

## **Appendix 2 Minor Modifications**

2.8 Westminster is a place of contrast, with the poorest residents often living cheek by jowl with its richest. There are significant differences in life expectancy and mortality between and within electoral wards in Westminster. Deprivation is much more concentrated in the north-west and south of the city<sup>xi</sup>. However, significant progress has been made, particularly through local area renewal

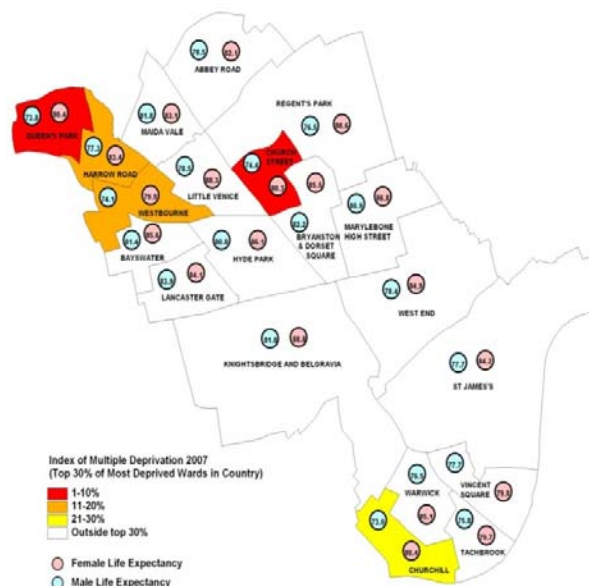


FIGURE 7 DEPRIVATION AND LIFE EXPECTANCY FOR WESTMINSTER'S WARDS, 2007

partnerships: Since 2004, the level of multiple deprivation in the worst affected wards has decreased, however Westminster still contains some of the most deprived areas in London<sup>xii</sup>. Index of Deprivation affected wards have improved their national ranking.

2.9 Westminster's housing sector also differs markedly from other areas. Average house prices in Westminster are the second highest in the country. The city has a significant, growing private rented sector, comprising an estimated **43% 46% (the highest in London)** of households, compared to **26% 20%** for London and only **18% 13%** for England as a whole. It has a lower owner-occupier sector at only **31% 32%**, compared to London (**50% 57%**) and England (**64% 70%**)<sup>xiii</sup>. The housing sector reflects Westminster's role at the centre of a world city.

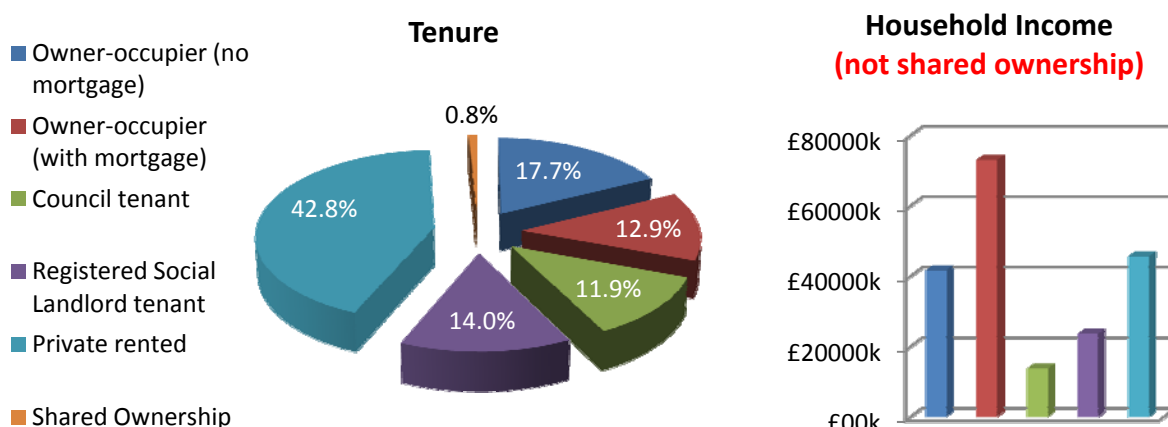


FIGURE 8 HOUSEHOLD TENURE<sup>xiv</sup> (2011) AND INCOME, 2006<sup>xv</sup>

towards ~~2026/27~~ 2025, Westminster will continue to play a key role at the heart of London: the profile of London as one of the world's great global cities ~~city will host three events of the 2012 Olympic and Paralympic Games~~ should continue to bring long-term benefits through visitors, business and investment ~~, ensuring that the work we do provides a lasting legacy for Westminster; we need to make our contribution~~ ing to tackling climate change; rise to the challenge of new economic circumstances, changing markets and employment sectors; and changes in the composition of households and families, and the way people carry out their daily lives. This planning framework must retain those unique characteristics that make Westminster what it is today: its heritage, vibrancy, and mix of activities and places. The following chapters set out this planning framework to deliver Westminster's spatial vision for the future.

