

Local Plan Authority Monitoring Report – Housing – 2022/23

Planning

17 November 2023

Local Plan Authority Monitoring Report

Housing

Covering financial year 2022/2023

Contents

Summary Position Statement	3
Introduction	6
Housing starts, completions and pipeline	6
Table 1: Plan period and housing targets	6
<i>Net additional dwellings for the reporting year</i>	7
Figure 1: Net residential units completed – 2002/03 to 2022/23.....	7
Figure 2: Percentage of housing completions provided by large sites.....	7
<i>Net additional dwellings 2012/2013 to 2022/23</i>	8
Table 2: Housing completions 2012/13 to 2022/23.....	8
Housing completions in 2022/23 by ward	8
Table 3: Housing completions in 2022/23 by ward.....	8
Future Housing Supply and Implementation Strategy	9
Housing Trajectory as of 1st April 2023	9
Table 4: Sources of 5-year housing land supply	9
Figure 3: Housing Trajectory as at 1 st April 2023.....	10
Map 1: Housing Land Supply – 2023-2033.....	11
<i>Net additional gypsy and traveller pitches per annum</i>	12
<i>Percentage of new housing development on back garden land as a proportion of all housing completions</i>	12
<i>Completions by dwelling size</i>	12
Figure 3: Dwelling Size of Net Completions 2022/23 (All tenures)	12
Table 5: Net Completions 2022/23: Dwelling Size	12
Affordable Housing	13
Table 6: Affordable Housing Completions by financial year 2005/06 – 2022/23	13
Non-conventional supply	14
Appendix – Summary Tables	15

Local Plan Authority Monitoring Report - Housing

Summary Position Statement

Covering financial year 2022/23

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames' housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e., adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is equivalent to 315 additional homes per year.

The London Plan 2021 was published on 2nd March 2021 and set a new 10-year housing target of 4,110 for net housing completions (2019/20 -2028/29), and a 10-year target for net housing completions on small sites (below 0.25 hectares in size) of 2,340 homes. The Council's position is that the target cannot be backdated prior to the publication of the finalised London Plan coming into force on 2nd March 2021, therefore, the 10-year target is applied from 2021/2022.

Net additional dwellings for the reporting year

A net gain of 141 residential units were completed in 2022/23.

Future Housing Supply and Implementation Strategy - Housing Trajectory as of 1st April 2023

Previous AMRs have shown that past London Plan requirements over the relevant plan periods have been significantly exceeded. Although Table 1 shows completions in 2021/22 fell short of the new target of 411 net completions per year, this AMR sets out that the target will be met over a 10-year period.

Housing Delivery Test

In January 2022, the Government published their 2021 Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local authority area against the homes required. This HDT looked at the cumulative housing target achieved for the three-year period of 2018/19 to 2020/21. The results¹ showed 877 homes delivered against a target of 813 homes required, a measurement of 108% and therefore no action required. Previous Housing Delivery Test results for 2017/18 to 2019/20 recorded 1,024 homes delivered against a target of 918 homes required, a measurement of 112% and therefore no action required. The results of the 2019 Housing Delivery Test for Richmond showed 1,147 homes delivery 2016/17 to 2019/20 against 945 homes requirement, a measurement of 121% and therefore no action required.

At the time of writing, the Government have not published any further HDT results. The Government proposed to remove the five year housing land supply buffers from national planning policy through a consultation on proposed changes to the NPPF² to avoid penalising local planning authorities unfairly when slow housing delivery results from developer behaviour. Updates to the NPPF are expected to clarify a new HDT regime. Any future AMRs will be able to take account of any changes in national guidance.

5-year housing land supply

The National Planning Policy Framework (NPPF, 2023) requires Local Planning Authorities to identify annually and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific and deliverable – the NPPF definition sets out 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, with further guidance in national Planning Practice Guidance³. Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that

¹ <https://www.london.gov.uk/what-we-do/planning/digital-planning/housing-delivery-test-london-2020-21> which confirmed a revised housing flow return to a change in the GLA methodology for monitoring

² <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

³ <https://www.gov.uk/guidance/housing-supply-and-delivery>

Also taken into consideration:

Recovered appeal: land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (ref: 3169314 - 25 June 2020) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf

East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

At the time of writing, the longer-term implications arising from the Covid-19 pandemic remain uncertain, however nationally appeal decisions have recognised the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied, and that effects may be short-term. Although, in terms of delivery, the Government's Housing Delivery Test 2021 (published January 2022) reduced the measurement for the 2019/20 and 2020/21 monitoring years to account for the variations in housing delivery and construction industry disruption due to the Covid-19 pandemic.

completions will begin within five years, to accord with NPPF and PPG guidance. Table 3 in the accompanying spreadsheet shows the Council has identified a potential 2,529 units over the 5-year period (2023/24 to 2027/28).

The new London Plan includes Policy H2 Small Sites seeking to expand supply from this current underutilised source. London Plan Policy H2 sets out that boroughs should pro-actively support well-designed new homes on small sites, including through planning decisions, and should recognise in their development plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites. The detailed approach in the London Plan has full weight in decision-making.

The supporting text in the London Plan sets out that incremental intensification of existing residential areas within PTALs (Public Transport Accessibility Level) 3-6 or within 800m distance of a station or town centre boundary is expected to play a significant role in contributing towards the housing targets for small sites. It states this can take a number of forms, such as: new build, infill development, residential conversions, redevelopment, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. It is therefore justified to consider an increase in small sites delivery in the borough, compared to the average in recent years. Further detailed design guidance to aid policy implementation has been prepared by the GLA⁴, taking a design-led approach to make the most of the land available.

The new small sites target for the borough at Table 4.2 in the London Plan, equating to 234 homes per annum, sets a minimum baseline which the GLA expects to be exceeded, particularly in outer London, as paragraph 4.2.5 sets out it represents a small amount of the potential for intensification. The London Plan at paragraph 4.1.8 states that “The allowance for windfall sites (that are not specifically identified) is considered appropriate given the policy framework set out in the London Plan; the capital’s reliance on recycled brownfield sites in other active land uses; and the number of additional homes expected to be provided via incremental intensification of existing residential areas.” It recognises that because of the nature of some sites, including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out in Table 4.2. It is therefore considered appropriate to include a windfall of 234 homes per annum from years three to five in the five-year housing land supply. Average net completions on small sites 2013/14 to 2022/23 have been averaging 153 homes per annum.

In addition, higher windfall assumptions are considered justified due to the Government’s introduction of further Permitted Development Rights. These were brought into effect in 2020, to make it easier to extend certain buildings upwards to increase housing density and the residential redevelopment of vacant and redundant buildings. These were part of radical reforms to the planning system announced by the Government to give greater freedom to create new homes, to kickstart the construction industry and speed up housebuilding by removing unnecessary red tape. Following the introduction of the new Class E for commercial, business and service uses, from 2021 Government introduced new Permitted Development Rights enabling Class E floorspace to be converted to residential. While the Council made a non-immediate Article 4 Direction to remove permitted development covering much of the borough’s centres and parades and designated employment locations, following Government intervention, a modified Direction was confirmed in 2022 covering a reduced area, and there are opportunities outside of these parts of the borough’s centres and designated employment areas covered by the Article 4. Future monitoring of site types will continue to keep under review.

