



City of Westminster

# CITY PLAN

## Regulation 18 Statement



**City of Westminster**  
**Planning and Compulsory Purchase Act 2004**  
**Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008**  
**Town and Country Planning (Local Planning) (England) Regulations 2012**  
**Notice of Partial Review of Westminster's City Plan Development Plan Document**

As set out in the council's revised [Local Development Scheme](#) (October 2022), Westminster City Council is proposing to carry out a Partial Review of the City Plan 2019- 2040 (Adopted April 2021). We would like to strengthen the policy on the delivery of affordable housing to address the significant waiting list for social housing and provide suitable homes for those who need it most. In recognition of the climate emergency that we face, the Council would also like to prioritise retrofit and refurbishment of existing buildings where appropriate, rather than demolition.

To this end, the Partial Review will include:

**1. Updates to Policy 9 on affordable housing to deliver more affordable housing**

Our policy currently seeks a greater proportion of intermediate (60%) compared to social (40%) housing, but we want to explore options to redress this balance with the objective of delivering a greater quantity of affordable housing as social, particularly on public land if it is shown to be viable.

In order to meet the high affordable housing challenge the city faces we also want to explore options and viability implications of requiring affordable housing from small sites below the current size thresholds set out in adopted Policy 9.

We welcome views from stakeholders on these ambitions, the best way to deliver them and the evidence that the council should gather to shape the policies.

**2. A new policy prioritising retrofit and refurbishment of existing buildings where appropriate**

We acknowledge that sometimes demolition is the only route and although there are higher embodied carbon costs associated with this route initially, it may derive larger carbon savings in the future, along with wider social and economic benefits. But we want to achieve a better balance between sustainability and growth and have a more effective tool to assess whether the social and economic benefits outweigh the environmental cost of demolition and subsequent contribution development makes to climate change. We therefore want to gather your ideas on what our planning policy on retrofit should say, how we could build a suitable framework to support the ambition to prioritise retrofitting and refurbishment, and the evidence to support it.

**3. The inclusion of Site Allocations to guide the development of key sites that make a significant contribution to growth targets and other policy objectives**

We welcome submission of new sites to be considered for allocation or new information on sites previously submitted as part of the council's call for sites undertaken earlier in 2022.

4. Any other consequential changes necessary for consistency across the document.

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

You are invited to let us know if you have any comments on what the above policies and site allocations should include.

Representations can be made by email to [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk) or in writing to: City Planning Policy, Innovation and Change, Westminster City Council, 17<sup>th</sup> Floor, 64 Victoria Street, London, SW1E 6QP by **5pm on 17<sup>th</sup> November 2022**. They should be clearly labelled 'City Plan Partial Review – response to Regulation 18 consultation'. You can also find further information on our website at [www.westminster.gov.uk/city-plan](http://www.westminster.gov.uk/city-plan).

*Councillor Geoff Barraclough*  
*Cabinet Member for Planning and Economic Development*  
6<sup>th</sup> October 2022