



## City of Westminster

# Planning & City Development Committee

**Date:** 27 March 2024

**Classification:** General Release

**Title:** City Plan Partial Review consultation and timetable

**Report of:** Director of Policy and Projects

**Financial Summary:** The resourcing of the Partial Review to the City Plan will be met from existing budgets.

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### 1. Executive Summary

1.1 Formal Regulation 19 consultation on the City Plan Partial Review commenced on 14<sup>th</sup> March 2024 and ends on 25<sup>th</sup> April 2024. At the end of the consultation period, officers will consider if feedback received merits any amendments to policy wording, or if any additional supporting evidence is required, before submitting the plan and all supporting material to the Secretary of State for independent examination by the Planning Inspectorate. It is currently anticipated that submission of the plan for examination will happen in autumn 2024, dependent on the scale and complexity of issues raised in response to the Regulation 19 consultation.

### 2. Recommendation

2.1 Members are asked to note the content of this report. A summary of key issues raised through Regulation 19 consultation and next steps will be reported to a future meeting.

### 3. Partial City Plan Review

3.1 As reported to previous meetings of this committee, the council has embarked on a Partial Review of the adopted City Plan that seeks to better align it to the priorities of the Fairer Westminster Strategy, by:

- revising affordable housing policy to prioritise social housing over intermediate, and seeking affordable housing contributions from schemes delivering less than 10 homes;
- introducing a new retrofit first policy that better prioritises the retrofit of existing buildings over demolition and rebuild;

- introduces site specific guidance in the form of new site allocations policies that help to shape future development at St Mary's Hospital, Royal Oak, Westbourne Park Bus Garage, and Grosvenor Sidings.

3.2 All other policies are considered fit for purpose and will remain as existing until a Full Plan Review commences post the adoption of the Partial Review.

#### **4. Pre-consultation Engagement**

4.1 Formal notification of the Partial Review of the City Plan under Regulation 18 was carried for a period of 6 weeks between Thursday 6th October to Thursday 17th November 2022. Formal representations made during this period informed further development of the policies.

4.2 Furthermore, informal engagement on the direction of travel of the new and revised policies has been carried out with key stakeholders through autumn 2023 / winter 2024. This has included:

- workshops with ward councillors
- meetings with statutory consultees such as the GLA, TfL, neighbouring boroughs and Historic England;
- a workshop with the Westminster Property Association on the emerging retrofit first policy;
- meetings with landowners of the proposed site allocations;
- workshops with neighbourhood forums, amenity societies, residents associations and Business Improvement Districts on the proposed site allocations;
- a dedicated Commonplace website seeking feedback on aspirations for the proposed site allocations.

4.3 Overall, there has been broad support for the direction of travel of the new and revised policies, and the feedback received has helped inform detailed policy wording. Further details of this are set out in the consultation statement that supports the Regulation 19 version of the Plan.

#### **5. Regulation 19 Consultations**

5.1 As the plan has now reached Regulation 19 stage, consultation becomes more formalised. Essentially this is the last chance for stakeholders to comment outside of the examination process, and responses should focus on whether relevant legal tests in the preparation of the plan have been met, and if the proposed new policies are fully justified i.e. 'sound'. Responses should therefore focus on any fundamental flaws in the proposed policies, rather than suggestions of how they may be improved.

5.2 In terms of consultation activities for Regulation 19, the Revised Plan is published on the council's website alongside a range of supporting evidence and details of how to respond to the consultation. Everyone on the council's planning policy database (which includes a mix of statutory consultees, landowners and community groups) has also been notified by email, and a dedicated Commonplace website also set up. There will be three separate webinars dedicated to individual policy themes being

subject of the review. Some drop-in sessions during the consultation period are also being arranged so members of the public can speak to officers about the proposals.

- 5.3 Once Regulation 19 consultation has closed, officers will analyse all feedback received and consider if any modifications to policies are necessary, or the supporting evidence base needs supplementing in any way. A summary of the feedback received at Regulation 19 will be provided to a future meeting of this committee.
- 5.4 The level of work required before the plan and all of its supporting material can be submitted to the Secretary of State will be dependent on the issues raised during the Regulation 19 consultation. At this stage, submission for examination is anticipated to happen in the autumn. Thereafter the timetable moving forward is in the hands of the Planning Inspectorate.

## **6.0 Financial Implications**

- 6.1 The costs associated with the ongoing preparation and examination of the City Plan Partial Review are to be met from the existing Policy and Projects planning policy budget.

## **7.0 Legal Implications**

- 7.1 Legal services have considered the contents of this report and do not have any additional comments.

## **8.0 Conclusion**

- 8.1 Regulation 19 stage represents a key milestone in progressing the Partial Review of the City Plan and has been reached in accordance with the timescales set out in our Local Development Scheme, which sets out that councils planning policy work plan. The outcome of feedback received in response to Regulation 19 consultation, and next steps, will be reported back to this committee in due course.

**If you have any questions about this report, or wish to inspect one of the background papers, please contact: Agnieszka Zimnicka (azimnicka@westminster.gov.uk))**

### **Appendices:**

N/A

### **Background Papers:**

N/A