The London Plan at paragraph 4.1.10 also recognises that the increase in housing delivery required by the targets in Table 4.1 may be achieved gradually and boroughs are encouraged to set out a realistic and, where appropriate, stepped housing delivery target over a ten-year period.

Work on the new Richmond Local Plan is underway⁵, with a Direction of Travel consultation⁶ completed in Spring 2020 including a call for sites and consultation on the ‘Pre-Publication’ Draft Local Plan (Regulation 18)⁷ undertaken from December 2021 to January 2022. 33 responses were received on the initial call for sites and have been considered in progressing the preparation of the new Local Plan, with 8 new site allocations added to the Draft Local Plan (Regulation 18), to positively plan for delivering housing and other future needs. The consultation on the ‘Publication’ Draft Local Plan (Regulation 19) was undertaken from 9 June to 24 July 2023 with a further three new site allocations added. The Publication Local Plan, along with all representations received at Regulation 19 stage will be submitted to the Secretary of State for independent Examination in Public in Winter 2023/24. The draft Richmond Local Plan sets out a stepped housing delivery target to enable the higher housing target in the London Plan 2021 to be met over a ten-year period, justified given the considerable increase expected in small sites delivery whereby there will be a time lag for the change in the policy context towards

⁴ <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance?ac-63512=63501> – the GLA have produced LPGs (London Plan Guidance) including Optimising Site Capacity: A Design-led Approach LPG, Small Sites Design Codes LPG, Housing Design Standards SPD.

⁵ In accordance with the Local Development Scheme (2023 update due to be published)

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/local_development_scheme

⁶ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan/direction_of_travel_engagement

⁷ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan

incremental intensification to result in proposals coming forward, and given some identified large sites are expected to deliver in years five to ten. The new and existing site allocations will continue to be kept under review for inclusion in the future housing land supply, as the Local Plan preparation continues, and developers bring forward schemes. The Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 5 June 2023⁸ estimates 55 affordable homes completions in 2023/24 as forecasts currently stand, with completions anticipated to increase 2023/24 to 2024/25 and continues to note estimates of delivery over the next ten years identify the potential to deliver over 1,000 affordable homes.

⁸ <https://cabnet.richmond.gov.uk/documents/s500005598/11.%20Affordable%20Housing%20Update%20Report.pdf>
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=46451>

Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website⁹

Data sources

The data used in this report comes from the Council's decisions analysis monitoring system which has recorded data on permitted applications since the 1980s. Data is up to 1st April 2023, but where relevant includes updates as footnotes since that time. An accompanying spreadsheet is available on the Council's website, and as an appendix to this report, with the full data and analysis summarised in this report.

This report monitors:

- Net additional dwellings for the reporting year
- Net additional dwellings over previous years
- Net additional dwellings – in future years
- Net additional gypsy and traveller pitches per annum
- Completions by dwelling size
- Percentage of all new housing completions which is affordable housing
- Affordable housing – in future years
- Percentage of new housing development on garden land as a proportion of all housing completions

The headline findings in terms of the effectiveness of key housing policies are:

Housing supply – the rate of completions (141 units net) in 2022/23 is below the annual target in the London Plan of 411 homes per annum, with completions on one large site. For future housing land supply there is an identified 2,529 units over the 5-year period.

Affordable housing – 10% of units (14 units net) were delivered as affordable, from one large site, which is considerably below the strategic borough-wide target.

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published consolidated London Plan (March 2015) a target of 3,150 for 2015-2025, which is equivalent to 315 additional homes per year. The new London Plan 2021 sets a target of 4,110 for 2019/20-2028/29, equivalent to 411 homes per year, although this was not published and operative until 2 March 2021.

Table 1: Plan period and housing targets

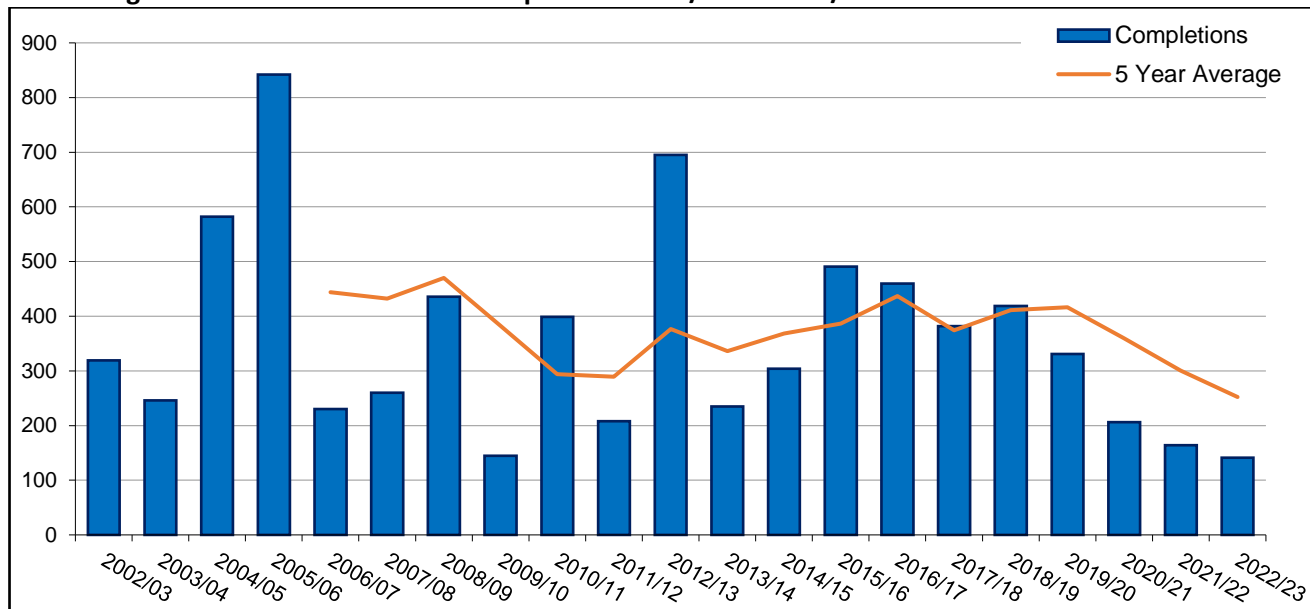
Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2,700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2,450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3,150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)
2021	2031	4,110 (411 per year)	London Plan 2021

