

LDF Annual Monitoring Report 2009 - 10

Reflecting on the progress of Westminster City Council's spatial planning policies and built environment initiatives in delivering sustainable development



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Local Development Framework (LDF) Annual Monitoring Report 2009-10

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EXECUTIVE SUMMARY

- 1 The City of Westminster is the heart of London figuratively and literally. Westminster is a commercial and cultural centre of international importance and is distinguished by the presence of government functions. The city is also home to a significant residential population of 249,000.
- 2 The council has made good progress preparing its Local Development Framework (LDF). The Core Strategy – a key spatial policy document that will influence the development of the experience of the city over the next 20 years – was submitted to the Secretary of State in April 2010. The Core Strategy underwent its Examination in Public (EIP) in August 2010, where the Government appointed Planning Inspector listened to representations from the development and property industry, residents groups and other interested parties on matters contained in the Core Strategy, to assess the soundness of the document. At the time of writing this AMR, the council has received the Inspector's binding report, which assessed the Core Strategy as being sound, subject to some minor amendments. The timetable for the preparation of the Core Strategy and some other LDF documents has changed from that identified in the Local Development Scheme, 2008. Revised dates for the preparation of LDF documents – the 'Local Development Scheme' – are set out in the AMR. The council continues to be committed to creating an LDF that residents support and that befits the most important commercial, cultural and historic centre in the UK.
- 3 The council continues to exceed government targets for determining planning applications and development management activities continue to be effective. Implementation of West End based action plans aimed at enhancing central London; delivering programmes to protect the environment; initiating schemes to regenerate the city's street markets; and work to stimulate economic recovery have all had an important role delivering sustainable development. The council has continued to build upon its previous year long design initiative with several schemes winning various acclaimed awards but notably the St Martin's in the Field scheme which won a Civic, RIBA and a Europa Nostra Award (see section 3E Ensuring a High Quality Environment).
- 4 The assessment of Westminster Unitary Development Plan, 2007 (UDP) spatial policies from 2009-10 identifies that some policy approaches need to be refined (for example, economic development in North Westminster, community facilities, creative industries). However, it overall reveals a positive picture of the effective implementation of Westminster's spatial policies:
 - **698** housing units have been delivered, meaning that the council has met (and slightly exceeded) the London Plan annual target for housing delivery of 680 units per annum
 - the gross number of affordable housing completions was **335** (53% social rented and 47% intermediate) –

this accounts for approximately 46% of the total number of units

- the housing trajectory, informed by the council's 5-15 Year Rolling Housing Land Supply, suggests the council's policy approach is likely to deliver sufficient housing to meet the London Plan target
- a total of **43,500** square metres (sqm) of new B1 office floorspace was completed (11,000 sqm in the Central Activities Zone (CAZ) and **32,500** sqm in the Paddington Opportunity Area);
- there is over 100,000 sqm of B1 office floorspace in the pipeline in the CAZ and 90,000 sqm in the Paddington Opportunity Area
- only 800sqm additional retail floor space was completed in Westminster but there is almost 11,500 sqm of A1 retail floorspace in the pipeline in the CAZ
- over **£38m** has been secured from signed section 106 agreements – the majority (£18m) being a contribution towards affordable housing provision
- overall there has been a loss of 65 hotel bedrooms in Westminster due to hotels being upgraded and amalgamating smaller rooms into larger ones to meet customer expectations
- during 2009-10 schemes in Westminster received one Civic Trust award, four RIBA awards, two Building for Life awards and one scheme (St. Martin's in the Fields) received a **Europa Nostra** award (one of only two UK projects to be awarded this European Union prize for Cultural Heritage)
- some **787** sustainability benefits were secured (e.g. measures to address noise pollution, air quality,

renewable energy, sustainable drainage etc) but this was down on previous years

- the amount of Westminster's municipal waste sent to landfill has decreased year on year to just **16%** whilst household recycling has increased year on year to **24%**;

The positive contribution of the spatial policies set out in the UDP is highly significant, not least in relation to the delivery of housing, and protection of the council's natural and built environment. Looking forward the LDF is right at the centre of, and crucial to, the council's vision and commitment to be a Living City of opportunity for its residents, businesses and visitors.

1 Introduction

The 6th Westminster LDF Annual Monitoring Report

1.1 This is the City of Westminster's **Local Development Framework (LDF)** Annual Monitoring Report¹ for 1st April 2009 to 31st March 2010 (AMR 2009-10). There is a nine month time limit from the end of March until publication at the end of December. The AMR 2009-10 performs the following functions.

- Provides contextual information about Westminster.
- Reports on the council's development management activities and the progress in preparing Westminster's LDF.
- Presents spatial planning data, including information relating to Core Indicators identified by the government, to assess the effect of the council's current planning policies.
- Highlights the effects of current policy approaches on wider economic, social and environmental issues and objectives.
- Highlights the council's innovative built environment initiatives.
- Highlights the crucial role of spatial planning in delivering sustainable development.

London's Heart: Unique Opportunities, Unique Challenges

¹This AMR accords with regulation 48 of the Town and Country Planning [Local Development] [England] Regulations 2004

1.2 Westminster lies at the heart of London, one of the leading world cities, and is truly a diverse and multifunctional place. Westminster is one of the country's most important commercial, tourist and entertainment centres, and also the home of national government and the monarchy, as well as many embassies, places of worship and other functions of state. In addition, Westminster has a large, growing and very diverse residential population of over 250,000 people, while the daytime population swells to over 1.5 million people due to the influx of workers and visitors.



Fig 1. Westminster at the heart of Greater London

Economy

1.3 Westminster has a diverse economy comprising 48,000 businesses that support 596,000 jobs, representing about 14% of London's total. The service sector accounts for the vast majority of jobs in Westminster, but covers a wide range of commercial uses and services.

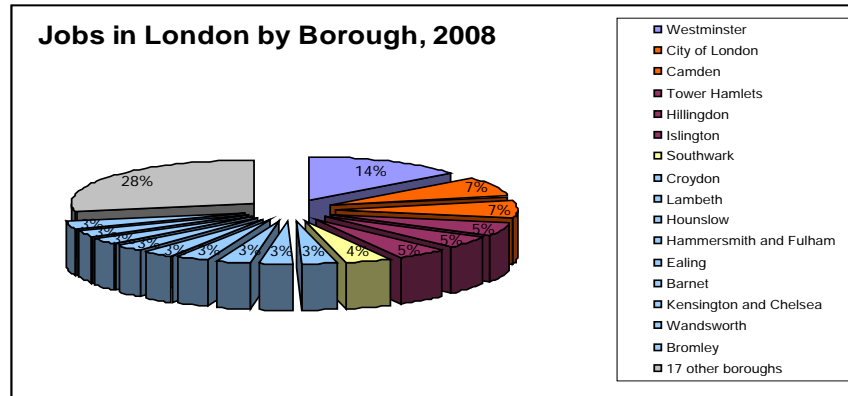


Fig 1.1 Proportion of London's Jobs within each Borough (Boroughs with over 100,000 jobs shown) 2007 ²

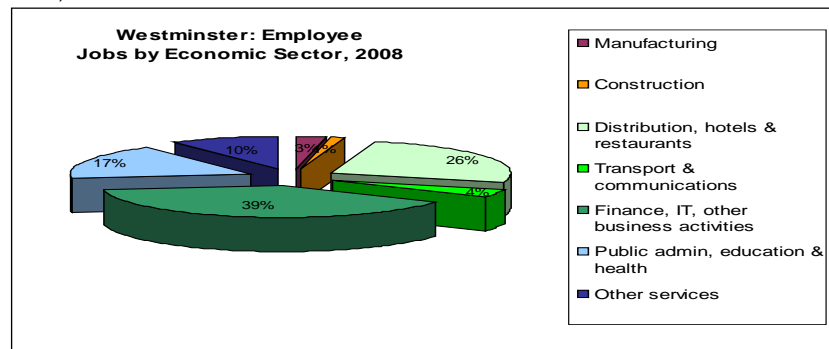


Fig 1.2 Westminster employee jobs by sector 2008 (green and blue are all service sector).

1.4 Westminster's West End is an internationally renowned destination, and a brand in itself, providing more retail space than Paris and Rome, with shops alone generating annual revenues in excess of £5.5bn. The West End is home to the largest concentration of retailing in Europe, with numerous department stores, flagship retailers and international brands side by side with independent and specialist retailers across different retail environments ranging from the large main shopping streets of Oxford Street, Regent Street and Bond Street, to the more eclectic areas in Soho and Covent Garden.

1.5 The West End is also home to the £1bn a year theatre industry, and the world's biggest concentration of media companies, while boasting more restaurants and bars than any part of the UK. The West End is a true 24 hour economy, generating 19% of London's GDP, with this diversity meaning the area has generally been resilient to the economic downturn compared to places wholly dependent on the finance sector.

Westminster's Residents

1.6 Westminster contains a large and diverse resident population of over 250,000 people, with 52% of residents born outside the UK. The main residential communities in Westminster are found in the northern and southern parts of the city. These residential areas are characterised by pockets of both extreme affluence and extreme deprivation, with several wards in the north being amongst the top 10% most deprived in the country, and household income varying massively across different parts of the city.

1.7 The profile of the housing market is also fairly unique, with a high private rented sector, comprising over one-third of all

households compared to a London average of 20% and an England average of 13%. The owner occupied sector is also significant at nearly 45% of households, leaving a fairly small social rented sector. Affordability of property is a key issue in Westminster, as the city has the second highest house prices in the country, which is exacerbated by the levels of deprivation in parts of the city.

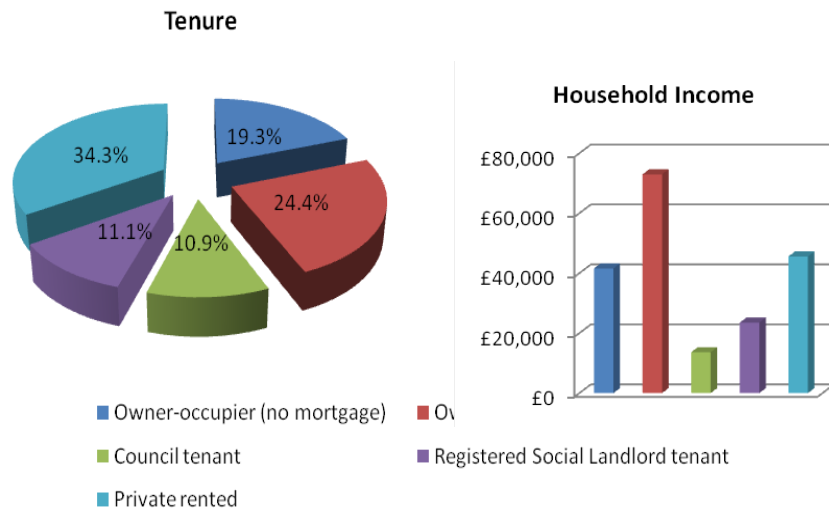


Figure 1.3 Household Tenure and Income, 2006 Housing Needs Assessment

Heritage, the Environment and Public Realm

1.8 Westminster has in excess of 11,000 listed buildings, the most of any local authority in the country, and a massive 75% of the city is covered by Conservation Area designations. Westminster also has some 250 hectares of historic Royal Parks and 21 listed historic squares and gardens. Westminster has 85 'London Squares' which enjoy protection under the London Squares Preservation Act 1931. The city is crossed by 4 important viewing corridors

including ones to Westminster's World Heritage Site: the Palace of Westminster and Westminster Abbey.



1.9 Despite being intensely urban in nature, Westminster has a diverse ecology, containing 32 sites of importance for nature conservation. There are also 438 hectares of parkland in the city, with the 5 Royal Parks in the central area of the city comprising the majority of the parkland, in addition to numerous smaller local parks and garden squares. The River Thames to the south and the Grand Union Canal and Regents Canal in the north of the city also provide valuable habitats.

1.10 The daytime population in Westminster swells by about 1.5 million every day as visitors and workers enter the city. This adds to the vitality of the city but places enormous pressure on transport and the city's public realm. Access to public transport is exceptionally high, although areas in the north of the city are less well served than elsewhere. Westminster has four mainline rail termini, 32 Underground stations and all but two tube lines run through Westminster.

Additionally, some 79 bus services pass through Westminster's streets.

1.11 While access to transport is good there remain problems of capacity, with Victoria Station alone dealing with 195 million passenger movements a year. The intensity of activity also puts pressure on footpaths/ pavement space, sometimes leading to slower travel and overcrowded conditions.

1.12 Westminster also has very high levels of through traffic and traffic congestion which contributes to problems of poor air quality; Westminster has some of the worst air quality in Europe. Noise pollution is a significant problem in the city; transport and construction related noise is a particular problem for residents. Finally, like most other parts of the world, climate change is a real and growing problem and because of its central location Westminster suffers disproportionately from the effects of London's Urban Heat Island.

2

Delivering a high quality statutory spatial and development planning

LOCAL DEVELOPMENT SCHEME: 2011-2014 (SEE APPENDIX 1 FOR DOCUMENT LIST AND PROGRESS)

- 2.1 Under the planning system brought into operation by the Planning and Compulsory Purchase Act 2004, every local planning authority is required to prepare and maintain a Local Development Scheme. The scheme is, in effect, a 'project plan' setting out what local development and other policy documents the City Council will prepare, what subjects and geographical areas those documents will cover, and a timetable for their preparation. The documents will form a Local Development Framework. This framework will gradually replace the Unitary Development Plan and supplementary guidance in which the City Council currently sets out its proposals for the use of land in the city, and the policies which it will use in assessing the planning applications it receives.
- 2.2 The City Council prepared its first Local Development Scheme in March 2005: this was approved by the Secretary of State on 14th April 2005 and published by the City Council shortly after. Revised schemes were agreed in March 2007 and January 2009. The Council has now reviewed the scheme in accordance with proposed new Local Development Documents and revised timelines.
- 2.3 Rather than produce a fully updated, 'standalone' LDS, the City Council has decided to incorporate the LDS as part of the AMR, given current uncertainty in relation to

the future of local development documents prior to the new Coalition Governments' Localism Bill. This approach enables the effective monitoring of policies and plan production alongside an annually updated project plan on a rolling basis. This revised LDS will still be undertaken in accordance with regulations. It is intended to take effect from January 2011.

Preparing Local Development Documents

- 2.4 There are two main types of Local Development Document (LDD):

i) Development Plan Documents (DPDs) These documents will contain the policies for deciding planning applications and encouraging proposals to come forward. They have a legal status and are subjected to an independent examination by a government inspector. We are producing three DPDs for Westminster:

- The **Core Strategy DPD** sets the spatial vision and strategy for Westminster and policies for delivering that strategy.
- The **City Management Plan (CMP) DPD** will contain more detailed policies for managing the city.
- The **Waste DPD** will set out how the City Council will meet its planning for waste commitments. The City Council committed to producing this DPD during the Core Strategy Examination in Public Hearings, and

have set out this commitment within the Core Strategy.

ii) Supplementary Planning Documents (SPDs) These documents expand policies set out in, initially the Unitary Development Plan (UDP), and then the Core Strategy or the CMP by providing more specific guidance and standards. They can take the form of design guides, planning briefs for particular sites or issue-based documents.

- 2.5 The process of preparing LDDs involves a number of stages which involve public consultation and sustainability appraisal. The stages for preparing LDDs were set out in regulations Town and Country Planning (Local Development)(England) Regulations 2004. The process for preparing DPDs involved several stages of public consultation: Issues and Options, Preferred Options, Submission DPD.
- 2.6 These regulations were changed in June 2008. The key change is the replacement of the Issues and Options (old Regulation 25) and Preferred Options (old Regulation 26) stages with a single requirement to engage the public and stakeholders (new Regulation 25). This means that in preparing our Core Strategy we have undertaken Issues and Options and Preferred Options consultation stages under the old Regulations (2004), and will prepare the City Management DPD under the new Regulations (2008) involving a single on-going phase of consultation. The process for preparing SPDs has remained essentially unchanged.

- 2.7 Throughout this report, where the old Regulations are referred to, these will be set out as, for example, Regulation 25 (2004); where the new Regulations are referred to, these will be set out as, for example, Regulation 25.

Links to other strategies

- 2.8 The LDF will also take into account other strategies and plans produced by us and our partners – including the police and health authority. In particular, the LDF must reflect the Westminster City Plan (2006-2016) - the strategy to promote the economic, social and environmental well-being of the city. Figure 1 shows how the framework as a whole will relate to other strategies, which apply to the city.

Sustainability Appraisal

- 2.9 The City Council will prepare and formulate sustainability appraisals of Development Plan Documents as required by the Planning and Compulsory Purchase Act 2004. These appraisals will incorporate the requirements of the Strategic Environmental Assessment Directive.

PROGRESS AND REVISED PROGRAMME

- 2.10 Since the drafting of the last LDS, the Core Strategy was significantly delayed while concerns raised in March 2009 by the Government Office for London were addressed. This subsequently affected the timetable of the CMP, as this needs to follow the Core Strategy to make sure those elements which flow from the Core Strategy are sound.

Core Strategy

- 2.11 As noted above, this was delayed to address comments made by the Government Office for London in March 2009, and to subsequently avoid the summer break during the formal notification period. The Publication Draft Core Strategy was notified from November 2009 to January 2010 for a period of 9 weeks. The Core Strategy was then submitted to the Secretary of State on the 12th April 2011. The Examination in Public hearings took place between 27th July and 5th August 2010, and the Inspector's binding report received on 10th November 2010. The Core Strategy is due to be adopted in January 2011.

City Management Plan (CMP)

- 2.12 A series of 12 workshops were held in June to August 2009, with a further workshop also held. These form the principle consultation opportunity to identify policy options for the CMP, together with any written correspondence from the initial notification in October 2007, and subsequent communication.
- 2.13 Officers are now working to a later timetable, to follow the Core Strategy. The CMP policy options document is due for public consultation in early 2011.

Statement of Community Involvement (SCI)

- 2.14 Although a Statement of Community Involvement was adopted in January 2007, this is now very out of date. It reflects the statutory process required by the Regulations at the time, which are no longer relevant. The Council has therefore decided to review the SCI to reflect the

consultation principles set out in PPS12 Local Spatial Planning, and to reflect the more efficient and targeted consultation techniques that will be employed for future documents including the City Management Plan.

Community Infrastructure Levy Charging Schedule

- 2.15 The Council is assessing the appropriateness of introducing a Community Infrastructure Levy in Westminster but no decision has been taken as to how and if the Council will take this forward at the time of preparing this LDS. If the Council does decide to adopt a Community Infrastructure Levy, the Charging Schedule will be subject to public consultation and an independent examination in line with the requirements of the Community Infrastructure Levy Regulations 2010. However, there is no statutory requirement to include the charging schedule in an LDS.

Supplementary Planning Documents

- 2.16 Fourteen SPDs have been adopted since the last LDS in Jan 2009, comprising 3 Conservation Area Audits and 11 planning briefs. The planning briefs include 6 relating to Crossrail sites and 3 relating to former adult education premises. Due to uncertainties in relation to City Council resources, this LDS does not set out the future programme for the production of SPDs.

OTHER MATTERS

Chain of Conformity

- 2.17 Under s24 of the Planning and Compulsory Purchase Act 2004, all of the city's Development Plan Documents must be in 'general conformity' with the spatial development

strategy for Greater London, the 'London Plan', prepared by the Mayor of London. The London Plan was originally published in 2004 and a revised version was "published" (i.e. adopted) in February 2008.

- 2.18 A new draft London Plan was published for consultation in October 2009, preceded by changes for Crossrail, and followed by minor amendments relating to waste and Gypsies and Travellers. The Examination in Public started in July 2010 and was programmed to finish in December 2010 (with a break over August).

Links between LDDs

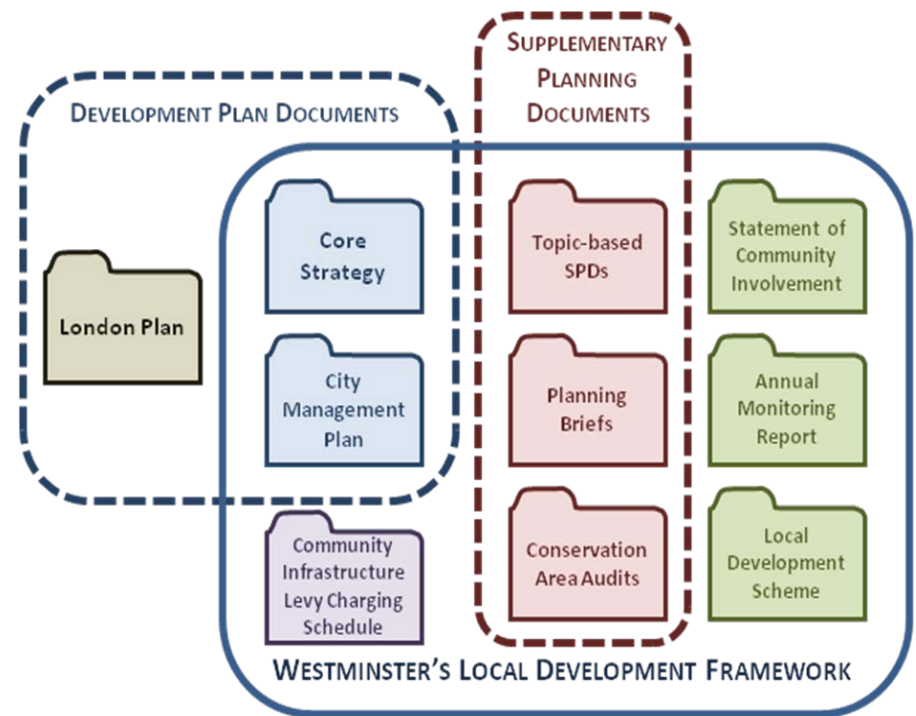
- 2.19 The Government's guidance requires authorities to provide an explanation of the relationship between Local Development Documents, especially with the Core Strategy. By preparing its Core Strategy first, the City Council expects to create a 'chain of conformity' in which the subsequent City Management DPD will relate satisfactorily to the Core Strategy DPD.
- 2.20 All the Supplementary Planning Documents will be in conformity with policies in the Core Strategy, City Management DPD or saved UDP policies. As noted above, as the UDP is replaced by the Core Strategy and City Management Plan, earlier SPGs and SPDs will be re-adopted to the policies in Development Plan Documents.
- 2.21 The Core Strategy was prepared in accordance with the adopted Statement of Community Involvement (SCI). The City Management Plan has been prepared to date

within the spirit of the SCI, and an updated SCI will more closely reflect updated consultation practices.

Joint preparation of documents

- 2.22 The City Council is required to specify what documents, if any, it will prepare jointly with one or more other local planning authorities. None have been identified.

Fig 2: Local Development Framework



TRANSITIONAL ARRANGEMENTS

Unitary Development Plan (UDP)

- 2.23 Many of the UDP policies (including site specific allocations) were saved on the 24th January 2010. These will be gradually replaced by policies in the Core Strategy and City Management Plan. Appendix 5 of the Core Strategy sets out those policies that will be replaced by the Core Strategy. The remainder will be replaced by the City Management Plan.

PROJECT MANAGEMENT

Resources

- 2.24 The preparation of the LDF will be carried out by officers from the City Planning Delivery Unit. This unit comprises an Operational Head, 8 managers and 45 technical officers. However, the team also delivers economic development, area programmes, environmental programmes, environmental strategies, major projects planning, transportation planning, licensing policy and strategy, transportation projects and public realm projects, in addition to maintaining a number of sub-regional partnerships and the Business Improvement Districts. Officers work on a 'matrix' basis and few officers work have dedicated responsibilities to a particular project and therefore the teams set out below should be considered loose groupings rather than strict roles and responsibilities. For example, 28 officers are writing the various policy options for the City Management Plan.

- 2.25 The Spatial Planning Manager is responsible for the delivery of the LDF and co-ordinates this work.

- 2.26 There has been a cut in the number of officers available to work of the LDF. This squeeze on resources is expected to continue in the short- to medium- term. The degree to which this might impact on delivery depends on the council's financial situation and wider public sector funding.

Costs

- 2.27 Significant costs are associated with the Examination in Public (including legal fees, a Programme Officer, and the costs of the Planning Inspector), and these statutory costs will be met by the remaining Housing and Planning and Delivery Grant. This Grant has been discontinued by the new Coalition Government. The other main costs arising in the next financial year relate to staffing, and this will dictate the programme of work.

Reporting Procedure

- 2.28 The Spatial Planning Manager is responsible for co-ordination and delivery of the LDF, including co-ordination of SPDs prepared by officers outside the manager's direct line management. The Operational Head of the City Planning Delivery Unit reports progress fortnightly to the Cabinet Member for Built Environment (which includes responsibility for Planning).
- 2.29 The Cabinet Member for Built Environment has the decision making responsibility for the LDF. The Planning and City Development Committee (6 March 2008) agreed the establishment of the Planning Sub Committee (Planning Briefs and Local Development Framework),

and agreed it terms of reference to approve planning briefs and to advise the Cabinet Member for Built Environment on those planning policy matters which relate to the development of the LDF. The Strategic Director for the Built Environment has delegated powers to sign off minor amendments where explicit agreement has been given by the Cabinet Member, for example, the minor amendments between the Publication Draft and Submission Draft of the Core Strategy.

Planning Inspectorate

- 2.30 For each Development Plan Document it will be necessary to hold an Examination in Public, before an inspector appointed from the Planning Inspectorate. The City Council has entered into an agreement with the Planning Inspectorate for the holding of Examinations in Public.

Evidence Base

- 2.31 The Council's policies will continue to be supported by an analysis of existing background information and new research. In this way, the City Council will seek to ensure that its policies are based on robust evidence and guide the most appropriate planning decisions for the area. However, much of the Evidence Base is now in place, and will be supplemented by those pieces of work relating solely to City Management Plan matters, and the annual update in the Annual Monitoring Report.

Risk Assessment

- 2.32 The City Council has assessed the main areas of risk, which could lead to slippage in the programme. These risks are:
- a) fundamental concerns about the City Management Plan by the Government Office for London or the Greater London Authority which require significant additional work to address,
 - b) further reductions in officers available to work on the Local Development Framework,
 - c) changes to the funding available to the public sector and/or planning policy legislation as a result of the change in Government,
 - d) implications of the new London Plan, particularly the status of regional targets,
 - e) broad changes to the direction of the City Council and other organisations, which control or (like the police or health authorities) influence spatial policies, including direction changes which arise from elections or service reorganisations,
 - f) challenges through the community involvement processes or through internal procedures including agreement from Members, and a failure to reach consensus sufficient to progress documents.
- 2.33 Delays arising from these sources will continue to be taken into account in drawing up the programme. Of key concern is the ability to produce 'sound' DPDs, particularly the Core Strategy in light of the significant challenges and difficulties of other London boroughs. Westminster City Council has taken every opportunity to

learn from other boroughs, and liaise closely with the Greater London Authority and Government Office for London to minimise this risk.

Reasons for changes to timetable

- 2.34 The main reason for the delay was advice from the Government Office for London (GOL) provided in March 2009. This required some work and significant further consultation with GOL and the Greater London Authority (GLA) to ensure this advice was properly addressed and remove the risk to soundness. The delay was further extended due to the need to avoid consultation over the summer.
- 2.35 However, given the changes within the council, it is also timely to review the LDS to take account of the reduced availability of resourcing. Short-term delays were incurred during mid-2010 due to purdah relating to the local and general elections.

MONITORING IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

- 2.36 An Annual Monitoring Report (AMR) is prepared by the Council every year for submission to the Secretary of State and publication; this fulfils a requirement of the Planning and Compulsory Purchase Act 2004. It provides an update on the Council's progress on preparing the DPDs in the Local Development Scheme against the timetables, and progress in adopting SPDs. It highlights where the timetables and milestones are being met and provides an update on any changes to these and the

reasons for the changes. It also identifies and sets out a timetable for any new local development documents, not already identified in this Local Development Scheme, the Council will be preparing as part of its LDF.

- 2.37 The Annual Monitoring Report also monitors the implementation of the policies within local development documents themselves and assess whether their purpose is being achieved. Where a policy is not being achieved or is having any unintended effects, appropriate actions to redress this are identified.
- 2.38 The Council is continuing to develop the LDF monitoring framework and ways of collecting more accurate data as work on the Core Strategy progresses. The Council is also working to present information in its Annual Monitoring Report in a clear and accessible format.

