

Local Plan Authority Monitoring Report – Housing – 2023/24

Planning

25 September 2024

Local Plan Authority Monitoring Report

Housing

Covering financial year 2023/2024

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Local Plan Authority Monitoring Report - Housing

Summary Position Statement

Covering financial year 2023/24

1. 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 website¹

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 2024, 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 on large sites
- Housing completions by area
- Future Housing Supply
- Net additional gypsy and traveller pitches per annum
- Percentage of new housing development on garden land
- Completions by dwelling size
- Percentage of all new housing completions which is affordable housing
- Future Affordable Housing Supply
- Non-conventional Housing Supply
- Expired residential permissions
- Time taken for sites to move from approval to completion

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

Housing supply – the rate of completions (100 units net) in 2023/24 is below the annual target in the London Plan of 411 homes per annum, with completions on three large sites. For future housing land supply there is an identified 3,130 units over the 5-year period.

Affordable housing – 10% of units (10 units net, 40 units gross) were delivered as affordable, from two large sites, which is considerably below the strategic borough-wide target.

¹ http://www.richmond.gov.uk/authority_monitoring_report.htm

2. Housing targets

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 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.

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

The emerging new Local Plan for Richmond upon Thames is now reaching an advanced stage in the preparation of the Plan, with a stepped trajectory proposed as referred to in sections 6 and 7 below.

3. Housing Delivery Test

In December 2023, the Government published their 2022 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 2019/20 to 2021/22. The results showed 742 homes delivered against a target of 813 homes required, a measurement of 91% and therefore the authority is required to prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. Further details are at www.richmond.gov.uk/housing_delivery_test

Previous Housing Delivery Test results for 2022 recorded 877 homes delivered against a target of 813 homes required, a measurement of 108% and therefore no action required. 2021 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 delivered in 2016/17 to 2019/20 against a 945 homes requirement, a measurement of 121% and therefore no action required.

4. Five-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 Guidance². Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance. Table 2 in the accompanying spreadsheet shows the Council has identified a potential 3,132 units over the 5-year period (2024/25 to 2028/29) which exceeds the remaining 2,646 target in the London Plan 2021, resulting in a 5-year supply of 5.9 years.

² <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>

Implications arising from the Covid-19 pandemic do continue, although 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. In terms of delivery, the Government's Housing Delivery Test 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.

5. Small Sites

The London Plan 2021 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. This policy approach on small sites is reflected in the emerging Local Plan for Richmond upon Thames as referred to in section 7 below.

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 GLA³, taking a design-led approach to make the most of the land available.

The 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 2023/24 have been averaging 146 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 be kept under review.

³ <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.

6. Stepped housing delivery target

The London Plan in paragraph 4.1.10 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. The emerging Local Plan, as referred to in section 7 below, therefore proposes a stepped trajectory for the borough. This is considered relevant to the borough, given the anticipated shortfall in delivery in the initial years of the Local Plan period, balanced against expected housing delivery on known large sites and the expected increase on small sites, whereby there will be a time lag for the change in the policy context towards incremental intensification to result in proposals coming forward in years five to ten. Government has also acknowledged the disruption to housing delivery and monitoring caused by restrictions in 2020 in response to the COVID-19 pandemic.

The Housing Trajectory as tabled in hard copy during Hearing 2 of the Local Plan Examination in Public (see details in Appendix 1 to the [Council's record of actions arising from hearings \(Week 1\)](#) sets out the Council's stepped trajectory, based on the emerging position from this Housing AMR. This is proposed as a main modification to add to emerging Policy 10, which defines the details of the stepped trajectory, which would apply to the London Plan housing target between 2021-2031:

- 210 dwellings per annum between 2021/22-2024/25
- 420 dwellings per annum between 2025/26-2027/28
- 670 dwellings per annum between 2028/29-2030/31

The stepped trajectory as set out within Policy 10 will form the basis of the monitoring framework and become part of future Housing Delivery Test calculations.

7. Richmond Local Plan

Work on the new Richmond Local Plan continues⁴, with a Direction of Travel consultation⁵ completed in Spring 2020 including a call for sites and consultation on the 'Pre-Publication' Draft Local Plan (Regulation 18)⁶ undertaken from December 2021 to January 2022. 33 responses were received on the initial call for sites and were 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 was submitted to the Secretary of State for independent Examination in Public in January 2024. The Examination hearings were held over summer 2024 and public consultation on the Inspectors' Proposed Main Modifications is anticipated to be undertaken in Autumn 2024. Further to receipt of the Inspectors' Report, it may be that the Plan is adopted in spring 2025.

To inform the Local Plan Examination, a number of background topic papers were prepared which included Housing Delivery and Affordable Housing. The [Housing Delivery Background Topic Paper \(October 2023\)](#) set out further details for the plan period and how the housing target will be met including anticipated delivery. This included analysis of site lapse rate, to understand permissions expiring on sites, and the time taken for sites to move from approval to completion. This analysis is updated in this report, to continue to keep these trends under review. The [Affordable Housing Background Topic Paper \(November 2023\)](#) also provides further details on how the Council proposes to deliver affordable housing.

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, as detailed above in section 6. The site allocations will continue to be kept under review for inclusion in the future housing land supply, as developers bring forward schemes. The Council's recent Affordable Housing Update Report (AHUR) to the Adult Social Services, Health and Housing Committee on 18 June 2024⁷ estimates 66 affordable home completions in 2024/25 as forecasts currently stand, with completions anticipated to increase. The AHUR (2024) continues to note estimates of affordable housing delivery over the next ten years, identifying the potential to deliver over 1,000 affordable homes within the borough.

Monitoring information has been broken down by ward, with wards grouped together to reflect 'broad areas' for housing completions in the Local Plan (adopted Local Plan Policy LP 34 and emerging Local Plan Policy 10). The emerging Local Plan divides the borough into nine high-level 'places' with a place-based strategy for each (see emerging Local Plan, and Map 5.1 shows the 'places'), and therefore this report includes monitoring housing permissions and completions by 'place'.

⁴ In accordance with the Local Development Scheme (2023)

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

⁵ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan_direction_of_travel_engagement

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

⁷ <https://cabinet.richmond.gov.uk/documents/s500011208/Affordable%20Housing%20Update%20Report%202024.pdf>

<https://cabinet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=500002758>

8. Housing starts, completions and pipeline

8.1. Net additional dwellings for the reporting year

A net gain of 100 units was completed in 2023/24. 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 25 units (25%) completed through the prior approval process in 2023/24, compared to 38 units (27%) in 2022/23, 39 units (27%) in 2021/22 and 13% to 14% reported in the three previous years.

8.2. Net additional dwellings over previous years

Over the previous 22 years, a total of 7,595 net dwellings have been completed, an average of 345 units per year. The London Plan targets have varied over the period, and total 6,453 units.

Table 2: Net residential units completed – 2002/03 to 2023/24 (compared to London Plan target)

Year	Completions	Target
2002/03	319	270
2003/04	246	270
2004/05	582	270
2005/06	842	270
2006/07	230	270
2007/08	260	270
2008/09	436	270
2009/10	145	270
2010/11	399	270
2011/12	208	245
2012/13	695	245
2013/14	235	245
2014/15	304	245
2015/16	491	245
2016/17	460	315
2017/18	382	315
2018/19	419	315
2019/20	331	315
2020/21	206	315
2021/22	164	411
2022/23	141	411
2023/24	100	411
Total	7,595	6,463

