



City of Westminster

# CITY PLAN

## **Westminster Local Development Scheme 2022 – 2025**



# Westminster Local Development Scheme 2022 – 2025

This local development scheme (LDS) sets out which new planning documents the council intends to produce over the next three years either as part of the development plan, or to support its implementation.

In Westminster, the Statutory Development Plan currently consists of:

- The London Plan (adopted 2021) – the spatial strategy produced by the Mayor of London which provides strategic direction that borough’s local planning policies should be in ‘general conformity’ with
- Westminster’s City Plan 2019 - 2040 (adopted 2021)
- Knightsbridge Neighbourhood Plan (made 2018)
- Mayfair Neighbourhood Plan (made 2019)
- Soho Neighbourhood Plan (made 2021)
- Fitzrovia West Neighbourhood Plan (made 2021)
- Queen’s Park Neighbourhood Plan (made 2021)

The LDS is intended to help local communities and other stakeholders with an interest in development in Westminster to understand the timescale for production of new and revised planning policies. It has been prepared in accordance with the requirements of section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).

Following a change in administration in May 2022, the council has revised its LDS in response to new priorities, namely a revision to the adopted City Plan to address affordable housing and sustainability issues. Previously the council intended to produce Design and Heritage SPDs, however given the resource that is now dedicated to the documents listed below, these SPDs will not be progressed within the next three years. Nonetheless there is a strong existing and forthcoming policy framework to determining design and heritage matters in the city through:

- policies in the design and heritage chapter of the adopted City Plan;
- existing Conservation Area Audits which support the implementation of City Plan Policy 39 (Westminster’s heritage);
- Site Allocations in the forthcoming City Plan (which will provide site specific design criteria to ensure development responds to character and heritage for significant sites)
- neighbourhood plans - we encourage neighbourhood forums to address locally specific design issues through their plans.

Document Title and Type	Subject matter and geographical area	Indicative Timetable
<p>Westminster’s City Plan  (Development Plan Document)</p>	<p>New council priorities mean that a partial review of the adopted City Plan 2019 – 2040 is prudent. The review will focus on affordable housing and retrofit policies.</p> <p>It will also include site allocations (which were previously being progressed for inclusion in a separate Site Allocations Development Plan Document). The site allocations will identify key development sites that can make a substantial contribution towards the City Plan growth targets. It will provide site specific guidance and requirements for individual sites to ensure development comes forward in a manner that ensures each site fulfils its potential and properly responds to context.</p>	<ul style="list-style-type: none"> <li>• <b>January 2022:</b> Site allocations call for sites</li> <li>• <b>Autumn 2022:</b> Regulation 18 published for consultation</li> <li>• <b>Autumn 2023:</b> Regulation 19 Draft Plan published for consultation</li> <li>• <b>Summer 2024:</b> Submission to Secretary of State</li> <li>• <b>Summer 2024:</b> Spring 2025 - Examination</li> <li>• <b>Summer 2025:</b> Adoption</li> <li>• <b>Autumn 2025:</b> Scoping for full review of City Plan 2019-2040</li> </ul>
<p>Planning Obligations and Affordable Housing (Supplementary Planning Document)</p>	<p>The SPD sets out the policy context for the collection of Planning Obligations (PO) and the delivery of Affordable Housing (AH). It provides guidance on a number of issues e.g. income thresholds for intermediate housing, provision for affordable workspace and carbon offsetting.</p>	<ul style="list-style-type: none"> <li>• <b>Autumn 2022:</b> Revising draft following first round of consultation</li> <li>• <b>Winter 2022/23:</b> Second round of consultation</li> <li>• <b>Spring 2023:</b> Adoption</li> </ul>
<p>Public Realm (Supplementary Planning Document)</p>	<p>Will provide consolidated and up-to-date guidance on the implementation of adopted City Plan policies related to the public realm. It will set out the council’s agreed approach to making, changing and managing public realm, which will ensure a consistent approach is taken to the design, delivery and maintenance of the public realm in Westminster. It will assist council officers in assessing proposals and will guide those developing schemes to align with the approach set out by the council.</p>	<ul style="list-style-type: none"> <li>• <b>Winter 2022/23:</b> Consultation</li> <li>• <b>Spring 2023:</b> Adoption</li> </ul>

<p>Environment (Supplementary Planning Document)</p>	<p>The Environment SPD was adopted in 2021, yet updates to evidence and new priorities mean a review of the guidance therein is necessary. It will provide additional guidance to support the implementation of environment policies in the City Plan.</p>	<ul style="list-style-type: none"> <li>• <b>Winter 2022 –23:</b> Scoping and evidence gathering</li> <li>• <b>Spring/Summer 2023:</b> Drafting</li> <li>• <b>Autumn 2023:</b> Consultation</li> <li>• <b>Winter 2023:</b> Adoption</li> </ul>
<p>Statement of Community Involvement (Local development document)</p>	<p>Community engagement is at the heart of the council’s ambitions for a Fairer Westminster and stakeholder involvement is a critical part of the planning process. The Statement of Community Involvement was last reviewed in 2014, and therefore needs to be updated to take account of the emergence of new technological innovations in engagement and additional requirements as determined by new Neighbourhood Planning Regulations.</p>	<ul style="list-style-type: none"> <li>• <b>Summer 2022:</b> Evidence gathering/ preparation</li> <li>• <b>Autumn 2022:</b> Consultation and engagement</li> <li>• <b>Spring 2023:</b> Adoption</li> </ul>
<p>Neighbourhood Plans</p>	<p>At a neighbourhood level, locally designated Neighbourhood Forums or Community Councils produce Neighbourhood Plans, which focus on issues of a specific local interest.</p> <p>The council provides tailored advice and support to local communities preparing Neighbourhood Plans.</p> <p>Westminster has 21 designated neighbourhood areas. Of these, 16 Neighbourhood Forums and one Community Council have responsibility for preparing Neighbourhood Plans in their areas.</p>	<p>Timetables are dependent on the work of Neighbourhood Forums and is therefore out of the control of the council. The council’s website will be kept up to date as progress is made on Neighbourhood Plans.</p>
<p>Authority Monitoring Report (Policy monitoring document)</p>	<p>Statutory document that describes progress on planning policy document preparation and reports how planning policies are performing in practice.</p>	<ul style="list-style-type: none"> <li>• <b>Winter 2022/23:</b> Publication</li> <li>• Subsequent AMRs will be published in the winter, annually</li> </ul>

### **Conservation Area Appraisals**

Westminster has an unrivalled heritage value, reflected by 78% of the city being subject to Conservation Area designations. In total, 56 Conservation Areas exist, and 49 of these have an existing Conservation Area Appraisal. While many of these Appraisals have long been in existence, they are still considered fit for purpose given their focus on the historic built environment. Beyond the priority documents listed above, the production of new Conservation Area Appraisals will be subject to resource constraints, with priority given to those Conservation Areas that do not benefit from an existing Appraisal. The role of new or updated appraisals in informing future site allocations, may justify their prioritisation.

### **Monitoring and Review**

Progress on the preparation and successful implementation of the documents listed in this Local Development Scheme will be monitored annually through the Authority Monitoring Report (AMR).

Performance reports will take into account whether the proposed timescales presented in this document have been met, and assess the extent updated policies are achieving their intended goals. The outcomes of this monitoring may trigger a need to update the work programme set out in this Local Development Scheme; highlighting if adopted policies need revising, or new supplementary guidance to adopted policies is required. However, the Local Development Scheme and the timings within it will be reviewed and updated at least every three years. The government's planning reform agenda may also necessitate a revision to this work programme once the details of this become clear.