DEVELOPMENT PLANNING

2.39 The planning policies prepared by the council and set out in the UDP are used to determine planning applications. Westminster receives an average of 10,000 planning applications a year, making it one of the busiest authorities in the country. During the period 2009-10 the council:

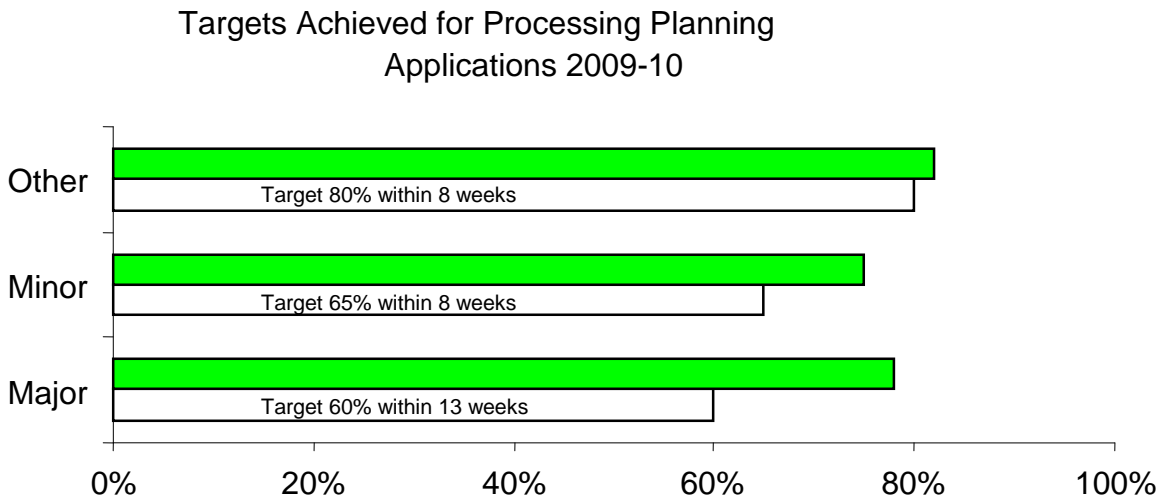
- received a total of 10,619 planning applications, including 3,923 applications on line (34% of the total and up from 28% last year)
- determined 78% of the total number of applications in less than eight weeks
- processed 1573 applications for listed building consent, around 5.8% of all applications for listed buildings in England.
- successfully defended 162 (77%) of planning appeals determined by Secretary of State in respect of applications made to the council
- exceeded the governments target for processing planning applications (see figure 2.1 below)
- successfully investigated and resolved 2,245 reported breaches of planning control (see page 62)
- secured a total of £38,000,000 in financial contributions as part of signed agreements
- Refused 13% of planning applications received that would have had damaging impacts (sometimes it is what you don't see that counts).

Planning enforcement making a difference

Planning enforcement action by the council can be taken where something has been done without the appropriate planning permission or consent. Enforcement action cannot be taken if the works or changes of use do not require permission or consent, or if they are permitted by planning legislation. But where action can be taken, the intervention can make a huge difference and transform a very poor quality built environment to a high quality built environment.



Figure 2.1 Time taken to process planning applications monitored by the Government (Communities and Local Government)



Definitions

Major development is defined as:

- housing applications for 10 or more dwellings or where the site area is 0.5 hectares or more.
- non-housing uses where the floorspace is 1000 sqm or the site area is 0.5 hectares or more.
- changes of use at or exceeding the above thresholds.

Minor development is defined as those applications which do not meet the definition for major development above and are not a change of use, listed building, advertisement or householder development.

The “Other” category includes:

- Change of use (excluding where this is counted as a major application)
- Household applications
- Listed building applications
- Advertisement consent.

| | Major | Major % | Minor | Minor % | All Other | Other % | Total | % |
|---|-------|---------|-------|---------|-----------|---------|-------|----|
| Decisions dealt within <8 weeks | 6 | 9 | 1704 | 75 | 3249 | 82 | 4959 | 78 |
| Decisions dealt with between 8 – 13 weeks | 48 | 69 | 254 | 11 | 368 | 9 | 670 | 11 |
| Decisions dealt with over 13 weeks | 16 | 23 | 323 | 14 | 372 | 9 | 711 | 11 |
| Total by development type | 70 | | 2281 | | 3989 | | 6340 | |

3 Assessing the implementation and effectiveness of spatial policies

The UDP Monitoring Framework

3.1 The processes for preparing and implementing spatial policies have been discussed in Section 2. In this section consideration of their actual impact and their effectiveness in delivering the council's spatial planning aims and policy objectives is given. While work to develop LDF documents is underway the **current** local development plan is still the 2007 Westminster Unitary Development Plan (UDP). It is envisaged that the UDP will be replaced by the Core Strategy in early 2011. The UDP is used with the London Plan to determine planning applications received by the council. The UDP is therefore the focus of this assessment. The UDP sets out 6 spatial planning aims which are:

- A. **Enhancing the attraction of central London**
- B. **Fostering economic vitality and diversity**
- C. **Building sustainable communities**
- D. **Integrating land use and transport policies and reducing the environmental impact of transport.**
- E. **Ensuring a high quality environment**
- F. **Working towards a more sustainable city**

3.2 The policy assessment set out in the remainder of this section draws on data related to indicators which are used to assess the policy approach. The monitoring framework used is set out below. It is important to note that it is the council's

policy approaches - not the indicators themselves that are the subject of this assessment.

Use of "Indicators" in this AMR

An indicator is simply data for a particular topic that is a useful indication of whether objectives or policies, in this case spatial planning policies, are achieved. It is often statistics but can take the form of qualitative data. This AMR presents data related to three indicator sets:

- **Core Indicators** identified by the government and for which data is required in LDF annual monitoring reports. There are currently 22 of these and this AMR covers all but one:
 - Core Indicator IM1 Production of primary land won aggregates by mineral planning authority & Core Indicator M2 Production of secondary and recycled aggregates by mineral planning authority are irrelevant in an inner London context and are excluded.
- **National Indicators** that the government requires to monitor council performance that are relevant to spatial planning. Not required from 2010 -11 monitoring
- **Local indicators** which the council has decided to collect. These are mainly related to planning permission and completion of developments but also include land use surveys and other environmental data.

Understanding the Data and Assessments in this Section

- 3.3 A monitoring framework, based on indicators, is a widely used method of assessing policies and one strongly advocated in relevant government guidance on monitoring. This type of framework can have a useful role in helping to assess whether a policy is generally on track. However, not all policies can be adequately assessed by reference to this type of data as some complex policy approaches are difficult to reduce to one or even a group of indicators.
- 3.4 The UDP aims set out in paragraph 3.1 above are used to structure the remainder of this section (and page 15 provides a quick reference guide on how to interpret this). Relevant indicator results are presented in relation to each UDP theme. The data focuses primarily on the period 1 April 2009 – 31 March 2010, the period this AMR covers. However, data from outside this period is also highlighted where available and provide context for the results. Data is set out in a series of tables of figures and explanation of the tables is provided under each to aid clarity.
- 3.5 The data is complex in parts but serves an essential function in helping the development of policy approaches as shown throughout this AMR. The indicators are also necessary to meet government expectations for monitoring spatial planning policies.
- 3.6 Following presentation of the data, an assessment is made of whether the related policy approaches in the UDP are being implemented effectively. These assessments draw on the indicator data presented which in some cases is supplemented by reference to additional research studies or consultation responses.

Monitoring Infrastructure Delivery

- 3.7 Before turning to the detailed assessment it is worth highlighting the council infrastructure planning activities. Westminster's success as a world city and its triple roles as a place to live, commercial centre and tourist attraction places heavy demands on infrastructure. Residents and businesses alike rely on the availability of high infrastructure including social, transport and utilities related infrastructure provision. The assessment set out in the remainder of this section addresses a range of infrastructure related matters, including, social and community facilities, open space provisions and transport where they are addressed in UDP policy approaches.
- 3.8 Government Planning Policy Statement 12: Local Spatial Planning invites Westminster and other local authorities to indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of their core strategy. As signalled in last years AMR, the council is developing its infrastructure delivery planning processes in close cooperation with other Central London Forward boroughs and a technical assessment of infrastructure demand has recently been completed¹. As subsequent AMRs shift to consideration of the Core Strategy infrastructure monitoring is likely to become a more significant component.

¹ Westminster Infrastructure Plan 2006-2026 Technical Assessment

The Analysis

The next sections are split into the UDP's 6 spatial planning aims which are:

Enhancing the attraction of central London

Fostering economic vitality and diversity

Building sustainable communities

Integrating land use and transport policies and reducing the environmental impact of transport

Ensuring a high quality environment

Working towards a more sustainable city

There is also an additional section on **Implementation of related UDP Policies including Planning Obligations**

Each section starts with a list of applicable indicators that are used to monitor the spatial planning aim.

The indicator is presented in a table, followed by a commentary of the data in a table highlights section.

This in turn is followed by a policy assessment and analysis denoting the UDP policy reference number. The broad policy objective and approach is given relating to either single indicators or where appropriate a bundle of indicators to inform on the policies performance.

The following symbols are initially used to indicate the performance of the policies.



Positive



Negative



Neutral



Unclear

3A ENHANCING THE ATTRACTION OF CENTRAL LONDON

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Mixed use (p22-28)

LI MIX1a: Completed mixed use schemes with a net increase of over 200sqm in CAZ/CAZF

LI MIX1b Non mixed use development with a net increase of over 200sqm in CAZ

LI MIX2 All net floorspace change in CAZ/ CAZF

LIMIX 3: Total net completions by use class in Paddington SPA

Retail (p28-29)

C2a: Shopping Floorspace in CAZ

Entertainment use (p30-35)

LI T&E1a: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size

LI T&E1b: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size

LI T&E1c: Refused Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size

LI T&E1d: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size
2004 – 2009-10

LI T&E1e: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size
2004 – 2009-10

Hotel use (p36-37)

LI T&E2 Hotels and Hotel Bed rooms by Area

Arts, cultural and educational use (p37)

LI SP1 Permissions for arts, cultural and educational use

Theatres (p37)

LI T&E3: Number of Theatres and Expansion of Theatre Floorspace

Special Policy Areas (p39-42)

LI SP2: Portland Place Special Policy Area Survey Results, March 2010

LI SP3 Permissions for Medical Uses in Harley Street Special Policy Area

LI SP4 Permissions for showrooms in Marylebone Special Policy Area

3A. Indicator Results and Policy Analysis: Enhancing the Attraction of Central London

MIXED USE

Table 3.1 LI MIX1a: Completed mixed use schemes with a net increase of over 200sqm in Central Activities Zone (CAZ)/CAZ Frontages

| Completed Mixed Use Schemes 2009-10 | Schemes | Total on Site Commercial SQM | Total Res SQM (On and Off Site) | Total Res Units | Affordable Units | Cash in lieu of residential provision | Net B1 SQM | Net A1 SQM | Net A3 SQM | Net C1 SQM | Net on site C3 SQM | Net off site C3 SQM |
|--|---------|------------------------------|---------------------------------|-----------------|------------------|---------------------------------------|------------|------------|------------|------------|--------------------|---------------------|
| All Completed Mixed Use Schemes | 8 | 7662 | 8278 | 46 | 6 | £1,035,602 | 9397 | -175 | -179 | -1381 | 8278 | 0 |
| <i>Completed mixed use schemes with on site provision</i> | 7 | | | 46 | 6 | | | | | | | |
| <i>Completed mixed use schemes with off site provision</i> | 0 | | | 0 | 0 | | | | | | | |
| <i>Completed mixed use schemes no res provision</i> | 1 | | | | | | | | | | | |
| Completed Mixed Use Schemes 2002 - March 2010 | Schemes | Total on Site Commercial SQM | Total Res SQM (On and Off Site) | Total Res Units | Affordable Units | Cash in lieu of residential provision | Net B1 SQM | Net A1 SQM | Net A3 SQM | Net C1 SQM | Net on site C3 SQM | Net off site C3 SQM |
| All Completed Mixed Use Schemes | 59 | 100397 | 101346 | 643 | 137 | £12,361,656 | 81187 | 11053 | 1976 | 6181 | 81819 | 19527 |
| <i>Completed mixed use schemes with on site provision</i> | 36 | | | 484 | 100 | | | | | | | |
| <i>Completed mixed use schemes with off site provision</i> | 7 | | | 159 | 37 | | | | | | | |
| <i>Completed mixed use schemes no res provision</i> | 16 | | | | | | | | | | | |

Table highlights

- Eight mixed use schemes were completed inside CAZ in the year 2009-10. Seven schemes had on site residential provision and one had no on site provision, for which £1,035,602 was received as cash in lieu of residential provision.

- The schemes provided nearly 8,000 sqm of commercial floorspace, mostly coming from new office space, with 8,200 sqm of linked residential floorspace.
- Forty six new residential units were provided from mixed use scheme and six of these were affordable units.
- Over the last nine years, 59 mixed use schemes have been completed inside CAZ; 36 with on site residential provision, seven with off site residential provision and 16 schemes with no residential provision but providing over £12 million to the affordable housing fund in lieu of on site provision.
- Since 2002, over 100,000 sqm of commercial floorspace has been built with linked residential floorspace of over 101,000 sqm. Most commercial floorspace built is for over 81,000 sqm of office use followed by 11,000 sqm of retail use and 6,000 sqm of hotel use and nearly 2,000 sqm of restaurant/café use.
- Between 2002-10, 643 new residential units have been built of which 137 were affordable units. Nearly 500 units were built on site of the original mixed use scheme and the rest supplied off site.

Table 3.2: LI MIX1b Completed non mixed use development with a net increase of over 200sqm in CAZ/CAZF

| Year | Non Mixed Use Schemes | Schemes with off site residential provision | A1 SQM | B1 SQM | C1 SQM | Off site C3 SQM | Off site residential units | Hotel Rooms | Contribution to Affordable Housing fund (£) |
|--------------------|-----------------------|---|--------|--------|--------|-----------------|----------------------------|-------------|---|
| 2004 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2005-06 | 4 | 0 | 0 | 2633 | 0 | 0 | 0 | 0 | 1807260 |
| 2006-07 | 2 | 0 | 0 | 679 | 0 | 0 | 0 | 0 | 0 |
| 2007-08 | 2 | 0 | 0 | 1047 | 0 | 0 | 0 | 0 | 265000 |
| 2008-09 | 4 | 0 | 0 | 3603 | 0 | 0 | 0 | 0 | 3292125 |
| 2009-10 | 1 | 0 | 0 | 485 | 0 | 0 | 0 | 0 | 53000 |
| Total | 13 | 0 | 0 | 8447 | 0 | 0 | 0 | 0 | 5417385 |
| Under Construction | 5 | 2 | 0 | 1459 | 7705 | 2246 | 14 | 50 | 1849860 |
| Un-implemented | 3 | 1 | 1069 | 1615 | 0 | 3029 | 14 | 0 | 1240342 |

Table Highlights

- Only one non mixed use scheme over 200 sqm was completed between 2009-10. This was for an office-only scheme at Monck Street where a contribution of £53,000 was received for the affordable housing fund in lieu of on site provision.
- Five non mixed use schemes are still under construction, three for B1 office use and two for hotel use. Two of these schemes provided 14 residential units off site. Approximately £185,000 will be paid into the affordable housing fund in lieu of residential units
- Three schemes remain unimplemented with one providing off site provision of 14 units as part of the Mercer Street redevelopments in Covent Garden.
- Since 2004, 13 commercial schemes over 200 sqm have been completed all for B1 office use. This equates to 18% of all commercial schemes subject to policies COM 2 and COM 3. Approximately £5 million has been paid into the affordable housing fund in lieu of on or off site residential units from these schemes.

Table 3.3 LI MIX2 All net completed floorspace change in CAZ/ CAZF monitored in the pipelines

| Year | A1 Retail SQM* | B1 Office SQM | C1 Hotel SQM | Hotel Rooms | C3 Residential SQM | Residential Units | Affordable Units |
|--------------------|----------------|---------------|--------------|-------------|--------------------|-------------------|------------------|
| 2004 | 10250 | 9511 | 9715 | 120 | 24623 | 138 | 0 |
| 2005-06 | 6636 | -46676 | 11961 | 225 | 118651 | 632 | 70 |
| 2006-07 | 1136 | -22391 | 23097 | 439 | 45681 | 523 | 10 |
| 2007-08 | 5512 | -1494 | 225 | 2 | 41840 | 248 | 12 |
| 2008-09 | -4067 | 30970 | 4826 | 68 | 25514 | 170 | 23 |
| 2009-10 | 1554 | 10789 | 2077 | 15 | 29996 | 273 | 124 |
| Total | 21021 | -19291 | 51901 | 869 | 286305 | 1984 | 239 |
| Under Construction | 15055 | 8120 | 96478 | 420 | 168930 | 614 | 17 |
| Unimplemented | 11459 | 103768 | 50564 | 705 | 207708 | 1136 | 171 |

* Floorspace for A1 Retail Uses includes that in locations designated in the UDP as Primary Frontages

Table Highlights

- Over 1,000 sqm A1 retail floorspace was completed with another 15,000 sqm under construction and 11,000 sqm unimplemented. Since 2004, over 21,000 sqm of retail floorspace has been built in CAZ/CAZF.
- Approximately 11,000 sqm of new office floorspace was completed in 2009-10 with a further 8,000 sqm under construction and 104,000 sqm unimplemented. Over the monitoring period there was a net loss of 19,000 sqm of office floorspace which was due to the development of three large former office buildings into residential use.
- Over 2,000 sqm of hotel floorspace was completed this year, resulting in 15 new hotel rooms and improved accommodation. Some 96,000 sqm of hotel floorspace is under construction, providing 420 new rooms, and 51,000 sqm is unimplemented potentially providing an additional 705 bedrooms. Since 2004, 52,000 sqm of hotel floorspace has been built resulting in 869 new bedrooms
- 30% of all residential schemes completed in 2009-10 were located in CAZ/CAZF. Nearly 30,000 sqm of residential floor space was completed, providing 273 new residential units of which 124 are affordable units. The largest of these schemes at Gillingham Street provided 8,000 sqm of residential floorspace with 103 units, of which 74 are affordable units. Over 286,000 sqm of residential floorspace has been built since 2004, providing nearly 2,000 new homes and 239 affordable units. Most of this floorspace came from the redevelopment of three large office schemes which were redeveloped to provide mixed use schemes such as at Marsham Street and Bowater House in Knightsbridge.


Policy Assessment – Mixed Use in Central Activities Zone/CAZ Frontages – (UDP Policy References STRA1-4 STRA11 CENT1-4 STRA12 COM 2, COM 3).

Policy Objective/Approach –

Promoting mixed Uses in Central Activities Zone (CAZ)

Protecting activities which contribute to London's World City functions and seeking mixed use development in Westminster's CAZ including residential uses.

Target: Equivalent residential floorspace where office development exceeds 200sqm

 Policy Assessment



This policy approach has been one of the most successful in enhancing the attractiveness of central Westminster and providing a sustainable city. Since 2002, 59 mixed use schemes with a net increase of over 200 sqm have been completed inside CAZ/CAZF providing over 100,000 sqm of commercial floorspace and 101,000 sqm of residential use. Nearly 650 new residential units have been built of which 137 are affordable units and where it was not possible to provide on site or off site residential units over £12 million has been paid into the affordable housing fund.

Only 13 schemes, mostly extensions to existing buildings, have been allowed for non mixed use schemes over 200 sqm. Between 2009-10 they have provided an additional 8,000 sqm of B1 office floorspace inside CAZ/CAZF and over £5 million to the affordable housing fund.

Generally the mixed use nature of the Central Activities Zone and Frontages has been maintained and enhanced. Since 2004, 21,000 sqm of new retail floorspace, 51,000 sqm of hotel floorspace and 286,000 sqm of residential floorspace has been built. There has been a slight net loss of 19,000 sqm of office floorspace over the period but this will be replaced in the future by the 8,000 sqm presently under construction and from the 104,000 sqm of unimplemented office floorspace.

Action

Continue to monitor

Table 3.4 LIMIX 3: Total net completions by use class in Paddington Special Policy Area (PSPA)

| | A1 | A2 | A3 | A4 | B1 | B1C | B8 | C1 | C3 | D1 | D2 | SG | Residential Units | Affordable Units | Hotel Rooms |
|--------------------|------|-----|-----|----|--------|------|----|-------|-------|----|----|----|-------------------|------------------|-------------|
| 2004/05 | -418 | 0 | 0 | 0 | -2575 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2005/06 | -250 | 250 | 0 | 0 | 151598 | 0 | 0 | 0 | 19528 | 0 | 0 | 0 | 210 | 55 | 0 |
| 2006/07 | 342 | 0 | 290 | 0 | 165227 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 2007/08 | 0 | 0 | 0 | 0 | 574 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2008/09 | 0 | -70 | 347 | 0 | 0 | 0 | 0 | 11189 | 165 | 0 | 0 | 0 | 3 | 0 | 206 |
| 2009/10 | 0 | 0 | 175 | 0 | 32517 | 3388 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | -326 | 180 | 812 | 0 | 347341 | 3388 | 0 | 11205 | 19693 | 0 | 0 | 0 | 213 | 55 | 214 |
| Under Construction | 537 | 0 | 0 | 0 | 33651 | 0 | 0 | 0 | 18210 | 0 | 0 | 0 | 197 | 44 | 0 |
| Unimplemented | 1399 | 46 | 0 | 0 | 90058 | 0 | 0 | 0 | 48680 | 0 | 0 | 0 | 358 | 110 | 0 |

Table Highlights

- The six year period since 2004/5 has seen a series of major completions in the Paddington SPA.

- The major gains have been in office floor space, where nearly 350,000 sqm of net floor space has been completed in the last 6 years. There have also been some gains in B1C class light industrial uses in the same period.
- Other significant gains have been in hotel and residential floor space. Major completions include the Novotel development in 2008/09, and significant residential schemes in the Paddington Central development, which in itself delivered 210 residential units, over a quarter of which were affordable.
- In terms of other completed uses, there have been gradual gains in A2 and A3 restaurant/café floorspace, and a net loss of A1 floor space over the same.
- Future developments in Paddington are substantial, with nearly 35,000 sqm of new office floor space currently under construction, along with nearly 20,000 sqm of residential floor space which will provide nearly 200 residential units, a quarter of which will be affordable. Unimplemented planning permissions will also provide substantial amounts of office and residential floor space, along with valuable retail space, as part of future phases of the Merchant Square development.
- These figures illustrate the central role that Paddington performs, by providing a substantial proportion of Westminster's new commercial and residential floor space, which is helping to meet demand and accommodate growth in Westminster.

Policy Assessment: Mixed Use Provision in Paddington Special Policy Area – (UDP Policy References – STRA8, PSPA2).

Policy Objective/Approach –

Promoting mixed use development, including central London uses in Paddington Special Policy Area.

 Policy Assessment



The 2009-10 completions data for the PSPA shows that a majority of floor space completed this year has been offices. However, when looking at the totals completed in the development since 2004/05, these figures show substantial amounts of floor space delivered across a range of uses. The largest gains have been in office and residential floor space, but significant gains have also been made in

hotel, retail and some entertainment uses, showing Paddington to be mixed use in nature and therefore indicating the positive impact of the policy.

In addition, the figures do not reflect the provision of other uses such as public open space, and the impact of section 106 contributions which have resulted from the development. Some of this funding has gone into social and community uses and programmes, which compliment the main development in the basin and help towards the regeneration of the wider area and its communities.

Action: Continue to monitor.

RETAIL

Table 3.5 C2a: Shopping Floorspace in Central Activities Zone(CAZ) and International Centres' Primary Frontages (Oxford Street, Regent Street, Bond Street, Brompton Road)

| | CAZ (Excluding Primary Frontages) | | Primary Frontages | |
|------------------------|-----------------------------------|------------|-------------------|------------|
| | Proposed | Net Change | Proposed | Net Change |
| A1 Floor Space 2009-10 | 9905 | 817 | 185 | 185 |

Table Highlights

- 2009/10 saw a net increase in shopping floor space in the CAZ of over 1000 sqm, with this mostly coming from redevelopments, as shown by the large proposed floor space when compared to the net floor space figures.
- Within the CAZ, the international centres' primary shopping frontages also saw a small net increase in shopping floor space over the same period.

Policy Assessment – Retail floorspace in CAZ and International Centres – (UDP Policy References STRA11, SS1-3).

Policy Objective/Approach –

To enhance and maintain the West End and Knightsbridge international shopping centres.

■ Policy Assessment



The overall figures for Westminster show that net retail floor space has increased in 2009/10, with nearly 1000 sqm of net floor space being completed. This is a reversal of the 2008/09 figures, which showed a net loss of over 4000 sqm retail floor space. This suggests that the general policy approach in SS1 of protecting retail is being successful, as a net gain is being made, particularly in the CAZ.

The figures however highlight several policy issues, specifically relating to district and local shopping centres. In 2009/10, the district centres lost over 550 sqm of retail floor space, and local shopping centres lost just under 300 sqm of retail floor space. The losses in local centres have all involved a change of use to other A class uses, whereas the change in district centres has been to a combination of other A class uses, and some other uses such as offices and other.

This may be of some concern in policy terms as policies SS6 and SS7 both seek to retain A1 uses in district and local centres. In addition for district centres, the percentage of A1 and non-A1 uses in the core and secondary areas are not meeting the policy thresholds, showing issues with the mix of use against policy aims.

Action – Monitor district and local centres more thoroughly to track changing mix of uses, and act if necessary.

ENTERTAINMENT USE

Table 3.6 LI T&E1a: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2009-10

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 0 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| Inside CAZ | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 2 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Inside CAZ | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table Highlights

- Stress Areas have three permissions for new restaurants/cafes, six extensions to existing A3 uses and only one proposed loss. For A4 pubs/bars there is only one proposed loss. There are three proposed new Other uses for mixed café/shops/bars and one extension for a members club. Most of these uses are below 150 sqm.
- Inside CAZ three new café/restaurants are proposed across the three size bands, two losses for large scale restaurants are proposed and two extensions to existing A3 uses are proposed. The loss of four pubs/bars is proposed along with the loss of a mixed restaurant/bar at New Zealand House.
- Outside CAZ two small new A3 uses and one medium sized A3 use are proposed. Two losses and 2 small scale extensions are also proposed for A3 use. Two pubs are proposed for loss

Table 3.7 LI T&E1b: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2009-10

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 0 |
| Inside CAZ | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Outside CAZ | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 2 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Outside CAZ | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table Highlights

- Stress Areas - Two new restaurants completed in the Westbourne/Queensway Stress Area and one in the West End Stress Area. There are 2 mid sized A3 losses and four extensions to existing uses. One medium sized loss of a pub. The three new 'other entertainment uses' completed were for one private members club and two mixed bar/restaurants. There was one loss of a mixed A1/A3 unit to sole A3 use.
- Inside CAZ one small scale and three mid scale A3 uses were completed. Three 'other entertainment uses' were completed for two mixed restaurant/bars and one members club. One large night club was lost.
- Outside CAZ had the least amount of activity. Three new A3 uses were built and one small extension. Two cafes and one takeaway were lost. One shop became a mixed café/takeaway

Table 3.8 LI T&E1c: Refused Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2009-10

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 1 |
| Inside CAZ | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 2 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Inside CAZ | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |

Table Highlights

- Stress Areas - four new A3 uses were refused in the Edgware Road Stress Area and two in the West End. One small extension was refused on a pub. Two change of uses to mixed A3/A5 takeaway were refused, as was an extension to an existing members club.
- Inside CAZ two new medium sized A3 uses were refused and two small extensions were also refused.
- Outside CAZ two new A3 uses and two extensions were refused. One extension to a pub/bar was refused. Four new A5 takeaways were refused and one mixed use café/takeaway on the Harrow Road.

Table 3.9 LI T&E1d: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2004 – 2009-10

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 27 | 2 | 16 | 0 | 3 | 2 | 0 | 0 | 1 | 2 | 2 | 1 |
| Inside CAZ | 10 | 6 | 7 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Outside CAZ | 17 | 6 | 16 | 0 | 2 | 1 | 1 | 0 | 0 | 3 | 1 | 1 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 12 | 5 | 3 | 4 | 1 | 0 | 0 | 0 | 0 | 1 | 3 | 1 |
| Inside CAZ | 19 | 2 | 2 | 1 | 12 | 1 | 0 | 0 | 0 | 5 | 6 | 0 |
| Outside CAZ | 15 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 7 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 6 | 6 | 0 |
| Inside CAZ | 7 | 6 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 5 | 5 | 0 |
| Outside CAZ | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 2 | 0 |

Table Highlights

- Stress areas – over the last six years more permissions have been given for new small scale A3 uses in the Stress Areas compared to the other two areas and the other type of entertainment uses. Most are below 150 sqm in size. Four new pubs/bars have been proposed and 5 losses. Only one new A5 use has been permitted in six years. Six ‘other entertainment uses’ over 500 sqm have been proposed in the stress areas which coincides with six losses.
- Inside CAZ - More A3 (19) uses over 150 sqm have been permitted Inside CAZ than elsewhere. Also there has been a loss of more pubs/bars permitted inside CAZ than anywhere else.
- Outside CAZ – again most permissions have been for new A3 uses in the small and medium size bands (32). Eight pubs/bars have been proposed for loss. No permissions for new A5 use have been given over the period.

Table 3.10 LI T&E1e: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2004 – 2009-10

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 17 | 0 | 10 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 1 | 0 |
| Inside CAZ | 13 | 4 | 6 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 3 |
| Outside CAZ | 14 | 6 | 12 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 8 | 4 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 5 | 0 |
| Inside CAZ | 15 | 3 | 3 | 0 | 5 | 0 | 0 | 0 | 0 | 6 | 3 | 1 |
| Outside CAZ | 9 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 4 | 1 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 3 | 2 | 0 |
| Inside CAZ | 5 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 1 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 |

Table Highlights

- Stress Areas - over the six years 29 new A3 uses have been completed, with only four over 500 sqm. Five A3 uses have been lost. One new pub/bar was completed and four lost. One A5 use was lost. Five new Other uses were completed and seven lost.
- Inside CAZ - thirty three new A3 uses completed with 10 lost. Two new pub/bars were completed and five lost. Only one new A5 use was completed. Nine new other uses were completed and five lost.
- Outside CAZ – twenty three new A3 uses were constructed and nine were lost. Two new pub/bars were constructed and one lost. One new A5 use was completed and one lost. Seven new Other uses were constructed and four lost.