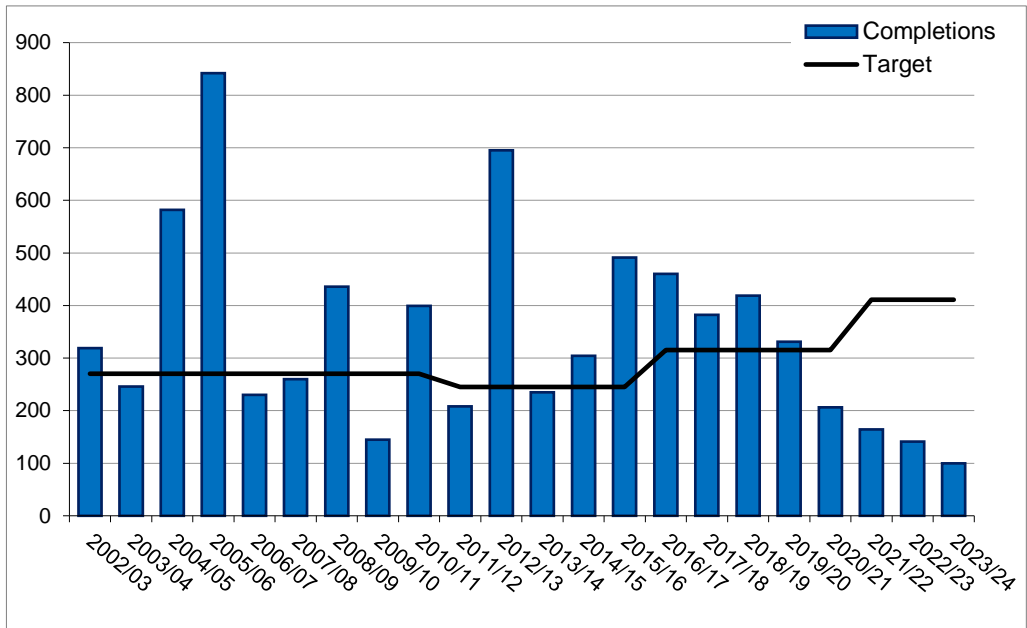
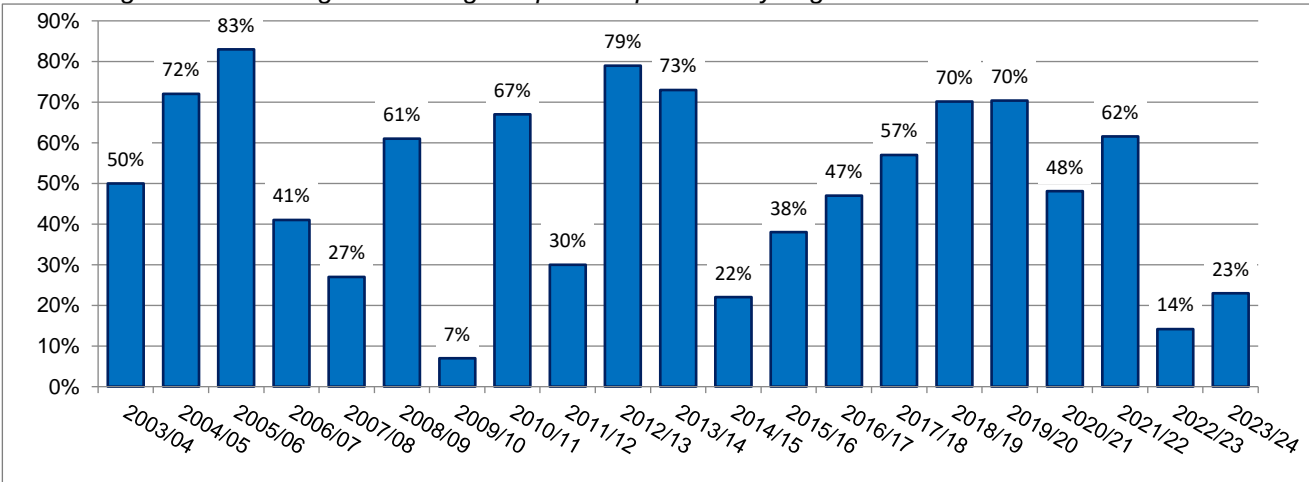


Figure 1: Net residential units completed – 2002/03 to 2023/24

8.3. Net additional dwellings on large sites

A total of 23 net units were completed on three large sites in 2023/24 (these are defined as being of 10 or more units gross). Large sites therefore provided 23% of the units completed in 2023/24 which is higher than the 14% in 2022/23, but lower than the 62% in 2021/22 and 48% provided in 2020/21. The large sites with completed units were located at Somerville House in Whitton, Hampton Road in Teddington, and Hanworth Road in Whitton.

Figure 2: Percentage of housing completions provided by large sites



8.4. Housing completions in 2023/24 by area

The distribution of housing completions by Ward, Local Plan Area and Place Based Strategy Area is set out in the following tables.

Table 3: Housing completions in 2023/24 by ward

Ward	Proposed	Existing	Net Gain
Barnes	3	5	-2
East Sheen	14	7	7
Fulwell and Hampton Hill	16	1	15
Ham, Petersham and Richmond Riverside	2	0	2
Hampton	6	2	4
Hampton North	12	2	10
Hampton Wick	3	1	2
Heathfield	17	1	16
Kew	5	1	4
Mortlake and Barnes Common	2	1	1
North Richmond	15	4	11
South Richmond	12	3	9
South Twickenham	4	2	2
St. Margarets and North Twickenham	22	3	19
Teddington	4	3	1
Twickenham Riverside	8	3	5
West Twickenham	0	0	0
Whitton	24	30	-6
Total	169	69	100

Table 4: Net units completed in 2023/24 by Local Plan Area

Local Plan Area	Proposed	Existing	Net Gain
Barnes and East Sheen	19	13	6
Ham & Petersham	2	0	2
Richmond	32	8	24
Teddington and the Hamptons	41	9	32
Twickenham	34	8	26
Whitton	41	31	10
Total	169	69	100

see emerging Local Plan Policy 10 for explanation of areas

Table 5: Net units completed by Place Based Strategy Area in 2023/24

Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	4	5	-1
Ham, Petersham & Richmond Park	2	0	2
Hampton & Hampton Hill	18	4	14
Kew	5	1	4
Mortlake and East Sheen	19	10	9
Richmond and Richmond Hill	23	5	18
Teddington & Hampton Wick	23	5	18
Twickenham, Strawberry Hill & St Margarets	34	8	26
Whitton and Heathfield	41	31	10
Total	169	69	100

see emerging Local Plan place-based strategies and Map 5.1 for areas

8.5. Future Housing Supply

Housing Trajectory as of 1st April 2024

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 yet 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 **3,130** dwellings with sufficient evidence to support delivery within the 5-year period 2024/25 to 2028/29, which exceeds the remaining **2,646** target in the London Plan 2021, resulting in a 5-year supply of 5.9 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 6: Sources of 5-year housing land supply

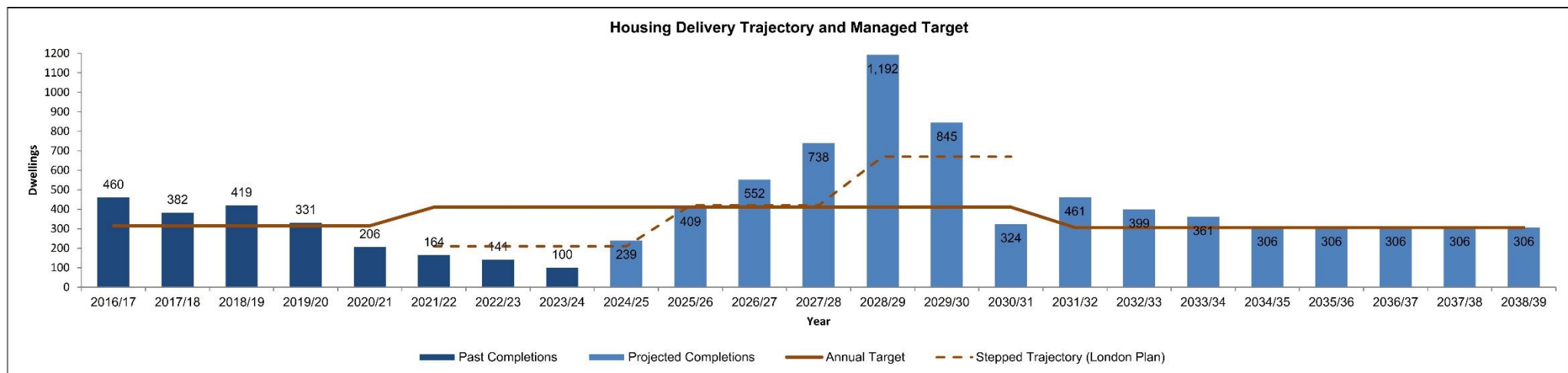
Site Type	Total used for 5-year supply
New Build Sites under construction	508
New Build Sites with planning permission	331
Conversion sites under construction	145
Conversion sites with planning permission	39
Conversion sites with prior notification approval	41
Non Self Contained	63
Deliverable Sites	2,003
Total 5 year supply	3,130