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<sup>i</sup> ONS Population Mid Year Estimates 2010

<sup>ii</sup> Business Register and Employment Survey 2010-11 Annual Business Inquiry, 2007

<sup>iii</sup> City of Westminster Local Economic Assessment Baseline Study, 2011 Business Directory 2008-10

<sup>iv</sup> Business Register and Employment Survey 2010-11 Office for National Statistics, 2009

<sup>v</sup> Business Register and Employment Survey 2010-11 Annual Business Inquiry, 2007

<sup>vi</sup> Business Register and Employment Survey 2010-11 Annual Business Inquiry, 2007

<sup>vii</sup> ONS, Annual Population Survey 2010 Office for National Statistics, 2009

<sup>viii</sup> ONS, Annual Population Survey 2010

<sup>ix</sup> ONS Population Mid Year Estimates, 2009 Housing Needs Assessment, 2006

<sup>x</sup> Estimate based on Office of National Statistics 2006 data, in liaison with Victoria bus station management and core coach station companies

<sup>xi</sup> Index of Deprivation 2007 Briefing Note Westminster City Council (accessible through Westminster City Council's COWSTAT system)

<sup>xii</sup> Westminster City Plan 2006-2016

<sup>xiii</sup> ~~Census 2011 Housing Needs Assessment, 2006~~

<sup>xiv</sup> ~~Census 2011~~

<sup>xv</sup> Housing Needs Assessment, 2006

<sup>xvi</sup> ONS Vital Statistics 2006 cited in Public Health Annual Report 2006/2007

<sup>xvii</sup> London Accident Analysis Unit, London Road Safety Unit, Transport for London Street Management, 2008

<sup>xviii</sup> Public Health Annual Report 2006/2007 Figure 2.4 and Figure 2.8. It is noted that mortality statistics relating to road safety shown in these figures do not necessarily mean that this was a result of an accident within Westminster. However, the other statistics relate to injuries on Westminster's roads.

<sup>xix</sup> Towards the year 2010: monitoring casualties in Greater London; Issue 8, August 2008

<sup>xx</sup> Westminster City Plan 2006-2016

<sup>xxi</sup> Crime Statistics provided to Westminster City Council by Metropolitan Police, 2008

<sup>xxii</sup> Crime and Disorder Reduction Strategy 2005 – 08 – Priorities reflect this, including those relating to street crime, drug and substance misuse, alcohol related violence and begging.

<sup>xxiii</sup> Westminster City Plan 2006-2016, page 28

<sup>xxiv</sup> ~~Westminster City Council Metropolitan Police Ward Level Crime Mapping <http://bit.ly/KV3CIH> Statistics, all recorded crimes, for period March 2012 and Westminster City Council Crime Mapping (2007-08) Violence against the person~~

<sup>xxv</sup> Public Health Annual Report 2006/2007

<sup>xxvi</sup> Urban adaptation to climate change in Europe, EEA Report 2012

5. To manage the pressures on the city from its national and international roles and functions, business communities and tourism, ~~including the 2012 Olympic and Paralympic Games and their legacy~~, and to ensure a safe and enjoyable visitor experience.
6. To accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.
7. To protect and enhance Westminster's open spaces, civic spaces and Blue Ribbon Network, and Westminster's biodiversity; including protecting the unique character and openness of the Royal Parks and other open spaces; and to manage these spaces to ensure areas of relative tranquillity in a city with a daytime population increased every day by over one million workers and visitors.