Policy Assessment - Entertainment Uses (UDP Policy References - STRA 13, STRA 16, CENT 2 TACE 8-10)

Policy Objective/Approach –

UDP policies control new entertainment uses, dependent on their location, size and type of activity, in order to safeguard residential amenity, local environmental quality and the established character and function of various parts of the city. The council is more lenient towards smaller café and restaurant uses, but takes a stricter approach with larger entertainment uses more intensive uses in stress areas and outside the central commercial areas.



Policy Assessment



In line with the policy approach, most entertainment related planning permissions and development activity in 2009 -10 has been in relation to A3 café and restaurant uses. In terms of size, there are less large entertainment premises being both permitted and completed in comparison to small and medium size entertainment uses. In line with the policy there are fewer permissions and completions of more intensive uses such as bars and public houses and takeaways. This approach has been consistent over the last six years.

Action – The City Council will continue to monitor entertainment uses as new policy is developed through within the City Management Plan.

HOTEL USE

Table 3.11 LI T&E2 Completed Hotel Bedrooms by Area 2004-2009-10

| Year | CAZ | | Paddington Special Policy Area | | Rest of Westminster | | Total by Year | |
|---------|-------------|-----------|--------------------------------|-----------|---------------------|-----------|---------------|-----------|
| | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms |
| 2004 | 578 | 120 | 0 | 0 | 41 | 4 | 619 | 124 |
| 2005-06 | 225 | 225 | 0 | 0 | 523 | 32 | 748 | 257 |
| 2006-07 | 468 | 439 | 363 | 8 | 36 | -3 | 867 | 444 |
| 2007-08 | 2 | 2 | 0 | 0 | 41 | -58 | 43 | -56 |
| 2008-09 | 68 | 68 | 206 | 206 | 72 | -11 | 346 | 263 |
| 2009-10 | 15 | 15 | 0 | 0 | 212 | -80 | 216 | -65 |
| Total | 1356 | 869 | 569 | 214 | 925 | -116 | 2839 | 967 |

Table Highlights

- The current monitoring period has shown an increase in hotel bedrooms in the CAZ , no change in the Paddington Special Policy Area and a net loss of a 80 bedrooms outside of these areas
- In Soho, 15 new rooms were built as an extension to an adjoining hotel building in Dean Street. Outside of this area, the main completions included, a hotel refurbished in Devonshire Terrace with a net loss of 46 bedrooms reducing its capacity from 212 rooms to 166 rooms. Two extensions were completed for four rooms to hotels in Sussex Gardens. A 16 bed (Ebury Street) and a 22 bed hotel (Talbot Square) were completely lost to residential use.

Policy Assessment – Hotel Use (UDP Policy References - STRA 12, TACE 1-2, PSPA 4)

Policy Objective/Approach –

New hotels are guided to Central Westminster and the Paddington Special Policy Area. Conversion to non-hotel uses outside central Westminster where there is over-concentration of hotels is encouraged.

 Policy Assessment



The pattern of hotel development in Westminster this year and in recent years reflects the policy approach. Since 2004, 967 new rooms have been completed which help meet demand for the forthcoming Olympics. The net gains have occurred in CAZ and the PSPA and the net losses outside these areas where an over concentration exists and there is more potential harm to residential amenity.

ARTS, CULTURE AND EDUCATION USES

Table 3.12 LI SP1 Permissions for Arts, Cultural and Educational Use

| Year | Arts Culture & Education SPA sqm | Outside SPA sqm |
|---------|----------------------------------|-----------------|
| 2004-05 | 0 | 161 |
| 2005-06 | 0 | 1325 |
| 2006-07 | 0 | 965 |
| 2007-08 | 0 | 728 |
| 2008-09 | 328 | 11,060 |
| 2009-10 | 0 | 15,9137 |

Table Highlights

- There have been city wide permission gains in a range of arts, culture and education floorspace in the current monitoring period, including several school and theatre extensions and new temporary exhibition space. Although there have been no gains within the SPA, there have also been no loss of arts, culture or education floorspace.

Table 3.13: LI T&E3: Number of Theatres and Expansion of Theatre Floorspace

| Year | Theatres |
|---------|---|
| 2009-10 | <ul style="list-style-type: none"> • The expansion of 1545 sqm to the Victoria Palace theatre. • A total increase of 395 sqm of floorspace for two theatres in Westminster; the Duke of York and Theatre Royal. |

Policy Assessment - Arts Culture and Education Special Policy Area (UDP Policy References – STRA 9, STRA 12, TACE 5-7)

Policy Objective/Approach –

The policies aim to protect, maintain and enhance tourist facilities and visitor attractions within the city, encouraging specialist uses. A special policy area is designated around Exhibition Road and Kensington Gore to protect and consolidate strategically important uses. Within the policy area, the loss of arts, culture and education uses is resisted.

 Policy Assessment



In line with policy objectives, a range of arts and cultural uses have been permitted within Westminster, providing over 15,000 sqm of floorspace during 2009-10 including extensions to existing theatres and education facilities and new art and culture space. There has been no reduction in the amount of arts, culture or educational floorspace since 2004 within the SPA, indicating the policy to protect these uses is being achieved.

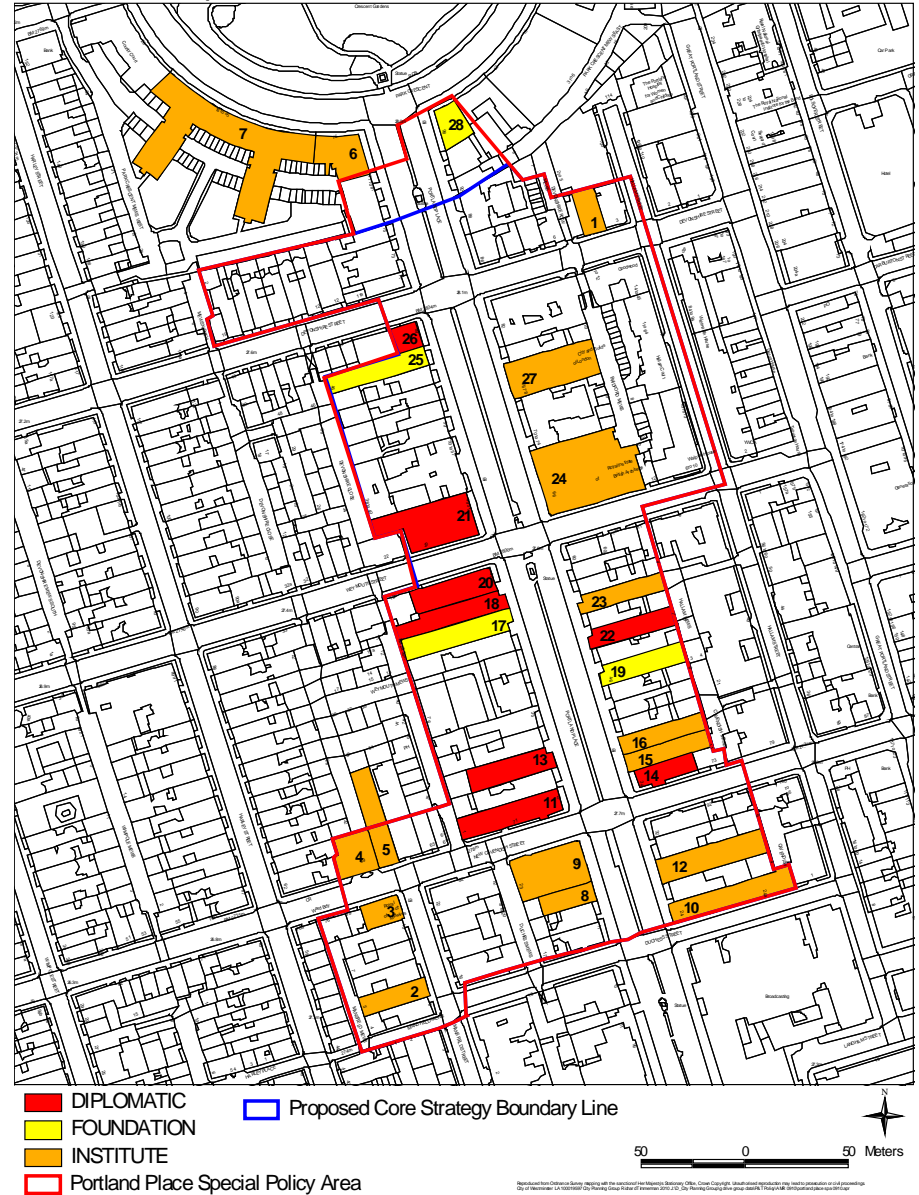
Action – Continue monitoring

SPECIAL POLICY AREAS

Table 3.14 LISP2: Portland Place Special Policy Area Survey Results, March 2010

| Map Ref | Organisation | Address | Category |
|---------|--|-------------------------|------------|
| 1 | Swedish Embassy | 27 Portland Place | Diplomatic |
| 2 | Chinese Embassy | 31 Portland Place | Diplomatic |
| 3 | Polish Embassy Cultural Institute | 34 Portland Place | Diplomatic |
| 4 | The Kenya High Commission | 45 Portland Place | Diplomatic |
| 5 | Polish Embassy | 47 Portland Place | Diplomatic |
| 6 | Chinese Embassy | 49 Portland Place | Diplomatic |
| 7 | Chinese Embassy | 50 Portland Place | Diplomatic |
| 8 | Turkish Embassy | 69 Portland Place | Diplomatic |
| 9 | Architects Benevolent Society | 43 Portland Place | Foundation |
| 10 | Red Mansion Foundation | 46 Portland Place | Foundation |
| 11 | RAF Benevolent Fund | 67 Portland Place | Foundation |
| 12 | Calouste Gulbenkein Foundation | 98 Portland Place | Foundation |
| 13 | Institute of Contemporary History and Leo Baeck Institute and Weiner Library | 4 Devonshire Street | Institute |
| 14 | British Veterinary Association | 7 Mansfield Street | Institute |
| 15 | Royal College of Midwives | 15 Mansfield Street | Institute |
| 16 | The Nutfield Trust | 59 New Cavendish Street | Institute |
| 17 | Energy Institute | 61 New Cavendish Street | Institute |
| 18 | Institute of Chartered Secretaries and Administrators | 16 Park Crescent | Institute |
| 19 | Medical Research Council | 20 Park Crescent | Institute |
| 20 | Association of Anaesthetists of Great Britain & Ireland | 21 Portland Place | Institute |
| 21 | The UK Central Council for Nursing Midwifery and Health Visiting | 23 Portland Place | Institute |
| 22 | Associated Board of the Royal Schools of Music | 24 Portland Place | Institute |
| 23 | The Royal Institute of Public Health and Hygiene | 28 Portland Place | Institute |
| 24 | The British Medical Ultrasound Society | 36 Portland Place | Institute |
| 25 | Royal College of Radiologists | 38 Portland Place | Institute |
| 26 | Australian Broadcasting Corporation | 54 Portland Place | Institute |
| 27 | Royal Institute of British Architects | 66 Portland Place | Institute |
| 28 | The Institute of Physics | 76 Portland Place | Institute |

**Portland Place Special Policy Area
Institutional, Diplomatic & Foundation Uses March 10**



Policy Assessment - Portland Place Special Policy Area (UDP Policy References - STRA 9, COM 6, COM 7)

Policy Objective/Approach –

Protecting institutional uses in Portland Place Special Policy Area (SPA)



Survey results for the Portland Place SPA in 2010 reveals a continued clustering of diplomatic, foundation and other institutions although there have been some reductions from previous years. Since 2008, the Chilean Embassy and Polish Embassy (15 Devonshire Street) have moved out reducing diplomatic uses to eight. The Open Learning Foundation has also moved away from the SPA reducing foundation uses to 4.

Action –

The Portland Place Special Policy Area boundary was recommended for reduction as part of the Core Strategy process. The result will be reported in the next AMR

Harley Street Special Policy Area

Table 3.15 LI SP3 Completed Medical Floorspace in Harley Street Special Policy Area

| Year | Net Medical sqm |
|-----------|-----------------|
| 2004-05 | 1372 |
| 2005-06 | 5448 |
| 2006-07 | 523 |
| 2007-08 | -593 |
| 2008-09 | 1831 |
| 2009-10 | 738 |
| Total sqm | 9319 |

Table Highlights

- The 738 sqm of net additional completed floorspace in 2009-10 came from one scheme for redevelopment on Harley Street providing more consulting room space than existed and two changes of use schemes, on Harley Street, providing additional medical floorspace where residential uses on upper floors were swapped between buildings.

Policy Assessment - Harley Street Special Policy Area (UDP Policy References – SOC 5)

Policy Objective/Approach –

Protect private medical uses in the Harley Street Special Policy Area (SPA)



Policy Assessment

Over the past six years there has been a 9,000 sqm net increase in private medical floorspace in the SPA indicating that the policy is working well. There has been a trend for land use swaps between buildings in the Harley Street area between consulting rooms and residential uses in order to provide improved residential amenity and improved consulting rooms. The 600 sqm net loss in 2007-08 is for medical use going to residential use. Subsequent years have counterbalanced this. There have also been significant extensions to private hospital uses and the opening of a new private cancer clinic in the area. This is a successful policy approach as it maintains the approach of allowing the development of appropriate medical facilities in the SPA without significantly altering the character of the area, by maintaining a balance of medical and residential uses.

Action –

The draft policy options to manage development within these areas will be presented in the City Management Plan. Some of the options will seek to continue this established policy approach and maintain the balance of between medical and residential uses in the area. Draft Core Strategy policy CS2 will continue to monitor the provision of medical facilities.

Marylebone Special Policy Area

Table 3.16 LI SP4 Permissions for showrooms in the Marylebone Special Policy Area

| Year | No of showrooms in SPA from 2000 |
|------|----------------------------------|
| 2000 | 148 |
| 2007 | 118 |
| 2008 | 96 |
| 2010 | 93 |

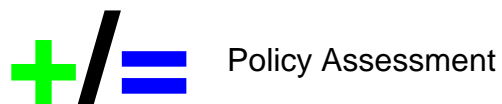
Table Highlights

- Since 2000 there has been a general decline in the number of wholesale showroom uses in the East Marylebone Special Policy Area.
- The decline in showrooms has been in the periphery of the Special Policy Area and there is still a significant cluster on Great Portland Street and Great Titchfield Street.
- Survey data and planning permissions have confirmed that 93 showrooms are still operating in the Special Policy Area.

East Marylebone Special Policy Area Policy Assessment (UDP Policy References – COM 12 (A))

Policy Objective/Approach –

Protect showroom uses in the East Marylebone Special Policy Area (SPA)



Although there has been a decline in wholesale showroom premises since 2000, the main cluster of showrooms (in the centre of the policy area) on Great Portland Street or Great Titchfield Street still provide character to the area. These are more resilient than those positioned on the periphery, which have been lost, especially on streets like Eastcastle Street to other uses such as galleries. In recognition of this, the emerging Core Strategy has reduced the boundary of the SPA.

Action – Continue Monitoring

3B FOSTERING ECONOMIC VITALITY AND DIVERSITY

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Employment land including office, research and development and storage and distribution (p44)

CI BD1 Total amount of additional floorspace – by type,

CI BD2 Total amount of employment floorspace on previously developed land

CI BD3 Employment land available by type;

Office use (p44-7)

C1 Office floorspace completed by area (CAZ, Paddington SPA, Creative Industries SPA, North West Westminster)

C1a Office floor space completed by area over 5 years (CAZ, Paddington SPA, North West Westminster)

Town centre uses including A1 retail, A2, D2 and B1 (p48)

CI BD4 Total amount of floorspace for town centre use (Includes CAZ/CAZF, PSPA, District and Local Shopping Centres)

Retail use (p48-50)

C2b Shopping Floorspace Completions by Area

C2c Shopping Floorspace Completions by Area 2004-2009-10

Industrial use (p51-52)

LI I1 Industrial floorspace completions

3B. Indicator Results and Policy Analysis: Fostering economic vitality and diversity

Employment land including office, research and development and storage and distribution

Table 3.17 Indicator CI BD1 Total amount of additional floorspace – by type, CI BD2 Total amount of employment floorspace on previously developed land, CI BD3 Employment land available by type

| Westminster | B1a | B1b | B1c | B2 | B8 | Total |
|--|-------|-----|------|-------|------|--------|
| Gross Additional Employment Floor Space by Use Class | 96219 | 0 | 3438 | 0 | 2740 | 102397 |
| Net Additional Employment Floor Space by Use Class | 42866 | 0 | 3388 | -2675 | 1646 | 45225 |
| % on Previously Developed Land | 100 | 0 | 100 | 100 | 100 | 100 |
| Gross Hectares | 9.6 | 0 | 0.34 | 0 | 0.27 | 13.2 |

Table Highlights

- Total net completions of over 45,000 sqm for all B1 use classes combined in the last year across Westminster. There were also small increases in B1c floor space in the year 2009/10.
- 100% of development on previously developed (brownfield) land.
- The only B-class use with a net loss is B2 (General Industrial uses), which occurred in one scheme, where B2 floor space was changed to storage and distribution use (class B8).

Table 3.18 C1 Office floorspace completed by area (CAZ/CAZ Frontages, Paddington SPA, North West Westminster SPA)

| Year | Areas | Existing Floor Space (sqm) | Proposed Floor Space (sqm) | Net Floor Space (sqm) |
|---------|---------------------|----------------------------|----------------------------|-----------------------|
| 2009-10 | Westminster Total | 53353 | 96219 | 42866 |
| | Paddington SPA | 0 | 32517 | 32517 |
| | CAZ/CAZF | 51581 | 62370 | 10789 |
| | NWWSPA | 887 | 1332 | 445 |
| | Rest of Westminster | 885 | 0 | -885 |

Table Highlights

- The monitoring year 2009-10 shows a significant net gain of office floor space in Westminster, of over 40,000 sqm.
- Over three quarters of the net office floor space completed in 2009-10 was in the Paddington Special Policy Area. In particular, 2 Kingdom Street and 30 Eastbourne Terrace were the major parts of the development completed in the reporting year 2009-10.
- The CAZ has seen fairly significant gains in office floor space in 2009-10 of over 10,000 sqm, however due to high existing levels of development, most of this has occurred through the redevelopment of existing sites, as shown by the high existing floor space figure. Significant schemes in the CAZ completed in 2009-10 include the development at Mortimer Street/Great Titchfield Street, which provided a net increase of over 4000sqm of office floor space, and the Abford House development near Victoria, which provided nearly 3500 sqm of net office floor space.
- Outside of Paddington and the CAZ, there have been small gains in the NWWSPA, and a small loss of office floor space in the rest of Westminster.

Table 3.19 C1a Office floor space completed by area over 5 years (CAZ, Paddington SPA, North West Westminster SPA)

| Year | Areas | Existing Floor Space (sqm) | Proposed Floor Space (sqm) | Net Floor Space (sqm) |
|----------------|----------------|----------------------------|----------------------------|-----------------------|
| 2005/6-2009/10 | All | 662283 | 837387 | 175104 |
| | Paddington SPA | 14267 | 211748 | 197481 |
| | Rest of city | 24995 | 30294 | 5299 |
| | NWWSPA | 887 | 2247 | 1360 |
| | CAZ | 622134 | 593098 | -29036 |

Table Highlights

- The last five years has seen a significant increase in office floor space in Westminster, with a net increase of over 175,000 sqm since 2005/05.
- The vast majority of this increase has resulted from the ongoing redevelopment of the Paddington Special Policy Area, with many different phases of the development being completed since 2005/06 including parts of the Paddington Central development, the landmark building the Point, and Telstar House.

- The NWWSPA has seen a small net increase in office floor space since 2005/06, with around 50% of this achieved in the current monitoring period. The CAZ has experienced fairly significant losses of B1 floor space over the same period, with nearly 30,000 sqm lost to other uses. As set out in previous AMR's this was mainly the result of 3 large schemes for residential use in the monitoring periods 2005/06 and 2006/07. However as table 3.19 shows, there has been a net gain in office floor space in the current monitoring period in the CAZ, reversing the trend of previous years.
- As other data has shown, office development in the CAZ and rest of Westminster results largely from redevelopments, as shown by the large existing floor space figures for these areas, whereas development in Paddington is occurring largely on vacant land.

Policy Assessment – Office Development (UDP Policy References – STRA5, PSPA3, COM1, COM3, COM4, COM5, CENT1, CENT2, CENT3, CENT4)

Policy Objective/Approach –

Office development is directed to the CAZ, and promoted in Paddington as part of the overall mixed use approach.

 Policy Assessment



The 2009-10 monitoring period has seen a significant net increase in office floor space in Westminster, of nearly 43,000 sqm. 25% of which has come from office completions in the CAZ, and 74% in the PSPA, which has been designated as part of the CAZ in the draft core strategy. There has been a small loss in office floor space in the rest of Westminster.

In Paddington, in addition to significant completions, there is substantial office floor space in the pipeline as planning permissions either under construction or unimplemented, as seen in table 3.5.

This suggests that the current policy approach is working satisfactorily.

Action – Continue monitoring

Policy Assessment – North West Westminster Special Policy Area (UDP Policy References – STRA5, COM1, NW1, NW2)

Policy Objective/Approach –

Employment uses are especially encouraged in North West Westminster to support economic regeneration. Protection is given to small scale business and is required as part of large scale mixed use developments.



Harrow Road

The 2009/10 period shows a small net increase in office floor space in the NWWSPA of nearly 450 sqm, accounting for 1% of all office floor space completed in Westminster. There were no increases in office floor space in the period 2008/9 and the data for the last five years shows an increase of only 1500 sqm of new office floor space.

This suggests that the current policy approach is having a limited impact, however the more holistic policy in the emerging Core Strategy should be more effective at attracting economic development into the area.

Action –
Continue monitoring

Town centre uses including A1 retail, A2, D2 and B1

Table 3.20: CI BD4 Total amount of floorspace for town centre use (Includes CAZ/CAZF, PSPA, District and Local Shopping Centres)

| | A1 | A2 Town Centre | D2 Town Centre | B1 | Total |
|--|-------|----------------|----------------|-------|--------|
| Gross New Town Centre Uses (in shopping centres) | 4915 | 793 | 0 | 37561 | 43269 |
| Net New Town Centre Uses (in shopping centres) | 1849 | 793 | 0 | 33771 | 36413 |
| Gross New Town Centre Uses (all Westminster) | 12853 | 909 | 0 | 96219 | 109981 |
| Net New Town Centre Uses (all Westminster) | 813 | 733 | 0 | 42866 | 50106 |

Table Highlights

- In the shopping centres (CAZ/CAZF, PSPA, District and Local Shopping Centres), 2009-10 saw the completion of over 2500sqm net of new town centre uses (class A1, A2, D2), compared to a net loss in the previous monitoring year.
- Westminster as a whole saw a smaller increase in town centre uses, showing that completions have largely been directed to the shopping centres, with a slight loss outside these centres.
- Significant gains in office floor space have also occurred in 2009-10, with completions also largely concentrated in the designated shopping centres, with 70% of the roughly 50,000 sqm net gain of completed office development occurring in shopping centres. The PSPA was the location for a significant proportion of new office completions.

Retail

Table 3.21 C2b Shopping Floorspace Completions by Area

| Year | | CAZ | Primary Frontage | District Centres | Local Centres | Rest of Westminster | Total |
|---------|-------------------------------|------|------------------|------------------|---------------|---------------------|-------|
| 2009/10 | Proposed A1 Floor Space (sqm) | 9905 | 185 | 168 | 0 | 2595 | 12853 |
| 2009/10 | Net A1 Floor Space (sqm) | 817 | 185 | -561 | -284 | 656 | 813 |

Table 3.22 C2c Shopping Floorspace Completions by Area 2004-2009-10

| Year | | CAZ (Excluding Primary Frontages) | Primary Frontage | District Centres | Local Centres | Rest of Westminster | Total |
|---------|-----------------------------------|--------------------------------------|---------------------|---------------------|------------------|------------------------|--------|
| 2005-06 | Proposed Retail Floor Space (sqm) | 3369 | 7790 | 2181 | 80 | 378 | 13798 |
| | Net Retail Floor Space (sqm) | 994 | 5642 | -904 | -284 | -323 | 5125 |
| 2006-07 | Proposed Retail Floor Space (sqm) | 18272 | 11585 | 209 | 502 | 5022 | 35590 |
| | Net Retail Floor Space (sqm) | 2329 | -1193 | -479 | -430 | 2455 | 2682 |
| 2007-08 | Proposed Retail Floor Space (sqm) | 14275 | 2825 | 63 | 398 | 371 | 17932 |
| | Net Retail Floor Space (sqm) | 4582 | 930 | -898 | 114 | -750 | 3978 |
| 2008-09 | Proposed Retail Floor Space (sqm) | 12668 | 12872 | 793 | 157 | 1870 | 28360 |
| | Net Retail Floor Space (sqm) | 8980 | -13048 | 181 | -974 | 784 | -4077 |
| 2009-10 | Proposed Retail Floor Space (sqm) | 9905 | 185 | 168 | 0 | 2595 | 12853 |
| | Net Retail Floor Space (sqm) | 817 | 185 | -561 | -284 | 656 | 813 |
| Total | Proposed Retail Floor Space (sqm) | 58489 | 35257 | 3414 | 1137 | 10236 | 108533 |
| | Net Retail Floor Space (sqm) | 17702 | -7484 | -2661 | -1858 | 2822 | 8521 |

Table Highlights

- Completions in 2009/10 led to a small increase in A1 floor space across Westminster, with the largest net increase in A1 floor space occurring in the CAZ, and the rest of Westminster outside of shopping centres.
- Completions in 2009/10 showed that the designated district and local shopping centres both experienced small losses of A1 floor space in the last year, mainly as a result of changes of use to other A-class uses.
- The overall picture for the last five years shows a similar pattern, with a net gain in A1 uses across Westminster as a whole, but with the main gains being made in the CAZ, and losses being experienced in the district and local centres, along with the primary CAZ frontages.
- Due to the nature of Westminster and high existing level of development across the city, the net retail floor space delivered is dwarfed by the proposed gross retail floor space for 2009/10, which is nearly 13,000 sqm. This shows that most retail is delivered as part of redevelopments where there is an existing retail element.

Policy Assessment - Fostering Retail (UDP Policy References – STRA10, SS1-2, SS6-13)

Policy Objective/Approach –

Retail (A1) uses are generally protected and the predominantly A1 retail function is to be maintained in existing District Centres and Local Centres. However, in some cases loss of A1 may be permitted outside Core Frontages in these centres.

Policy Assessment



The overall figures for Westminster show that net retail floor space has increased in 2009/10, with nearly 1000 sqm of net floor space being completed. This is a reversal of the 2008/09 figures, which showed a net loss of over 4000 sqm retail floor space. This suggests that the general policy approach in SS1 of protecting retail is being successful, as a net gain is being made, particularly in the CAZ.

The figures however highlight several policy issues, specifically relating to district and local shopping centres. In 2009/10, the district centres lost over 550 sqm of retail floor space, and local shopping centres lost just under 300 sqm of retail floor space. The losses in local centres have all involved a change of use to other A class uses, whereas the change in district centres has been to a combination of other A class uses, and some other uses such as offices and other.

This may be of some concern in policy terms as policies SS6 and SS7 both seek to retain A1 uses in district and local centres. In addition for district centres, the percentage of A1 and non-A1 uses in the core and secondary areas are not meeting the policy thresholds, showing issues with the mix of use against policy aims.

Action – Monitor district and local centres more thoroughly to track changing mix of uses, and act if necessary.

Industry

Table 3.23 LI I1 Industrial floorspace completions

| Year | B1C Light industrial | B2 General industrial | B8 Storage and warehousing |
|---------|----------------------|-----------------------|----------------------------|
| 2008-09 | -1728 | 0 | -2155 |
| 2009-10 | 2988 | -2675 | 1648 |
| Total | 1260 | -2675 | -507 |

Table Highlights

- Despite the loss of B1c Light Industrial floor space in the monitoring period 2008/2009, which was mainly the result of one scheme, over the last two years 1260 sqm of B1c light industrial floor space has been created throughout Westminster. In 2009-10 there is a 400 sqm loss in the Creative Area Special Policy Area to educational purposes. However outside of this area 3,338 sqm was created in Paddington.
- In the current monitoring period approximately 2,500 sqm of vacant general industrial floorspace was converted to B8 storage use on appeal.

Policy Assessment – Industrial Use (UDP Policy References – COM9, COM10)

Policy Objective/Approach –

New light industrial floorspace is encouraged in the Creative Industry Special Policy Area and small scale light industrial uses will be protected where there is no adverse effect on residential amenity.

 Policy Assessment



The Use Class Order does not differentiate between Class B1a (office) and Class B1c (light Industrial) when it comes to creative industries which makes the protection of this type of floor space within Westminster difficult to achieve, and compromises the effectiveness of the policy. The City Council values the contribution of creative industries to Westminster and seeks to ensure that new light industrial floor space is provided in new commercial schemes and secured by legal agreement. This approach has already been successful in Paddington, with some 3,000 sqm of new light industrial floor space completed in 2009/10.

The emerging Core Strategy identifies that in addition to offices a range of other B1 floor space such as workshops and studios will be sought as part of the overall mix of uses where this is appropriate because of their existing location or existing use.

Action – The outcome of the Core Strategy policy approach will be monitored and reported in the next AMR.