The trajectory at Figure 4 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 Local Plan period, as sites not yet identified will come through the planning system. This is reflected within the London Plan examination documents which states; “*London is a dynamic land market and most new development will be on re-cycled land. Given that they are derived from an assessment of capacity, setting realistic targets over a longer time span would be problematic given that circumstances might change unexpectedly. It cannot be assumed that the current apportionment will remain after 2029 especially in relation to sources in Opportunity Areas and on industrial land.* (file reference, PINS/SDS0026, paragraph 150, page 37):” This highlights the dynamic nature of housing land within London and shows an accurate measure of longer term housing delivery is challenging.

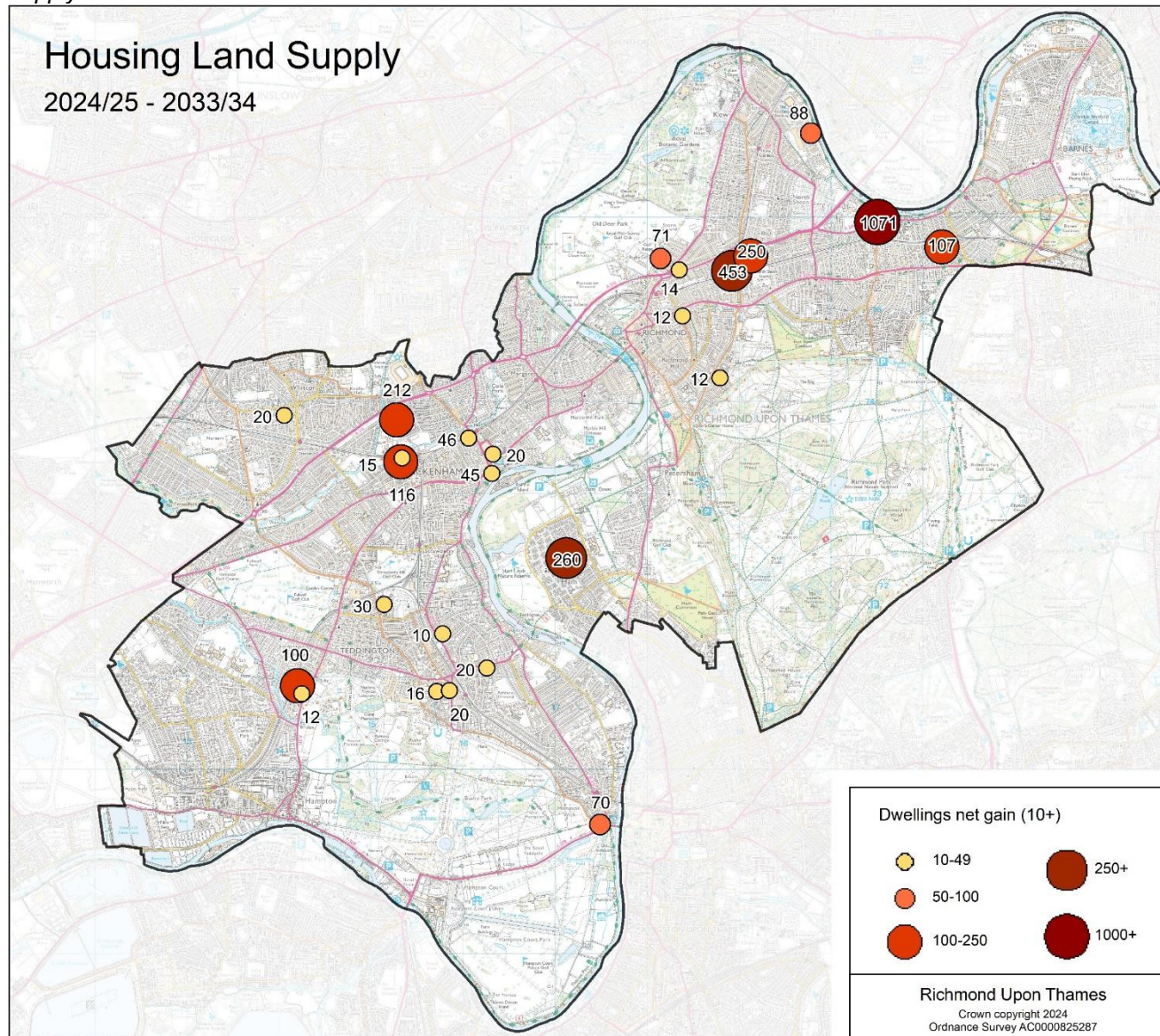
Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in the accompanying spreadsheet which details dwellings expected to come forward in future years. It also contains a summary of other data outputs in tables and charts, including net units permitted by Place Based Strategy Area (see Table 18).

Figure 4: Housing Delivery Trajectory as at 1st April 2024

Expected Housing Delivery Trajectory																															
London Plan Period		2016 London Plan					London Plan (2021 - 2031)																								
Years of Plan Remaining		10	9	8	7	6	10	9	8	7	6	5	4	3	2	1															
Year		10-year supply																													
		10	9	8	7	6	5	4	3	2	1																				
		Local Plan																	15	14	13	12	11	10	9	8	7	6	5	4	3
Year		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39							
Completions	Past Completions	460	382	419	331	206	164	141	100																						
	Projected Completions									239	409	552	738	1192	845	324	461	399	361	306	306	306	306								
	Cumulative Completions over Plan Period	460	842	1,261	1,592	1,798	164	305	405	644	1,053	1,605	2,343	3,536	4,381	4,705	5,166	5,565	5,926	6,232	6,538	6,844	7,150	7,456							
Target	Annual Target	315	315	315	315	315	411	411	411	411	411	411	411	411	411	411	306	306	306	306	306	306	306								
	Cumulative Target over Plan Period	315	630	945	1,260	1,575	411	822	1,233	1,644	2,055	2,466	2,877	3,288	3,699	4,110	4,416	4,722	5,028	5,334	5,640	5,946	6,252	6,558							
Delivery against Target	Cumulative Completions against Cumulative Target	145	212	316	332	223	-247	-517	-828	-1,000	-1,002	-861	-534	248	682	595	750	843	898	898	898	898	898								
Stepped Trajectory (London Plan)							210	210	210	210	420	420	420	670	670	670	306	306	306	306	306	306	306								



Map 1: Housing Land Supply – 2024-2034



8.6. 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 Policy 12.

8.7. Percentage of new housing development on back garden land

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.