## WESTMINSTER'S SPATIAL STRATEGY

### EMPLOYMENT AND THE ECONOMY

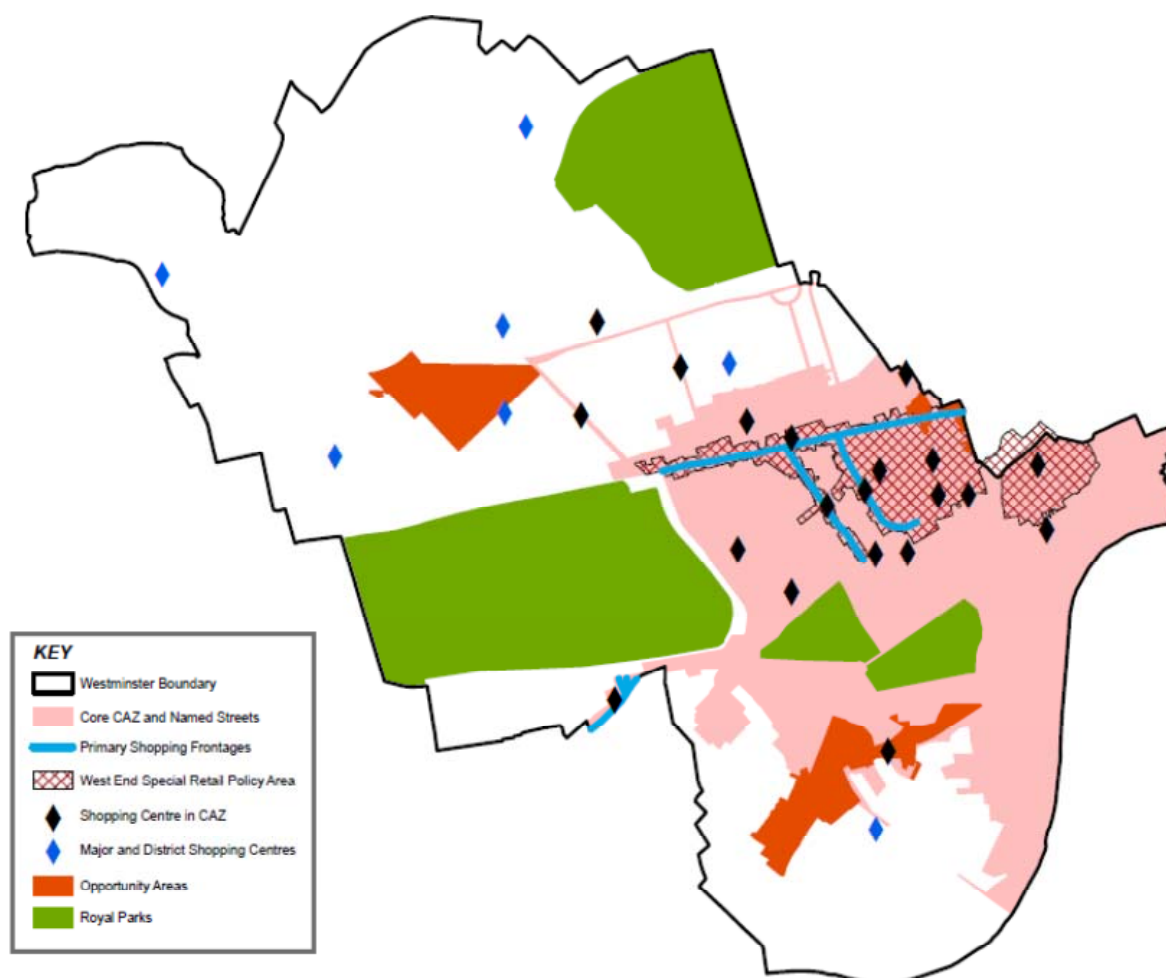
2.36 Westminster is projected to accommodate growth in employment of about ~~19,000~~ **56,000** ~~49,000~~ people between ~~2012/13 to 2026/27~~ ~~2010 and 2024~~<sup>ii</sup>. This provision will include 5,000 new jobs in Paddington Opportunity Area, 4,000 in Victoria Opportunity Area, and about 5,000 in the Tottenham Court Road Opportunity Area, including those areas within the London Borough of Camden<sup>iii</sup>. It is crucial to remove barriers to employment for Westminster's residents, such as a lack of skills and training. This will reduce deprivation and social exclusion, and provide a skilled, local workforce for Westminster's businesses.

2.37 Over the life-time of ~~The Core Strategy~~ this plan, Westminster will continue to be one of London's most important office locations. New offices and other B1 business floorspace will be directed to appropriate locations within the Central Activities Zone, primarily the three Opportunity Areas at Paddington, Victoria and Tottenham Court Road, the Core Central Activities Zone, and to ~~specified locations~~ Named Streets within Marylebone and Fitzrovia. This will be delivered in such a way that maintains Westminster's unique mixed use character within Central London, with approximately half ~~50%~~ of the floorspace across the whole of Core CAZ being office floorspace. Overspill office and other B1 accommodation will be directed to appropriate locations within the North Westminster Economic Development Area, extending the existing office stock being delivered within the Paddington Opportunity Area.