3C BUILDING SUSTAINABLE COMMUNITIES

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Housing (p54-69)

CI H1 Plan Period and Housing Targets; CI H2(a) Net additional dwellings in previous years, CI H2(b) Net additional dwellings in reporting year and NI154 Net Additional Homes Provided,

CI H2(c) Net additional dwellings in future years and NI159 Supply of Ready to Develop Housing Sites, CI H2(d) Managed delivery target

LI H1 Housing Trajectory and Non Self Contained and Vacant Units

LI H2 Loss of Housing

LI H3 Empty properties brought into use for housing

CI H3 Gross Affordable Housing Completions (National Indicator 155)

LI H4 Affordable Housing as a Percentage of all Housing Completions

LI H5 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund

LI H6 Housing by Tenure and Room Size (Completed gross units)

LI T&E4 Temporary Sleeping Accommodation

LI T&E5 Hostel and non self contained accommodation

CI H3 New and converted dwellings on previously developed land

CI H4 Net additional pitches (gypsy and traveller)

Social and Community Use (p70-71)

LI SOC 1 Permitted Social and Community floorspace

3C. Indicator Results and Policy Analysis: Building sustainable communities

Housing Provision

Table 3.24 CI H1 Plan Period and Housing Targets

| | Start of Plan Period | End of Plan Period | Total Housing Required | Source of Plan Target |
|-----------------------------------|----------------------|--------------------|------------------------|---|
| H1 Adopted Local Plan (UDP, 2007) | 01/01/1997 | 31/12/2016 | 19480 | Unitary Development Plan, 2007 |
| H1b RSS (London Plan) | 01/04/2007 | 31/03/2017 | 6800 | Greater London Authority London Plan (London Housing Capacity Study 2004) |

Table 3.25 CI H2a-d Housing data: Past and current actual delivery, and future projected delivery against targets. CI H2b Net additional dwellings in reporting year. CI H2c Net additional dwellings in future years. CI H2d Managed delivery target.

This table is based on the rolling 5-15 year housing supply schedule, which has been updated since the submission of Westminster's Core Strategy. This table therefore contains more up to date statistics than are presented in the Core Strategy.

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|---|---------|---------|---------|---------|---------|---------|---------|-------|---------|---------|---------|---------|
| Net dwellings delivered in reporting year | 1075 | 1145 | 1539 | 1156 | 912 | 537 | 1286 | 539 | 1513 | 657 | 683 | 716 |
| Annual delivery target in development plan | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 680 | 680 | 680 |
| Cumulative reduction of overall delivery target | 18405 | 17260 | 15721 | 14565 | 13653 | 13116 | 11830 | 11291 | 9778 | 6143 | 5460 | 4744 |
| | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | | | | | |
| Net dwellings delivered in reporting year | 698 | | | | | | | | | | | |
| Projected net dwelling delivery in future years | | 842 | 969 | 720 | 1146 | 108 | 121 | | | | | |
| Projected combined site area (ha) in future years | 5.54 | 4.88 | 6.52 | 4.19 | 8.57 | 1.78 | 1.06 | | | | | |
| Annual delivery target in development plan | 680 | 680 | 680 | 680 | 680 | 680 | 680 | | | | | |
| Cumulative reduction of overall delivery target | 4046 | 3204 | 2235 | 1515 | 369 | 261 | 140 | | | | | |

Projected net units and hectareage are partly aspirational coming from planning brief sites and other planning permissions and schemes identified in the 5-15 year housing schedule, and are thus subject to potential change. Future projected figures do not include additional residential units delivered through small schemes,

windfall sites, vacant units converted back to use, and non self contained units (student accommodation etc). Future levels of delivery for these categories are unknown, but make very significant contributions to housing delivery in Westminster, and are shown in the trajectory graph below.

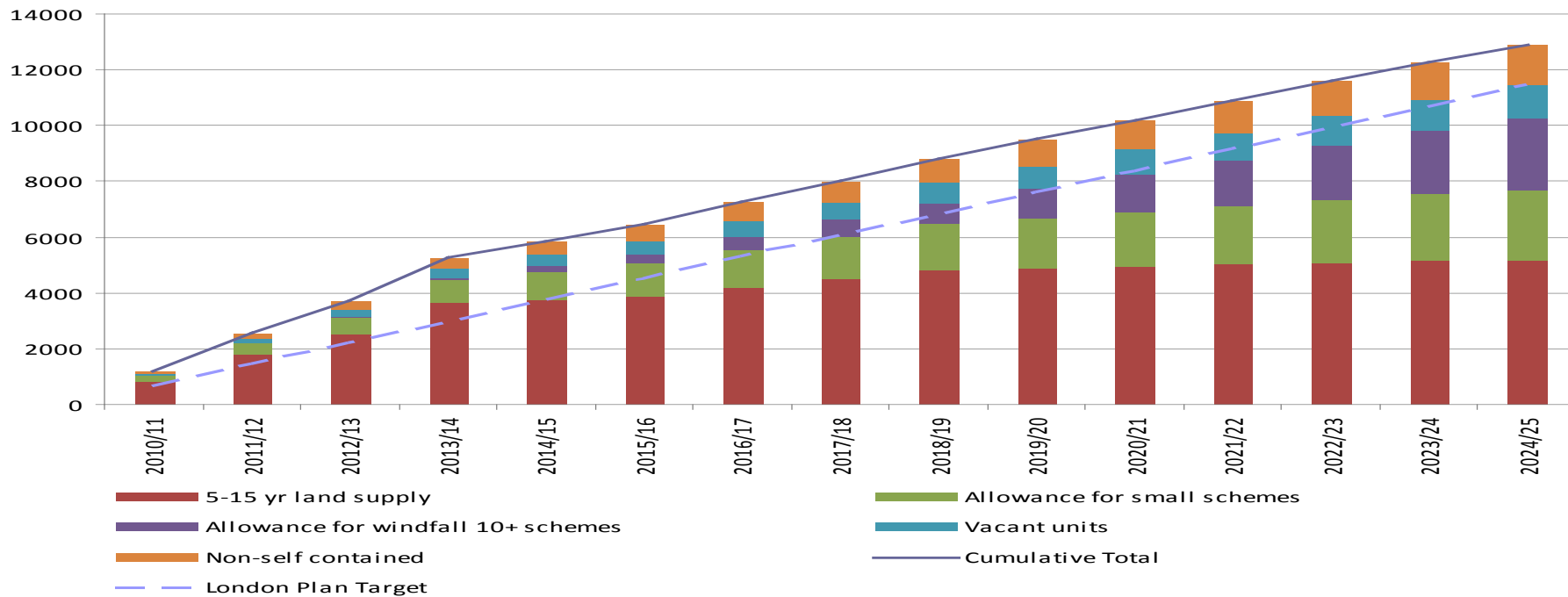
Table Highlights

- The reporting year 2009/10 saw the completion of nearly 700 net residential units, maintaining a level of delivery that has existed for the last four years.
- Delivery for 2009/10 meets annual housing delivery targets as set out in the London Plan, with 698 net units completed against a target of 680.
- Large schemes completed in 2009/10 include a 103 (net) unit development on Wilton Road in Victoria, a 70 unit development on Regency Street also close to Victoria, and a 47 unit development on Harrow Road. However this is not the norm, as a majority of housing delivery in Westminster tends to result from small schemes of fewer than ten units, resulting from minor redevelopments.
- In addition to completed units, there is considerable residential development in the pipeline, as illustrated by projected future delivery of units in the next few years. This data is taken from developments that have planning permission and are identified in the five year housing supply schedule.
- Developments currently under construction are expected to deliver nearly 1500 net residential units, which includes new phases of several large schemes at Grosvenor Waterside, and in Paddington. In addition, unimplemented planning permissions are expected to deliver nearly 2000 net residential units in the future, if and when they are implemented.
- A further contribution to housing provision comes from the delivery of non self contained (NSC) accommodation, and from the conversion of vacant units back to use. NSC accommodation generally takes the form of student accommodation, and due to the large presence of universities and other education establishments in Westminster, this can lead to fairly significant delivery. The conversion of vacant units back into use is also significant, and is gaining momentum as a priority across London to use existing stock efficiently.
- The housing trajectory graph illustrates the anticipated trajectory of housing delivery against housing targets as identified in the London Plan. The figures become more uncertain the further ahead the data looks, as there are fewer identified sites for development, but the overall trend is expected to exceed the London Plan target. A complication in Westminster is that a considerable proportion of housing delivery in the city results from windfall sites, and small schemes, which can be hard to predict. The trajectory therefore takes into account identified sites for housing development (see below), an allowance for

schemes under 10 units (based on past trends), an allowance for windfall sites of 10 or more units, a projected figure for vacant homes coming back into use, and a figure for non-self contained units.

LI H1 Westminster’s Housing Trajectory

The diagram below illustrates Westminster’s housing delivery trajectory for the next 15 years, updating the version in the Core Strategy Submission Draft with data for this reporting period. The trajectory uses the rolling 5-15 year housing supply schedule to give accurate estimations of cumulative delivery against London Plan targets for the next five years, and then projects expected delivery for the following ten years based on previous trends. The trajectory uses the rolling 5-15 year schedule as a starting point, and includes housing delivery from other sources not accounted for in the schedule to give a more comprehensive estimate and reflection of how housing is delivered in Westminster. The additional sources are delivery through small sites, windfall sites, the conversion of vacant units back to use, and the delivery of non self contained units.



Rolling Five year housing assessment (see Appendix 2)

Identified Sites for Housing – Five Year Housing Assessment (see Appendix 2)

The housing trajectory above draws on the five year housing assessment in Appendix 2 which identifies in detail the housing developments expected to be delivered between January 2011 and March 2016. Development Planning officers have supplied most of the information based on discussions they have had with developers, including the construction status of the site and its likely delivery date. In addition, meetings are also held with the housing department to determine the progress of Community Build schemes, and regular on-going meetings take place with all agencies involved in the city's three Opportunity Areas (Paddington, Victoria and Tottenham Court Road) so that the schedules contain the most up to date information possible. In addition regular contact is kept with the Westminster Property Association, Registered Social Landlords in the Housing Association Chief Executives meeting, and with infrastructure providers such as those involved with Crossrail.

The last Housing Needs Study (published 2007) showed Westminster required 5,621 additional affordable homes per year to meet demand. It did not provide a figure for market housing, but the affordable requirement alone far outstrips the amount of housing that Westminster, as an already densely built up city, could realistically provide. The housing requirement for the coming five years has therefore been calculated by using Westminster's target in the London Plan; 680 units per year. This figure multiplied by five, and including 170 extra units as one quarter of 680 to account for the first three months of 2011, means the total number of housing units required is 3,570.

The five year assessment includes all sites which are expected to deliver ten or more units by 2016. There are 66 sites on the schedule which are at differing stages of development.

- 23 sites have planning permission and construction has commenced.
- 34 sites have planning permission but construction has not commenced. Discussions with the developer indicate that works will commence in the near future and completion is expected before April 2016.
- Three sites are classed as Westminster Council Community Build sites where discussions have been taking place with Housing and CityWest Homes and funding secured but a planning application/permission has not yet been submitted/granted.
- Five sites are likely to have or are currently subject to a residential planning application which has not yet been determined. The landowner indicates that the housing development will be completed before April 2016.
- One site has an adopted planning brief where the landowner indicates that housing development will be completed before April 2016.

Annual delivery of identified sites is expected as follows:

| <i>Net units</i> | <i>By</i> |
|------------------|-----------------------------|
| 88 | Early 2011 |
| 881 | 2011/2012 |
| 720 | 2012/2013 |
| 1146 | 2013/2014 |
| 108 | 2014/2015 |
| 23 | 2015/2016 |
| 98 | Unknown (2015/16 at latest) |

The total expected units are therefore 3,064 which is 506 units short of the 3,570 London Plan target. This total figure however, does not include completions from small sites below ten units which have historically sometimes been as much as 35% of total units. The UDP and Core Strategy policies protect housing so losses in Westminster are very minimal, usually the result of housing swaps or the de-conversion of houses from flats back into houses. Between 2005 and 2010, 27 units were lost and if this number is projected into the 2011-2016 period, it reduces the net delivery figure for the period to 3,037. Nonetheless, taking into account all the sites in the five year schedule as well as smaller sites under ten net units, the London Plan target is still likely to be met and possibly exceeded.

Residential Schemes involving a loss of housing

There were a minimal number of schemes which included a loss of housing in 2009/10 as shown in the next table, with only 14 units lost.

Table 3.26LI H2 Loss of Housing

| Year | Net loss of units (schemes with complete loss of residential units) |
|--------------------|---|
| 2005-06 | 3 |
| 2006-07 | 0 |
| 2007-08 | 1 |
| 2008-09 | 9 |
| 2009-10 | 14 |
| Under Construction | 7 |
| Unimplemented | 14 |

Table Highlights

- In 2009-10 there were nine schemes that led to a total loss of housing, totalling 14 units. Schemes that are currently under construction, or that are unimplemented but with planning permission will lead to the loss of 21 further units.

Vacant Units

The number of vacant units brought back to use continues to be a valuable source of housing, as the efficient use of existing stock becomes an increasing priority in the city.

Table 3.27LI H3 Empty Units Brought Back Into Use

| Year | Housing Units |
|---------|---------------|
| 2004-05 | 113 |
| 2005-06 | 175 |
| 2006-07 | 240 |
| 2007-08 | 250 |
| 2008-09 | 220 |
| 2009-10 | 100 |

Table Highlights

- The 2009-10 period also saw 100 vacant units brought back into use, compared to the GLA target of 95 units per annum. This is a significant source of housing in Westminster, due to the extent of development across the city leaving few potential sites for substantial development.

Policy Assessment Building Housing provision - (UDP Policy References – STRA 14, H1, H3)

Policy Objective/Approach –

New housing provision will be encouraged and loss of housing will be discouraged.

Target: to provide an average of 680 new residential units per annum.



Policy Assessment



As illustrated by the tables and housing trajectory graph, housing provision targets have been met in 2009/10 in Westminster, and are projected to do so for the next 15 years, even when taking account of a potential rise in housing targets as put forward in the Draft Replacement London Plan. This is a continuation of the existing trend, where targets have been met with good consistency. However, with housing delivery there is always uncertainty, as future sites can be hard to identify, particularly in a borough such as Westminster, where all land is previously developed, and where many units are delivered through windfall developments, and not well publicised major developments.

Overall, the policy approach can be considered to be effective, as shown by the consistent levels of delivery of new housing units, with a minimal number of schemes delivering losses of housing.

Action –

The City Council will continue to monitor the provision of new homes in Westminster, and as part of this, will continue to update the rolling five year list of identified housing sites. This monitoring will be assessed against changes to the regional housing target for Westminster, which is proposed to increase to 770 units per annum up to 2021, as set out in the Mayor's draft replacement London Plan (October 2009).

Affordable Housing Provision

Table 3.28 CI H3 Gross Affordable Housing Completions (National Indicator 155)*

| Social rent homes provided | Intermediate homes provided | Affordable homes total |
|----------------------------|-----------------------------|------------------------|
| 178 | 157 | 335 |

* Note this includes affordable units brought back into use from voids which do not need planning permission

A total of 335 new affordable homes were completed in 2009-10. 53% of affordable units were social rented, compared to 47% intermediate. This is a considerable change from 2008-09 figures when 70% of new affordable homes completed were social rented. The proportion of intermediate units is higher than would be expected from UDP policy where the proportion of intermediate units required in individual schemes varies according to the size of schemes up to a maximum of 30%, and does not compare to the 70% social rented and 30% intermediate split target in the London Plan.

Table 3.29 LI H4 Affordable Housing as a Percentage of all Housing Completions

| Year | All Housing Total | Housing Units from schemes below AHT (% of total units) | Housing Units from schemes above AHT (% of total units) | All affordable housing units (% of total units) | Affordable Housing Units (% of all units in schemes above AHT) | Target % of Affordable Housing | Actual % of Affordable Housing |
|---------|-------------------|---|---|---|--|--------------------------------|--------------------------------|
| 1997 | 1075 | 519 (48.3) | 556 (51.7) | 181 (16.8) | 32.5 | | |
| 1998 | 1145 | 543 (47.4) | 602 (52.6) | 247 (21.6) | 41.0 | 25% | 20.60% |
| 1999 | 1539 | 581 (37.8) | 958 (62.2) | 198 (12.9) | 21.0 | | |
| 2000 | 1156 | 467 (40.4) | 689 (59.6) | 385 (33.3) | 55.9 | | |
| 2001 | 912 | 92 (10.1) | 820 (89.9) | 301 (33.0) | 36.7 | | |
| 2002 | 537 | 28 (5.3) | 509 (94.7) | 347 (64.6) | 68.1 | 30% | 29.20% |
| 2003 | 1286 | 232 (18.0) | 1054 (82.0) | 154 (12.0) | 14.6 | | |
| 2004 | 539 | 256 (47.5) | 283 (53.0) | 153 (28.4) | 54.0 | | |
| 2005-06 | 1513 | 274 (18.1) | 1239 (81.8) | 298 (19.7) | 24.1 | | |
| 2006-07 | 657 | 199 (30.3) | 458 (69.7) | 29 (4.4) | 6.3 | | |
| 2007-08 | 683 | 191 (28.0) | 492 (72.0) | 74 (10.8) | 15.0 | 50% > 30% | 22.40% |
| 2008-09 | 716 | 203 (28.4) | 513 (72.0) | 232 (32.4) | 45.2 | | |
| 2009-10 | 698 | 194 (28.3) | 504 (72.2) | 323 (46.3) | 64.1 | | |

NOTE: AHT stands for Affordable Housing Threshold, and refers to the number of units above which affordable housing will be required

Figures have changed since first reported due to more accurate completion data coming direct from RSL's and the Housing Corporation via the LDD and this allows for more cross checking.

Table Highlights

- The monitoring period 2009-10 saw the delivery of 698 housing units, 504 of which were delivered in schemes above the affordable housing threshold (i.e. schemes of 10 or more additional units, or sites larger than 0.3ha).
- 323 affordable units were delivered, representing 64% of units delivered from schemes that were above the affordable housing threshold. However, when small schemes are included (below the AHT), affordable units accounted for just over 46% of all units delivered. Overall, 2009-10 represents one of the best years in recent memory for affordable housing delivery.
- It should be noted that delivery of affordable housing can fluctuate greatly as the result of the phased development of large schemes, which can, for example, deliver all private units one year and all affordable units the next.

Table 3.30 LI H5 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund

| Year | Affordable Housing units on site | Potential Payments to the Affordable Housing Fund |
|---------|----------------------------------|---|
| 2005-06 | 298 | £9,137,365 |
| 2006-07 | 29 | £24,444,995 |
| 2007-08 | 74 | £17,415,064 |
| 2008-09 | 232 | £21,701,290 |
| 2009-10 | 323 | £2,356,392 |

Table 3.30 above shows the number of affordable housing units delivered on site (off site affordable is not monitored at this stage) as well as the potential payments to the affordable housing fund for the past four monitoring periods. The affordable housing fund plays an essential role in the provision of affordable housing in Westminster by bridging the funding gap between HCA funding for affordable housing and the actual RSL build costs of those units. It should be noted that payments to the Affordable Housing Fund includes both payments in lieu of affordable housing and payments required by the mixed use policy. The figure shown is that secured as part of signed agreements but these sums will only be received by the council if the permission is implemented.

- The potential payments into the affordable housing fund have dropped significantly in 2009-10 compared to other reporting years. However, the amount of affordable housing delivered on site has been very significant in 2009-10, as shown in table 3.30, meaning that payments into the fund would be smaller. It is also hard to estimate the effect of the recession on affordable housing payments, which may be sacrificed as a way to ensure overall scheme viability.

Policy Assessment – Affordable Housing (UDP Policy References – STRA 14, STRA 15, H4)

Policy Objective/Approach –

To protect affordable housing and ensure provision on sites of 0.3ha or for applications of 10 or more dwellings at the levels required in policy H10. Targets: Affordable housing required in a range from 10-50% across the city.



Policy Assessment

Due to exceptionally high land prices in Westminster, Registered Social Landlords are generally unable to develop new sites in the City, meaning that private housing development is relied upon to deliver affordable housing. Despite meeting overall housing provision targets as discussed, affordable housing targets are generally not met. However, 2009/10 represents one of the most productive years in terms of affordable housing provision, with over 300 affordable units completed, accounting for nearly 50% of total units completed. In addition, this accounts for over 65% of all units in schemes falling above the affordable housing threshold of over 10 units or 0.3ha. A key issue in Westminster is that many schemes are small redevelopments as discussed, and therefore do not reach the threshold for affordable housing, meaning that it can be difficult to secure significant amounts of affordable housing.

Therefore, the number of affordable units completed in 2009/10 can be viewed positively given these constraints, and illustrates that the UDP policies have been effective in retaining and delivering affordable housing, although the amounts delivered is inevitably diluted by the amount of housing delivered in small schemes.

Affordable Housing Fund payments were much lower in 2009/10 than in previous reporting years. However, in line with the policy requirement, payments are only provided 'in lieu' of the absence of affordable units as part of the development. A much larger proportion of affordable housing has been provided on site in 2009/10, which is a positive change from previous years.

Action –
Continue monitoring.

Residential Size and Tenure Mix

Table 3.31 LI H6 Housing by Tenure and number of Bedrooms (Completed gross units 2009-10)

| Size | Private | Intermediate | Social Rented | Total |
|-----------|---------|--------------|---------------|-------|
| 1 Bedroom | 185 | 48 | 80 | 313 |
| 2 Bedroom | 176 | 12 | 131 | 319 |
| 3 Bedroom | 112 | 5 | 110 | 227 |
| 4 Bedroom | 39 | 0 | 15 | 54 |
| 5 Bedroom | 7 | 0 | 1 | 8 |
| | 519 | 65 | 337 | 921 |

Table Highlights

- During 2009-10 56% of completed gross units were private, 7% were intermediate, and 37% were social rented.
- Thirty one per cent of units were family sized having three or more bedrooms.

Policy Assessment Residential Mix (UDP Policy References – STRA 15, H5)

Policy Objective/Approach –

Providing a range of housing sizes by ensuring an appropriate mix of housing is provided including 33% of units to have at least three bedrooms and 5% to have four or more bedrooms.



Policy Assessment



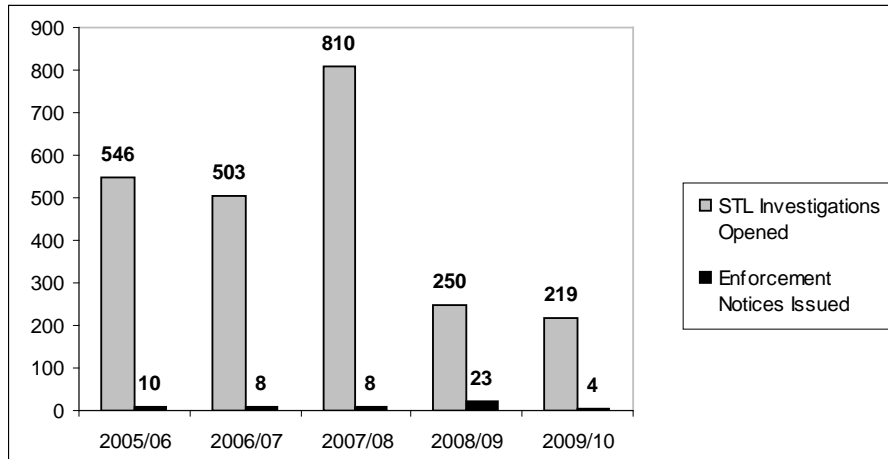
The period 2009-10 saw the delivery of a good mix of housing in both private and social rented tenures. Overall, 34% of completed units were one bedroom, 35% were two bedroom, and 31% were three or more bedrooms. Policy H5 states that the council will normally require 33% of units to be family-sized (three or more bedrooms), although it is explained that this policy will be applied with some flexibility. For the period 2009-10 31% of gross completed units were family-sized, whilst 7% had four or more bedrooms, thus exceeding the 5% target set out in Policy H5 (B). However, only five larger intermediate units have been delivered. Because of the economics of intermediate housing provision, there are particular difficulties bringing this type of housing forward in Westminster.

There was a more even delivery of family-sized units by tenure, which accounted for 55% of private, 2% of intermediate, and 43% social rented units. Whilst delivery of intermediate family housing was very low, it was nevertheless an improvement on the previous monitoring period, in which three units were delivered.

Action – Intermediate housing will be reviewed as part of the development of the City Management Plan. Housing officers and partner organisations, such as the Dolphin Square Foundation, are currently looking at ways to increase intermediate provision in the city.

Short Term Letting

Table 3.32 LI T&E4 Temporary Sleeping Accommodation/ Short Term Letting



Short term letting [STL] is defined as temporary sleeping accommodation occupied by the same person for less than 90 consecutive nights. It is concentrated in central areas that are in close proximity to services, tourist attractions and commercial centres. This practice causes several problems for Westminster. It reduces the availability of permanent housing and long lease housing forcing up rental values and it can affect the amenity of residents who share a block where short-term letting is prevalent.

Table Highlights

- The number of short term letting investigations opened in 2009/10 represents a fall on 2008/09 levels, which could indicate the success of the policy and the actions of the enforcement team, however as identifying short term letting is partly reliant on anecdotal evidence from residents, the true scale of the issue can be hard to quantify.
- The number of enforcement notices issued has also fallen. The length of the process in issuing enforcement notices means that there is generally a one year lag with the data, as illustrated in 2007/08 when there was a very large number of investigations opened, but due to the length of the process, enforcement notices were not issued until 2008/09, resulting in the high number of notices issued in this period.

Policy Assessment Loss of Permanent Housing to Temporary Sleeping Use (UDP Policy References – H2, TACE3)

Policy Objective/Approach –

Preventing the use of housing by non permanent residents by not allowing temporary sleeping accommodation and taking enforcement action against such uses.



2009/10 data shows a continued fall in the number of short term letting investigations opened and the number of enforcement notices issued. This could indicate that the policy is working effectively to stop short term letting occurring, however short term letting is a complex issue that goes beyond the statistics. Firstly, investigations are reliant in part on anecdotal evidence from residents, and the level of resource available to the enforcement team can have a considerable effect on the number of investigations undertaken in a particular year, therefore it is hard to give an exact judgement on the effectiveness of the policy.

Action:

Continue to monitor.

Non Self Contained Accommodation

Table 3.33 LI T&E5 Completed Hostel and non self contained accommodation

| <u>Year</u> | <u>Net Rooms Lost</u> | <u>Net Rooms Gained</u> | <u>Total</u> |
|-------------|-----------------------|-------------------------|--------------|
| 2009-10 | 165 | 494 | 329 |

Table Highlights

- Imperial College rationalised its student accommodation which has resulted with the loss of 153 rooms at Brabazon House and 14 Montpellier Street. The replacement 337 rooms were provided at the completed redeveloped Southside and Linsted Halls of Residence close to Imperial College.
- Student accommodation was also completed at Gillingham Street as part of a mixed use scheme providing 157 rooms.
- Twelve rooms were lost from an unauthorised house of multiple occupation at Bravington Road.
- Residential use was provided on all three sites where hostel/non self contained rooms were lost.

Policy Assessment for Hostel and non self contained accommodation (UDP Policy References – H6, H7)

Policy Objective/Approach –

Hostels and special needs housing will be permitted where appropriate and hostels are protected unless there is no demand from similar organisations. Planning permission will only be granted for the change of use to housing.

Housing in multiple occupation (HMOs) will be protected where it complies or can be made to comply with environmental health legislation, and is not in a Family Housing Area.

Policy Assessment

Delivery of non-self contained units, including hostels, has fluctuated over recent years; ranging from four units in 2004-05, to 168 units in 2006/07, to 13 units in 2008-09 and 329 units in 2009-10. This reflects the uneven delivery of large schemes of non self contained units, such as extra care housing for the elderly, or student accommodation. The GLA target is 50 units per annum, and this target is exceeded this year. The policy approach can therefore be seen to be effective.

The loss of a single unauthorised HMO accords with the policy as three permanent flats were completed. There were no other losses to report in the Family Housing Areas.

Action – Continue to monitor.

Residential Provision on Previously Developed Land

Table 3.34 CI H3 New and converted dwellings on previously developed land

| New and converted dwellings on previously developed land 2009-10 | Total |
|--|-------|
| Gross | 921 |
| % Previously developed land | 100 |

Table Highlights

- With the exception of the Royal Parks, which are protected from development under Policy ENV 14, all land in Westminster has been previously developed.

Gypsy and Traveller Provision

Table 3.35 CI H4 Net additional pitches (gypsy and traveller)

| Net additional pitches (gypsy and traveller) 2009-10 | Permanent | Transit | Total |
|--|-----------|---------|-------|
| | 0 | 0 | 0 |

Table Highlights

- Westminster was shown to have zero need in the Gypsy and Traveller Accommodation Assessment (GTAA) and to have no suitable sites for pitches.

The Gypsy and Traveller Accommodation Assessment states that Westminster has no need for pitches for gypsies and travellers. Westminster, as a built up central area, does not have any suitable sites for such pitches. The council received no planning applications for sites for gypsies and travellers in 2009-10.