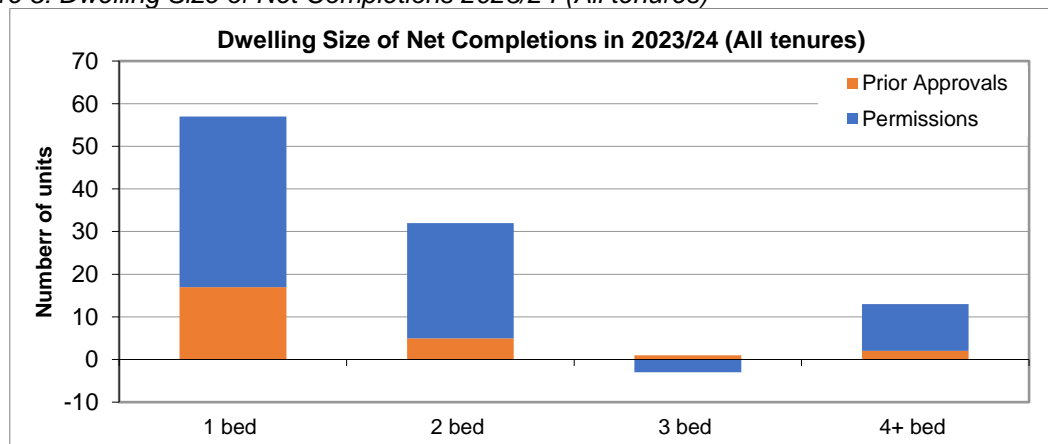
Local Plan Policy LP39 sets out a presumption against loss of back gardens, recognising in some cases a limited scale of back garden development may be considered acceptable. The emerging Local Plan policy resists the significant loss of garden land, with emphasis on assessing the harm of proposals. In terms of completions, there were completions of 10 dwellings on 3 sites that were considered to fall within the Council’s definition of garden development. These were at 2 Thompson Avenue, Richmond (21/2775/FUL), 2 Sunbury Avenue, East Sheen (20/3164/OUT) and 1 St James’s Road, Hampton Hill (20/1499/FUL)

8.8. 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 Policy 13 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 2023/24 by the size of dwelling and Application type.

Figure 5: Dwelling Size of Net Completions 2023/24 (All tenures)



In 2023/24, 57% of all completions were small units (studio/1 bed) which is higher than in 2022/23 when 46% of all completions were small units and in 2021/22 when 50% were small units. The proportion of family housing as 3 and 4+ beds was 11% of all dwellings, with a slight loss of 3 beds, and a gain of 4+ bed dwellings.

Table 7: Net Completions 2023/24: Dwelling Size

Dwelling Size	Total	%
1 bed	57	57%
2 bed	32	32%
3 bed	-2	-2%
4+ bed	13	13%
Total	100	100%

8.9. Affordable Housing

Table 8: Affordable Housing Completions by financial year 2005/06 – 2023/24

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
2023/24	90	90%	10	10%	100
Total	5,242	81%	1,206	19%	6,448

Affordable housing completions

Affordable housing was completed on three sites during 2023/24 delivering 10 units net of Affordable tenure dwellings or 40 Affordable dwellings on a gross basis. The development of Land Adjacent To 38 - 42 Hampton Road, Teddington (20/0222/FUL) delivered 14 flats of Shared Ownership and London Living Rent tenures. The replacement of sheltered accommodation for older people at Somerville House, Rodney Road, Whitton (16/3506/FUL) delivered 24 flats of Shared Ownership and London Affordable Rent tenures, although the 30 existing flats which were considered below modern standards meant a net completions figure of minus 6 dwellings. There were also two 4-bed houses of London Affordable Rent completed at Bucklands Road, Teddington (15/3297/FUL)

Affordable housing future supply

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 AHUR (2024) to the Adult Social Services, Health and Housing Committee on 18 June 2024⁸ estimates 66 affordable home completions in 2024/25 as forecasts currently stand, with completions anticipated to increase considerably from 2025/26 to 2026/27, including sites such as the Strathmore Centre redevelopment, which anticipates 24 new affordable homes will be completed in spring 2025 and works have commenced on Elleray Hall which includes the provision of 16 new affordable homes. The AHUR (2024) continues to note estimates of delivery over the next ten years, identifying the potential to deliver over 1,000 affordable homes within the borough, which includes the significant estate regeneration at Ham Close, including 221 new affordable homes as part of the scheme.

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 Registered Providers (RP)/Affordable Housing providers 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 RP has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of

⁸ <https://cabnet.richmond.gov.uk/documents/s500011208/Affordable%20Housing%20Update%20Report%202024.pdf>
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=500002758>

general market units. Therefore, these dates are rarely the same and can fall in different recording years. More details around housing development are 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 and Policy 11 in the emerging Local Plan, supports multiple projects to provide additional affordable homes within the borough. However, there is a time lag for the potential contributions 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 AHUR (2024) to the Adult Social Services, Health and Housing Committee on 18 June 2024 sets out details for recent use of the HCP and upcoming developments that will require HCP grant support⁹. Support from this funding is available to increase the level of affordable housing delivered on major sites, particularly to increase the number of Social Rented dwellings delivered and to support the delivery of higher numbers of larger family Social Rented units. 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.

8.10. 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 was one completed development in 2023/24 that resulted in the gain of 17 non-self-contained units.

- 23/1664/ES191 - 175 Sheen Lane, East Sheen SW14 8LE - House of Multiple Occupation

There is one development 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
- 19/2822/FUL - Hampton Police Station – Care Home
- 22/0399/FUL - 47 And 49 Lower Mortlake Road, Richmond - Co-Living

⁹ <https://cabnet.richmond.gov.uk/documents/s500011208/Affordable%20Housing%20Update%20Report%202024.pdf>
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=500002758>

8.11. Expired residential permissions

Planning permissions are usually valid for 3 years and if no start on site is confirmed the permission will lapse 3 years after the decision date. (Applications which replace an extant permission are generally treated differently i.e. a new or revised application supersedes the original, so it would not be regarded as lapsed in this way).

Lapse rates for housing permissions since 2008 have been assessed, as set out in Table 9 below.

The numbers of permissions lapsing on sites have generally decreased since an all time high in 2013-2014. However, the lapse rate in 2023/24 has nearly reached the all-time high seen in 2013/14, with 129 dwellings with planning permission lapsing in 2023/24. This shows the pressure on the development industry in recent years continues, more information is available within the HDT Action Plan in relation to the current pressures on housing delivery within the borough.

Table 9: The number of dwellings with expired permissions between 2008/2009 to 2023/24 in comparison to the number of dwellings permitted

Year	Net units - Expired Permissions	Net units - Residential Permissions
2008/09	20	457
2009/10	27	286
2010/11	36	593
2011/12	41	570
2012/13	21	140
2013/14	132	777
2014/15	23	991
2015/16	-4	567
2016/17	5	648
2017/18	72	570
2018/19	14	221
2019/20	25	244
2020/21	25	434
2021/22	78	169
2022/23	16	749
2023/24	129	128
Total	660	7544

8.12. Time taken for sites to move from approval to completion

The amount of time it takes for sites that achieve planning permission to be completed has been assessed since 2006, separating the data by site size, as set out in the accompanying spreadsheet (see Table 26). The results from 2023/24 maintains the trend seen in recent years in which the time to achieve planning permission to completion is increasing, with only sites of between 15-19 units showing any reduction in the time scale from planning permission to completion.

Table 10: Average time from Decision to Completion (Years) by site size 2013/14 – 2023/24

Year	Site size (gross number of dwellings)								
	1-4	5-9	10-14	15-19	20-29	30-39	40-49	50-100	100+
2013/14	1.9	1.7	3					3.8	
2014/15	1.8	2.2	1.2		4.3	1.4			
2015/16	1.9	3.3			2.3	2.2			
2016/17	2.2	3.3	3.7		2.3				3.2
2017/18	1.7	4.3					3	3.8	3.3
2018/19	2.2	2.3		2.7					
2019/20	2	2.4			3.7		2.1		5.9
2020/21	2.4	3.2			2.9				
2021/22	2.3	2	2.6		4.8				10
2022/23	2.5	2.3							
2023/24	2.5	2.6	2.3	1.4	5.5				
Average	2.1	2.7	2.6	2.1	3.7	1.8	2.6	3.8	5.6

9. Appendix – Summary Tables

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2023/24 - Position at 1st April 2024

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

Additional Homes (net)	London Plan Target	Provision (30% of plan period)			Total	% of Target
		2021/22	2022/23	2023/4		
Conventional Supply	4,110	164	141	100	405	10%

Table 2 Five year housing land supply calculation methodology - London Plan (2021)

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 2024		405
c	Remaining London Plan Requirement 1 April 2024 to 31 March 2031 (7 year plan period)	a - b	3,705
d	Average per year	c ÷ 7 years	529
e	Five year requirement	d x 5	2,646
f	Five percent buffer	e x 0.05	132
g	Five year requirement (including 5% buffer)	e + f	2,779
h	Estimated supply over five year period		3,130
i	Five year land supply as a percentage of requirement (excluding 5% buffer)	(h ÷ e) x 100	118%
j	Five year land supply expressed in years (excluding 5% buffer)	h ÷ d	5.9