2.38 Regional assessments of growth in retail, estimated at 285,000sqm net additional floorspace between 2006 and 2026, have been based on demand assessment rather than capacity<sup>iv</sup>. ~~and also assume a 1.5% productivity growth, which appears unlikely over the~~

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- <sup>i</sup> Local and Regional CO<sup>2</sup> Emissions Estimates for 2005-2009 by local authority, 2011
  - <sup>ii</sup> **GLA Economics Working Paper 51 London Office Policy Review 2012**
  - <sup>iii</sup> London Plan 2011. consolidated with alterations, 2008
  - <sup>iv</sup> Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, 2009. London Town Centre Assessment, 2004.
  - <sup>v</sup> Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, 2009. London Town Centre Assessment, 2004.
  - <sup>vi</sup> London Town Centre Assessment, 2004.
  - <sup>vii</sup> Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, 2009.
  - <sup>viii</sup> Housing Needs Assessment, 2006

# BUSINESS AND EMPLOYMENT



**FIGURE 38 BUSINESS AND ECONOMY**

4.17 The City of Westminster, in the heart of London, plays a definitive role in London’s economy, accommodating more jobs than any other local authority, and providing opportunities for investment, enterprise and creativity. Employing over half a million people across a wide range of sectors, the local economy is both significant and diverse. Westminster needs to remain competitive as a business location within a context of increasing globalisation and competition from other European and international cities, and fluctuations in economic circumstances and cycles.

4.18 The working population of Westminster is projected to grow by about ~~19,000~~ **56,000** people between ~~2012/13~~ **2011** and ~~2031~~ **2026/27**, to about ~~714,000 in 2031~~ **720,000**<sup>1</sup>. There is significant development for new jobs to be created within the Opportunity Areas. There will be capacity for a further 5,000 new jobs within Paddington (capacity for over 27,000 jobs has already been created), 4,000 new jobs in Victoria, and 5,000 new jobs within Tottenham Court Road (shared with the London Borough of Camden). Increases in jobs are

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- <sup>i</sup> ~~GLA Economics Working Paper 51 London Office Policy Review 2012~~
- <sup>ii</sup> Westminster City Council LUS 1999 plus 2007 pipeline update to 06/07 and City of London March 2008
- <sup>iii</sup> Market View Report for Central London Offices Third Quarter 2008
- <sup>iv</sup> The Importance of the Historic Environment in Westminster, 2007
- <sup>v</sup> ~~Demand and Supply of Business Space in London, 2002~~ London Plan, 2011 and London Office Policy Review, 2009 ~~2007~~
- <sup>vi</sup> Creative Industries Report, 2007
- <sup>vii</sup> Westminster Economic Development Strategy, 2007
- <sup>viii</sup> Creative Industries Report, 2007
- <sup>ix</sup> City of Westminster Local Economic Assessment Baseline Study, 2011 ~~Westminster Business Directory 2008–2010~~
- <sup>x</sup> Numbers of premises – Westminster City Council Land Use survey data (updated 2009). Capacities – West End Entertainment Impact Study, 2001
- <sup>xi</sup> City of Westminster Local Economic Assessment Baseline Study, 2011 ~~Westminster Business Directory 2008–2010~~
- <sup>xii</sup> Visit England Annual Survey of Visits to Visitor Attractions 2010 ~~Visit London – London Visitor Statistics 2007/08, tables 6-23 and 6-24~~
- <sup>xiii</sup> Accessible Hotels in London Study 2010 ~~GLA Hotel Demand Study, 2006~~
- <sup>xiv</sup> Statement of Licensing Policy, 2011 ~~2008~~

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Published by Westminster City Council, English Heritage and the Soho Community Environmental Fund.

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~~**London Hotel Demand Study (2006)**~~ Grant Thornton and the Leisure and Tourism Organisation.  
Published by Greater London Authority.

**London Office Policy Review (2012 2009)** Ramidus Consulting Ltd with Roger Tym and Partners. Published by Mayor of London.

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**(Greater) London Strategic Housing Market Assessment 2008 (2009)** Opinion Research Services.  
Published by Mayor of London.

~~**London Town Centre Assessment Stage 1: Comparison Goods Floorspace Need (2004)**~~ Experian Business Strategies. Published by the Greater London Authority.

**London Travel Demand Survey 2007/2008 (2011) 2008** Transport for London.

~~**London View Management Framework (2007)**~~ Greater London Authority.

~~**(Draft Revised) London View Management Framework (2009)**~~ Greater London Authority.

~~**London Visitor Statistics 2007/2008 (2008)**~~ Visit London.