site At 1- 5 Grosvenor Place	23	0	0	23	Planning Permission	15/06448/FULL	Under construction
117- 125 Bayswater Road, 2- 6 Queensway, Consort House And 7 Fosbury Mews	50	0	0	50	Planning Permission	15/10671/FULL	Under construction

22 Hanover Square	81	0	0	81	Planning permission	16/07404/FULL	Under construction
18-19 Buckingham Gate	13	0	0	13	Planning permission	16/07801/FULL	Under construction
Old War Office Whitehall	0	0	0	85	Planning permission	20/04931/FULL	Under construction
Repeater Station 2, Ashbridge Street	0	26	0	26	Planning permission	17/10968/COFUL	Under construction
Marylebone Institute School House, 29 Cosway Street	49	0	0	49	Planning permission	17/11404/COFUL	Under construction
Development Site At North, South, Alexandra And Mews Buildings At Castle Lane And Palace Street	0	26	60	86	Planning permission	21/03339/FULL	Under construction
Arundel Great Court	151	0	0	151	Planning permission	11/05625/FULL	Under construction
Land Bounded By Dean Street, Oxford Street, Diadem Court And Great Chapel Street	87	0	0	87	Planning permission	11/10055/FULL	Under construction
Grosvenor Gardens House 35-37 Grosvenor Gardens	42	0	0	42	Planning permission	12/07764/FULL	Under construction

Carrington Street Car Park, 51-53 Brick Street And 1-6 Yarmouth Place	24	0	0	24	Planning permission	16/11248/FULL	Under construction
204A Great Portland Street	22	0	0	22	Planning permission	18/10588/FULL	Under construction
Luxborough Tower, Luxborough Street	0	0	14	14	Planning permission	19/06451/COFUL	Under construction
Torridon House Car Park, 8 Randolph Gardens	0	21	0	21	Planning permission	19/09329/COFUL	Under construction
300 Harrow Road	61	17	34	112	Planning permission	19/09638/FULL	Under construction
Garages at Adpar Street	0	20	0	20	Planning permission	20/03389/COFUL	Under construction
Audley Square Garage, 5 Audley Square	24	0	0	24	Planning permission	15/02197/FULL	Under construction
14 To 17 Paddington Green	149	18	27	194	Planning permission	18/08004/FULL, 22/03790/FULL	Under construction
Whiteleys Centre, Queensway	139	0	14	153	Planning permission	19/02449/FULL	Under construction
Queens Park Court, Ilbert Street	0	23	0	23	Planning permission	19/07659/COFUL	Under construction
Chesterfield Lodge, 75 St John's Wood Terrace	0	25	0	25	Planning permission	16/00492/FULL	Under construction

19-35 Baker Street, 88-110 George Street, 69-71 Blandford Street And 30 Gloucester Place	1	0	10	11	Planning permission	16/11376/FULL	Under construction
36 St John's Wood Road And 38-44 Lodge Road	89	12	0	101	Planning permission	18/08105/FULL	Under construction
	N/A			121	Planning permission (<i>Non conventional C3</i>)	18/08105/FULL	Under construction
St Johns Wood Barracks, Ordnance Hill	96	0	59	155	Planning permission	16/12291/FULL, 22/03404/NMA	Under construction
Stockley House, 130 Wilton Road	109	0	0	109	Planning permission	14/08299/FULL	Under construction
Development Site At Millbank Complex 25 Millbank	207	0	0	207	Planning permission	15/07756/FULL	Under construction
Nightingale House, 65 Curzon Street	32	0	0	32	Planning permission	15/07627/FULL	Under construction
Dean Bradley House	45	3	0	48	Planning permission	15/07690/FULL	Under construction
1-2 Castle Lane London SW1E 6DR	11	0	2	13	Planning permission	15/06224/FULL	Under construction
100 Piccadilly	13	0	0	13	Planning permission	19/08291/FULL	Under construction