Table 3 Five year housing land supply calculation methodology - London Plan (2021) - Stepped Trajectory

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 2024		405
c	Remaining London Plan Requirement 1 April 2024 to 31 March 2031 (7 year plan period) (Stepped Trajectory)		3,480
d	Average per year	c ÷ 7 years	497
e	London Plan Deficit (2021/22 - 2023/24) (Stepped Trajectory)		225
f	London Plan Five year requirement (Stepped Trajectory)		2,140
g	Five year requirement + London Plan Deficit	f + e	2,365
h	Five percent buffer	g x 0.05	118
i	Five year requirement (including 5% buffer)	g + h	2,483
j	Average per year (+5% buffer)	i ÷ 5	497
k	Estimated supply over five year period		3,130
l	Five year land supply as a percentage of requirement (including 5% buffer)	(k ÷ i) x 100	126%
m	Five year land supply expressed in years (including 5% buffer)	k ÷ j	6.30

see emerging Local Plan Policy 10 for stepped housing delivery target

Table 4 Estimated supply over five year period

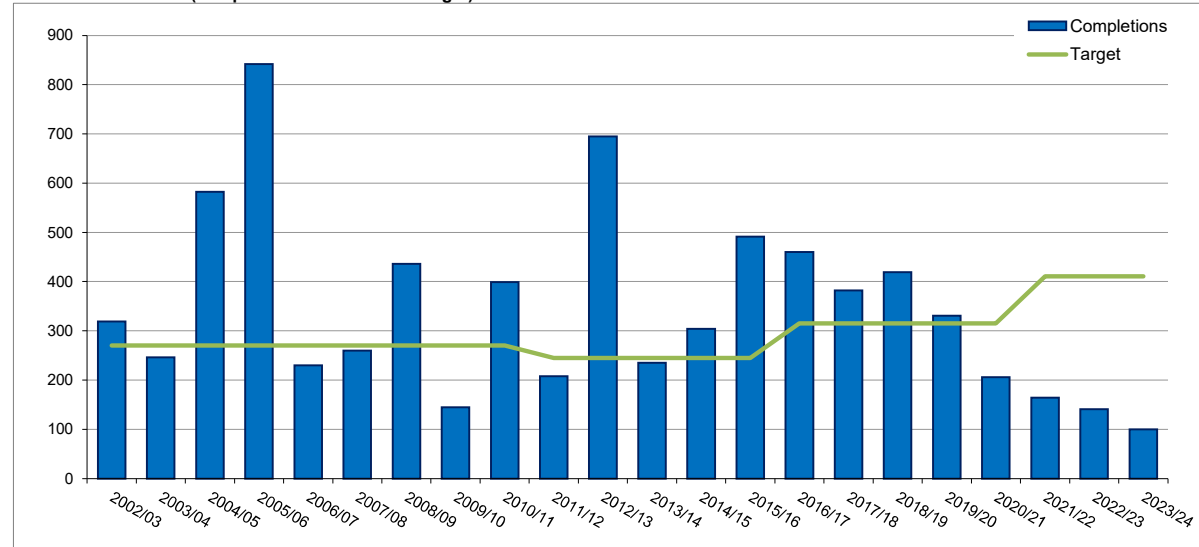
Site Type	Total used for 5-year supply
New Build Sites under construction	508
New Build Sites with planning permission	331
Conversion sites under construction	145
Conversion sites with planning permission	39
Conversion sites with prior notification approval	41
Non Self Contained	63
Deliverable Sites	2,003
Total 5 year supply	3,130

Table 5 Estimated supply over ten year period

Site Type	
New Build Sites under construction	508
New Build Sites with planning permission	421
Conversion sites under construction	145
Conversion sites with planning permission	39
Conversion sites with prior notification approval	41
Non Self Contained	63
Site Allocations	270
Deliverable Sites	4,033
Total 10 year supply	5,520

Table 6 Net units completed during the period 2002/03 to 2023/24 (compared to London Plan target)

Year	Completions	Target
2002/03	319	270
2003/04	246	270
2004/05	582	270
2005/06	842	270
2006/07	230	270
2007/08	260	270
2008/09	436	270
2009/10	145	270
2010/11	399	270
2011/12	208	245
2012/13	695	245
2013/14	235	245
2014/15	304	245
2015/16	491	245
2016/17	460	315
2017/18	382	315
2018/19	419	315
2019/20	331	315
2020/21	206	315
2021/22	164	411
2022/23	141	411
2023/24	100	411
Total	7,595	6,463



Completions

Table 7 Net completions by tenure and financial year (2005/06 to 2023/24)

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
2023/24	90	90%	10	10%	100
Total	5,242	81%	1,206	19%	6,448

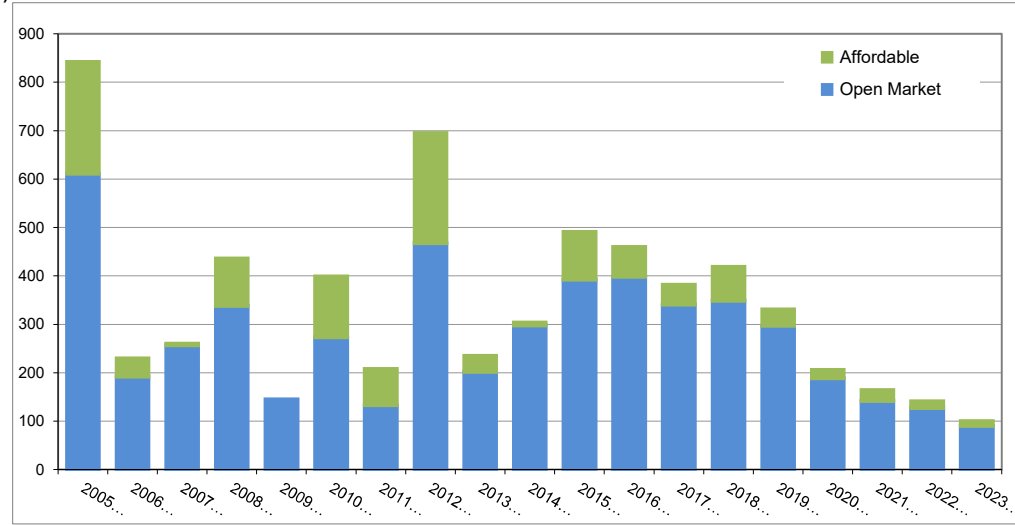


Table 8 Dwelling Size of Net Completions 2023/24 (All tenures) by Application Type

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	40	17	57	57%
2 bed	27	5	32	32%
3 bed	-3	1	-2	-2%
4+ bed	11	2	13	13%
Total	75	25	100	100%
Percentage	75%	25%		

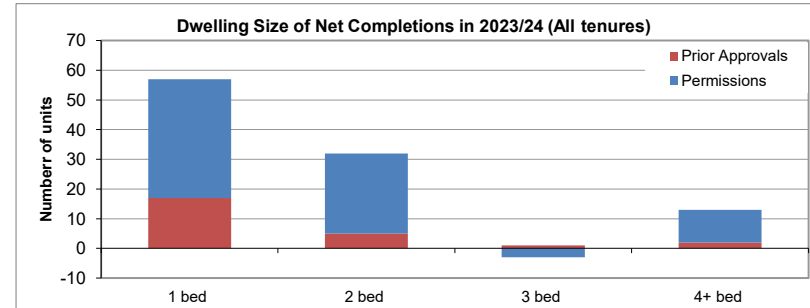


Table 9 Application Type of Net Completions 2016/17 - 2023/24 (All tenures)

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%
2023/24	75	25	100	75%	25%
Total	1,726	477	2,203		
Percentage	78%	22%			