⁹ http://www.richmond.gov.uk/authority_monitoring_report.htm

Net additional dwellings for the reporting year

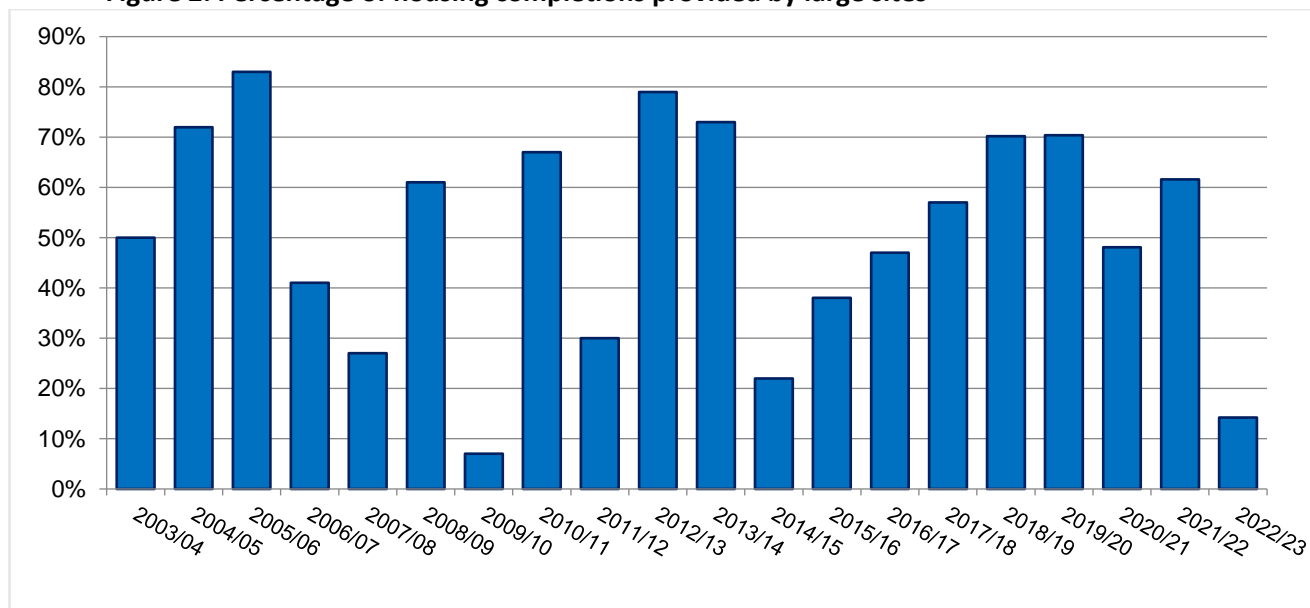
A net gain of 141 units was completed in 2022/23. This is below the London Plan target, and the lowest number of completed units in over 20 years. There continue to be sites under construction and permissions granted, as set out in this report and in the accompanying spreadsheet, which demonstrate a continued pipeline. The net gain includes 38 units (27%) completed through the prior approval process in 2022/23, compared to 39 units (24%) in 2021/22, and 13% to 14% reported in the three previous years.

Figure 1: Net residential units completed – 2002/03 to 2022/23



A total of 20 units were completed on one large site in 2022/23 (these are defined as being of 10 or more units gross). Large sites therefore provided 14% of the units completed in 2022/23 which is lower than the 62% in 2021/22 and 48% provided in 2020/21. The large site with completed units was at Sandycombe Road, Richmond.

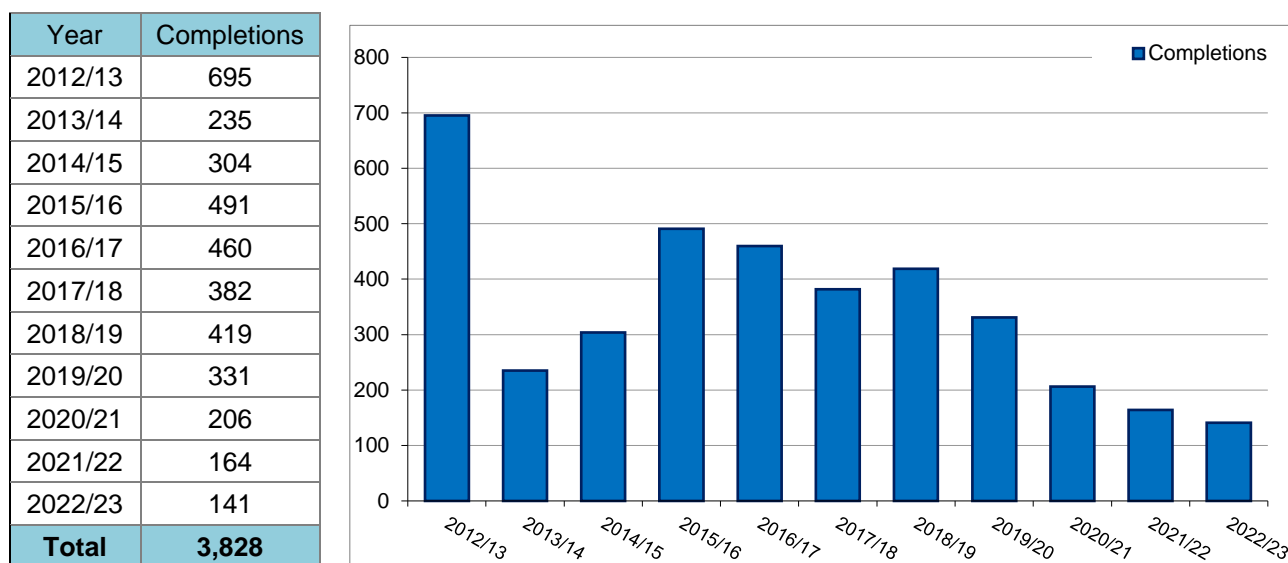
Figure 2: Percentage of housing completions provided by large sites



Net additional dwellings 2012/2013 to 2022/23

Historic housing completions over the last 11 years are outlined below. The 10-year average is 313 dwellings each year, and the last 5 years have provided an average of 250 dwellings.

Table 2: Housing completions 2012/13 to 2022/23



Housing completions in 2022/23 by ward

The distribution of housing completions by ward is set out in the following table.

Table 3: Housing completions in 2022/23 by ward

Ward	Proposed	Existing	Net Gain
Barnes	8	6	2
East Sheen	7	2	5
Fulwell and Hampton Hill	8	1	7
Ham, Petersham and Richmond Riverside	3	6	-3
Hampton	20	1	19
Hampton North	1	0	1
Hampton Wick	16	5	11
Heathfield	13	3	10
Kew	37	0	37
Mortlake and Barnes Common	6	1	5
North Richmond	1	2	-1
South Richmond	20	9	11
South Twickenham	7	2	5
St. Margarets and North Twickenham	8	1	7
Teddington	19	7	12
Twickenham Riverside	6	1	5
West Twickenham	6	0	6
Whitton	5	3	2
Total	191	50	141

Future Housing Supply and Implementation Strategy

Housing Trajectory as of 1st April 2023

Table 2 above shows that from 1st April 2013 until 31st March 2023, a ten-year period, 3,828 units were completed, which is an average of 382 per year.