Social & Community Use

Table 3.36 LI SOC 1 Completed Social and Community floorspace 2009-10

| Type of Community Use | Net Sqm |
|--|---------|
| Community Use | 659 |
| Education | 2681 |
| Medical Uses (excludes Harley Street analysis) | 3449 |
| Nursery | 67 |
| Places of Worship | 0 |
| Sports & Leisure | 139 |

Table Highlights

- Community uses – a 30 sqm consultation hub was established in a shop for the Chelsea Barracks proposed development. In Elgin Avenue a community and fellowship centre was built for the local area and a community facility was built at Murray House in Victoria as yet without tenants. A small extension was built at Westminster Coroners Court. One of the vacant floors at Charing Cross library was converted to office use with a net loss of 241 sqm.
- Education – most new education floorspace, 1876 sqm, came from a temporary two year permission for London Business School to take over offices in Connaught Place. A small extension was built at Our Lady of Delours primary school. A new language school was implemented in Curzon Street. There were three losses of educational use, one for an institutional use (139 sqm) at Hereford Road, one language school at Shaftesbury Avenue and the small loss of a room at Imperial College to A2 use.
- Medical – Most floorspace came from the continuation of use of modular buildings at the private Hospital of St Elizabeth and St John in St John's Wood while parts of the hospital are refurbished. A large clinic of 1060 sqm was opened in Mortimer Street for private dentist, GP's and physiotherapists. Completions also included a new dentist in Dean Ryle Street.
- Nursery – One new small nursery of 67 sqm was created at Moreton Street.
- Sports and Leisure – A new private gym opened in New Cavendish Street. Two amusements arcades closed; one in Old Compton Street and one on Charing Cross Road.

Policy Assessment Social & Community Use (UDP Policy References – STRA 19, SOC 1-4, 7 & 8, PSPA 7, H10)

Policy Objective/Approach –

Provision of local community services is encouraged including community facilities in general, childcare, education, health care and child facilities. Existing community facilities are protected and redevelopment should provide adequate replacement facilities.

Target: No loss of floorspace without replacement facilities.

Sites of 50 or more residential units to have an on site community facility.



Policy Assessment

This is the first year that completed social and community uses have been monitored. Overall there were net increases in social and community uses and no major losses. Losses occurred to mainly private uses such as the two amusement centres, with the loss of library floorspace being the exception. Previous AMR's have identified a similar pattern of loss of community space owned or operated by the private sector. However, in Westminster due to development pressure, volume of commuters and visitors combined with high land values, it is essential to deliver new infrastructure in Westminster.

Two sites of over fifty residential units were completed. At Wilton Road/ Gillingham Street community amenity space including a children's play area was provided and at Peel House, Regency Street. Provision was made for £100,000 to provide a community facility for the Bangladeshi community at the surrounding Millbank and Grosvenor Estates.

Action – The detailed policy will be developed for the City Management Plan. The council is reviewing its Planning Obligations SPG, 2007 and will be firming up this guidance to ensure that these requirements are applied consistently. Continue monitoring.

3D INTEGRATING LAND USE AND TRANSPORT POLICIES AND REDUCING THE ENVIRONMENTAL IMPACT OF TRANSPORT

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Walking and Cycling (p73)

LI TP1 Walking and Cycling

Public Transport (p74-75)

LI TP2 Public Transport

LI TP2a Environmental Effect of Public Transport

Congestion (p75)

LI TP3 Traffic Congestion

Servicing (p76-77)

LI TP4 Servicing

LI TP5 Parking Control

LI TP6 Coach Servicing

3D. Indicator Results and Policy Analysis: Integrating land use and transport policies and reducing the environmental impact of transport

LI TP1 Walking and Cycling

Policy Assessment - Walking and Cycling (UDP Policy References – STRA 20, STRA 21(A) TRANS 2, TRANS 4, TRANS 9, TRANS 10, PSPA 5)

Policy Objective/Approach –

Encouraging and enhancing the environment and facilities that support walking and cycling.

 Policy Assessment



In 2009-10 a number of schemes were implemented that will encourage more people to walk or cycle. This included improvements to the public realm such as those at the junction of Drury Lane and Great Queen Street which formed part of the Leicester Square to Holborn walking corridor. Preparatory work for the implementation of 64 Legible London signs throughout the West End in 2010/11 was also undertaken which will improve way finding throughout the area. The Council also began working with Transport for London on the Mayors Cycle Hire scheme identifying around 150 sites on Westminster highway, and undertaking initial design and stakeholder consultation. This has resulted in the implementation of 127 of these sites to date. Cycle hire complementary measures funding was also used to deliver 1244 new cycle parking spaces. A large number, 1,051, of off-street cycle parking places were also approved as part of planning applications.

LI TP2 Public Transport

Policy Assessment - Public Transport (UDP Policy References – STRA 20, TRANS 7)

Policy Objective/Approach –

Improving the quality, reliability and accessibility of public transport by implementation of the bus priority network, improvements to the main line rail termini, underground stations, interchange facilities and access and capacity improvements.

Policy Assessment



This policy also supports major transport infrastructure improvement programmes including Crossrail and the Tottenham Court Road Opportunity Area. Construction work has commenced at Crossrail worksites at Royal Oak, Paddington, Bond Street and Tottenham Court Road. In addition, London Underground capacity enhancement works are underway at Victoria and Tottenham Court Road stations. All of these works are programmed to be completed by 2017/18. The Council continues to implement bus priority and bus stop accessibility schemes where there is a demonstrable need identified and typically where there is additional benefit to other road users. A recent example of this practice is the Route 38 Programme of bus priority schemes through the West End where additional benefits have been provided for loading and waiting facilities for local businesses.

LI TP2a Environmental Effect of Public Transport

Policy Assessment - Environmental Effect of Public Transport (UDP Policy References – STRA 20, STRA 22, TRANS 1, TRANS 13, TRANS 14, TRANS 15, TRANS 17)

Policy Objective/Approach –

Reducing the environmental effect of transport by encouraging transport that is less polluting, particularly in respect of air pollutants and noise.

Policy Assessment

Through the introduction of electric car charging points (three in 2009-10, providing space for six vehicles) Westminster continues to strive to encourage modes of transport which cause less pollution. The Westminster Car Club was launched in May 2009 as an on street car sharing scheme in partnership with ZipCar. It aims to provide residents with an alternative to private car ownership and currently has 100 vehicles across the city within 10 minutes walk of every resident. Membership numbers currently exceed 2500 and a recent survey indicated that 28% have given up their private vehicle since joining the club. It is the greenest car club fleet in the UK with 20 hybrid cars and two plug in electric vehicles. On street parking polices also discourage car use through the charges applied and the fact that the whole city is covered by controlled parking zones. The effect of these policies in 2009-10 alone is, however, impossible to quantify. As indicated above, problems of air pollution and noise from motorised vehicles remain significant but are in decline in terms of their relative contribution to poor air quality. The Council also encourages more people to walk and cycle rather than travelling by private vehicle, through the initiatives described under STRA 20/21 above.

LI TP3 Traffic Congestion

Policy Assessment - Reducing Traffic Congestion (UDP Policy References – STRA 20, STRA 23, TRANS 18)

Policy Objective/Approach –

Reducing Traffic congestion and improving road safety.



Policy Assessment

Whilst the Council continues to oppose the Mayor's Congestion Charging scheme and its removed Western Extension zone it has worked with TfL and other stakeholders towards smoother traffic flows and improved the journey times of all road users. It supports the removal of traffic signals where viable, e.g in Exhibition Road and also is a leading authority in the successful permit system that intends to reduce the extent and greater manage the number of road works on the street. Road safety continues to be a priority and a number of minor schemes are implemented each year alongside a well regarded road safety education programme.

LI TP4 Servicing

Policy Assessment - Servicing (UDP Policy References – STRA 24)

Policy Objective/Approach –

Managing service, delivery and collection.



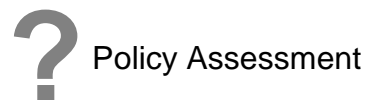
This is achieved via planning control, which seeks servicing to be accommodated off-street to minimise its impacts. However, it is not monitored. See also STRA 22 above for commentary. The Council is a member of the Central London Freight Quality Partnership that seeks to develop viable freight, loading and waiting and freight consolidation schemes where the delivery and logistics industry are prepared to contribute its support. A recent successful joint Council and industry project has been with the Brewery Logistics industry where a number of improved delivery schemes have been implemented on the street that also benefit all other road users. The Council is also working with partners to investigate the feasibility of expanding the use of freight consolidation facilities amongst retailers in the City of Westminster.

LI TP5 Parking Control

Policy Assessment - Parking Control (UDP Policy References - STRA 25, TRANS 11, TRANS 21-26)

Policy Objective/Approach –

Parking control.




The council continues to operate an on-street controlled parking zone across the whole borough. This is reviewed at a local level to accommodate demand shift and will be subjected to a wider review as part of the Westminster Parking Policy Review 2010/11. See also comments for STRA 22, above. The monitoring data available is limited and will need to be developed to analyse the policy approach.

LI TP6 Coach Servicing

Policy Assessment - Coach servicing (UDP Policy References - TRANS 6)

Policy Objective/Approach –

Improving coach services and opposing any development of a single hub coach terminal as a replacement for Victoria.

 Policy Assessment

The Council implemented two schemes to improve protection to residents from the impacts of coach activity. These were the St Georges Drive coach ban and extending existing bans off Great Cumberland Place. A proposed scheme on Kingsway could be implemented in 2010/11 to assist Theatreland coaches. No new coach terminal was proposed within Westminster during this time and no major changes were made to Victoria Coach Station, though the Council continues to work with the Arriva Group with regard to the management of the Bulleid Way Express Coach terminal that supplements Victoria Coach Station.

3E ENSURING A HIGH QUALITY ENVIRONMENT

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Design (p79-82)

LI DES5 Design Awards

LI DES1 Appeals Won on Design Grounds

Listed Buildings and Conservation Areas (p83-86)

LI DES2 Listed Buildings at Risk 2008-09

LI DES3 Approvals for Demolition of Listed Buildings

Thames Policy Area (p87-88)

LI SP5 Development in the Thames Special Policy Area

3E. Indicator Results and Policy Analysis: Ensuring a high quality environment

Design

Figure 3.2 LI DES5 Design Awards

Schemes in Westminster were successful in achieving a number of Design awards in 2009-10. These include one **Civic Trust Award** and four **Royal Institute of British Architects (RIBA) Regional Awards**. This year one scheme also won a **Europa Nostra Award**. This scheme highlights some of Europe's best achievements, and showcases efforts made in safeguarding Europe's architectural, landscape, archaeological and artistic heritage. The Mayor of London also gives annual awards for planning in association with the RTPI. The Mayor of London's top Planning Award for Excellence went to the Regent Street Vision.

ST MARTIN IN THE FIELDS Civic Trust Award, RIBA Award and Europa Nostra Award

The renewal of the iconic James Gibbs-designed 18th Century St Martin's Church and Crypt is an example of building conservation at its best. The works undertaken to connect each element of the site creates a series of uplifting spaces, better able to respond to the needs of the various users. The regeneration has greatly enhanced Trafalgar Square creating safer, more attractive public spaces that have been designed around inclusion and focuses on user groups. Interwoven through all parts of the project is a thorough commitment to sustainability and the intelligent use of energy and resources, proving that even listed buildings with complex mixes of uses can be exemplars of sustainability. The combination of restoration and new build elements have delivered significant social benefits, enhancement of the public realm and high quality of the architectural design whilst demonstrating a commitment to a sustainable design. It is one of only two UK projects to be awarded a European Union Prize for Cultural Heritage / Europa Nostra Award.



REISS HEADQUARTERS RIBA Award

A striking mixed-use development which houses a flagship store, design studios, managerial hub, cutting rooms and penthouse. To the rear, 13 residential apartments have been created behind a retained Victorian facade. The whole front facade is concealed behind an opaque veil of acrylic panels lit by LED light strips so that the whole building glows in the dark.



1 VINE STREET: RIBA Award

Set within the Regent Street Conservation Area, the Grade II listed Nash facades of Regent Street have been retained and restored, while behind, the site has been transformed into an integrated mixed use scheme.



THE REGENT STREET VISION Mayor of London's Planning award for Excellence

The Regent Street Vision was praised in particular for its excellent renovation and remodelling of historic buildings and for its ambitious long term plans to bring Regent Street up to international standards of retail and commercial floor space and public realm. The project was deemed to combine the best of modern architecture whilst making the most of London's built heritage, a key objective in the London Plan.



IMPERIAL COLLEGE CENTRAL LIBRARY: RIBA Award

Unfortunately no details are available from the RIBA web site.

The Building for Life Awards scheme is run by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation to celebrate well-designed housing projects and neighbourhoods in England. This scheme awards gold and silver standards to all schemes achieving a score 14 or more out of the 20 criteria used to judge schemes. Two schemes in Westminster achieved this standard:

ROCHESTER ROW, CITY OF WESTMINSTER (gold standard)

A sleek nine-storey residential block – an ingenious urban fix and an impressive work of architecture.

GROSVENOR WATERSIDE, CITY OF WESTMINSTER (silver standard)

An ambitious scheme in the high-value location of Chelsea, providing 856 homes in buildings and landscaping with a very high quality of detailing.



Table 3.37 LI DES1 Appeals Won on Design Grounds 2009-10

| Year | Design Appeals Dismissed | Design Appeals Allowed | Other Decision | Total |
|---------|--------------------------|------------------------|----------------|-------|
| 2009/10 | 115 | 27 | 4 | 146 |

Table Highlights


- On design grounds, 115 appeals were dismissed by the Planning Inspectorate in favour of the Council, 27 were allowed and four appeals received other decisions (part allowed/dismissed, or withdrawn). Overall, including all categories of appeal, the inspectorate found in favour of the council in 70% of cases (appeals dismissed), with only 20% allowed in favour of the appellant.

Policy Assessment - Ensuring a high quality Environment (UDP Policy References – STRA 18, STRA 26, STRA 27, STRA 30, DES 1, DES 2, DES 3, DES4, DES 5, DES 6, DES 7, DES 8, NW 3, SS 14-17)

Policy Objective/Approach –

Securing the highest standards of design and improving access to facilities and buildings.

Promoting townscape improvements and public realm enhancement throughout the city and in shopping centres.

 Policy Assessment



Following on from 2008-09, the first year of Westminster's Excellence in Design initiative, building schemes in Westminster continued to win national design awards. The quality of new design in Westminster is reflected in the St Martin in the Fields Civic Trust award and for the two Homes for Life awards.

During this period, 115 design-related appeals were dismissed by the Planning Inspectorate in favour of the Council and only 27 were allowed. This is a reflection of the success of the council's design policies to enable schemes to be built to the highest standards.

All applications are required to have a design and access statement and 36 applications were received during this period which were specifically making provision for facilities or improved access for people with disabilities. Thirty two of these were approved and four were refused.

The planning department received 94 planning applications for permanent and temporary sculpture and 12 applications for the discharge of public art conditions in 2009-10. Over the same period, the Council's Public Art Advisory Panel considered 56 agenda items over the course of five meetings which led to significant improvements to proposals for public art; raising the quality of large-scale development. Eleven section 106 agreements were also drawn up involving public art in the year 2009-10.

Action - Design policies appear to be working well. However, the Core Strategy seeks to shift design policy and integrate sustainable design and those design policies which relate to architectural quality and the success of this approach will need to be monitored.

Listed Buildings and Conservation Areas

Table 3.38 LI DES2 Heritage at Risk 2009-10

| Year | Risk Priority A (immediate risk no solution agreed) | Risk Priority B (immediate risk solution agreed) | Risk Priority C (Slow decay; no solution agreed) | Risk Priority D (Slow decay; solution agreed) | Risk Priority E (under repair with no user identified) | Risk Priority F (repair in progres) | Total Buildings at Risk |
|---------|---|---|--|--|---|---|----------------------------|
| 2009-10 | 2 | 1 | 8 | 5 | 2 | 12 | 30 |

Table Highlights

- 19 buildings at risk are under repair or have a solution in place for remedial action.
- There is one less building on the register compared to last year.
- No conservation areas or historic parks and gardens are on the At Risk register.

Table 3.39 LI DES3 Approvals for Demolition of Listed Buildings and Buildings in Conservation Areas 2009-10

| Year | Complete Loss of Listed Buildings | Buildings Approved for demolition in conservation areas |
|---------|---|---|
| 2008-09 | 0 | 23 |
| 2009-10 | 3 | 36 |

Table Highlights

- Three Grade II buildings were permitted for demolition. One is for a 1950's building used as a studio house built between two Victorian buildings in St John's Wood. The replacement building is of a high quality modern design and will be a positive addition to the conservation area. The other two buildings are a linked 18th century house and related mews which are in a poor state of

repair. The replacement will be a facsimile of the original.

- Similarly there is an increase in the permitted demolition of buildings in conservation areas. Five of these permissions are for demolition behind the original façade of the buildings. This coincides with an increase in planning applications on the previous year which was at the height of the recession.

Policy Assessment - Listed buildings, historic parks and gardens (UDP Policy References – STRA 29, DES 10, DES 11, DES 12)

Policy Objective/Approach –

Protecting Listed buildings, historic parks and gardens and their setting. Preserving the archaeological heritage of the city.

 Policy Assessment



Westminster has over 11,000 listed buildings and dealt with 1,573 listed building consent applications in 2009-10; more than a quarter of listed building consents in London and 5.8 % of all listed building consent applications in England. In 2009-10 there were 30 buildings on the English Heritage, Heritage at Risk register. For a building to be eligible for inclusion in the register, it must be a nationally designated site at risk of falling into disrepair or dereliction. The register includes Grade I and II* listed buildings, Grade II listed buildings in London, scheduled ancient monuments, conservation areas, registered battlefields, protected wreck sites and registered parks and gardens.

Eleven of these buildings have a priority rating of A, to C, which put the buildings at risk of immediate to slow risk of deterioration without a solution agreed. The rest are under repair or have agreed solutions. Considering Westminster has so many listed buildings the number at risk is very small.

In permitting the demolition of three listed buildings the council is showing flexibility and pragmatism. Each application has been considered having regard to the quality of the original building and the overall public benefit of the development as a whole. Replacement buildings will be of a high design standard and improve the local area. As already mentioned the loss of so few listed buildings is minimal given that there are 11,000 listed buildings located in Westminster.

The council has continued to work to ensure that its archaeological heritage is protected and recorded, primarily through the use of planning conditions. There was a drop in the number of approval of details applications received on archaeology conditions, with 23 received in 2009-10, 34 in 2008, 21 in 2007 and 17 in 2006. Archaeological significance continues to be recognised in conservation area audits as appropriate and the audits prepared in 2009-10 include an assessment of each area's archaeological potential. No registered parks and gardens are on the heritage at risk register.

Action – continue to monitor.

Policy Assessment - Conservation Area Assessments and World Heritage Site (UDP Policy References – STRA 28 STRA 29 DES 9 DES 16)

Policy Objective/Approach –

Securing the highest standards of design and protecting and enhancing conservation areas and the world heritage site.

Managing important views across the City and ensuring that high buildings do not lead to any adverse effect on these.



Throughout 2009-10 the council has continued to work on a programme to review and appraise each of its 55 conservation areas, assessing boundaries and considering whether additional areas should be protected, as well as producing studies outlining a framework for protection of each area. 75% of Westminster is covered by conservation areas and 82% of conservation areas now have adopted conservation area audits. In 2009-10, six conservation area audits were formally adopted as supplementary planning documents. In 2009-10 an extension was designated to one conservation area (Bayswater) and one new area created: Page Street. None of Westminster's conservation areas are on the Heritage at Risk Register. A higher number of buildings were approved for demolition within conservation areas than the previous years, but as with listed buildings, given the extent of conservation area

coverage in Westminster; this represents a very small number of buildings. A number of these were façade retention schemes which maintain the character of the townscape, while allowing flexibility in the spaces behind the façade.

The conservation area audits produced in 2009-10 identify important local views. Westminster responded to nine consultations on proposals for tall buildings outside the borough boundaries to assess potential impact on views across the city; of these five were objections. Westminster also participated actively in the consultation on the Greater London Authority's revised London View Management Framework and replacement London Plan. Officers regularly attended the World Heritage Site Coordinators meeting and responded to various consultations to lobby on the importance of protecting views of the World Heritage site. However, the impact of permitted tall buildings schemes on views remains uncertain.

After concerns were expressed by United Nations Educational, Scientific and Cultural Organization (UNESCO) in 2007 with regards to impacts of development on the setting of the Westminster World Heritage Site, a detailed state of conservation report with regards to the World Heritage Site was submitted to UNESCO by the Department for Culture Media and Sport (DCMS) in 2009. This report will be considered by UNESCO in 2009-10 and progress on any recommendations resulting from this will need to continue to be monitored.

Action – The Council will continue to comment on applications in adjoining boroughs where these may affect protected views and the World Heritage Site and will work to develop a policy on this issue to reflect recent GLA and English Heritage guidance on this issue. The Council will work to establish a World Heritage Site Steering Group and seek the establishment of a buffer zone to protect the World Heritage Site.

Thames Policy Area

Table 3.40 LI SP5 Completed Development in the Thames Policy Area 2009-10

| Year | A1 Retail sqm | A3 Café Restaurants sqm | A4 Pubs, & bars sqm | B1 Office sqm | C1 Hotel sqm | Hotel Rooms | C3 Residential sqm | Residential Units | Affordable Units |
|--------------|---------------|-------------------------|---------------------|---------------|--------------|-------------|--------------------|-------------------|------------------|
| 2004 | 81 | 0 | 0 | 0 | 0 | 0 | 1304 | 16 | 0 |
| 2005-06 | 25 | 0 | 68 | 950 | 0 | 0 | 25078 | 291 | 0 |
| 2006-07 | 121 | 192 | 0 | -38 | 0 | 0 | 2061 | 24 | 0 |
| 2007-08 | 0 | 0 | 0 | 314 | 0 | 0 | 479 | 5 | 0 |
| 2008-09 | 0 | 495 | 0 | 0 | 25 | 1 | 21912 | 309 | 196 |
| 2009-10 | -83 | 238 | 0 | -890 | 0 | 0 | 1480 | 21 | 6 |
| Total | 144 | 925 | 68 | 336 | 25 | 1 | 52314 | 666 | 202 |

Note: no applications for new or extended piers or any new moorings on the Thames in the last 5 years.

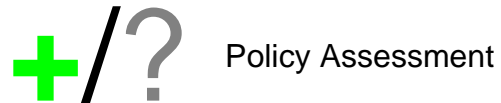
Table Highlights

- 2009-10 saw the first year where a small loss of retail floorspace occurred in the policy area.
- Improved café/restaurant facilities were completed at Somerset House as well as the continuing use of the court yard for outdoor film showings and music concerts.
- The net loss of office floorspace came mainly from one completed scheme for a change of use from office to conference/function facilities at Millbank Tower, directly facing onto the Thames.
- Twenty new residential units, including six affordable units were completed at Villiers Street. Over the period, residential provision has been the most prevalent in the Thames Policy Area.

Policy Assessment – Thames Policy Area (UDP Policy References - STRA 31, DES 13, RIV 1-8)

Policy Objective/Approach –

Enhance the River Thames and it's environs to provide a means of transport, a high quality setting for development, a place for recreation, leisure, tourism and special events.



Since 2004, there have not been any applications for water related uses such as piers. Permission has been granted for a mix of uses including housing, offices, cafes and shops. The largest development was at Grosvenor Waterside which provided 299 units of which 196 are affordable. All of the conservation areas which front the river now have an up to date conservation area audit adopted as SPD, which describes and expands upon how the townscape within these areas relates to the riverside setting.

Action –

The Thames Policy Area combines a number of strategic policy objectives. In developing the planning policy approach for this area in the Core Strategy, more specific consideration to identifying appropriate indicators to assess the policy may be developed.

3F WORKING TOWARDS A SUSTAINABLE CITY

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Sustainable benefits from Planning Permissions (p90-91)

LI En5: Sustainable Analysis of Planning Applications

Renewable Energy (p91-92)

CI E3 Renewable energy generation;

Air Quality (p93-94)

LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)

Waste Management (p94-96)

CIW1 Capacity of new waste management facilities by waste planning authority;

NI 193: Municipal waste land filled (The proportion of municipal waste sent to landfill 2008-09)

CIW2 Amount of municipal waste arising, and managed by management type by waste planning authority

Flooding (p96)

CIE1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds;

Biodiversity (p97-98)

CI E2: Change in areas of biodiversity importance

LI En3: Loss of Designated Open Space

3F. Indicator Results and Policy Analysis: Working Towards a sustainable city

Sustainable Benefits from Planning Permissions

Table 3.41 LI En5: Sustainable Analysis of Planning Applications*

| Sustainability Analysis Systems Category | Yes | Number of Applications | | Total Applications with Sustainability Criteria |
|---|-----------|------------------------|------------|---|
| | | Negotiated | Condition | |
| Environmental Performance Statement Submitted | 27 | | | 27 |
| EcoHomes/BREEM standard | 14 | | | 14 |
| Site Waste Management Plan submitted | 9 | | | 9 |
| Duct to take smells to high level | | 5 | 17 | 22 |
| Noise issues | | 13 | 142 | 155 |
| Waste storage facilities/recycling | | 14 | 255 | 269 |
| Daylight/sunlight/enclosure/privacy (amenity) | | 20 | 49 | 69 |
| Protection of trees from development | | 7 | 18 | 25 |
| Landscaping | | 4 | 29 | 33 |
| Preservation or recording of archaeology | | 1 | 10 | 11 |
| Measures to minimise/prevent light pollution | | 3 | 11 | 14 |
| Contaminated land | | 1 | 8 | 9 |
| Biodiversity promotion | | 5 | 45 | 50 |
| Protected species in SMINCs | | 1 | 4 | 5 |
| Wildlife deficiency increased habitat | | 1 | 1 | 2 |
| Sustainable Urban Drainage | | 1 | 10 | 11 |
| Renewable energy | | 6 | 43 | 49 |
| Water conservation | | 0 | 13 | 13 |
| Total | 50 | 82 | 655 | 787 |

*NOTE Figures include permitted applications with a decision date between 1/04/2009 and 31/03/2010 (280 approved applications provided sustainable benefits. The totals in the table are higher than this figure as some applications have multiple entries under the sustainability analysis system)

Table Highlights

- During the 2009-10 monitoring period, 787 sustainability benefits were secured through 280 planning applications. The majority (83%) of these benefits were included as a condition, with smaller proportions negotiated (11%) or included as part of the planning application outright (6%).

- The most common sustainability feature supplied as a condition of the application was the provision of waste storage/recycling facilities, followed by measures to prevent noise issues. The third most common condition was also the most prevalent negotiated feature; amenity relating to daylight/sunlight/enclosure/privacy.
- Over the monitoring period 27 applications were submitted supported by an Environmental Performance Statement; an increase from 22 last year. There was also an increase in the number of Site Waste Management Plans submitted and developments satisfying the EcoHomes/BREEM standard.
- Overall, however, there has been a slight decrease in the total number of sustainability features secured compared to the last monitoring period (2008-09) which secured 816 features. This is particularly evident with promotion of biodiversity decreasing by 18%.

Renewable Energy

Table 3.42 CI E3 Completed renewable energy generation

| Year | Renewable energy source | Kwh |
|---------|-------------------------|-----|
| 2009-10 | Solar power | 12 |
| 2009-10 | Solar heating | n/a |
| 2009-10 | Bio fuel | n/a |

Table Highlights

- Two residential schemes were completed that generated electricity from solar panels.
- One office scheme and a residential scheme were completed where solar heating was implemented.
- One mixed use office, retail and residential scheme, in Maddox Street, was completed with dual fuel boilers, allowing up to 40% of the office component to be heated by bio diesel.

Policy Assessment - Working towards a sustainable city (UDP Policies STRA33, ENV 1, ENV 2, ENV3, ENV4, PSPA 6)

Policy Objective/Approach –

Sustainable design, construction and management of buildings.

The policy approach aims to ensure the resource-efficiency and sustainability of buildings, and also to ensure that the environmental effects of developments are systematically assessed and considered.



Although there was a slight decrease in the number of sustainability features secured compared to last year, the implementation of the policies has been successful in promoting sustainability as there was an increase in several categories. The overall decrease in total sustainability benefits attained however indicates that more could be done especially to encourage more features to be provided outright within planning applications rather than as a condition or result of a negotiation. Ways to strengthen the policy approach are being pursued through the development of the Core Strategy and City Management Plan.

The collection of power output from renewable energy sources is difficult to collect, often hidden in highly technical energy strategies submitted with planning applications. Where possible this data is collected but sometimes assumptions have to be made especially for residential solar power (3kwh). However, judging by the number of conditions (49) applied to planning permissions for renewable energy in 2009-10 it can be seen that the council is being successful in seeking renewable energy sources.

Action –
Continue to monitor

Air Quality

Table 3.43 LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)

Nitrogen Dioxide Automatic Monitoring: Comparison with Annual Mean Objective (40 mg/m³)

| Location | Proportion of year with valid data 2009 (%) | Annual mean concentrations (mg/m ³) | | | | | |
|-----------------------|---|---|---------|------|------|------|------|
| | | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 |
| Charing Cross Library | 82 | 82 | 79 | 86 | 72 | 73 | 76 |
| Marylebone Road | >90% | 107 | 115 | 102 | 111 | 112 | 110 |
| London Westminster | >90% | 44 | 40 | 37 | 55 | 48 | - |
| Covent Garden | 50 | 51 | no data | 46 | 49 | 45 | - |

Particulate Matter PM₁₀ Gravimetric Monitoring: Comparison with Annual Mean Objective (40 mg/m³)

| Site | Proportion of year with valid data 2009 (%) | Annual mean concentrations (mg/m ³) | | | | | |
|--------------------|---|---|------|------|------|------|------|
| | | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 |
| Marylebone Rd | 79 | 35 | 37 | 45 | 47 | 44 | 41 |
| London Westminster | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Table Highlights

- Nitrogen Dioxide (NO₂) levels have been monitored at four separate locations to compare actual concentrations against the long term annual average target of 40 micro-grammes of NO₂ per cubic metre. In 2009, concentrations at all four monitoring locations exceeded this target, with levels rising in two of the four locations. However, concentrations have fallen at Marylebone Road, but this location remains the most polluted monitoring location in Westminster by far.
- Concentrations of particulate matter continue to fall, with the level remaining below the annual average target of 40 micro-grammes per cubic metre. However, monitoring has been discontinued at some locations in Westminster.