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%
2023/24	77	23	100	77%	23%
Total	1,603	1,630	3,233		
Average	146	148	294	50%	50%

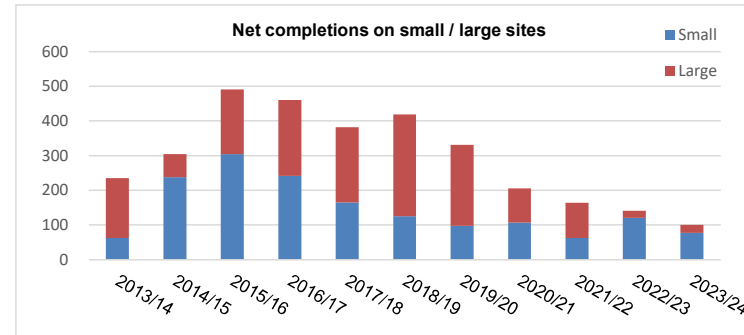
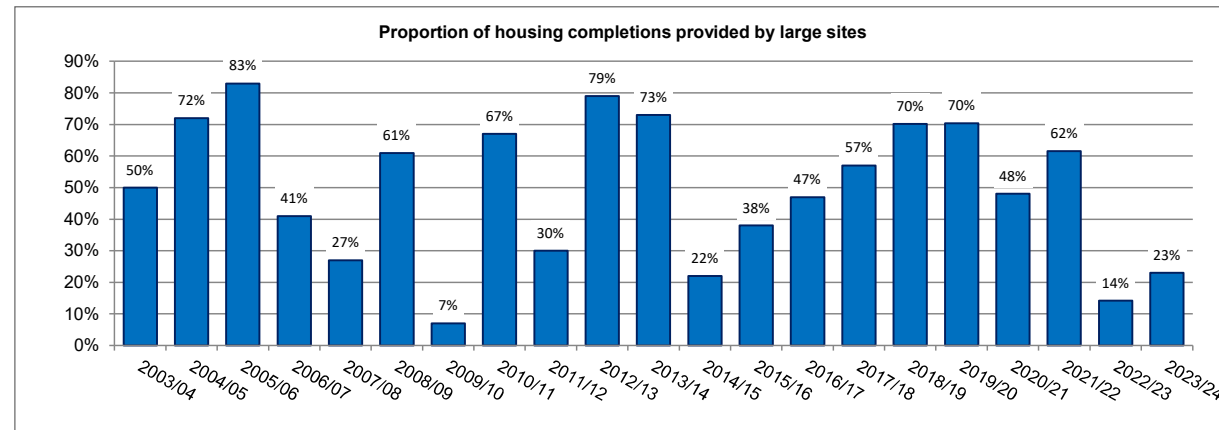


Table 11 Proportion of housing completions provided by large sites

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%
2023/24	23%



Spatial Areas

Town Centres

Table 12 Net completions within town centre boundaries

Town Centre	2023/24
East Sheen	2
Richmond	5
Teddington	3
Twickenham	3
Whitton	
Total in Town Centres	13

Policy Areas

Table 13 Net completions by policy areas

Policy Area	2023/24
Town Centres	13
Thames Policy Area	-1
Mixed Use Area	26
OOLTI	
Green Belt / MOL	-1
Garden Land	10
Conservation Area	23

Wards

Table 14 Net units with planning permission, commenced or completed by Ward in 2023/24

Ward	Not Started	Under Construction	Completions
Barnes	1	2	-2
East Sheen	12	3	7
Fulwell & Hampton Hill	31	56	15
Ham, Petersham & Richmond Riverside	263	1	2
Hampton	11	10	4
Hampton North	1	4	10
Hampton Wick & South Teddington	19	41	2
Heathfield	5	5	16
Kew	4	88	4
Mortlake & Barnes Common	9	18	1
North Richmond	1	97	11
South Richmond	24	32	9
South Twickenham	19	26	2
St. Margarets & North Twickenham	9	213	19
Teddington	39	13	1
Twickenham Riverside	61	58	5
West Twickenham	-2	2	0
Whitton	4	15	-6
Total	511	684	100

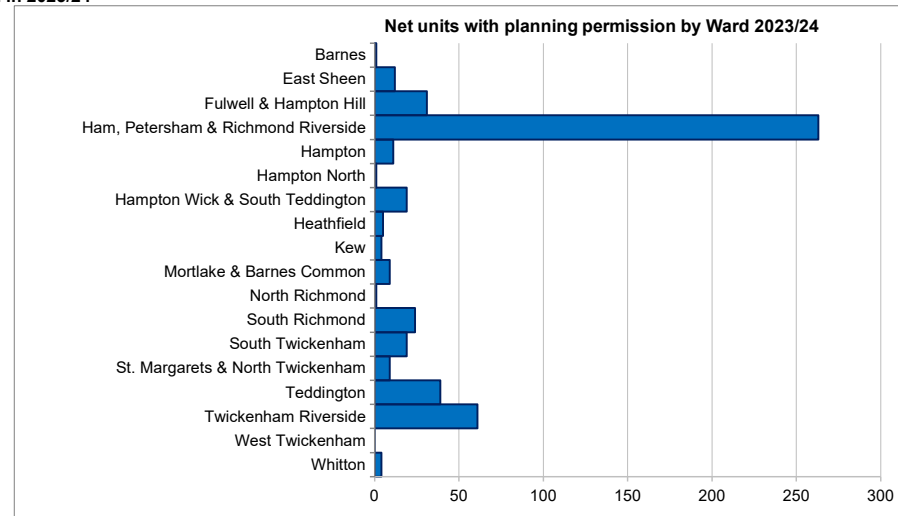


Table 15 Net units completed by Ward in 2023/24

Ward	Proposed	Existing	Net Gain
Barnes	3	5	-2
East Sheen	14	7	7
Fulwell & Hampton Hill	16	1	15
Ham, Petersham & Richmond Riverside	2	0	2
Hampton	6	2	4
Hampton North	12	2	10
Hampton Wick & South Teddington	3	1	2
Heathfield	17	1	16
Kew	5	1	4
Mortlake & Barnes Common	2	1	1
North Richmond	15	4	11
South Richmond	12	3	9
South Twickenham	4	2	2
St. Margarets & North Twickenham	22	3	19
Teddington	4	3	1
Twickenham Riverside	8	3	5
West Twickenham	0	0	0
Whitton	24	30	-6
Total	169	69	100

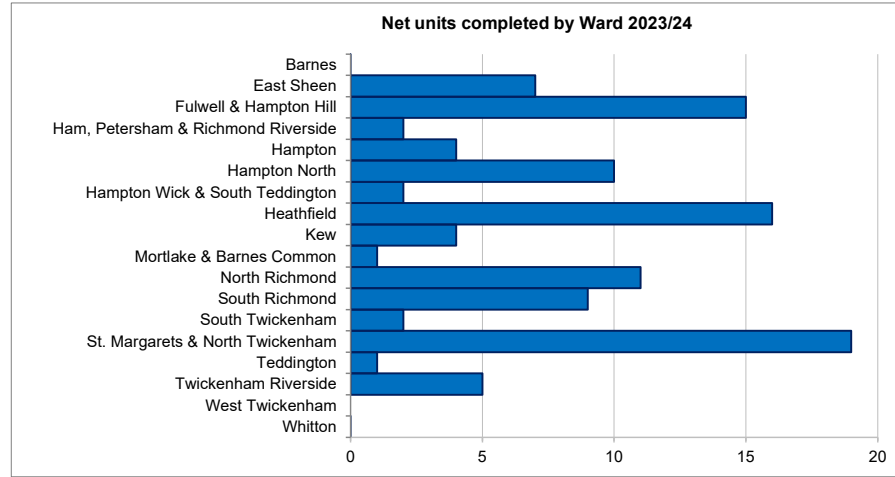


Table 16 Net units completed by Local Plan Area in 2023/24

Local Plan Area	Proposed	Existing	Net Gain
Barnes and East Sheen	19	13	6
Ham & Petersham	2	0	2
Richmond	32	8	24
Teddington and the Hamptons	41	9	32
Twickenham	34	8	26
Whitton	41	31	10
Total	169	69	100