Darwin House	0	3	18	21	Planning permission	20/06899/COFUL	Under construction
1-18 York Terrace East London NW1 4PT	28	0	0	28	Planning permission	17/06973/FULL	Under construction
Ebury Bridge Estate (Phase 1)	53	2	16	71	Planning permission	20/04366/COOUT	Under construction
Ebury Bridge Estate (Phase 2)	49	167	4	220	Planning permission	20/04366/COOUT	Under construction (Ebury Phase 2 will have started and complete by 2027)
25 Taunton Place	N/A			35	Planning permission (<i>Non conventional C3</i>)	19/04500/FULL	Under construction
48-56 Ebury Bridge Road	N/A			44	Planning permission (<i>Non conventional C3</i>)	20/05792/FULL	Under construction
Development Site Bounded By Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square And Cundy Street	N/A			116	Planning permission (<i>Non conventional C3</i>)	20/03307/FULL	Under construction

<i>Small Sites Total (fewer than 10 units) Under Construction</i>	113	0	46	159	Planning Permission	Under construction
<i>Small Sites Total (fewer than 10 units) Under Construction</i>	N/A			-144	Planning permission (<i>Non conventional C3</i>)	Under construction
Total				3,619		

Sites with Planning Permission							
Site Name	Net Market	Net Social + Affordable Rent	Net intermediate	Net Total	Planning Status	Planning Reference	Development Status
Grove House 88- 94 Westbourne Grove	14	0	0	14	Planning permission	21/00033/P3JPA	Unimplemented
Development Site At Olympia Mews and 28 To 34 Queensway London	32	3	0	35	Planning permission	18/09727/FULL	Unimplemented
Queens Court, Queensway	26	0	0	26	Planning permission	18/09766/FULL	Unimplemented
Kilmuir House Ebury Street London SW1W 8TH	7	4	0	11	Planning permission	20/01346/FULL	Unimplemented
Westmead, 4 Tavistock Road	0	36	29	65	Planning permission	20/05708/COFUL, 22/07921/COFUL	Unimplemented
Alexander House, 85 Frampton Street	25	0	0	25	Planning permission	21/00567/P3JPA, 21/08449/FULL	Unimplemented
581- 587 Harrow Road London W10 4RH	-3	15	0	12	Planning permission	23/00826/COFUL	Unimplemented
Development Site Bound By Brook Street, Davies Street And South Molton Lane (excluding 58 Davies Street)	15	7	4	26	Planning permission	20/03987/FULL	Unimplemented

And 10, 15-25, 27 And 42 South Molton Street London							
Carlton Dene, 45 Kilburn Park Road	0	71	7	78	Planning permission	20/08040/FULL	Unimplemented
Ebury Bridge House, 10 Ebury Bridge Road	72	0	0	72	Planning permission	21/04549/P3JPA	Unimplemented
Dev Site At Chelsea Barracks (Phase 5A)	14	0	0	14	Planning permission	16/04999/RESMAT	Unimplemented
Dev Site At Chelsea Barracks (Phase 6A)	119	0	0	119	Planning permission	17/07177/RESMAT	Unimplemented
Dev Site At Chelsea Barracks (Phase 6B)	0	87	39	126	Planning permission	18/04104/RESMAT	Unimplemented
<i>Small Sites Total (fewer than 10 units) with Planning Permission</i>	163	8	0	171	Planning Permission	Unimplemented	
<i>Small Sites Total (fewer than 10 units) with Planning Permission</i>	N/A			-19	Planning permission (<i>Non conventional C3</i>)	Unimplemented	
Total				775			

Sites with planning application pending decision in April 2023

Site Name	Net Market	Net Social + Affordable Rent	Net intermediate	Net Total	Planning Status	Planning Reference	Development Status
Paddington Green Police Station (Phase 1)	149	0	0	149	Planning application	21/02193/FULL	Not decided as of April 2023. Application permitted at time of drafting of this statement.
Church Street – Site A	168	73	42	283	Planning application	21/08160/COOUT (Outline permission for Sites A, B and C and detailed permission for Site A)	Not decided as of April 2023. Application permitted at time of drafting of this statement.
Total				432			

Deliverable sites by estimated year of delivery (2022/23 – 2027)

Year	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	793	-	-	-	-
Sites under construction	-	1,326	470	777	1,046
Sites with planning permission	-	-	14	326	435
Sites with planning permission pending decision in April 2023	-	-	-	432	-
Totals	793	1,326	484	1,535	1,481
Grand total			5,619		

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