Policy Assessment – Working Towards a Sustainable City (UDP Policy References – STRA34, ENV5, ENV6, ENV7, ENV8, ENV9)

Policy Objective/Approach –

Pollution: Air, Water, Land, and Noise. The Council seeks to reduce air pollution and noise levels, to protect and conserve water, and to also encourage the redevelopment of

contaminated land following remediation.

 Policy Assessment


Planning applications data for 2009-10 shows positive results in terms of sustainability measures included in applications. 155 planning applications included conditions or measures to combat noise pollution, 9 applications addressed contaminated land, and 13 applications included conditions for water conservation measures. In addition, 14 applications included measures to combat light pollution, and 22 included ducts to take smells to high levels. Of these, only the figures for combating noise pollution and the removal of smells to high levels were lower than the previous reporting year, indicating the continued positive levels of inclusion of sustainability criteria in applications.

Air pollution figures show a varied set of results. The level of Nitrogen Dioxide has fallen fairly significantly at the monitoring location with the highest levels of pollution (Marylebone Road), however the levels have risen at the two other monitoring locations with comparable data. This shows that air pollution still remains a considerable issue in Westminster.

Waste

Table 3.44 NI 193: Municipal waste landfilled (The proportion of municipal waste sent to landfill 2009-10)

| Year | Waste |
|---------|-------|
| 2006-07 | 18.3% |
| 2007-08 | 17.7% |
| 2008-09 | 14.5% |
| 2009-10 | 16.4% |

Table Highlights

- The amount of municipal waste sent to landfill as a proportion of all municipal waste has decreased year-on-year until this monitoring period. In terms of tonnage, 31,091 tonnes of waste from Westminster was sent to landfill. An increase of just under 4,000 tonnes.

Table 3.45 NI 192: household waste recycled

| Year | Recycling rate |
|---------|----------------|
| 2006-07 | 20.4% |
| 2007-08 | 22.7% |
| 2008-09 | 23.0% |
| 2009-10 | 24.1% |

Table Highlights

- There has been a year-on-year increase in the proportion of household waste that has been reused, recycled and composted up to 24% in 2009-10.

Table 3.46 CIW1 Capacity of new waste management facilities by waste planning authority

| Year | Capacity of new waste management facilities |
|---------|---|
| 2009-10 | 0 |

Table Highlights

- No new waste management facilities were permitted during the monitoring period.

Table 3.47 CIW2 Amount of municipal waste arising, and managed by management type by waste planning authority 2009-2010

| | Landfill | Incineration with Energy from Waste | Incineration without Energy from Waste | Recycled/composting | Other | Total waste arising |
|----------------------------------|----------|-------------------------------------|--|---------------------|-------|---------------------|
| Amount of Waste Arising (Tonnes) | 31,091 | 134,224 | 0 | 24,208 | 0 | 189,523 |

Table Highlights

- 2009-10 saw a total of 189,523 tonnes of municipal waste collected in Westminster. This was a 4000 tonne increase on previous years. Incineration (with energy obtained from the process) is the main disposal method for municipal waste, accounting for 71%. This is very different to the London-wide management of waste where nearly 51% of municipal waste is sent to landfill, and 18% incinerated.

Policy Assessment - Waste Management (UDP Policy References – STRA 35, ENV 11, ENV 12)

Policy Objective/Approach –

New waste management facilities will be assessed against national and regional waste policies, whilst the loss of street cleansing depots will be resisted. All developments must include provision for the storage of waste. Aim is to enable the reduction, reuse, and recycling of waste

 Policy Assessment



The City Council continues to perform very well in relation to waste management:

- Rates of household recycling and composting are increasing (up to 24%);
- The proportion of waste sent to landfill is steady
- Nearly 71% of waste is dealt with within London and incinerated as energy from waste plant.

The amount of municipal waste produced in Westminster increased slightly by 1.4% compared to the previous year, which may be a sign that the economy is improving. This accounts for the slight increase in waste sent to landfill. However no new waste management facilities were permitted within Westminster during the monitoring period 2009-10. Despite this, the council has permitted 270 planning applications which have included waste storage facilities/recycling facilities as a planning condition or through negotiation.

Action – continue to monitor

Flooding

Table 3.48 CIE1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds 2009-10

| Flooding | Water Quality | Total |
|-----------------------------|---------------|-------|
| 0 out of 28 referrals to EA | 0 | 0 |

No planning permissions were granted contrary to environment agency advice on flooding and water quality grounds. Eleven planning permissions included conditions relating to the provision of sustainable urban drainage systems.

Action – continue to monitor

Biodiversity

Table 3.49 CI E2: Change in areas of biodiversity importance 2009-10

| Year | Loss (sqm) | Addition (sqm) | Total (sqm) |
|---------|------------|----------------|-------------|
| 2009-10 | 290 | 60 | -230 |

Table Highlights

- There has been a minor net decrease in the size of ‘areas of biodiversity importance’ which relate to the loss of open space detailed below in Hyde Park. New provision of 60 sqm of outdoor play space and landscaping was completed at a major residential scheme at Gillingham Street.

Policy Assessment - areas of biodiversity importance (STRA 37, ENV 17)

Policy Objective/Approach –

The policy approach aims to protect sites of importance for nature conservation and protect and enhance biodiversity across the city.



Although there has been a net loss of actual park land, the replacement facilities are far more beneficial to habitat biodiversity. The new environmental centre in Hyde Park will allow children and community groups to learn more about the habitats and ecology in the city. A new children’s play area and landscaped gardens have been completed on a major residential scheme near to Victoria.

Action – measures need to be improved to inform on the creation of habitats and areas of biodiversity importance

Table 3.50 LI En3: Loss of Designated Open Space 2009-10

| Year | Loss of Open Space (sqm) |
|---------|--------------------------|
| 2009-10 | 290 |

Table Highlights

- There are two applications that involve the loss of Metropolitan Open Land in Hyde Park, but both add to improved facilities for users of the park. An older persons exercise area has been installed adjacent to the southern boundary and an environmental education centre has been provided in an area formerly known as the Lookout.

Policy Assessment - Loss of Designated Open Space (UDP Policies STRA 36, ENV 14, ENV 15)

Policy Objective/Approach –

The Council seeks to conserve, enhance and increase Westminster’s green and open spaces.



Policy Assessment

Westminster has over 250 hectares of historic Royal Parks. Any permitted changes are to enhance facilities for users. The provision of the new exercise area will encourage more use of the park and help to provide facilities for healthier residents and visitors. The environment education centre will also provide a valuable resource. The existing police dog kennel buildings will be refurbished with an additional new building to provide all year round education facilities for both primary and secondary year school pupils as well as accommodation for the Royal Parks Foundation. Their role is to raise funds for projects ranging from wildlife conservation and landscape restoration to community sport, art and education including the new education centre. The redevelopment of the site provides significant opportunities to enhance the ecological value of the site through the diversification of the existing habitats. This includes a larger wildlife pond, improved grassland habitats and replacement scrub and tree planting. It is hoped the works will be completed by 2011.

Action –

Continue to monitor

3G IMPLEMENTATION RELATED TO UDP POLICIES

Indicators (CI = Core Indicator, LI = Local Indicator, NI = National Indicator)

Section 106 Agreements (p100-102)

LI IMP Planning Obligations (Financial Contributions)

Partnership Approach

Enforcement Action

Taking Forward Monitoring of Spatial Policies(p103)

3G. Indicator Results and Policy Analysis: Implementation related UDP Policies

Table 3.51 LI IMP Planning Obligations (Financial Contributions)

| | Total financial contributions signed (£) 2009-10 | Total financial contributions received against 2009-10 signed agreements (£) 2009-10 |
|---|---|--|
| Affordable Housing | 18,006,427 | 2,356,392 |
| Car Club | 26,710 | 26,710 |
| CCTV / guardians | 836,670 | 28,030 |
| Community Benefits | 420,000 | |
| Crossrail | 1,680,000 | |
| Cycle paths / works | 850 | 850 |
| Dedication of Land | | |
| Education, training, employment | 1,664,248 | 607,463 |
| Environmental Inspectorate / Code of Construction | 745,672 | 205,000 |
| Health | 409,127 | 175,009 |
| Highway Works / Environmental Improvements / Footways Management Plan | 9,566,519 | 2,620,896 |
| Open space / trees / greening | 5,000 | |
| Parking Space Shortfall Mitigation | 230,000 | 111,000 |
| Paddington Area Traffic Environmental Management Study | 290,728 | |
| Paddington Area Transport Study | 213,333 | |
| Public Art | 2,950,000 | |
| Public Transport Infrastructure | 20,000 | |
| Social and Community Fund | 407,000 | |
| Subway Works | 566,666 | |
| Travel Plan | | |
| Victoria Area Transport Study | | |
| Total | 38,038,950 | 6,131,350 |

Table Highlights

- This provides a summary of the financial planning obligations received by the council and those signed as part of agreements, but not yet received, by category in the period 2009–10. A planning obligation may be financial or a benefit in kind but, in line with the Community Infrastructure Levy Regulations, 2010 it must be: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
- The affordable housing sums for 2009-10 relate to financial contributions to the affordable housing fund only and not delivery of units. The total balance of the affordable housing fund account in October 2010 was £26,997,368. At this date £16,568,767.00 of the fund had been committed or identified for schemes to deliver affordable housing and plans are being developed for the remaining sum.

Policy Assessment - Implementation related UDP Policies (UDP Policies - STRA 6, STRA 7, STRA 38, STRA 39, PSPA 1)

Policy Objective/Approach –

Commitment to securing Planning obligations to support the implementation of the UDP and Core Strategy in line with the current government guidance.

Commitment to a partnership approach to regeneration

Commitment to monitoring

Commitment to taking enforcement action where necessary and appropriate



Policy Assessment

Financial contributions totalling £38 million have been secured in the monitoring period and a range of non financial benefits have been secured through the planning obligations process. A review of the current SPG on Planning Obligations is being undertaken and a draft is likely to be published for consultation in 2010.

The council continues to build upon this approach by working and looking to forge new partnerships (see section 4 of this AMR).

The council has a long tradition of producing monitoring reports that precedes the legal requirement to produce Annual Monitoring Reports. Although government has abolished the need to publish and monitor national indicators it is envisaged that where appropriate local indicators will be developed and published the core indicators.

The council has successfully investigated and resolved 2245 reported breaches of planning control and resolved 927 breaches as a result of direct action. The council also gained authority to issue 159 enforcement notices and 153 planning contravention notices. Successful prosecutions were made under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservations Areas) Act 1990 in connection with 4 separate properties.

Action -

Review the need to collect all indicators and develop new local indicators

Taking forward monitoring of spatial policies

- 3.9 While the requirement to produce an AMR of this type was set in the Planning Act 2004, the council has undertaken monitoring of its spatial planning activities since the early 1990s. The council paid particular attention to development of monitoring capabilities in relation to a number of policy subjects, but in particular, for transport and design policies.
- 3.10 For transport policies, monitoring indicators were expanded to include:
Number of cycle parking spaces created by planning applications
- 3.11 For design policies, the Core Indicator on Building for Life – Housing Quality, was reported for the first time this year.
- 3.12 In addition, the council is also reviewing the indicator set and will be identifying new indicators to address Core Strategy and City Management Plan policies. New or refined indicators are being developed in relation to:
- Development in the Opportunity Areas: Paddington; Tottenham Court Road; Victoria
 - North Westminster Economic Development Area
 - West End Special Retail Policy Area
 - Savile Row Special Policy Area
- The revised Central Activities Zone shopping frontages boundaries and revised hierarchy of shopping areas
- 3.13 There will be a commitment to report on statutory Core Indicators in the next AMR but due to reprioritising the extent to which more localised indicators will be developed and reported will depend upon revised staffing levels.

4 Significant Effects on Economic, Social and Environmental Objectives

- 4.1 The implementation of the council's spatial policies is critical to the attainment of the council's wider social, economic and environmental objectives as expressed in the Westminster City Plan (Sustainable Community Strategy) and development of the city.
- 4.2 Integral to the process of developing the Core Strategy has been a sustainability appraisal process. This process assesses the emerging policies against a set of social, economic and environmental objectives (as listed in Table 4.1). This framework was not in place for the development of the UDP but the analysis presented in section 3 indicates that the UDP has made a highly significant and contribution to the attainment of these sustainable development objectives.
- 4.3 A highly significant positive effect can be observed in relation to the provision of appropriate housing. The limited activities of Registered Social Landlords means that it is clear that delivery of affordable housing in particular has been highly dependent on the effective implementation of the UDP.
- 4.4 The UDP has also had a highly significant positive role in protecting open space and sites of nature conservation. An equally significant positive effect can be observed in relation to managing the city's built heritage (including

listed buildings and conservation areas), promoting sustainable design and improving the public realm.

Table 4.1 Westminster Sustainability Objectives

Sustainability Objective

- 1) To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities
- 2) To reduce crime and fear of crime
- 3) To ensure the provision of appropriate housing types to reduce homelessness; reduce overcrowded households and meet the demand for affordable housing and family sized units
- 4) To promote and improve health and well – being
- 5) To reduce greenhouse gas emissions and support climate change
- 6) To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings
- 7) To a) minimise flood risk, promote sustainable urban drainage and b) protect, surface and ground water quality
- 8) To protect, enhance and create environments that encourage and support biodiversity
- 9) To improve air quality
- 10) To reduce noise and impact of noise
- 11) To reduce the need to travel; the use of private motorised vehicular transport as well as encourage walking, cycling and the use of public transport

- 12) To reduce waste production and increase recycling, recovery and use of all waste
- 13) To protect and enhance the historic environment and architectural, archaeological and cultural heritage
- 14) To enhance public realm and street environment
- 15) To protect, enhance and seek opportunities to increase open space throughout the borough
- 16) To ensure equality of opportunity and improve local opportunities for education, training and employment
- 17) To maintain economic diversity, increase local opportunity and support sustainable economic growth.

4.5 Positive effects can be observed in relation to social and economic indicators (health, economic diversity etc) through the provision of business spaces and other environmental improvements. While spatial policies related to environmental matters are being implemented appropriately the impacts on actual levels of noise and air pollution and carbon emissions have been neutral. This in part is because of the wide range of polluting sources the control of which is beyond the scope of spatial planning: notably transport. However, in response, the council is taking action to address environmental issues more comprehensively.

Assessing Cumulative Policy Effects on Places

4.6 An important role of the AMR is to communicate the real effects of planning policies. While there is a need for detailed analysis of data and systematic consideration of sustainable effects it is important not to lose sight of the big picture. This perhaps points to the need for a greater focus on place creation (and not just planning pipeline data for discrete land uses) as the council evolve and improve the AMR year on year.

4.7 As a start in developing more place focussed monitoring the 'Spotlight On' section below focuses on Savile Row and St James's where two new Special Policy Areas are being designated. The experience in Savile Row and St James's serves as a useful illustration of what the formulation and implementation of Westminster spatial policies actually means over the medium to long term, not just in the form of statistical returns to government, but in lasting positive change on the ground.



Spotlight on Savile Row

Tailoring is a long standing activity in the West End. Savile Row represents an important part of this with a significant cluster of tailoring houses located in and around this world famous street. These uses have historically made Savile Row home to the tailoring industry, having a strong national and international reputation, created by the craftsmen who work in the tailoring houses. Bespoke tailoring relates to a process of creating a garment from an individually hand drawn and cut pattern prepared specifically for the customer and altered through a number of fittings.



Savile Row

- 4.8 The area itself is more than a single street and refers to a small area where bespoke tailors have existed for two centuries. Bespoke tailoring brings wealth to London as the sector is supported by high spending visitors and contributes to the capitals luxury goods offer.
- 4.9 These uses add to the distinctive character and function of the area adding to the extensive range of activities within Westminster and the Central Activities Zone. The city council approach has been to protect and contain this specialist cluster of uses by defining the area as the Savile Row Special Policy Area in the forthcoming Core Strategy. The strategy will provide a level of protection to ensure bespoke tailoring is not lost, despite strong competition from a range of commercial uses. Westminster's policy reflects regional policy contained in the London Plan which supports different clusters of uses that add to the economic vitality of London.
- 4.10 The Savile Row Special Policy Area reflects this with a boundary which covers the street blocks on either side of the street.

Figure 4.1 Savile Row Special Policy Area



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- 4.11 The designation of the Special Policy Area is part of the City Councils long term strategy to support this established tailoring community. For several years now the Council has worked with the principle landowner the Pollen Estate and tailors represented by Savile Row Bespoke, through a steering group known as the Savile Row Strategic Group. The group has built trust, commitment and determination to bring improvements this unique and special street. By working in partnership the council has achieved a range of improvements in the area, these include:

Development of policies in the Local Development Framework

- 4.12 A strong policy approach resulting in the designation of the Special Policy Area, this will be supported by more detailed policies that will follow in the City Management Plan. The policy options to be presented for the area suggest land use swaps on Savile Row to enable landowners to reposition tailoring activities in the basement and ground floor of buildings across the street and ensure planning applications support a range of priorities for the area.

Advice on planning applications

- 4.13 The partnership has fostered closer working relationships between the planning department, landowners, consultants, agents and occupiers of properties on Savile Row to ensure an efficient process when dealing with applications. Also to support property owners with any alterations to buildings the city council established a list of recommended conservation professionals who have carried out building work to high standard in Conservation Areas in Westminster.

Public Realm Improvements

4.14 Fifty thousand pounds secured via a Section 106 agreement from the Pollen Estate following the redevelopment of 15 -16 Savile Row for offices, was invested into public realm improvements in 2008. The overall scheme was worth over eighty thousand, therefore a further thirty thousand was contributed by the city council. The result has been installation of eleven new large Grey Wornum lanterns on Parliament Square columns and a new signage scheme installed on Savile Row. This has secured historic street lamps reflecting the character of the street.

Tailoring Academy

4.15 The council sponsored a feasibility study to identify the possible options for developing a training academy on Savile Row. The study provides a detailed business case and model that supports a training academy. The aim of the academy is to develop new skills and ensure that tailoring continues on Savile Row and elsewhere in London. The development of the Academy has been progressed further by Savile Row Bespoke.

Marketing and Promotion

4.16 This has been mainly undertaken by Savile Row Bespoke but supported where possible by Savile Row Strategic Group. The Creative Clusters Conference in 2007 organised by the City Council showcased the work of tailoring houses and the strength of partnership working, more recent events include Field Day which took place on Savile Row earlier this year to celebrate British Wool Week.



Spotlight on St James's

St James's is one of the most historic and unique parts of London. The area has a rich history extending over 300 years. Positioned in the heart of Westminster with St James's Palace, the first West End public square was built here surrounded by grand residential properties with homes for nobles and courtiers. The area became a popular residential location, with coffee houses which became places for political discussions.



Jermyn Street

4.17 The early development of the area shaped the atmosphere of grandeur which has resulted in a range of uses in the area. Commercial uses include private members clubs, specialist shops such as gentlemen outfitters in Jermyn Street, perfumers, tobacconists and art galleries alongside some residential uses.

Figure 4.2 St James's Special Policy Area



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4.18 The area has Conservation Area status, with an area audit to ensure relevant planning policies are applied to help protect the character of the area. The designation of this

area as Westminster's second new Special Policy Area in the forthcoming Core Strategy adds an additional layer of protection to maintain private members clubs, art galleries and niche retailing to ensure uses and attractive buildings are not lost through development pressures.

4.19 The local community played a key role in designating this area as a special policy area. The St James's Conservation Trust felt the unique historic character of the area needed further protection, to ensure entertainment uses and other uses did not negatively impact on residential communities and maintain the unique and special character of the area.

5 Westminster built environment initiatives

5.1 The council's built environment activities do not stop at statutory planning functions. The council has spearheaded a range of initiatives to create places Westminster's communities of residents, workers and visitors can take pride in. As well as supporting the implementation of the UDP these initiatives are vital to the attainment of the Westminster City Plan (Sustainable Communities Strategy).

Enhancing the Attraction of Central London

5.2 Work will be commencing on one of Westminster's 2010/11 Living City priorities – the groundbreaking £14m partnership project for the comprehensive renewal of Piccadilly Circus.

5.3 The Piccadilly Two Way (P2W) scheme will end the existing one-way working of Pall Mall, St James's Street and Piccadilly, replacing it with a smoother two-way traffic flow, creating a more user friendly, clutter-free and accessible environment for all road users, reducing delays and costs to local businesses.

5.4 Pedestrians will also benefit from greater footway space, improved street lighting and the widespread removal of barriers at Piccadilly Circus and on Piccadilly, making it easier and safer to cross the road.

5.5 Central to this will be the removal of swathes of unnecessary existing street furniture, including over 1km of guard railing. There will be widespread use of quality materials in the scheme to enhance both the streetscape

and the public realm. This will include the use of York Stone paving in footways, thereby improving the setting for key listed buildings in the area.

5.6 Robust modelling is being undertaken by the council's consultant (Buchanans) and streamlined procedures are in place to guide the design process and achieve the necessary TfL approvals in late August 2010.



Before



After

Fostering Economic Vitality

Grosvenor Estate

- 5.7 In 2007 the council and Grosvenor signed a £10m agreement to implement public realm improvements through an innovative financing and management regime.
- 5.8 This agreement enables Grosvenor and the council to undertake public realm schemes together. On completion of schemes the council will loan Grosvenor what it spent on the scheme. Grosvenor will then repay the money to the council over a maximum of 5 years in consideration of the anticipated benefit to the value of Grosvenor's estate due to a higher quality street environment.
- 5.9 The first schemes to be implemented under this agreement are on Elizabeth Street and Mount Street, which follow a vision set by Jan Gehl. The first phases have successfully been undertaken and the schemes are due for completion towards the end of 2010. Grosvenor is now planning the next tranche of schemes with the council, continuing the improvement across the streets of Belgravia and Mayfair.

Integrating land use and transport policies and reducing the environmental impact of transport

Portman Square

- 5.10 Portman Square is an important historic square protected under the London Squares Preservation Act. Currently all four sides of the square are used as major traffic arteries

whilst the centre of the square is a gated private garden for use by local occupiers.

- 5.11 To make the square more accessible and user-friendly, three phases of improvement have been identified. Phase 1 is already taking place and will see the footway widened in front of the Churchill Hotel along Seymour Street and an entry treatment built at the junction with Berkeley Mews.
- 5.12 In Phase 2, which is currently being designed, it is proposed to widen the footways around the square and align the proposed kerbs to attain a new symmetry, remove the segregated slip road around the southern side of the square and upgrade the pedestrian crossings on all four junctions. These improvements will be delivered before the 2012 Olympics.
- 5.13 The final phase includes proposals to undertake landscape design and further improve the oases areas using good quality materials and public art.

Working towards a more sustainable city

- 5.14 Due to cuts made in the council's budget, and reprioritisation, the council's resources around environmental projects and policy have been reduced. As a result projects such as Go Green, the Westminster Carbon Alliance and work on Biodiversity have stopped.
- 5.15 Even with these cuts, a successful bid for European Regional Development Funding has enabled Westminster Council, through the voluntary sector, to deliver free energy assessments and action plans to smaller and medium size business as well as providing support to implement them.
- 5.16 The sustainable schools programme started in 2008 and already over 80% of Westminster schools are delivering sustainable development and cashable savings through better energy management. In 2010, two schools in the city achieved the highest standard by winning a Green Flag for their work on sustainable development.
- 5.17 Work to revise the Air Quality Strategy and Action Plan continues and development of the council's first comprehensive noise strategy is nearing completion.
- 5.18 The council's Electric Vehicle Strategy, which is delivering the infrastructure for this environmental form of transport, is working well. Westminster now boasts the highest number of recharging points in London, with 19

on-street and 57 in car parks. This will increase by another 10 on-street points by summer 2011.

6

Conclusions: Delivering Sustainable Development

Planning for a Living City

- 6.1 The unique characteristics of Westminster gives rise to significant and complex planning and city management challenges. The Core Strategy and other LDF documents provide a response to these and good progress is being made on their preparation. The council is dedicated to getting this right which means taking the time to properly consult local stakeholders and the development industry.
- 6.2 The council's performance in managing development through the planning applications and enforcement process continues to be excellent exceeding all relevant government targets and garnering high approval ratings from the development industry. The council's built environment activity does not stop at developing and implementing spatial policies; it goes further to embrace often ground breaking initiatives that are central to the council's vision of creating a living city of opportunity.

Reflections on the findings and actions

- 6.3 The assessment of the policy approaches set out in section 3 of this report reveal a positive picture in terms of the effective implementation of policies and the attainment of the key planning policy aims and objectives set out in the UDP. These successful policies, supported by consultation and a

refreshed evidence base, are being taken forward in the emerging Core Strategy. This does not mean that there is no room for reflection and improvement. The council have identified some policy approaches are not being as effective as hoped indicating a need for change in approach:

- North Westminster Special Policy Area: no new business floorspace has been provided
- Creative Industries (B1 light industrial focus): changes to the use class order affect the implementation of the policy
- Social and community facilities: there is a need to consider quality as well as quantity issues and the role of facilities that are privately operated, for example, gyms.

- 6.4 These issues were highlighted in last years AMR and it should be noted that they have, without exception, been addressed by a revised policy approach in the Core Strategy Submission Draft, March 2010. Policy CS12 North Westminster Economic Development Area proposes a more dynamic and flexible approach to regeneration in this part of the city. Policy CS19 promotes a wider range of business floorspace including workshops and studios to support creative industries and small scale enterprises. Policy CS33 Social and Community Infrastructure puts the emphasis on quality as well as quantity of provision. The emerging policy approach continues to expect community facilities as part of large scale development. Work on the City Management

Plan will refine this approach and the review of Supplementary Planning Document on Planning Obligations will support and reinforce the policy approach.

6.5 Current UDP policy objectives related to sustainable design are largely being achieved but more rigorous standards in the London Plan and the council's own desire to raise the bar in terms of design quality have led the council to refresh these policy approaches in the Core Strategy Submission Draft, March 2010 (see Policy CS27 Design, Policy CS39 Renewable Energy in particular).

6.6 More minor adjustments have been made to other policy approaches to improve their effectiveness and respond to changes in economic circumstances and development patterns, for example, raising the threshold from 200 sqm to 400 sqm for non office commercial uses before requiring equivalent provision of housing; and restricting the development of new entertainment uses over 500 sqm (see Core Strategy Policy CS1 and Policy CS23). The Core Strategy also introduces a requirement for affordable housing in relation to residential development of 1,000sqm which in the Westminster context is an effective lowering of the threshold due to the large number of larger housing units. This will bring more schemes into the requirement range for affordable housing and have a positive effect on provision (see Policy CS16).

6.7 Parallel to progressing the Core Strategy and other LDF documents the council will also be continuing to develop its indicator set and monitoring capabilities, particularly in relation to design and transport planning policies but also to take into account new monitoring requirements arising from the emerging policies in the Core Strategy. Thought is also being given to the future format of annual monitoring reports

- such as a more specific focus on place creation and on infrastructure delivery– as we move to assessing the impacts of the Core Strategy.

6.8 The positive contribution of the UDP to date is highly significant, not least in relation to the delivery of housing, and protection of the council's natural and built environment. Looking forward, the LDF and Core Strategy in particular, are right at the centre of, and crucial to, the council's vision and commitment to be a Living City a place where "*we respect the past and build for the future*"¹. The council continues to be committed to creating an LDF that residents and businesses support and that befits the most important commercial, cultural and historic centre in the UK.