see emerging Local Plan Policy 10 for explanation of areas

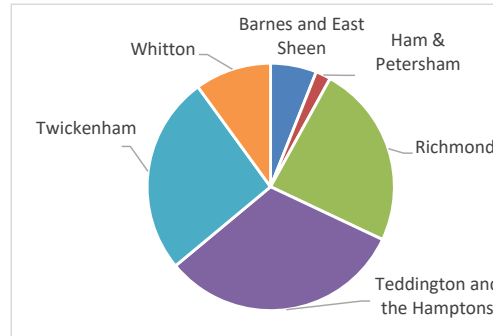


Table 17 Net units completed by Place Based Strategy Area in 2023/24

Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	4	5	-1
Ham, Petersham & Richmond Park	2	0	2
Hampton & Hampton Hill	18	4	14
Kew	5	1	4
Mortlake and East Sheen	19	10	9
Richmond and Richmond Hill	23	5	18
Teddington & Hampton Wick	23	5	18
Twickenham, Strawberry Hill & St Margarets	34	8	26
Whitton and Heathfield	41	31	10
Total	169	69	100

see emerging Local Plan place-based strategies and Map 5.1 for areas

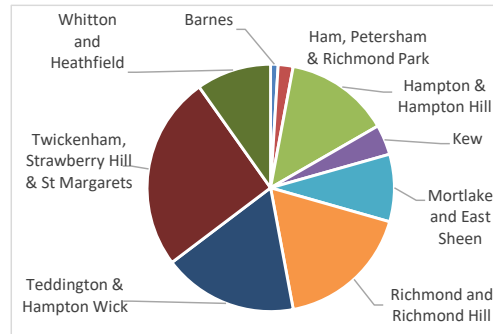
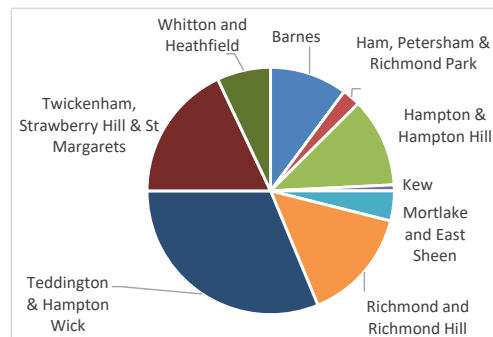


Table 18 Net units permitted by Place Based Strategy Area in 2023/24

Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	19	6	13
Ham, Petersham & Richmond Park	4	1	3
Hampton & Hampton Hill	20	5	15
Kew	3	2	1
Mortlake and East Sheen	12	7	5
Richmond and Richmond Hill	20	1	19
Teddington & Hampton Wick	45	5	40
Twickenham, Strawberry Hill & St Margarets	30	7	23
Whitton and Heathfield	13	4	9
Total	166	38	128



Dwelling Mix

Table 19 Net new build units completed by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	7	18	7	9	0	41
	9%	22%	9%	11%	0%	51%
Intermediate	10	3	0	0	0	13
	12%	4%	0%	0%	0%	16%
Affordable Rented	25	0	0	2	0	27
	31%	0%	0%	2%	0%	33%
Social Rented	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Total	42	21	7	11	0	81
	52%	26%	9%	14%	0%	100%

Net new build units completed by unit size

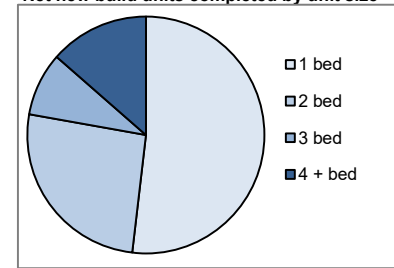


Table 20 Net new build units under construction by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	91	152	43	24	0	310
	18%	30%	8%	5%	0%	61%
Intermediate	37	51	13	0	0	101
	7%	10%	3%	0%	0%	20%
Affordable Rented	51	30	14	0	0	95
	10%	6%	3%	0%	0%	19%
Social Rented	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Total	179	233	70	24	0	506
	35%	46%	14%	5%	0%	100%

Net new build units under construction by unit size

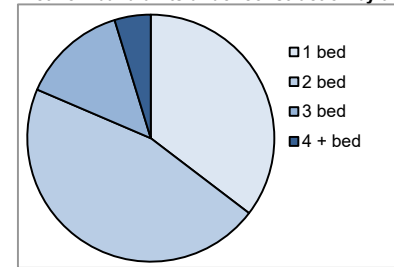
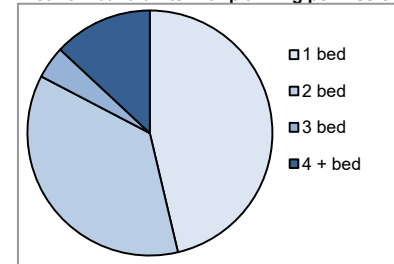


Table 21 Net new build units with planning permission by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	118	103	11	52	0	284
	28%	24%	3%	12%	0%	67%
Intermediate (&SO)	38	28	1	0	0	67
	9%	7%	0%	0%	0%	16%
Affordable Rented	-64	-16	-10	0	0	-90
	-15%	-4%	-2%	0%	0%	-21%
Social Rented	103	38	16	3	0	160
	24%	9%	4%	1%	0%	38%
Total	195	153	18	55	0	421
	46%	36%	4%	13%	0%	100%

Net new build units with planning permission by unit size



Future Housing Supply

Table 22 Housing Land Supply by ward (net gain) 2024/25 – 2033/34 (conventional supply)

Housing Land Supply 2024/25 – 2033/34							
Ward	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	0	0	0	0	3
East Sheen	2	4	1	6	2	0	15
Fulwell & Hampton Hill	42	10	2	7	14	100	175
Ham, Petersham & Richmond Riverside	1	263	1	0	0	0	265
Hampton	4	5	4	4	2	0	19
Hampton North	4	0	0	1	0	0	5
Hampton Wick & South Teddington	17	19	13	0	0	70	119
Heathfield	4	2	1	2	1	0	10
Kew	88	5	0	-2	1	0	92
Mortlake & Barnes Common	16	6	2	2	1	1,178	1,205
North Richmond	19	1	78	0	0	703	801
South Richmond	13	15	19	2	7	0	56
South Twickenham	16	7	4	12	0	116	155
St. Margarets & North Twickenham	213	4	0	4	1	0	222
Teddington	3	19	10	2	8	40	82
Twickenham Riverside	49	57	8	4	0	20	138
West Twickenham	2	2	0	-5	1	0	0
Whitton	13	1	2	0	3	20	39
SHLAA Sites Trend	0	0	0	0	0	2,056	2,056
Total	508	421	145	39	41	4,303	5,457

Table 23 Housing Land Supply by Local Plan Area (net gain) 2024/25 – 2033/34 (conventional supply)

Housing Land Supply 2024/25 – 2033/34							
Local Plan Area	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 and East Sheen	20	11	3	8	3	1,178	1,223
Ham & Petersham	1	263	1	0	0	0	265
Richmond	120	21	97	0	8	703	949
Teddington and the Hamptons	70	53	29	14	24	210	400
Twickenham	280	70	12	15	2	136	515
Whitton	17	3	3	2	4	20	49
SHLAA Sites Trend	0	0	0	0	0	2,056	2,056
Total	508	421	145	39	41	4,303	5,457

see emerging Local Plan Policy 10 for explanation of areas

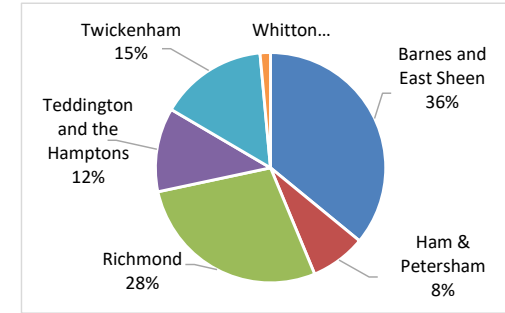


Table 24 Housing Land Supply by Local Plan Place Based Strategy Area (net gain) 2024/25 – 2033/34 (conventional supply)

