

Appendix B: Regulation 18 Notice

Councillor Daniel Astaire
Cabinet Member Planning and Public Realm

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Date: XX XXXXX 2017

Dear Sir/Madam

Revision to Westminster City Plan (November 2016)

In March 2015 the council made known that it would be making a number of separate revisions to its City Plan. We are writing to advise you that following the completion of three of these revisions in 2016 (relating to basements, mixed use, special policy areas/policies map) and a change in Leadership and key Cabinet Member positions at the council, the council now intends to carry out a full review of the entire plan. This will include incorporation and updating of policies currently “saved” from the Unitary Development Plan (2007).

This is an opportunity to reconsider the strategic vision and objectives and the direction the plan should take on a number of important areas. It also provides an opportunity to update figures and projections and progress remaining and previously consulted upon changes as a single comprehensive revision to the plan. This revision will result in a single local plan providing a strategic planning policy framework for the City of Westminster for the period to 2035.

This revision will be known as the ‘Westminster City Plan Full Revision’. The city council intends that it will result in a local plan by the third quarter of 2018. **This notice of intention to revise the adopted plan, Westminster’s City Plan (November 2016), is being made in accordance with Regulation 18 of the Town & Country Planning (Local Planning)(England) Regulations 2012.**

Once this revision has been made, the new document will be the ‘local plan’ for Westminster and will replace all current policies in the adopted Westminster’s City Plan and saved policies in the Unitary Development Plan. Detailed information about this revision is set out in Westminster’s Local Development Scheme which can be viewed at www.westminster.gov.uk/local-development-scheme.

In summary, the scope of the **Westminster City Plan Full Revision** will be to renew the council’s planning policy agenda, in line with the council’s City for All vision. This will entail a full review of all policies in Westminster’s City Plan (November 2016) and the “saved” UDP policies with a particular focus on (but not limited to):

- **A renewed vision and strategic objectives.**
- **Increasing overall housing targets and the delivery of affordable housing** on site, and, where appropriate, off site; in preference to a payment in lieu, through changes to the affordable housing policy cascade; changes to the calculation of payment in lieu; changes to policy relating

to 'super-size' residential units; reviewing the use of affordable housing credits, introducing policies on affordable rent, tenure mix, amending the split between intermediate and social housing to 60:40, introducing post-permission reviews of viability where larger schemes are not providing policy-consistent levels of affordable housing, and to enable families to remain in Westminster, with the use of s106 prioritised for meeting housing need.

- **A focus on joint work across the public sector to make the most efficient use of land assets ('One Public Estate')**
- **Reconsideration of existing policy designations;** including 'Core and Wider Central Activities Zone (CAZ)' and the 'West End Special Retail Policy Area', and the way these relate to Westminster's and the Mayor's CAZ; the introduction of a new 'West End' designation; potential changes to the North Westminster Economic Development Area; separate policy treatment of the Church Street/Edgware Road and other housing renewal areas; changes to reflect the wider role of St. John's Wood as a centre for leisure and recreation, and consequent changes to other designations.
- **Changes and simplification of policies adopted as part of the Mixed Use revision.** In particular this will involve:
 - the removal of policy S1 3A which introduces a 30% commercial uplift 'allowance' without providing residential floorspace, in the Core CAZ.
 - Changes to policy S1 3B which allows a 30% commercial uplift 'discount' for proposals involving an increase in floor space of 30-50%
 - A change of approach to Mixed Use credits, and a greater emphasis on delivery of housing on site (see above).
 - Amendment of the cascade at Policy S1 3C
 - Changes and simplifications to the supporting text.
- **Changes to business and employment policies** with increased support or employment through policies which focus on the provision of a range of workspace, support for the digital economy and job opportunities for Westminster residents.
- **Changes to policy S20 Offices and other B1 floorspace** policy to encourage a range of types of floorspace, without detriment to the delivery of affordable housing.
- **A review of retail policies to include the addition of an exception to policy S21 Retail** in respect of development which provides for a better mix of uses, or more unique uses and to clarify policy related to A2 uses following the council's Article 4 direction in respect of A1 to A2 uses.
- **Review of policies on the night-time economy and, in particular, the concept and policy wording of the existing 'Stress Areas'** to reflect a more positive approach to the evening and night time economy, a possible relaxation of the policy restrictions on entertainment uses, combined with a stricter requirement to contribute to a reduction in cumulative impact in the currently named stress areas.
- **Clarification on the policy position on tall and higher buildings,** guided by the outcomes of the 'Building Height – Getting the Right Kind of Growth for Westminster' consultation and to include a review of local views in policy S26.
- **A review of the uses protected by the St. James's Special Policy Area,** in particular private members' clubs.
- **A review of all 'design' policies, including potential for minor amendments and simplification to the basements policy.**
- **An update of policy S29 Health, Safety and Well-being,**
- **A review of policy S34 Social and Community infrastructure,** in particular the necessity for continued protection of these uses on large development sites.
- **A review of all transport policies including removal of references in policy S41 'Pedestrian Movement and Sustainable Transport'** to reducing the reliance on private motor vehicles and single person motor vehicle trips, and introduction of wording to ensure development does not impede traffic flow and vehicle movement.