¹ Leaders Speech, 2009

APPENDIX 1

DEVELOPMENT PLAN DOCUMENT PROFILES

1. Core Strategy Development Plan Document

| | |
|---|--|
| Title | Core Strategy Development Plan Document |
| Purpose | A 15+ year spatial strategy, vision and strategic objectives for Westminster, and the core policies supported by reasoned justifications. |
| Status | Development Plan Document |
| Content | <ol style="list-style-type: none">Description of context, issues and challenges, spatial strategy including spatial vision ,strategic objectives and key diagram.Local spatial policies for: the Central Activities Zone, including the Opportunity Areas, Core CAZ (including West End Special Retail Policy Area), Special Policy Areas, Marylebone & Fitzrovia, Knightsbridge, Pimlico and the Royal Parks; North Westminster; and other areas.City-wide spatial policies for housing and business and employment.Policies for heritage, uses of international/national importance, design, health, safety and well-being, and infrastructure and development impacts.Information about implementation of the plan. |
| Geographical coverage | City of Westminster |
| Time period | At least fifteen years from adoption. |
| Review Timescale | Annual monitoring of the effectiveness of the policies through the Annual Monitoring Report. |
| Timetable for key milestones (<i>italicised text already completed</i>) | <ul style="list-style-type: none">➤ <i>Evidence gathering and initial consultation - January 2006</i>➤ <i>Issues and Options consultation stage [Reg. 25 (2004)] - May - June 2007</i>➤ <i>Preferred Options consultation stage [Reg. 26 (2004)] - July - September 2008 (on-going consultation meetings to mid-November 2008)</i>➤ <i>Formal notification prior to submission [Reg. 27] - November 2009 - January 2010</i>➤ <i>Submission to Secretary of State [Reg. 30] - April 2010</i>➤ <i>Pre-examination meeting - June 2010</i>➤ <i>Public examination [Reg. 34] - July -August 2010</i> |

| | |
|--|--|
| <p>Responsibility</p> <p>Resources (shared with City Management Plan below)</p> <p>Conformity with UDP / DPD</p> | <p>➤ DPD Adoption [Reg. 36] - January 2011</p> <p>Spatial Planning Manager</p> <p>Various officers and funding as necessary. This work takes priority over other workstreams.</p> |
| <p>Relationship to other LDDs</p> | <p>The Core Strategy will replace most of the policies in Part 1 and some parts of Part 2 of the Unitary Development Plan. The remaining policies will either be replaced by policies forming part of the general development management DPD (see below) or by guidance contained in SPDs and possibly other guidance.</p> <p>The Core Strategy will also carry forward the spatial aspects of the Westminster City Plan (the sustainable community strategy for the city, adopted in November 2006) and other council strategies and programmes. The key document in the LDF - all other LDF documents must flow from this.</p> |
| <p>Relationship to other plans / policies</p> | <p>The spatial expression of Westminster's Sustainable Community Strategy – The Westminster City Plan 2006-2016. Takes account of other plans and strategies that affect Westminster, including those of key stakeholders such as the Primary Care Trust.</p> |
| <p>Notes</p> | <p>The objectives will closely reflect those of the City Plan and other corporate strategies where relevant, and will be consistent with national planning guidance and in general conformity with the London Plan.</p> |

2. General Development Management Policies Development Plan Document

| | |
|--|---|
| Title | City Management Plan DPD |
| Purpose | To set out criteria against which planning applications will be considered, to provide greater detail to those policies in the Core Strategy and ensure the development accords with the objectives set out in the Core Strategy. |
| Status | Development Plan Document |
| Content | Subject to the results of consultation, the subject areas likely to be covered in the City Management Plan include: housing, affordable housing, design (including sustainable design), natural environment, retail, Section 106, energy, entertainment, arts, culture, extensions and alterations, transport, offices, social and community facilities, Special Policy Areas, sustainable design, views and tall buildings, and health and wellbeing. |
| Geographical coverage | Full details are available at http://www.westminster.gov.uk/services/environment/planning/ldf/cmp-workshops/ . City of Westminster |
| Time period | Ten years from adoption. |
| Review | Annual monitoring of the effectiveness of the policies through the Annual Monitoring Report. |
| Timescale | |
| Timetable for key milestones <i>(italicised text already completed)</i> | <ul style="list-style-type: none"> ➤ <i>Evidence gathering and initial consultation - May - November 2008</i> ➤ <i>Notification of intent to prepare DPD [Reg. 25] - October - November 2008</i> ➤ <i>On-going consultation including identification of policy options - from June 2009 to end of 2010</i> ➤ Informal consultation on policy options – January-February 2011 ➤ Informal consultation on Policy Draft – April 2011 ➤ Publication draft [Reg. 28] - September 2011 ➤ Submission to Secretary of State [Reg. 30] - September 2011 ➤ Public examination [Reg. 34] – December-January 2011/12 ➤ DPD Adoption [Reg. 36] - June - July 2012 |
| Conformity with UDP / DPD | The City Management Plan will replace most of the policies in Part 2 of the Unitary Development Plan. Other policies will be replaced by the Core Strategy, SPDs or possibly other guidance. |
| Responsibility | Spatial Planning Manager |
| Resources | See Core Strategy above. The City Management Plan takes priority over preparation of SPDs with the exception of the Section 106 SPD. |
| Relationship to | Support and help deliver the Core Strategy. Must be consistent with the Core Strategy. Will provide the policy 'hook' for a number of SPD. |

other LDDs

Relationship to
other plans /
policies
Notes

Has relationship with other plans and policies such as the Housing Strategy and Statement of Licensing Policy, although this is less overt than the Core Strategy.

3. Statement of Community Involvement

| | |
|-----------------------|---|
| Title | Statement of Community Involvement |
| Purpose | To set out the principles for community engagement for local planning documents and planning applications. |
| Status | Statement of Community Involvement |
| Content | <ul style="list-style-type: none"> • Explanation of the process and methods for community involvement for different types of LDDs and for the different stages of plan preparation. • Identification of which umbrella organisations and community groups need be involved at different stages of the planning process, with special consideration given to those groups not normally involved. • Explanation of the process and appropriate methods for effective community involvement in the determination of planning applications and reference to Planning Performance Agreements where appropriate. • Details of the LPAs approach to pre-application discussions. • Details of the LPAs approach to community involvement in planning obligations (S106 agreements). • Information on how the SCI will be monitored, evaluated and scrutinised at the local level. • Details of where community groups can get more information on the planning process, for example, from Planning Aid and other voluntary organisations. • Identification of how landowner and developer interests will be engaged. |
| Geographical coverage | City of Westminster |
| Time period | Dependant on any future changes to the planning legislation. |
| Review | Local Development Scheme |
| Timescale | |
| Timetable for key | ➤ Notification of intent to prepare SCI [Reg. 26] – Autumn/Winter 2010/2011 |

| | |
|---------------------------|--|
| milestones | <ul style="list-style-type: none"> ➤ Publication of SCI - Spring 2011 ➤ SCI Adoption – Summer 2011 |
| Conformity with UDP / DPD | Updating will provide a better 'fit' with the revised consultation processes for the City Management Plan, and proposed changes to the planning system likely to be set out in the forthcoming Localism and Decentralisation Bill, although the Core Strategy has been prepared in accordance with the previous/existing SCI |
| Responsibility | Principal Planning Officer |

4. Waste Development Plan Document

| | |
|--|--|
| Title | Waste DPD |
| Purpose | To set out how the City Council will meet its planning for waste commitments |
| Status | Development Plan Document |
| Content | The Waste DPD will be developed alongside, and build upon, revisions to Westminster's Municipal Waste Management Strategy, and connect contractual obligations with waste planning and capacity provision within Westminster. The Waste DPD will secure any new waste sites that have been identified, and will also set out any joint working arrangements with other London Boroughs. |
| Geographical coverage | City of Westminster |
| Time period | Ten years from adoption. |
| Review | Annual monitoring of the effectiveness of the policies through the Annual Monitoring Report. |
| Timescale | |
| Timetable for key milestones <i>(italicised text already completed)</i> | <ul style="list-style-type: none"> ➤ Evidence gathering – January to May 2011 ➤ Notification of intent to prepare DPD [Reg. 25] – January 2011 ➤ Informal consultation on Policy Draft – Summer 2011 ➤ Formal notification prior to submission [Reg. 27] - Winter 2011 ➤ Submission to Secretary of State [Reg. 30] - Winter 2011 ➤ Public examination [Reg. 34] – Spring 2012 ➤ DPD Adoption [Reg. 36] - Summer 2012 |
| Conformity with | NB: This timetable is dependent upon revisions to the City Council's Municipal Waste Management Strategy, and revised Waste Apportionment figures to be set out in the London Plan The City Management Plan will replace most of the policies in Part 2 of the Unitary Development Plan. Other policies |

| | |
|--|---|
| UDP / DPD | will be replaced by the Core Strategy, SPDs or possibly other guidance. |
| Responsibility | Spatial Planning Manager |
| Resources | See Core Strategy above. |
| Relationship to other LDDs | Support and help deliver the Core Strategy. Must be consistent with the Core Strategy. |
| Relationship to other plans / policies | The Waste DPD is intended to be closely aligned with the City Council's revision to the Municipal Waste Management Strategy, and will take into account revised waste targets set out in the replacement London Plan. |
| Notes | |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|---|--------------------------|-----------|----------------------------|----------------|----------------|--|--------------------|---|---------------------------|
| 5 | North | Planning application | 06/00944/FULL | Land At Harbet Road, London, W2 1JU (Building D) | 196 | 196 | 44 | 0.33 | 18/03/2008 | Redevelopment by the erection of a 16-storey residential building, comprising 196 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, ground floor Class B1 small office suites, estate management office, Business Opportunities Centre highways works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin and associated hard and soft landscaping (Building D). | Under construction | Expected completion early 2011 | 2011 |
| 5 | South | Planning application | 06/07097/FULL | Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block A) | 164 | 164 | 267 | 0.92 | 23/07/2007 | Erection of two buildings (A and B): Building A - part five/part six/part seven/part ten storeys for use as 164 residential units, two retail/restaurant (Class A1/A3) units and a street sweepers depot. | Under construction | Nearing completion | 2011 |
| 5 | South | Planning application | 06/07097/FULL | Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block B) | 159 | 159 | | | 23/07/2007 | Erection of two buildings (A and B): Building B - rising in stages from six storeys to fourteen storeys with tower feature for use as a 159 residential units (including 71 affordable units) and a retail/restaurant (Class A1/A3) unit. | Under construction | Some units already occupied, nearing completion | 2011 |
| 5 | South | Planning application | 05/07487/FULL | Bowater House, 68 Knightsbridge, London, SW1X 7LT | 86 | 86 | 0 (off site) | 1.28 | 09/06/2006 | Demolition of existing buildings and redevelopment to provide a building comprising four interlinked blocks above a double height 'podium' rising from ground plus eight storeys to ground plus 12 storeys to include 86 residential units and three retail units (within either Class A1 or A2). Three basement levels comprising residential leisure facilities, storage, servicing, parking and cycle bay provision, together with parking, leisure and servicing facilities for adjacent hotel. Relocation of Edinburgh Gate and realignment of Knightsbridge; associated highways works and the stopping up of existing public highways. Reorientation of the Knightsbridge underground staircase/entrance (north side) and all necessary enabling works. | Under construction | Due for completion soon | 2011 |
| 5 | North | Planning application | 08/02348/FULL | 75 - 89 Lancaster Gate, London, W2 3NN | 77 | 85 | 14 (off site) | 0.61 | 18/06/2008 | Alterations during the course of construction to scheme granted planning permission (RN: 07/01336), namely reduction of the number of flats in Nos. 80-83 Lancaster Gate by five units and external work to Bayswater Road and Lancaster Gate elevations of buildings between 80-89 Lancaster Gate including alterations to fenestration, installation of glazed roof to lightwell, amendments to external staircases in lightwells and replacement of chimney stacks and parapets at main roof level. All previous planning obligations and parking secured on earlier permission to remain the same. | Under construction | Expected completion mid/late 2011. Approved Section 106 dated 28/05/2010. Nine affordable units approved off site as of 28/05/10 | 2011 |
| 5 | North | Planning application | 02/06302/FULL | Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB | 66 | 57 | 17 | 0.27 | 02/11/2003 | Demolition of existing buildings and erection of residential building of 6-8 storeys comprising 66 apartments including 17 affordable units and provision of 64 parking spaces in two basements. | Under construction | Legal agreement signed. Applicant has sought confirmation from the City Council that works have commenced before the expiry of the 5 year time limit | 2011/12 |
| 5 | South | Planning application | 08/00199/FULL | X Block, Peabody Avenue, London, SW1V 4AY | 55 | 23 | 55 | 1.6 | 10/04/2008 | Demolition of Blocks X, Z, existing garages, pram sheds to the south section of the site and boiler house. Erection of new building comprising ground and five upper floors for use as 55 residential units (19x1 bedroom, 19x2 bedroom, 17x3 bedroom) incorporating a new community centre and City Guardian's office; new landscaping and children's play facilities and use of the existing City Guardian's office as a 1x3 bedroom single family dwelling. Installation of new steps between Lupus Street and Turpentine Lane. Removal of seven trees to enable construction of new building; all necessary enabling works. | Under construction | Almost complete | 2011 |
| 5 | Central | Planning application | 07/03088/FULL | Marshall Street Leisure Centre, Dufours Place Cleansing Depot, Poland and Broadwick Street Car Parks, Fouberts Place, W1F 7EW | 52 | 52 | 15 | 0.19 | 12/07/2007 | Internal and external alterations to the Marshall Street Leisure Centre (including demolition of smaller pool and depot building with upper floors at rear) and extensions to provide: enhanced leisure centre facilities (Class D2), with enclosed plant area on pool roof; a new replacement Council street cleansing depot; use of part of the Soho public car park (retaining 222 spaces) as commercial offices (Class B1) and residential with extensions to provide 52 new residential units. Temporary permission for use of Broadwick Street Car Park as the Council street cleansing depot during construction. | Under construction | No further discussions beyond dealing with planning application. The leisure centre aspect is complete. The housing element should be fully complete early 2011 | Early 2011 |
| 5 | South | Planning application | 09/08087/FULL | 107-111 Charing Cross Road, London, WC2H 0DU | 28 | 28 | 8 | 0.15 | 03/12/2009 | Use of part of existing educational institution (St Martin's College) (Class D1) to provide retail (Class A1) at part basement, ground and first floor; 28 residential flats (Class C3) at second to sixth floors and community uses (Class D1) at ground floor. Erection of a single storey roof extension at sixth floor level and associated alterations, landscaping, plant, storage and cycle parking. Site comprises 107 to 109 only. | Unimplemented | Unlikely to be implemented in this form. No recent discussions | 2011/12 |
| 5 | South | Planning application | 10/05355/FULL | Greenwood Court, 155 Cambridge Street, London, SW1V 4QD | 16 | 16 | 16 | 0.08 | 16/09/2010 | Alterations to Greenwood Court in connection with the provision of 8x3 bed and 8x4 bed self-contained affordable housing units, including the creation of terraces at rear first floor level, installation of photovoltaic panels to roof, alterations to fenestration and installation of front lightwell steps. | Unimplemented | - | 2011 |
| 5 | South | Planning application | 05/09741/FULL | 3-10 Grosvenor Crescent, London, SW1X 7EE | 15 | 15 | 0 (financial contribution) | 0.18 | 28/06/2006 | Refurbishment, alteration, part demolition and extension at 3-10 Grosvenor Crescent including erection of dormers to rear mansard roof slopes and rebuilding of rear mews facades, in connection with use as 15 residential flats (2x1-bed, 4x2-bed, 5x3-bed and 4x4-bed) including one residential unit fronting Wilton Row, and basement car park for 22 cars accessed from Wilton Row. | Under construction | - | Early 2011 |
| 5 | South | Planning application | 07/04116/FULL | 46 Princes Gardens, London, SW7 2PE | 15 | 8 | 0 | 0.08 | 18/10/2007 | Alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level. | Under construction | Nearing completion | Early 2011 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|---|--------------------------|------------|---|----------------|----------------|--|--|---|---------------------------|
| 5 | North | Planning application | 03/04769/FULL | Land At Rear Of Grove Hall Court Hall Road, London, NW8 9NY | 15 | 15 | 2 | 0.42 | 29/07/2004 | Demolition of existing garages and redevelopment to provide 13 houses for sale, and two mews houses (affordable units), a gatehouse plus a basement car park for 138 vehicles. | Under construction | Although permission started to be implemented, no major work has been started. Permission granted for modifications to the approved design in May 2009. | 2011/12 |
| 5 | South | Planning application | 07/05190/FULL | 75 Page Street, London, SW1P 4LT | 14 | 14 | 0 (financial contribution) | 0.03 | 16/04/2008 | Demolition of existing public house and redevelopment to provide a building of basement, ground and eight upper floors to Marsham Street and part six/part eight upper floors to Page Street comprising restaurant (Class A3) at basement and ground floor level and 14 residential units (3x1-bed, 7x2-bed and 4x 3-bed) on the upper floors. | Unimplemented | Permission extant. Revised application (10/06833/FULL) received for 14 units to extend time limit. Decision pending. | 2011/12 |
| 5 | South | Planning application | 07/04543/FULL | 7 - 13 Mercer Street, London, WC2H 9QJ | 14 | 14 | 0 | 0.11 | 16/08/2007 | Alterations and extensions to the buildings and use of basement and ground floor for (Class A1) retail purposes, dual/alternative use of first floor as either (Class A1) retail or (Class B1) office and 14 residential units at second, third and fourth floors (Class C3). Dual/alternative use (Class B1 or C3) at first, second and third floors at 8 Shelton Street. Ancillary plant, service and parking facilities at ground floor level 8 Shelton Street. New pedestrian route from rear to Mercer Street. | Under construction | Other work in the street block has commenced. Nearing completion | 2011 |
| 5 | South | Planning application | 08/04386/FULL | Development Site At 13 Bull Inn Court And 12 Maiden Lane, London, WC2E 7NA | 14 | 14 | 0 | 0.05 | 19/08/2008 | Alterations during the course of construction to a scheme granted planning permission dated 14 September 2004 (RN: 04/00665 as amended by planning permission 05/10428/FULL) namely, new shopfront for (Class A3) unit on Maiden Lane, new fire escape to (Class B1) unit onto Maiden Lane, use of basement Class B1c unit for purposes within (Class B1a, b or c), alteration to layout and mix of 14 residential units (Class C3). | Under construction | Construction halted, site recently purchased. Construction expected to recommence soon | 2011/12 |
| 5 | South | Planning application | 10/04572/FULL | 34 Henrietta Street, London, WC2E 8NA | 12 | 10 | 0 (financial contribution) | 0.02 | 19/08/2010 | Extension of time for the commencement of development granted planning permission on 15 September 2005 (extant permission reference: RN: 05/04191/FULL); namely, erection of double height mansard roof extension, installation of level access to ground floor unit from Covent Garden Piazza, use of upper floors as 12 self-contained residential flats comprising 2x studios, 8x one-bed units, 1x two-bed unit and 1x three-bed unit. | Unimplemented | - | 2011 |
| 5 | Central | Planning application | 06/01329/FULL | Swiss Centre, 10 Wardour Street, London, W1D 6QF | 10 | 10 | 0 (financial contribution) | 0.16 | 29/08/2007 | Redevelopment and construction of new building to provide an 11 storey building with two basement levels, consisting of retail (Class A1), hotel (Class C1), casino (Class D2) and 10 residential units at Nos. 10-12 Wardour Street. | Under construction | Work on site. Nearing completion | Early 2011 |
| 5 | North | Planning application | 04/01167/FULL | Development Site At 371 - 375 Harrow Road, London, W9 3NA | 10 | 3 | 0 | 0.04 | 22/04/2004 | Erection of rear ground and first floor extension, installation of front dormers and rear mansard at roof level in connection with the enlargement of the ground floor retail shops and conversion of the upper floors into 10 self-contained flats. | Under construction | - | Early 2011 |
| Sub totals | | | | | 1018 | 969 | 438 | | | | | | |
| 5 | North | Planning application | 06/00929/FULL | Land At Harbet Road, London, W2 1JU (Building A) | 212 | 212 | 53 | 0.74 | 15/09/2009 | Redevelopment by the erection of a 43 storey residential tower, comprising 212 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, public viewing gallery, highway works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin, closure of public highway, highway improvements and associated hard and soft landscaping (Building A). | Unimplemented | Revised application expected Nov 2010 | 2012/13 |
| 5 | North | Planning application | 06/00952/FULL | Land At Harbet Road, London, W2 1JU (Building F) | 146 | 146 | 57 | 0.66 | 15/09/2009 | Redevelopment by the erection of a 16 storey residential building comprising 146 residential units with ground floor Class A1/A2/A3/A4/A5 uses, child day nursery, ancillary basement parking, highway works, new vehicular and pedestrian accesses, all necessary enabling works, new bridge and associated works to Paddington Basin, closure of public highway and highway improvements and associated hard and soft landscaping (Building F). | Unimplemented | Revised application expected Nov 2010 | 2012/13 |
| 5 | South | Planning application | 09/06111/FULL | Magistrates Court, 70 Horseferry Road, London, SW1P 2AX | 144 | 144 | 0 (off site at Seymour Place - see 09/05979/FULL) | 0.27 | 28/06/2010 | Demolition of the Magistrates Court and redevelopment to provide a building comprising of two basements, ground and part eight/part nine upper floors to Horseferry Road frontage and stepping down to part five/part seven upper floors to Romney Street frontage, with central courtyard, balconies and terraces to provide 144 residential units, (7x studios, 36x1 bed, 57x2 bed and 44x3 bed); 130 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces. | Unimplemented | Developer has 3 years to implement. Application to vary the mix of units (7x studio, 34x1 bed, 57x2 bed, 46x3 bed) being considered (09/06354/FULL) | 2013 |
| 5 | South | Planning application | 10/05666/FULL | Johnson House, Cundy Street, London, SW1W 9JY | 71 | 11 | 1 (off site) | 0.37 | - | Demolition of existing building (60 flats) and construction of two new residential buildings with a total of 71 flats. Building 1 faces Ebury Street and comprises ground plus four storeys. Building 2 faces Ebury Square and comprises ground plus six storeys. Provision of three basement levels to provide 87 car parking spaces with access from Semley Place. Provision of hard and soft landscaping. | Decision pending | Going to committee on 4/11/10 | 2013 |
| 5 | South | Planning application | 08/09077/FULL | Wellington House, 67-73 Buckingham Gate, London, SW1E 6BE | 59 | 59 | 0 (financial contribution) | 0.14 | 07/10/2009 | Demolition of existing building and construction of a new building over basement, ground and 9 upper floors comprising car parking, cycle spaces and plant at basement level, retail (Class A1) and residential entrance at ground floor level and 59 residential units at all upper floors and a terrace at roof level. | Unimplemented | Demolition works nearly complete | 2012/13 |
| 5 | North | City West Homes Site | - | Warwick Day Nursery, 17 Cirencester Street, W2 5SR & Warwick Community Hall | 50 | 50 | 40 | 0.25+ | - | Part of Community Build Scheme and located within the NWWSPA, housing should not exceed 50% of build. | No planning permission application yet | City West Homes pre-application advice is that 100+ residential units is an overdevelopment of the site | 2012/13 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|--|--------------------------|------------|---|----------------|----------------|--|----------------------------------|--|---------------------------|
| 5 | South | Planning application | 05/03228/FULL | Site At Arundel Street And Milford Lane And Maltravers Street And Strand, London, WC2R 1DX | 44 | 44 | 17 | 0.65 | 16/05/2007 | Redevelopment of land and buildings to provide a part 8/part 9 storey commercial building with 2 basements for uses within Class B1 and Class A1 with ancillary plant, servicing and basement parking, 2 residential buildings of 6 and 8 storeys with self-contained parking, works of hard and soft landscaping, alterations to existing vehicular and pedestrian access and highways layout together with other associated enabling works. | Unimplemented | Permission expires 16/05/12. New permission being considered which would provide 206 units (10/01280/FULL) | 2012/13 |
| 5 | North | Planning application | 07/08532/FULL | 2 Hyde Park Square, London, W2 2JY | 36 | -37 | 0 | 0.12 | 06/03/2008 | Use of existing building as 36 self contained residential flats (8x1 bedroom flats, 12x2 bedroom flats and 16x3 bedroom flats), with associated external alterations including alterations to fenestration and replacement of projecting bays, installation of green roofs, erection of a three storey rear extension, and single storey roof extensions to the Connaught Street elevation and at main roof level. Associated installation of 10 air conditioning condenser units at ground floor level and 2 air conditioning condenser units at eighth floor level within acoustic enclosures and enclosure of existing full height kitchen extract duct. | Unimplemented | - | 2012/13 |
| 5 | South | Planning application | 08/05789/FULL | 1-7 Howick Place, London, SW1P 1BB | 33 | 33 | 10 | 0.28 | 28/01/2009 | Demolition of the existing buildings on the site bounded by Howick Place and Francis Street, followed by redevelopment to provide a new building comprising basement, ground and eight upper floors comprising dual/alternative retail (Class A1) or office (Class B1) use at part ground floor level, retail (Class A1) on part ground floor office (Class B1) use at part basement to part sixth floor level (inclusive), residential (Class C3) use at part basement to part sixth floor level and seventh and eighth floor level (inclusive) consisting of 23 private units (7 x 1 bed, 8 x 2 bed and 8 x 3 bed) and 10 affordable units (3x1 bed, 4x2 bed and 3x3 bed). Seven car parking spaces at basement level and refuse storage areas. Service Yard at rear on Spencer Place. | Under construction | Demolition currently taking place | 2012/13 |
| 5 | South | Planning application | 07/00315/FULL | 14 Eccleston Place, London, SW1W 9NE | 23 | 7 | 0 | 0.03 | 23/03/2007 | Internal reconfiguration of existing building to create 23 self-contained residential flats. | Under construction | - | 2012/13 |
| 5 | North | Planning application | 06/10129/FULL | 151 Park Road, London, NW8 7JB | 14 | 14 | 0 (financial contribution) | 0.05 | 04/05/2007 | Redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats. | Unimplemented | Site cleared, construction not commenced. Extension of time granted to 2011/12 | 2012/13 |
| 5 | South | Planning application | 07/01534/FULL | Development site at 5-6 St James's Square and 10-11 Babmaes Street, LBN, SW1Y 4LD | 14 | 14 | 0 (financial contribution) | 0.35 | 14/12/2007 | Demolition and redevelopment of the site of 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as offices (Class B1), with art gallery and 14 residential flats (Class C3) over ground and seven upper floors. Continued use of 5 St James's Square as offices (Class B1). | Under construction | - | 2012/13 |
| 5 | South | Planning application | 08/06832/FULL | Metropole Buildings, Northumberland Avenue, London, WC2N 5BL | 13 | 13 | 0 (financial contribution) | 0.5 | 31/10/2008 | Use of the Metropole Buildings as 297 bed hotel with restaurant and ancillary facilities and one independent restaurant (Class A3). Use of No. 10 Whitehall Place as 13 residential units (Class C3) and health spa (Class D2). Associated external alterations, car parking at basement level (accessed from Great Scotland Yard); hard landscaping and installation of mechanical plant. | Under construction | On site preparatory works now commenced. Work in progress | 2012/13 |
| 5 | North | Planning application | 09/05824/FULL | 117-118 Bayswater Road, London, W2 3JH | 10 | 10 | 0 | 0.03 | 20/10/2009 | Development of Nos. 117 - 118 Bayswater Road for a mix of ground floor retail (Class A1) and 10 residential units (Class C3) on five floors above ground level plus basement parking for residential use. | Unimplemented | Conditions discharged. Ready to start work | 2012/13 |
| Sub totals | | | | | 869 | 720 | 178 | | | | | | |
| 5 | North | Planning application | 03/03463/FULL | Development Site At 285 - 329 Edgware Road, London, W2 1DH | 307 | 307 | 107 | 0.83 | 10/10/2005 | Redevelopment to provide buildings of between five and seven and 22 storeys including a retail supermarket, two retail shops, 307 residential units of which 107 are affordable, 156 holiday let units and associated car parking and landscaping (Option A). | Unimplemented | Planning permission granted on appeal dated Oct 2005. Was the subject of legal challenge and Inspector's decision to grant permission and Conservation area consent upheld by Court of Appeal in 2007. Applicant has discharged the pre-commencement conditions. Work started in site Sept 2010 to Block E.1 which fronts onto Paddington Green. | 2013/14 |
| 5 | South | Planning application | 08/08518/FULL | Arundel Great Court, Surrey Street, London, WC2R 2NE | 151 | 151 | 0 (provided earlier with credits at Wilton Plaza) | 1.2 | 12/11/2009 | Demolition of all existing buildings (fronting Strand, Arundel Street, Temple Place and Surrey Street) and redevelopment to provide new buildings of two basements, lower ground, ground and 9 upper floors to northern part of site (fronting Strand), and two basements, ground and part 10/ part 14/ part 12 upper floors to southern part of site (fronting Temple Place) to provide offices (Class B1). 151 residential dwellings (Class C3); 98-bed hotel and 18 serviced suites (Class C1); and/or retail, financial and professional services, restaurant, café, bar, and hot food takeaway uses (Class A1/A2/A3/A4/A5) at ground floor level; car parking for 108 cars; servicing area; and new access, public courtyard, landscaping, engineering and other associated works. | Unimplemented | Application initially refused. Allowed on appeal. Developer has 5 years to implement | 2013/14 |
| 5 | North | Proposals Site | - | Dudley House, North Wharf Road & 138-147 Harrow Road, W2 1LE | 150 | 100 | 75 | 0.35 | - | Dudley House is a City Council owned housing block of 50 units in poor condition which the council wishes to redevelop. City West Homes have briefed their architects to achieve a total of 240 units on the site however this is considered to be unrealistic. Number of discussions with the planning department re. options for the site. Therefore a conservative estimate is 150 units. | New planning brief adopted 2009. | Community Build site. Application for the redevelopment of this site under Community Build expected in late 2010. No application made to date | 2013/14 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|-------------------|---|---------------------------|-----------|----------------------------|----------------|----------------|---|-----------------------------|---|---------------------------|
| 5 | North | Planning application | 08/10114/ FULL | St Johns Wood Barracks, 2 And 6 Queen's Terrace, Ordnance Hill, London, NW8 6PT | 133 | 117 | 66 | 2.2 | - | Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3), to provide a total of 139 units (including the conversion of the upper floors of Nos. 2-6 Queen's Terrace). Use of the listed Riding School as a leisure centre with internal and external alterations. Creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking at basement and lower ground floor, circulation space, servicing and plant areas. (The planning application is accompanied by an Environmental Impact Assessment (EIA)). | Unimplemented | Work expected to start 2012 onwards when Barracks move. Members resolved in Sept 2010 to grant planning permission subject to a legal agreement | 2013/14 |
| 5 | South | Planning application | 04/06798/ FULL | Citibank House, 336-337 Strand, London, WC2R 1HB | 92 | 92 | 0 (financial contribution) | 0.32 | 15/04/2005 | Demolition and redevelopment of existing office buildings, behind retained façades to former Marconi House to provide a building of basement (three levels) plus ten storeys; for use as hotel, restaurant (Class A3) and 92 self contained flats (on upper floors of Marconi House). | Under construction | New owner. Works to recommence shortly | 2013/14 |
| 5 | North | Planning application | 10/06286/ FULL | 171, 173 & 175 Seymour Place, London, W1H 4PN | 66 | 66 | 62 | 0.18 | 14/10/2010 | Demolition of buildings at 171 and 175 Seymour Place and redevelopment involving the erection of a part 5, part 6 storey building to accommodate 64 residential flats (comprising 23x1bedroom, 26x2 bedroom and 15x3 bedroom units), excavation of basement car park with car lift access from Shillibeer Place to provide 36 car parking spaces and 64 cycle spaces and create rear landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development. Demolition of existing building at No.173 Seymour Place and erection of a six storey building comprising six residential units (2x2 bed affordable housing units and 4x2 bed market housing units) between ground and fifth floor levels. | Unimplemented | To commence 2011 | 2013/14 |
| 5 | North | Planning Brief | - | Amberley Adult Education Centre, Amberley Road, London, W9 2JJ | 60 | 60 | 30 | 0.31 | - | Within the NWWSPA and therefore expect no more than 50% of the floorspace to be for residential. On a scheme shown to us in April, which assumes a 50:50 floorspace split between residential and other uses in accordance with NWWSPA policies, it shows a total of 60 units. | Brief adopted February 2009 | - | 2013/14 |
| 5 | Central | Planning application | 07/07739/ FULL | Site At Park House 116 Park Street And 47 North Row And 453 - 497 Oxford Street, London, W1C 2PY | 39 | 39 | 0 (financial contribution) | 0.53 | 01/05/2008 | Demolition of existing buildings and redevelopment to provide a single building comprising two basements, ground and eight upper storeys for use as 39 residential units, offices, retail, ancillary floorspace, car parking spaces and cycle spaces at second and first basement levels and servicing from North Row. | Under construction | Commenced May 2010. On site Spring 2010 | 2013/14 |
| 5 | South | Planning application | 10/03859/ FULL | Development Site At 2-6 Moreton Street, London, SW1V 2PS | 39 | 37 | 31 | 1.03 | - | Demolition of existing buildings and erection of a new part four, part five storey building comprising 39 residential units (31 intermediate affordable units and 8 private units). Balconies at first to third floor levels fronting St James the Less Church Square, green roof at fourth floor and roof level and roof level photovoltaic canopy. | Decision pending | Going to committee in December 2010 | 2013/14 |
| 5 | South | Planning application | 08/03016/ FULL | Development Site At Land Bounded By Leicester Square, Panton Street, Whitcomb Street, Orange Street And St. Martin's Street | 33 | 28 | 0 | 0.19 | 31/10/2008 | Demolition of existing buildings and redevelopment of the site to provide a two screen cinema (Class D2), a 245 bedroom hotel (Class C1), 33 residential units (Class C3), four restaurants at ground floor and one at ninth floor level (Class A3), with associated access and servicing and hard/soft landscaping. Application includes an Environmental Impact Assessment. | Unimplemented | - | 2013/14 |
| 5 | Central | Planning application | 10/06798/ FULL | Site Bounded By 5-10 Denman Street, 35-36 Great Windmill Street, 14-18 Ham Yard And 1 - 7 Smith's Court, London | 24 | 17 | 0 | 0.29 | 05/10/2010 | Redevelopment of the site to provide a building over basement, ground first to third and part fourth to sixth storeys and roof plant. Comprising a 92 bedroom hotel (Class C1) including: ancillary restaurant, bar, function rooms, screening room and theatre, gym, four lane bowling alley and fourth floor roof terrace; 12 retail units (Class A1), one restaurant unit (Class A3) and 24 residential units (Class C3) with 15 basement residential car parking spaces; associated public realm works and landscaping together with modifications to Ham Yard and highway improvement works on part of Denman Street, Great Windmill Street, Archer Street and Ham Yard. | Decision pending | - | 2013/14 |
| 5 | Central | Planning application | 10/03464/ FULL | 23 - 24 Newman Street, London, W1T 1PJ | 23 | 23 | 7 | 0.06 | 20/07/2010 | Erection of extension at fifth floor and sixth floor levels on the Newman Passage elevation, roof extension at seventh floor level, re cladding facade with associated terraces and balconies, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 23 flats (16 market and 7 affordable). Provision of associated car and cycle parking. (Part of land use swap with 289 - 293 and 295 Regent Street and 33 Margaret Street (RN: 10/03455/FULL)). | Unimplemented | Planning permission granted subject to section 106, yet to be completed. | 2013/14 |
| 5 | Central | Planning application | 06/06330/ FULL | 5 - 17 Baker Street And 51 - 65 George Street And 26 - 31, Portman Close, London, W1U 8LT | 22 | 6 | 0 (financial contribution) | 0.25 | 13/11/2007 | Redevelopment of the site to provide a mixed use development comprising offices (Class B1); 22 residential units (Class C3); either retail, professional service, restaurant or extra office space (Class A1, A2, A3 or B1); 18 car parking spaces and other associated works. | Unimplemented | Conditions in process of being discharged. Likely to commence 2011 | 2013/14 |
| 5 | Central | Planning application | 10/00366/ FULL | Macdonald Buchanan House, Ogle Street, London, W1W 6DN | 22 | 22 | 22 | 0.07 | - | Demolition of existing building & erection of building comprising lower ground, ground & 7 upper floors for use as 22 residential (Class C3) dwellings with balconies/terraces, ancillary cycle parking, plant & storage areas at ground floor & basement levels, plant room, solar panels & sedum roof at roof level & associated highway works, including resiting of motor cycle bays & new parking bays, & removal of the smaller Plane tree immediately to the north of the site. REVISED APPLICATION, incl. reduction in new building by 1 storey, change in materials of main facade to red brick & natural stone, reduction in No. of flats from 22 to 21, change in mix & increased height & opacity of balustrades to terraces. | Unimplemented | Went to sub committee on 24/06/2010. Subject to Section 106 agreement yet to be completed | 2013/14 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|--|---------------------------|-------------|----------------------------|----------------|----------------|--|--------------------|--|---------------------------|
| 5 | Central | Planning application | 10/00372/ FULL | Albany House, 324 Regent Street, London, W1B 3BL | 18 | 18 | 0 | 0.03 | - | Conversion of existing building and erection of single storey roof extension to fifth floor level (on 101-105 Mortimer Street) to provide 18 residential (Class C3) dwellings (1x studio, 6x1 bedroom, 10x2 bedroom and 1x3 bedroom) at first to sixth floor levels; internal and external alterations including internal demolition works and reconfiguration of ground floor (Class A1) shop unit at 324 -326 Regent Street and removal of kiosk at 101 Mortimer Street to create a residential entrance/reception and ancillary storage and cycle parking, erection of plant, solar panels and terrace at roof level [site includes 101-105 Mortimer Street]. | Unimplemented | Went to sub committee on 24/06/2010. Subject to Section 106 agreement yet to be completed. | 2013/4 |
| 5 | Central | Planning application | 09/02036/ FULL | 24-26 Binney Street And 55 - 73 Duke Street, London, W1K 5NS | 16 | 11 | 0 (financial contribution) | 0.1 | 05/06/2009 | Use of part ground and upper floors of 55-73 Duke Street and 24-26 Binney Street as residential (Class C3), to create 16 residential units, use of part ground floor and basement for Class A1 retail, Class A3 restaurant and Class A4 drinking uses; internal alterations, rear extensions, new shopfronts, roof level plant to 55-73 Duke Street and roof extension on 24-26 Binney Street. | Unimplemented | Conditions yet to be discharged | 2013/4 |
| 5 | Central | Planning application | 10/04744/ FULL | 210-214 Piccadilly And 3-4 Eagle Place And 18-23 Jermyn Street And 27 Regent Street, London | 16 | 13 | 3 | 0.18 | 27/08/2010 | Part demolition/part redevelopment including new six storey buildings plus basements and rooftop plant storeys at 212-214 Piccadilly and 3-4 Eagle Place/21A-23 Jermyn Street; rebuilding of 210-211 Piccadilly plus new storey and rooftop plant storey on return to Eagle Place; redevelopment behind retained facades at 18-21 Jermyn Street and new fifth and sixth floors plus rooftop plant storey; to provide offices (Class B1), retail shops (Class A1) and five residential units (Class C3). Refurbishment and conversion of 27 Regent Street to provide retail (Class A1) and eleven residential units. Associated public realm improvements. | Unimplemented | Likely to commence in near future - conditions in process of being discharged | 2013/14 |
| 5 | Central | Planning application | 07/06245/ FULL | 79 To 95 Wigmore Street 21 To 23 And 25 Duke Street 3 To 4 Picton Place 37 James Street Marylebone, London, W1U 1LB | 15 | 14 | 2 | 0.24 | 14/02/2008 | Demolition of Nos. 79-93 and 95-97 Wigmore Street and 23 Duke Street (Waldegrave Hall) and erection of a new building of basement, ground and seven upper floors with roof top plant for use as retail (Class A1) and office (Class B1) purposes. Use of basement and ground floors of 21 Duke Street as a retail unit (Class A1). Use of first to third floors of Nos. 21 and 25 Duke Street as four residential flats. Roof top alterations to 3-4 Picton Place in connection with use as 11 residential flats. Alterations to escape staircase to 37 James Street, plus alterations to access and car parking layout at Gray's Yard. | Unimplemented | Not known if it will be implemented. Pre-commencement conditions not yet discharged. Application for non material alterations 2010 | 2013/14 |
| 5 | North | Planning application | 09/05355/ FULL | 10 - 11 Salem Road, London, W2 4DL | 15 | 0 | 0 (financial contribution) | 0.09 | 22/10/2009 | Demolition of rear vacant warehouse in connection with the redevelopment to provide 15 residential units with basement car parking. Conversion of the front part of the Salem Road building from auctioneers to Class B1 offices. | Under construction | - | 2013/14 |
| 5 | North | Planning application | 09/07053/ FULL | 8-16 Princes Square, London, W2 4NP | 14 | 14 | 0 (financial contribution) | 0.11 | 23/11/2009 | Use as seven dwellinghouses (Nos. 8, 9, 10, 11, 14, 15 and 16) and seven self-contained flats (3x1 bed, 2x2 bed and 2x3 bed) in Nos. 12 and 13, with associated external and internal alterations including first floor rear extensions to Nos. 8-14, and creation of access hatches at roof level. | Unimplemented | Still operating as a hotel. No conditions have been discharged to date. Not commenced to date | 2013/14 |
| 5 | South | Planning application | 10/04950/ Ffull | 1 Bear Street, London, WC2H 7AR | 11 | 11 | 0 (financial contribution) | 0.01 | 03/09/2010 | Extension of time for the commencement of development granted planning permission on 27 September 2007 (extant permission reference: 07/04254) for the demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of ground floor and basement for restaurant purposes (Class A3), with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as 11 self-contained residential flats. (Site includes 1-4 Bear Street and 47-48 Cranbourn Street). | Unimplemented | Application approved to extend time limit until 03.09.13 Has three years to implement | 2013/14 |
| Sub totals | | | | | 1266 | 1146 | 405 | | | | | | |
| 5 | South | Planning application | 08/08205/ FULL | Development Site Including Land Bounded By Victoria Street, Buckingham Palace Road, Bressenden Place And Allington Street, London, SW1 | 170 | 108 | 108 key worker | 1.78 | 09/10/2009 | Demolition of the existing buildings on site and the comprehensive redevelopment of the site including new public realm and pedestrian routes and a mixed use development comprising three new buildings up to 13, 14 and 19 storeys in height providing 65,653sqm of offices (Class B1), 11,497sqm of retail (Class A1-A5), and 31,006sqm (up to 170 units) of residential development (Class C3) with underground parking and servicing and associated highways, utilities and other ancillary works. | Unimplemented | Developer has 5 years to implement. Includes Buckingham Palace Road flats (170 units) | 2014/15 |
| Sub totals | | | | | 170 | 108 | 108 | | | | | | |
| 5 | North | Planning application | 05/01932/ FULL | 127 - 131 Park Road, London, NW8 8JN | 29 | 6 | 0 (financial contribution) | 0.15 | 08/09/2005 | Demolition of existing buildings and petrol filling station, in connection with the redevelopment of a new part seven/part eight storey building providing 29 residential apartments together with associated basement car parking and ancillary areas. | Unimplemented | Existing buildings demolished but rest of application unimplemented. Site for sale. | 2015/16 at latest |
| 5 | Central | Planning application | 08/07120/ FULL | Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS | 24 | 24 | 0 (financial contribution) | 0.25 | 17/02/2010 | Demolition of existing buildings and erection of new building of eight /nine storeys (plus lower ground floor and four basement levels) to provide 24 residential units with swimming pool and gymnasium, creation of roof terraces, green roof and solar collectors; car parking and cycle parking; a Council street sweeping depot; vehicular access from Waverton Street; and landscaping on Audley Square. | Unimplemented | - | 2015/16 at latest |
| 5 | North | Planning application | 10/03464/ FULL | 23 - 24 Newman Street, London, W1T 1PJ | 23 | 23 | 7 | 0.05 | 20/07/2010 | Erection of extension at fifth floor and sixth floor levels on the Newman Passage elevation, roof extension at seventh floor level, re cladding facade with associated terraces and balconies, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 23 flats (16 market and 7 affordable). Provision of associated car and cycle parking. (Part of land use swap with 289 - 293 and 295 Regent Street and 33 Margaret Street (RN: 10/03455/FULL)). | Unimplemented | New application submitted for 23 flats - yet to be determined | 2015/16 at latest |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|---|--------------------------|-----------|----------------------------|----------------|----------------|---|--|---|---------------------------|
| 5 | North | Planning application | 09/05653/FULL | 138-142 Queensway, London, W2 6LS | 20 | 20 | 5 | 0.25 | 29/10/2009 | Part demolition of retail (Class A1) unit (leading to Inverness Terrace), demolition of warehouse structure parallel to Inverness Terrace and erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. (Site includes rear of 138-150 Queensway). | Unimplemented | Conditions yet to be discharged. Section 106 not signed - in relation to a grampian condition | 2015/16 at latest |
| 5 | Central | Planning application | - | Community Build Site, Luxborough Street, London, W1 | 19 | 19 | ? | - | - | 19 units proposed on the site of under-used play space. A mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in Community Build Programme overall. | No planning permission application yet | Council owned site | 2015/16 at latest |
| 5 | Central | Planning application | 08/08730/FULL | 46 And 50 Maddox Street And Ground Floor Of 52 Maddox Street, 12 - 14 St George Street, London, W1S 2PG | 18 | 14 | 0 (financial contribution) | 0.13 | 24/11/2009 | Alterations during the course of construction to planning permission dated 22 February 2008 namely, extension at rear fourth floor level for office use at 12-14 St George Street, use of first and second floors of 46 Maddox Street for residential purposes (2x1 bed flat), use of third and fourth floors of 50 Maddox Street for residential purposes (1x3 bed flat) and use of basement of 46 Maddox Street to (Class A1) retail. Installation of plant at roof level and rooflights to front and rear roofslope. | Under construction | Records indicate commenced 2008 | 2015/16 at latest |
| 5 | Central | Planning application | 07/02955/FULL | 204A Great Portland Street, London, W1W 5NP | 15 | 9 | 0 | 0.05 | - | Alterations including the creation of terraces within lightwell at first floor level and dual use of the first and part second floor either as showrooms, stockrooms and workrooms with ancillary offices (sui generis) or as four self-contained flats (2 x 2 bed and 2 x 3 bed). | Decision pending | No further discussions beyond dealing with the planning application. Resolution to grant - subject to a legal agreement- not signed yet - awaiting completion of Section 106. | 2015/16 at latest |
| 5 | Central | Planning application | 09/09841/FULL | 2 Stanhope Row; 16 Stanhope Row 36 And 37 Hertford Street, 16a, 16b And 17 Market Mews, London, W1J 7BT | 15 | -2 | 0 | 0.11 | 04/03/2010 | Demolition and redevelopment of 37 Hertford Street, 16 Stanhope Row, 16a, 16b and 17 Market Mews and the Park Lane Mews Hotel (2-6 Stanhope Row) and refurbishment and extension of 36 Hertford Street to provide a new 44 bedroom hotel (Class C1) with restaurant at lower ground floor, and 15 residential units (Class C3), with associated plant. | Unimplemented | 5 year permission granted so unlikely to be implemented quickly | 2015/16 at latest |
| 5 | South | Planning application | 09/10322/FULL | Douglas House, 16-18 Douglas Street, London, SW1P 4PB | 14 | 14 | 0 (financial contribution) | 0.03 | 11/08/2010 | Demolition and rebuilding an enlarged 4th floor, erection of 5th floor extension and roof top plant, alterations including 4th floor balcony and 5th floor terrace in connection with the use of the building as 14 self contained residential flats, with parking at part ground and lower ground floor levels. | Unimplemented | Revised scheme for 10 units received. Currently invalid. | 2015/16 |
| 5 | North | Planning application | 10/01392/FULL | 151 Park Road, London, NW8 7JB | 14 | 14 | 0 (financial contribution) | 0.05 | 17/05/2010 | Extension of time for the commencement of development granted planning permission on 4 May 2007 (Extant permission RN: 06/10129/FULL), namely for redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats. | Unimplemented | - | 2015/16 at latest |
| 5 | South | Planning application | 09/08043/FULL | 123 St George's Square, London, SW1V 3QP | 10 | 9 | 0 | 0.03 | 17/12/2009 | Use of building as nine self-contained flats (4x1 bed, 2x2 bed, 3x3 bed) with associated external alterations. Demolition of existing single storey extension on Grosvenor Road and construction of dwelling house (3 bed) at basement, ground and first floor levels. | Unimplemented | Currently on the market | 2015/16 |
| 5 | Central | Planning application | 08/09782/FULL | 37-39 Great Marlborough Street, London, W1F 7JB | 10 | 8 | 0 | 0.04 | 18/11/2009 | Dual/alternative use of the first to third floors as offices (Class B1) and/or residential (4x1, 2x2 and 1x3) (Class C3). Erection of extensions at rear fourth and fifth floor levels, in connection with reconfigured residential (2x2 bed and 1x1 bed). Alterations to front and rear elevations including replacement windows. Extension of existing extract duct to rear and installation of solar panels at roof level. | Unimplemented | Conditions discharged but don't know if implemented | 2015/16 at latest |
| 5 | North | - | - | Maida Hill Delivery Office, Lanhill Road, W9 | ? | ? | ? | 0.02 | - | Housing likely. | No planning permission application yet | Pre-application advice given on a recent scheme (March 2010). Application expected end of 2010 | 2015/16 at latest |