Housing Land Supply 2024/25 – 2033/34							
Place Based Strategy Area	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	16	1	0	2	1	0	20
Ham, Petersham & Richmond Park	1	263	1	0	0	0	265
Hampton & Hampton Hill	11	15	10	7	16	100	159
Kew	88	5	-1	-2	1	0	91
Mortlake and East Sheen	4	10	7	6	2	1,178	1,207
Richmond and Richmond Hill	32	16	94	2	7	703	854
Teddington & Hampton Wick	59	38	19	7	8	110	241
Twickenham, Strawberry Hill & St Margarets	280	70	12	15	2	136	515
Whitton and Heathfield	17	3	3	2	4	20	49
SHLAA Sites Trend	0	0	0	0	0	2,056	2,056
Total	508	421	145	39	41	4,303	5,457

see emerging Local Plan place-based strategies and Map 5.1 for areas

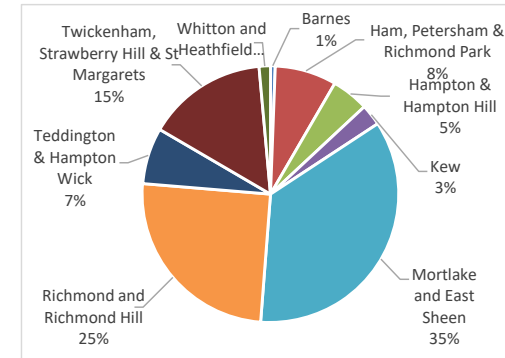


Table 25 The number of dwellings with expired permissions between 2008/2009 to 2023/24 in comparison to the number of dwellings permitted

Year	Net units - Expired Permissions	Net units - Residential Permissions
2008/09	20	457
2009/10	27	286
2010/11	36	593
2011/12	41	570
2012/13	21	140
2013/14	132	777
2014/15	23	991
2015/16	-4	567
2016/17	5	648
2017/18	72	570
2018/19	14	221
2019/20	25	244
2020/21	25	434
2021/22	78	169
2022/23	16	749
2023/24	129	128
Total	660	7544

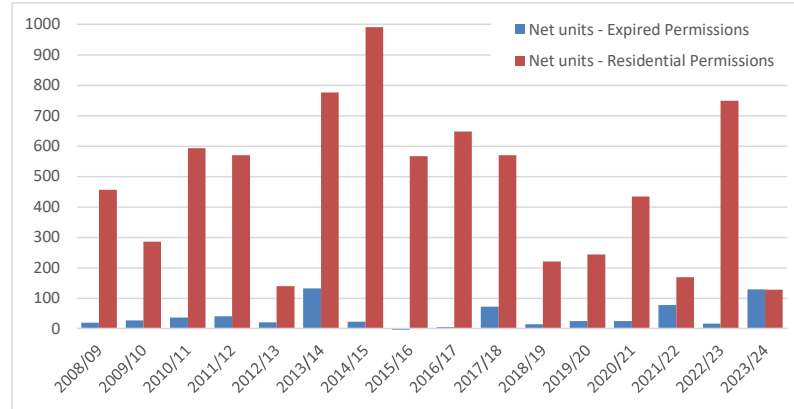


Table 26 Average time from Decision to Completion (Years) by site size

Year	Site size (gross number of dwellings)								
	1-4	5-9	10-14	15-19	20-29	30-39	40-49	50-100	100+
2006	1.4	1.7	2.3	3.8	2.7			1.8	3.2
2007	1.6	1.6	1.2		2	2.4			
2008	1.8	2.2	2.6	2.3		3			7.1
2009	1.6	2.2	3.7	1.6					
2010	1.7	2.1	1.2	5.3			2.6		7.1
2011	1.8	2.3							
2012	1.9	2.9	2.9		2.5			1.8	4.5
2013	2	3.7	4		4.6				
2014	1.9	1.7	3					3.8	
2015	1.8	2.2	1.2		4.3	1.4			
2016	1.9	3.3			2.3	2.2			
2017	2.2	3.3	3.7		2.3				3.2
2018	1.7	4.3					3	3.8	3.3
2019	2.2	2.3		2.7					
2020	2	2.4			3.7		2.1		5.9
2021	2.4	3.2			2.9				
2022	2.3	2	2.6		4.8				10
2023	2.5	2.3							
2024	2.5	2.6	2.3	1.4	5.5				
Average	2.0	2.5	2.6	2.9	3.4	2.3	2.6	2.8	5.5

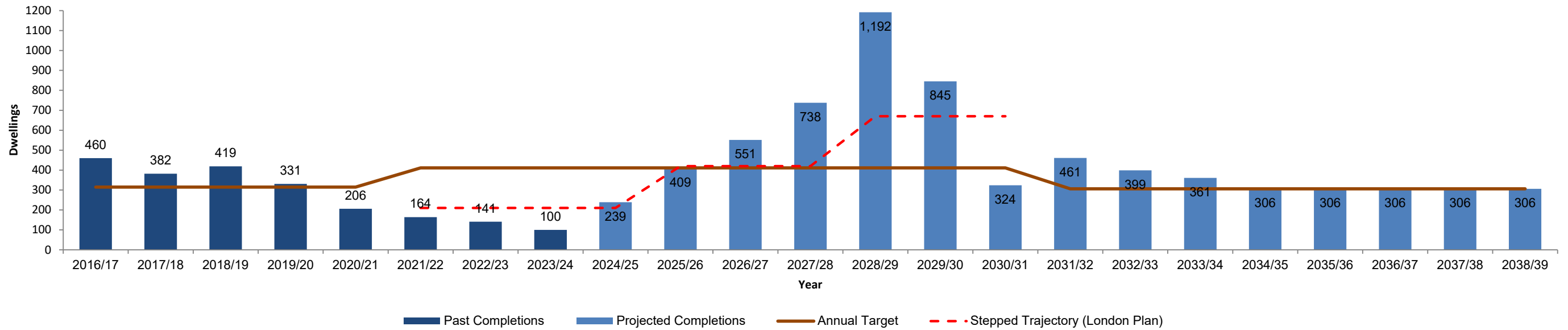


Richmond upon Thames - Authority Monitoring Report Housing Land Financial Year Report 2023/24 - Position at 1st April 2024

Expected Housing Delivery Trajectory

London Plan Period		2016 London Plan					London Plan (2021 - 2031)																								
Years of Plan Remaining		10	9	8	7	6	10	9	8	7	6	5	4	3	2	1															
Year												10-year supply																			
												10	9	8	7	6	5	4	3	2	1										
												Local Plan																			
		15	14	13	12	11	10	9	8	7	6	5	4	3	2	1															
Year		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39							
Completions	Past Completions	460	382	419	331	206	164	141	100																						
	Projected Completions									239	409	551	738	1192	845	324	461	399	361	306	306	306	306								
	Cumulative Completions over Plan Period	460	842	1,261	1,592	1,798	164	305	405	644	1,053	1,604	2,342	3,534	4,379	4,703	5,164	5,563	5,924	6,230	6,536	6,842	7,148	7,454							
Target	Annual Target	315	315	315	315	315	411	411	411	411	411	411	411	411	411	306	306	306	306	306	306	306	306								
	Cumulative Target over Plan Period	315	630	945	1,260	1,575	411	822	1,233	1,644	2,055	2,466	2,877	3,288	3,699	4,110	4,416	4,722	5,028	5,334	5,640	5,946	6,252	6,558							
Delivery against Target	Cumulative Completions against Cumulative Target	145	212	316	332	223	-247	-517	-828	-1,000	-1,002	-862	-535	246	680	593	748	841	896	896	896	896	896								
Stepped Trajectory (London Plan)							210	210	210	210	420	420	420	670	670	670	306	306	306	306	306	306	306								

Housing Delivery Trajectory and Managed Target



Housing Delivery above or below the Target over Time