The National Planning Policy Framework (NPPF, 2023) requires Local Planning Authorities to identify and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific, deliverable – the NPPF definition sets out 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, with further guidance in Planning Practice Guidance.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in in adopted/emerging Plans + other identified large sites coming forward (with up-to-date information) assessed as deliverable within 5 years
- Sites that have planning permission (either outline or full planning permission not implemented) assessed as deliverable within 5 years
- Sites under construction assessed as deliverable within 5 years
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, including details from landowners/developers where known, for clear evidence that completions will begin within five years. Where no evidence was available of a site being developed within five years, sites have been removed from the 5-year housing land supply.

The Council has identified a potential **2,529** dwellings over the 5-year period, which exceeds the remaining 2,497 target in the London Plan 2021, resulting in a 5-year supply of 5.3 years. Table 4 below details the sources of this supply. This also exceeds the NPPF requirements of an additional 5% buffer to ensure choice and competition in the market for land by 0.3%.

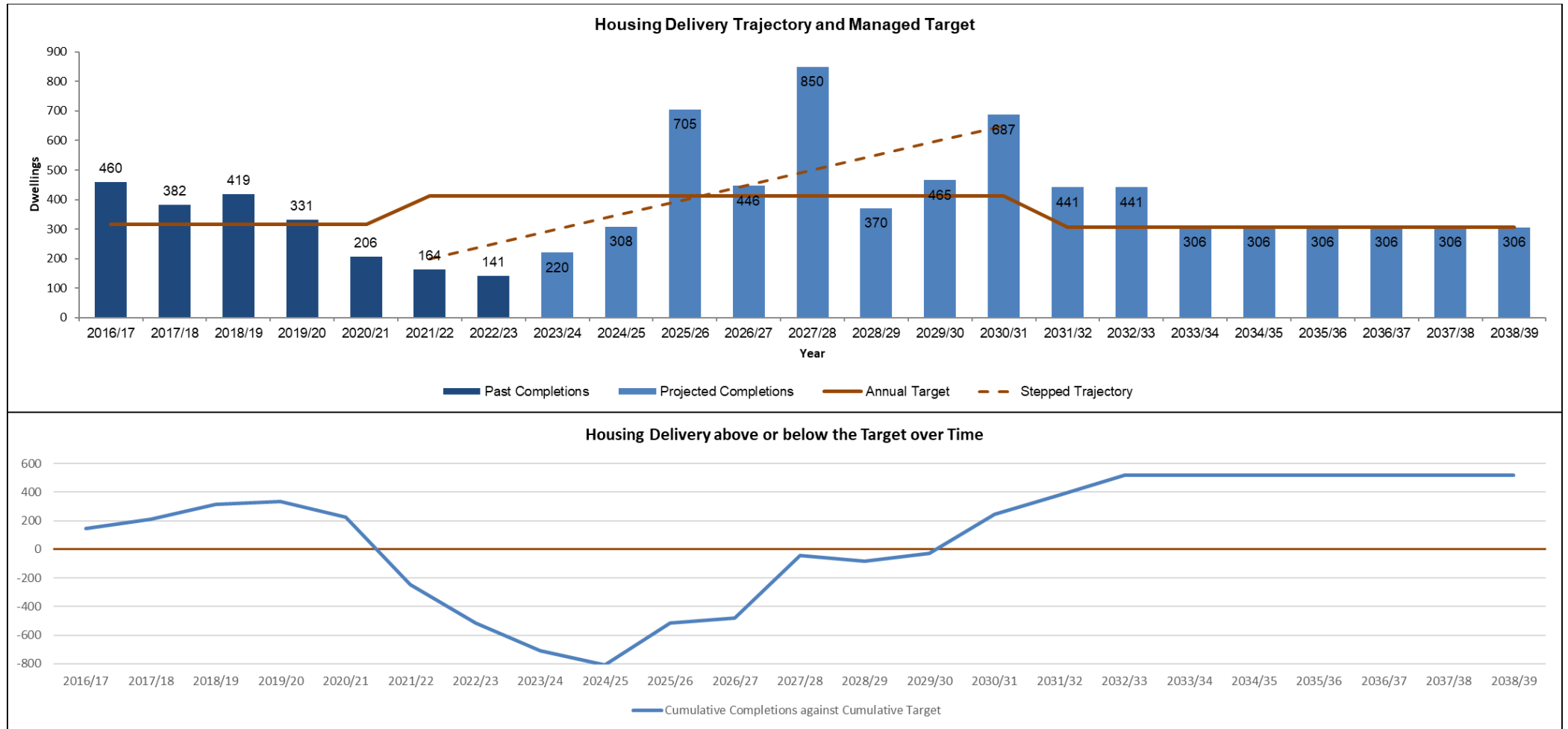
Table 4: Sources of 5-year housing land supply

Site Type	Total used for 5-year supply
New Build Sites under construction	140
New Build Sites with planning permission	744
Conversion sites under construction	169
Conversion sites with planning permission	42
Conversion sites with prior notification approval	111
Non-Self Contained	156
Deliverable Sites	1,167
Total 5-year supply	2,529

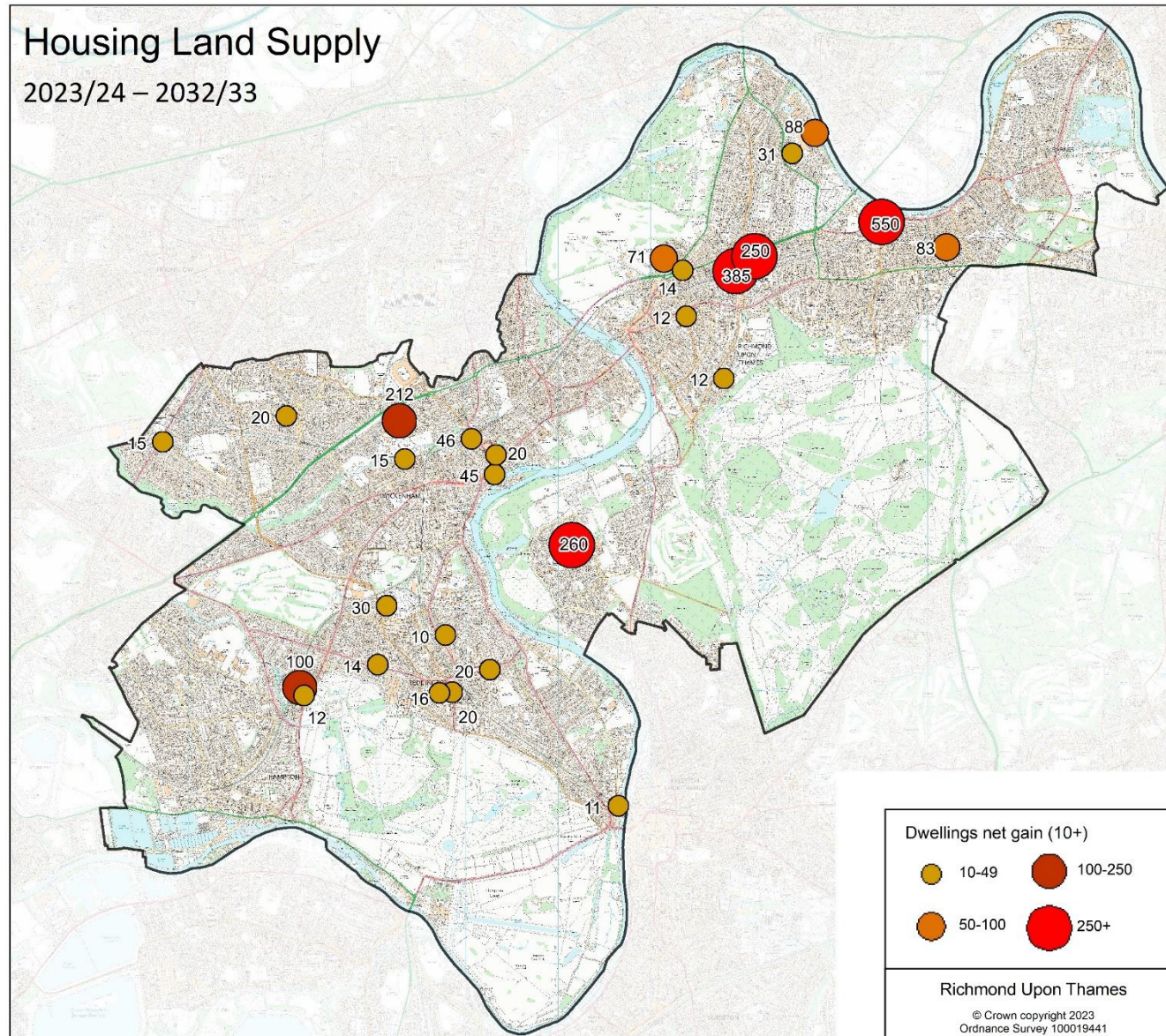
The trajectory at Figure 3 below, reflects the future year housing land supply and includes indicative phasing within the five-year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the five-year phase, as sites not yet identified will come through the planning system.

Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in the accompanying spreadsheet which details dwellings expected to come forward in future years together with a five-year housing land supply calculation. It also contains a summary of other data outputs in tables and charts.

Figure 3: Housing Trajectory as at 1st April 2023



Map 1: Housing Land Supply – 2023-2033



Net additional gypsy and traveller pitches per annum

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The Council's research on Gypsies and Travellers ([report](#) published in 2016) found that there is no demonstrated need for any additional pitches within the Borough, which informed Policy LP37 in the Local Plan (adopted July 2018). This research has been updated in 2023 ([report](#)) and confirms this remains the position, to inform the new Local Plan.

Percentage of new housing development on back garden land as a proportion of all housing completions

Since April 2009, the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

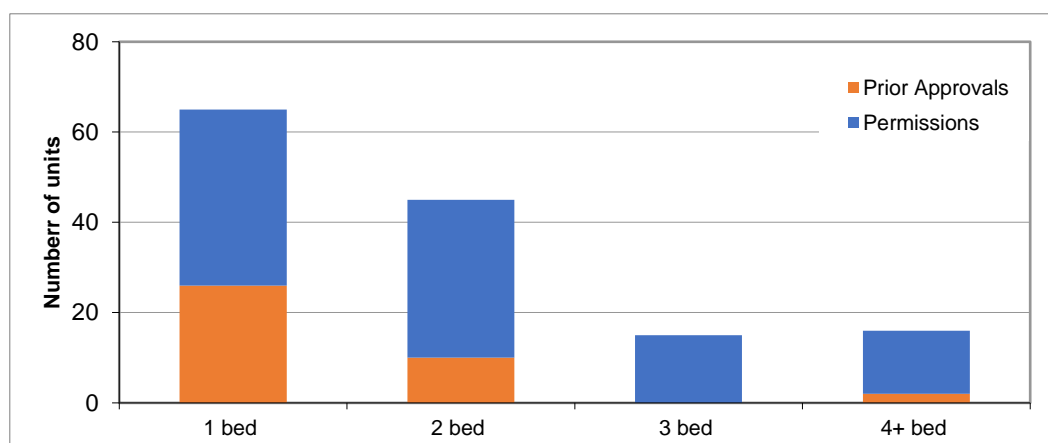
Local Plan Policy LP39 sets out a presumption against loss of back gardens, recognising in some cases a limited scale of back garden development may be considered acceptable. The emerging Local Plan policy resists the significant loss of garden land, with emphasis on assessing the harm of proposals. In terms of completions, no completions were on sites that were considered to fall within the Council's definition of garden development.

Completions by dwelling size

Local Plan Policy LP35 seeks a higher proportion of small units within the five main centres and Areas of Mixed Use, although continues to recognise the mix should be appropriate to the location. The emerging Local Plan seeks a higher proportion of small units in areas within PTALs 3-6 or within 800m distance of a station or town centre boundary.

The figure below shows all housing completions in 2022/23 by the size of dwelling.

Figure 3: Dwelling Size of Net Completions 2022/23 (All tenures)



In 2022/23, 46% of all completions were small units (studio/1 bed) which is slightly lower than 2021/22 when 50% were small units, and higher than in 2020/21 when 34% were small units. The proportion of family housing as 3 and 4+ beds was 22% of all completions, which was an increase on the 13% completed in 2021/22.

Table 5: Net Completions 2022/23: Dwelling Size

Dwelling Size	Total	%
1 bed	65	46%
2 bed	45	32%
3 bed	15	11%
4+ bed	16	11%
Total	141	100%

Affordable Housing

Table 6: Affordable Housing Completions by financial year 2005/06 – 2022/23

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
2022/23	127	90%	14	10%	141
Total	5,152	81%	1,196	19%	6,348

Affordable housing completions

Affordable housing was completed on two sites during 2022/23 delivering 14 units of London Affordable Rent tenure. The development of land Northeast of Simpson Road, Whitton delivered 9 houses, and former garages at Bucklands Road, Teddington delivered 5 houses.

In terms of future affordable housing supply, several sites including affordable housing units are under construction as detailed in the accompanying spreadsheet. As set out in the Summary Position Statement above, the Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 5 June 2023¹⁰ estimates 55 affordable homes completions in 2023/24 as forecasts currently stand, with completions anticipated to increase considerably from 2023/24 to 2024/25 and continues to note estimates of delivery over the next ten years identify the potential to deliver over 1,000 affordable homes.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g., through acquisition by RSLs (registered social landlords) of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore, these dates are rarely the same and can fall in different recording years. More details around housing development is set out on the Council's website. www.richmond.gov.uk/housing_development

Off-site contributions towards affordable housing are reported separately. The Council publishes annually an [Infrastructure Funding Statement](#) which includes income and expenditure related to both CIL and S106 contributions. The additional contributions to the Affordable Housing Fund provided by implementing Policy LP36 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions

¹⁰ <https://cabnet.richmond.gov.uk/documents/s500005598/11.%20Affordable%20Housing%20Update%20Report.pdf>
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=46451>

secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached.