- **Specifying which principles and parts of the plan should be taken into account in the preparation of neighbourhood plans.**

This Full Revision will also include those areas previously the subject of a series of informal consultation booklets, published between October 2013 and March 2015 (and not already covered by the three revisions made in 2016). As such the Full Revision will also include policies relating to the following areas:

- Town centres and retail, including street markets
- Commercial and West End.
- Environmental policies (e.g. energy and waste)

The Full Revision will also:

- Provide greater detail to those policies in the City Plan and ensure that development accords with the objectives set out in the City Plan and is consistent with national policies and those emerging from preparation of the London Plan and other Mayoral strategies.
- Revise the adopted Westminster's City Plan (November 2016) and Policies Map as appropriate
- Ensure policies are presented in a way that is clear, concise, and user-friendly.

As the Full Revision will incorporate all remaining "saved" Unitary Development Plan policies, <https://www.westminster.gov.uk/unitary-development-plan-udp> , the Unitary Development Plan (Jan 2007), will no longer form part of the statutory development plan for Westminster from adoption of the revised local plan.

If you have any comments on the Westminster City Plan Full Revision please send them in writing by **xx xxxxxx** 2017 to planningpolicy@westminster.gov.uk or by post to Policy and Strategy, Westminster City Council, 6th Floor, 5 The Strand, London WC2N 5HR. For more information, please call 020 7641 6000.

Further information is available on the City Council's website at www.westminster.gov.uk/revision-westminsters-city-plan.

Councillor Daniel Astaire
Cabinet Member for Planning and Public Realm

City of Westminster
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Development) (England) Regulations 2004
Town and Country Planning (Local Development) (England) (Amendment) Regulations
2008
Town and Country Planning (Local Planning) (England) Regulations 2012

Notice of Revision to Westminster's City Plan Development Plan Document

Westminster City Council intends to make a revision to the adopted Westminster's City Plan (November 2016). The City Council will now be undertaking a full plan revision as follows:

1. Full Revision to Westminster's City Plan

This notice is being made in accordance with Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

Once this revision has been made, the new document will be the Local Plan for Westminster and will replace all current policies in the Unitary Development Plan. Detailed information about this revision is set out in Westminster's Local Development Scheme which can be viewed at www.westminster.gov.uk/local-development-scheme.

You are invited to let us know what matters and/or policies you think these revisions ought to contain.

If you have any comments on the revisions to Westminster's City Plan please send them in writing to planningpolicy@westminster.gov.uk or Policy and Strategy, 15th Floor, Westminster City Hall, 6th Floor, 5 The Strand, London WC2N 5HR by **XXXXXXXX** 2017. For more information, please call 02076416000. You can also find further information on the City Council's website at www.westminster.gov.uk/revision-westminsters-city-plan.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that any or all of the revisions have been submitted to the Secretary of State for independent examination under section 20 of the above Act,
- the publication of the recommendations of any person appointed to carry out an independent examination of any or all of the revisions, and
- the adoption of any or all of the revisions.

Julia Corkey
Director of Policy, Performance and Communications