The Council funds a Housing Capital Programme (HCP) to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. The Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 5 June 2023 sets out details for recent use of the HCP and upcoming developments that will require HCP grant support¹¹. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged.

Non-conventional supply

The non-conventional housing supply includes non-self-contained C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and Houses in Multiple Occupation.

There were two completed developments in 2022/23 that resulted in the gain and loss of non-self-contained units.

- 19/3295/FUL - Brinsworth House, 72 Staines Road, Twickenham - Care Home Beds
- 21/0056/PS192 - 145 Constance Road, Twickenham - House of Multiple Occupation

There is one development currently part remaining under construction resulting in the loss of non-self-contained units:

- 19/0111/FUL - Lower Teddington Road, Hampton Wick - Student Bedrooms

There are three developments with planning permission with a gain of non-self-contained units:

- 21/2661/FUL - The Royal Ballet School, Richmond Park - Student Bedrooms
- 22/1496/FUL - Richmond Inn Hotel, 50 - 56 Sheen Road, Richmond - Care and physiotherapy-led rehabilitation Beds
- 22/0399/FUL - 47 And 49 Lower Mortlake Road, Richmond - Co-Living

¹¹ <https://cabnet.richmond.gov.uk/documents/s500005598/11.%20Affordable%20Housing%20Update%20Report.pdf>
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=46451>

Appendix – Summary Tables

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2022/23 - Position at 1st April 2023

Table 1 Performance against the London Plan (2021) - 1 April 2021 to 1 April 2031

Additional Homes (net)	London Plan Target	Provision (20% of plan period)		Total	% of Target
		2021/22	2022/23		
Conventional Supply	4,110	164	141	305	7%

Table 2 Five year housing land supply calculation methodology - London Plan 2021 - 1 April 2021 to 1 April 2031

a	London Plan 2021 Requirement - 1 April 2021 to 1 April 2031 (10 year plan period)		4,110
b	Net completions 1 April 2021 to 31 March 2023		305
c	Remaining London Plan Requirement 1 April 2023 to 31 March 2031 (8 year plan period)	a - b	3,805
d	Average per year	c ÷ 8 years	476
e	Five year requirement	d x 5	2,378
f	Five percent buffer	e x 0.05	119
g	Five year requirement (including 5% buffer)	e + f	2,497
h	Estimated supply over five year period		2,529
i	Five year land supply as a percentage of requirement (excluding 5% buffer)	(h ÷ e) x 100	106.4%
j	Five year land supply expressed in years (excluding 5% buffer)	h ÷ d	5.32

Table 3 Estimated supply over five year period

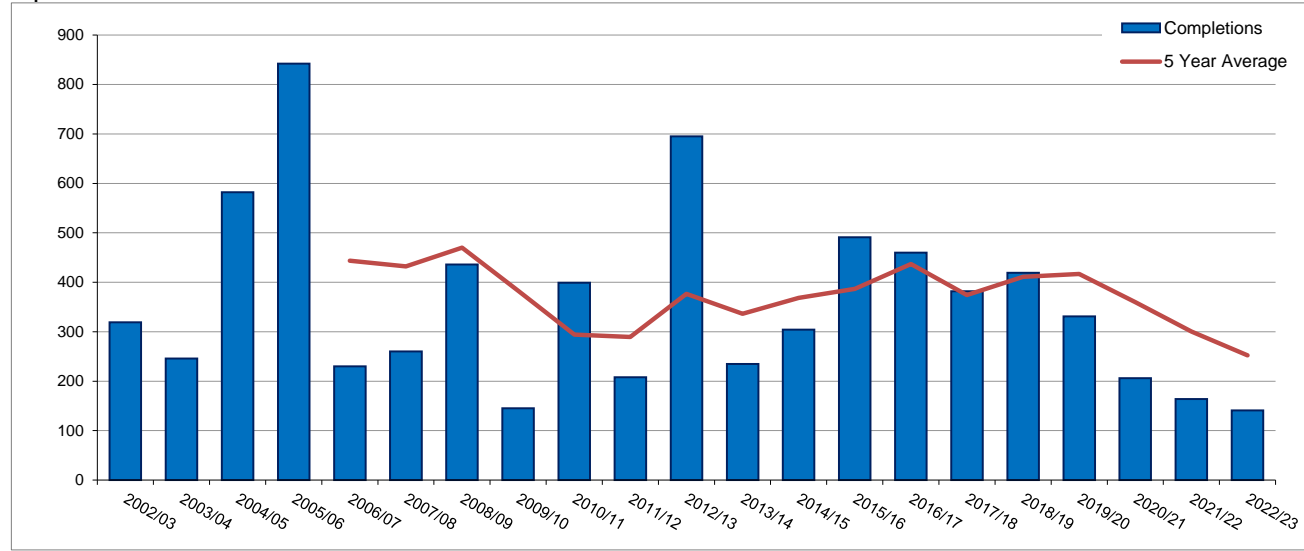
Site Type	Total used for 5-year supply
New Build Sites under construction	140
New Build Sites with planning permission	744
Conversion sites under construction	169
Conversion sites with planning permission	42
Conversion sites with prior notification approval	111
Non Self Contained	156
Deliverable Sites	1,167
Total 5 year supply	2,529

Table 4 Estimated supply over ten year period

Site Type	
New Build Sites under construction	140
New Build Sites with planning permission	875
Conversion sites under construction	169
Conversion sites with planning permission	42
Conversion sites with prior notification approval	111
Non Self Contained	156
Site Allocations	270
Deliverable Sites	3,170
Total 10 year supply	4,933

Table 5 Net units completed during the period 2002/03 to 2022/23

Year	Completions	5 Year Average
2002/03	319	
2003/04	246	
2004/05	582	
2005/06	842	
2006/07	230	444
2007/08	260	432
2008/09	436	470
2009/10	145	383
2010/11	399	294
2011/12	208	290
2012/13	695	377
2013/14	235	336
2014/15	304	368
2015/16	491	387
2016/17	460	437
2017/18	382	374
2018/19	419	411
2019/20	331	417
2020/21	206	360
2021/22	164	300
2022/23	141	252



Completions

Table 6 Net completions by tenure and financial year (2005/06 to 2021/22)

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
2022/23	127	90%	14	10%	141
Total	5,152	81%	1,196	19%	6,348

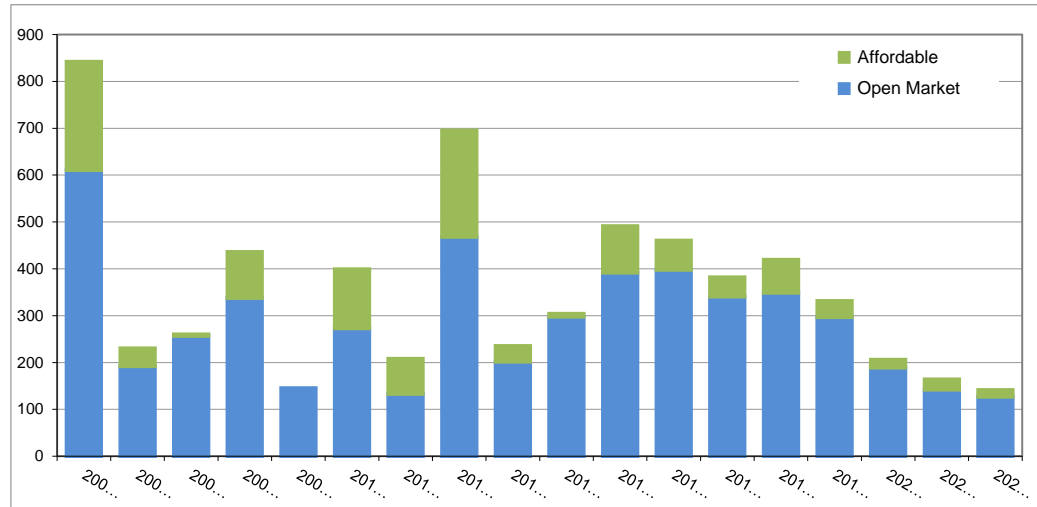


Table 7 Dwelling Size of Net Completions 2022/23 (All tenures)

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	39	26	65	46%
2 bed	35	10	45	32%
3 bed	15	0	15	11%
4+ bed	14	2	16	11%
Total	103	38	141	100%
Percentage	73%	27%		

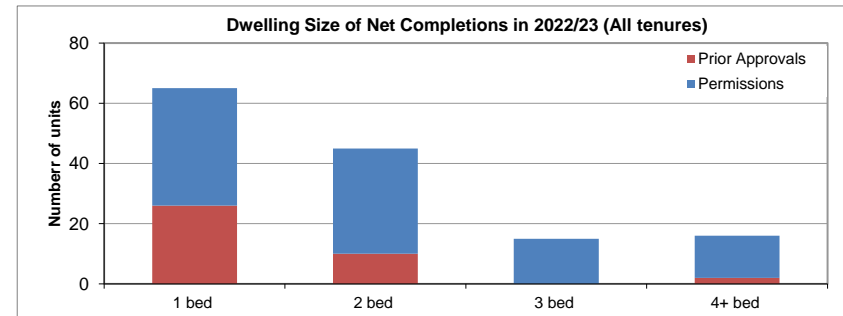


Table 8 Application Type of Net Completions 2016/17 - 2022/23 (All tenures)

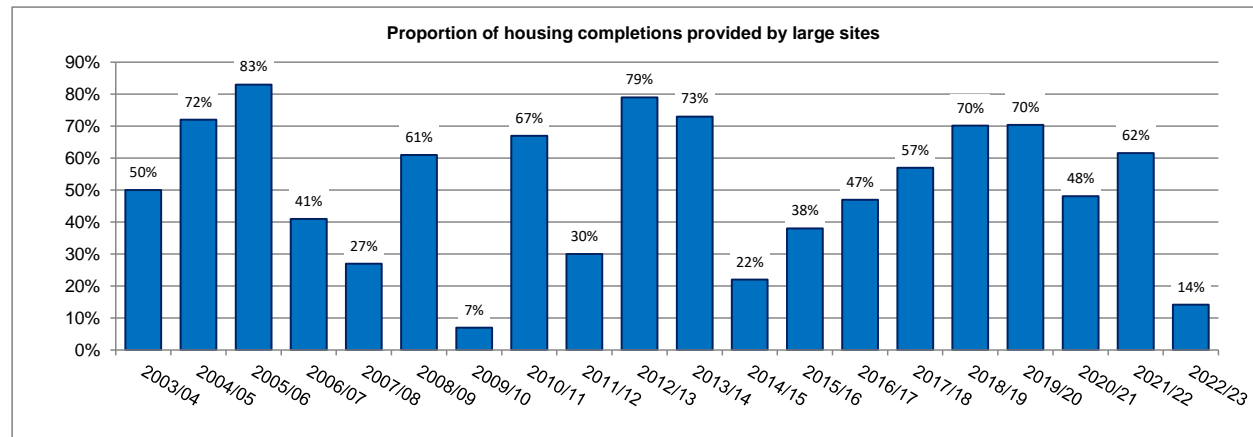
Dwelling Type / Size	Permissions	Prior Approvals	Total	% Permissions	% Prior Approvals
2016/17	304	156	460	66%	34%
2017/18	294	88	382	77%	23%
2018/19	360	59	419	86%	14%
2019/20	285	46	331	86%	14%
2020/21	180	26	206	87%	13%
2021/22	125	39	164	76%	24%
2022/23	103	38	141	73%	27%
Total	1,651	452	2,103		
Percentage	79%	21%			

Table 9 Proportion of housing completions provided by large sites

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%
2017/18	57%
2018/19	70%
2019/20	70%
2020/21	48%
2021/22	62%
2022/23	14%

Table 10 Net completions on small / large sites

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
2020/21	107	99	206	52%	48%
2021/22	63	101	164	38%	62%
2022/23	121	20	141	86%	14%
Total	1,405	1,587	2,992		
Average	156	176	332	46%	54%



Spatial Areas

Town Centres

Table 11 Net completions within town centre boundaries

Town Centre	2022/23
East Sheen	6
Richmond	14
Teddington	6
Twickenham	8
Whitton	0
Total in Town Centres	34

Policy Areas

Table 12 Net completions by policy areas

Policy Area	2022/23
Town Centres	34
Thames Policy Area	-4
Mixed Use Area	11
OOLTI	0
Green Belt MOL	0
Garden Land	0
Conservation Area	63

Wards

Table 13 Net units with planning permission, commenced or completed by Ward in 2022/23

Ward	Not Started	Under Construction	Completions
Barnes	1	1	2
East Sheen	9	11	5
Fulwell & Hampton Hill	35	64	7
Ham, Petersham & Richmond Riverside	264	1	-3
Hampton	13	8	19
Hampton North	4	11	1
Hampton Wick & South Teddington	13	32	11
Heathfield	4	18	10
Kew	123	9	37
Mortlake & Barnes Common	96	10	5
North Richmond	24	85	-1
South Richmond	25	24	11
South Twickenham	30	7	5
St. Margarets & North Twickenham	223	17	7
Teddington	41	3	12
Twickenham Riverside	112	9	5
West Twickenham	-1	2	6
Whitton	12	-3	2
Total	1,028	309	141

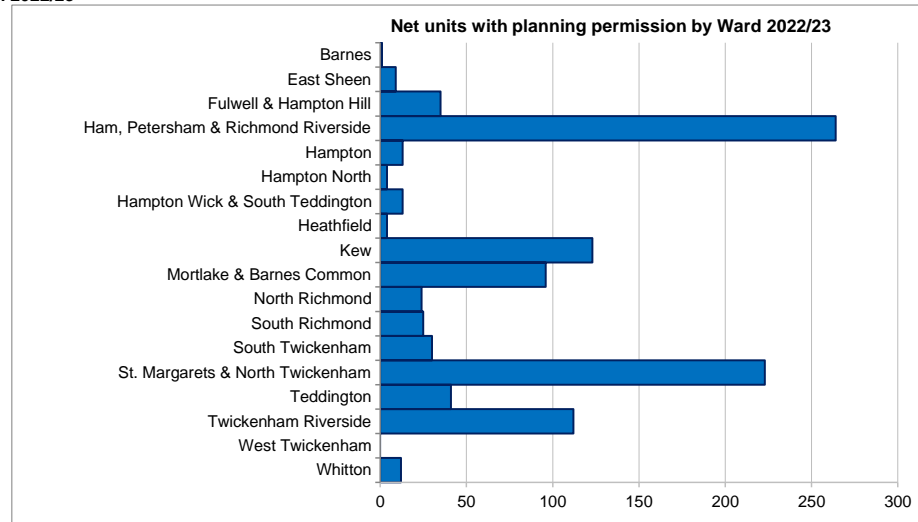
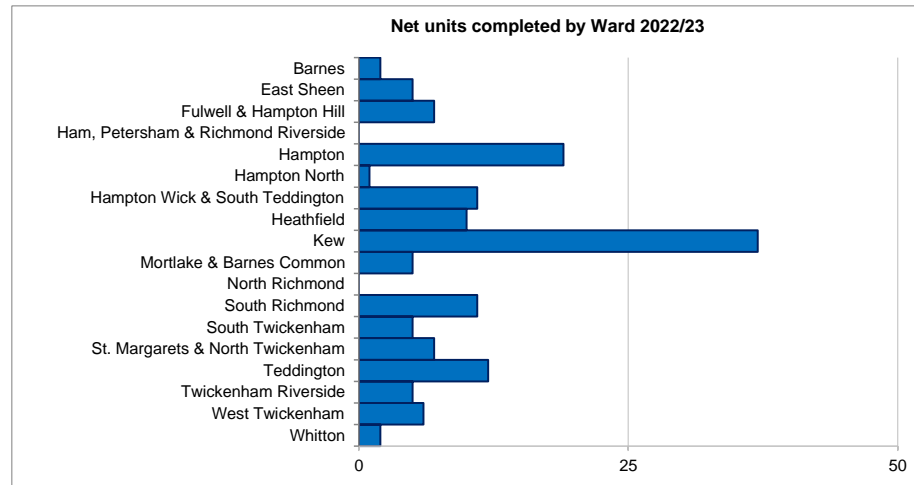


Table 14 Net units completed by Ward in 2022/23

Ward	Proposed	Existing	Net Gain
Barnes	8	6	2
East Sheen	7	2	5
Fulwell & Hampton Hill	8	1	7
Ham, Petersham & Richmond Riverside	3	6	-3
Hampton	20	1	19
Hampton North	1	0	1
Hampton Wick & South Teddington	16	5	11
Heathfield	13	3	10
Kew	37	0	37
Mortlake & Barnes Common	6	1	5
North Richmond	1	2	-1
South Richmond	20	9	11
South Twickenham	7	2	5
St. Margarets & North Twickenham	8	1	7
Teddington	19	7	12
Twickenham Riverside	6	1	5
West Twickenham	6	0	6
Whitton	5	3	2
Total	191	50	141



Dwelling Mix

Table 15 Net new build units completed by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	27	19	5	9	0	60
	36%	26%	7%	12%	0%	81%
Intermediate	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Affordable Rented	0	5	7	2	0	14
	0%	7%	9%	3%	0%	19%
Total	27	24	12	11	0	74
	36%	32%	16%	15%	0%	100%

Net new build units completed by unit size

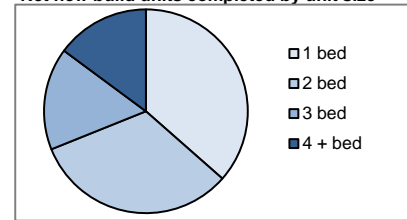


Table 16 Net new build units under construction by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	20	64	14	24	0	122
	12%	38%	8%	14%	0%	73%
Intermediate (&SO)	12	7	0	0	0	19
	7%	4%	0%	0%	0%	11%
Affordable Rented	32	16	7	2	0	57
	19%	10%	4%	1%	0%	34%
Social Rented	-29	-1	0	0	0	-30
	-17%	-1%	0%	0%	0%	-18%
Total	35	86	21	26	0	168
	21%	51%	13%	15%	0%	100%

Net new build units under construction by unit size

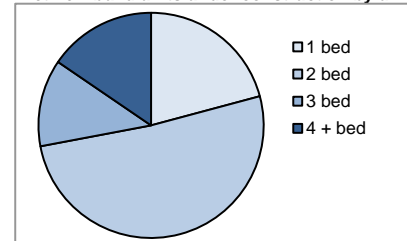
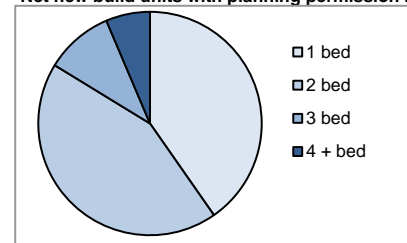


Table 17 Net new build units with planning permission by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	209	247	60	55	0	571
	24%	29%	7%	6%	0%	66%
Intermediate (&SO)	65	82	16	0	0	163
	8%	10%	2%	0%	0%	19%
Affordable Rented	-25	-4	-3	0	0	-32
	-3%	0%	0%	0%	0%	-4%
Social Rented	98	49	12	0	0	159
	11%	6%	1%	0%	0%	18%
Total	347	374	85	55	0	861
	40%	43%	10%	6%	0%	100%

Net new build units with planning permission by unit size



Future Housing Supply

Table 18 Housing Land Supply by ward (net gain) 2023/24 – 2032/33 (conventional supply)

Housing Land Supply 2023/24 – 2032/33							
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes	2	1	-1	0	0	0	2
East Sheen	6	3	5	4	2	0	20
Fulwell & Hampton Hill	50	7	14	8	20	100	199
Ham, Petersham & Richmond Riverside	1	261	0	3	0	0	265
Hampton	5	7	3	2	4	0	21
Hampton North	11	3	0	0	1	0	15
Hampton Wick & South Teddington	24	5	8	2	6	0	45
Heathfield	18	2	0	2	0	0	22
Kew	7	92	2	0	31	0	132
Mortlake & Barnes Common	8	95	2	1	0	550	656
North Richmond	1	20	84	1	3	635	744
South Richmond	4	15	20	1	9	12	61
South Twickenham	0	15	7	8	7	7	44
St. Margarets & North Twickenham	3	213	14	5	5	0	240
Teddington	1	17	2	4	20	40	84
Twickenham Riverside	3	104	6	5	3	20	141
West Twickenham	1	3	1	-4	0	0	1
Whitton	-5	12	2	0	0	20	29
SHLAA Sites Trend	0	0	0	0	0	2,056	2,056
Total	140	875	169	42	111	3,440	4,777