Sub totals
TOTAL PROPOSED/ESTIMATED UNITS

211
3534

158
3101

12
1141

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|---------------------------------|------------------|--|---------------------------|-----------|--------------------------------|----------------|----------------|--|--|---|---------------------------|
| 6-10 | South | Planning application | 08/02889/ FULL | Chelsea Barracks, Chelsea Bridge Road, London, SW1 | 638 | 638 | 319 | 5.15 | 12/06/2009 | Demolition of existing former barracks buildings and redevelopment for mixed use purposes (in buildings of between 5 and 13 storeys) comprising 638 residential units (to include 319 units of affordable housing), hotel (Class C1), sports centre (Class D2), community hall (Class D1), flexible retail (Class A1/A2/A3) and/or (Class D1), restaurant (Class A3). Hard and soft landscaping including the creation of public open space, new vehicular and pedestrian access and works to the public highway. Provision of basement level parking, servicing and plant areas. Application includes an Environmental Impact Assessment. | Decision pending | Uncertain scheme. Delivery for occupation in next 5 years may happen for initial phases but not whole site. Application submitted. Pending decision - 2013 at the earliest. New application expected imminently | - |
| 6-10 | North | Planning brief / Proposals site | - | North Westminster Community School Site, North Wharf Road, W2 1XN | 440 | 440 | - | 3.25 | - | Mixed social and community and residential scheme expected. Number of units dependent on extent of other uses on the site. | Brief adopted March 2010 | Housing is likely but not certain as planning policy gives first priority to an alternative social & community use. Application expected November 2010, 440 units is an estimate | - |
| 6-10 | Central | Planning application | 07/01120/ FULL | Middlesex Hospital, Mortimer Street, London, W1W 7EY | 261 | 261 | 79 | 1.28 | 19/10/2007 | Partial demolition and redevelopment for ten storey buildings for mixed use purposes comprising 261 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses; creation of new public open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades. | Unimplemented | Work has stopped and site is on the market. A new planning permission will be sought in due course | - |
| 6-10 | South | Proposals site | - | Queen Alexander Military Hospital, John Islip Street, London | 150 | - | - | 1.67 | - | Inside CAZ, Thames Policy Area and Millbank conservation area. Within the Priority Area for Additional Green Open Space for Play. Proposals for residential, cultural and office use. | No planning permission application yet | Pre-application discussions taken place | - |
| 6-10 | - | Confidential site | - | Confidential Site | 150 | - | - | - | - | Housing expected. | No planning permission application yet | Pre-application discussions | - |
| 6-10 | North | Proposals site | 09/09773/ FULL | 38-44 Lodge Road, London, NW8 | 120 | - | - | 0.73 | - | Redevelopment to provide 129 flats (private and affordable) | Decision pending | Pre-application discussions taken place. Due for end of year/Dec 2010 | - |
| 6-10 | Central | Planning brief | - | Trenchard House, Broadwick Street, London (Berwick Street Planning Brief), W1F 0DF | 103 | 103 | 77 key worker and 6-7 off site | 1.06 | 1/03/2007 | Owned by English Partnerships, pre-application discussions with First Base. | Brief adopted 2007 | Pre-application discussions have taken place but nothing recently | - |
| 6-10 | Central | Planning brief / Proposals site | - | Crossrail site; Tottenham Court Road sites (Western ticket hall) | 100 | - | - | 1.51 | - | Tottenham Ct Road West: No firm plans. Residential led scheme expected but no developer identified to date. | Brief adopted September 2009 | Application has yet to be submitted. Residential elements of Crossrail scheme not expected until after Crossrail is complete i.e. 2018-20. No detailed scheme brought forward to date | - |
| 6-10 | North | Planning application | 03/05999/ FULL | 55 - 65 North Wharf Road, London, W2 1LA | 100 | 100 | 16 | 0.48 | - | Redevelopment to provide mixed use development comprising Class B1 (offices), Class A1 (retail) and/or A2 (financial and professional) and/or A3 (food and drink) units and 100 Class C3 (residential) units, parking, open space and associated works. | Decision pending | This scheme will possibly not go ahead, but a similar one might. Section 106 agreement being finalised before planning application released | - |
| 6-10 | Central | - | - | Chiltern Street Car Park, W1U 5AA | 60 | 60 | - | 0.14 | - | Site is Council owned and for sale. As the site is outside CAZ, the advice given to potential purchasers is that the development must be primarily residential. However, given changes to the CAZ boundary in the London Plan it may be that it will ultimately be a mixed use development. | No planning permission application yet | Pre-application discussions taking place - approx 60 units proposed | - |
| 6-10 | Central | Planning brief | - | Moxon Street Car Park Site, W1U | 50 | 50 | - | 0.34 | - | Preferred uses housing and commercial. | Brief adopted February 2009 | No recent discussions. Application has yet to be submitted | - |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|---------------------------------|------------------|---|---------------------------|-----------|----------------------------|-----------------------------------|----------------|---|--|---|---------------------------|
| 6-10 | North | - | - | Block n3 at Carlton Gate, Elmfield Way, London, W9 3TX | 40 | 40 | 20 | New larger site in excess of 0.25 | - | Vacant site which has a nursing hostel use by virtue of 1988 outline consent- now surplus to health authority needs. Located within the NWWSPA. Estimates based on the earlier consent for medical staff hostel use. The site together with adjoining disabled flats in Elmfield Way and 219 Harrow Road may form part of a larger site to create a mixed redevelopment of special needs flats, affordable flats and commercial. | No planning permission application yet | - | - |
| 6-10 | Central | Planning application | 10/08597/ FULL | Development Site At 82-84 Piccadilly, 29 Bolton Street And 1-12 Clarges Street, London | 36 | 36 | 12 | 0.40 | - | Demolition of existing buildings at 82-84 Piccadilly, 29 Bolton Street and 1-5 Clarges Street, partial demolition of existing building at 6-12 Clarges Street, and part redevelopment /part refurbishment and alteration of the site over four blocks as follows: Block A (fronting Piccadilly): construction of a new building comprising three basement levels, ground and nine upper floors containing plant at third basement level, residential car parking at second basement level, ancillary residential and retail (Class A) use at first basement and ground levels, and residential (Class C3) use on all upper floors. Block B (fronting both Bolton Street and Clarges Street): construction of a new office (Class B1) building comprising two basement levels, ground and six upper floors containing car parking and ancillary plant at lower basement level and office and ancillary uses on all other floors. Block C (fronting Clarges Street): refurbishment of the retained part of the existing building at 6-13 Clarges Street for mixed use as a members' club and offices for the Kennel Club including vehicle parking, plant and ancillary uses at basement level. Block D (fronting Bolton Street): construction of a new building comprising basement, ground and five upper levels containing plant, ancillary space and residential use at basement level, residential use and vehicle parking at ground level, and residential use (Class C3) on all upper floors. | Decision pending | Not known. Application recently received | - |
| 6-10 | South | Planning application | 08/08206/ FULL | Development Site Including 120-124 Victoria Street, 3-11 And 10-12 Bressenden Place, London, SW1E 5LA | 35 | 35 | 35 | 0.52 | 09/10/2009 | Demolition of existing buildings on site and construction of two new buildings up to 6 and 12 storeys in height providing 2,829sqm of office (Class B1), 935sqm of retail (Class A1-A5), 127sqm of flexible library/retail (Class D1/A1-A5), 1,525sqm of flexible library/office space (Class D1/B1), 4,228sqm (up to 35 units) of affordable housing (Class C3) and associated highways, utilities and other ancillary works. | Unimplemented | Planning permissions granted October 2009. Flats unlikely to be complete until 2018 at earliest because of Victoria Station Upgrade | - |
| 6-10 | Central | Planning application | 08/10831/ FULL | 95 - 99 Baker Street And 4 - 6 Durweston Mews, London, W1U 6RN | 24 | 21 | 5 | 0.07 | 16/03/2009 | External alterations, roof extension and conversion at 95-99 Baker Street to create a total of 24 residential units (Class C3) together with retained (Class A1) and (Class A2) uses at basement and ground floor level. Installation of plant at roof level. | Unimplemented | Not known - no pre commencement conditions discharged | - |
| 6-10 | Central | Planning application | 06/06954/ FULL | Development Site At 8 - 10 Grafton Street And 22 - 24 Bruton Lane, London, W1S 4EN | 11 | 11 | 0 (financial contribution) | 0.1 | 03/04/2008 | Redevelopment to provide (i) a 7 storey plus basement office building on Grafton Street comprising ground floor retail use, offices and roof plant enclosure and (ii) an 11 storey plus basement building, with roof level plant enclosure, comprising a mix of offices and 11-self contained flats, fronting Bruton Lane; provision of open space and associated landscaping. | Unimplemented | Current application to extend life of permission beyond 2011 | - |
| 6-10 | Central | Planning brief / Proposals site | - | Crossrail site; 354-358 Oxford Street | 10 | - | - | - | - | 354 Oxford Street. | No planning permission application yet | Draft planning brief to committee late 2009 for consultation. Residential elements of Crossrail scheme not expected until after Crossrail is complete i.e. 2018-20. Pre-app discussions for a possible 10 flats | - |
| 6-10 | Central | Planning application | - | Crossrail site; 18-19 Hanover Square | 8 | 8 | 0 (Off site provision) | 0.5 | - | Housing expected | No planning permission application yet | Pre application discussions, no application yet - expected 2011 | - |
| 6-10 | South | Planning brief / Proposals site | - | City Hall Planning Brief (City Hall, Selborne House & Kingsgate) | - | - | - | 0.50 | - | Selborne House scheme is entirely commercial but in order to comply with COM 2 they are due to submit a second application for the redevelopment of Wellington House, Buckingham Gate which will provide approximately 62 residential units. | No planning permission application yet | Brief will be reviewed as part of the Victoria planning brief. Going to committee 25 Jan 2010 | - |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|-------------------|-----------|----------------------|------------------|--------------------------------------|--------------------------|-----------|------------------|----------------|----------------|---|--|---|---------------------------|
| 6-10 | South | Planning brief | - | Ebury AES, SW1V 4LH | - | - | - | 0.06 | - | Likely to be predominately residential with some community uses. | Brief adopted February 2009 | Application has yet to be submitted | - |
| 6-10 | South | Housing renewal area | - | Ebury Bridge Estate, London | - | - | - | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall. | No planning permission application yet | Council owned site | - |
| 6-10 | North | - | - | 96-98 Bishops Bridge Road, W2 | - | - | - | 0.09 | - | Former TGI's restaurant now vacant and has the potential for a mixed redevelopment that could contain residential. | No planning permission application yet | - | - |
| 6-10 | North | Housing renewal area | - | Brunel Estate, London | - | - | - | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall. | No planning permission application yet | Council owned site | - |
| 6-10 | North | Planning application | - | 466-490 Edgware Road, London, W2 1EJ | - | - | - | 0.2 | - | Housing expected. | No planning permission application yet | Early pre-application discussions | - |
| 6-10 | North | Housing renewal area | - | Tollgate Gardens Estate, London | - | - | - | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing. | No planning permission application yet | Council owned site. Under the current programme we assume a planning application submission by March 2011 with a decision by June 2011. Assuming a successful application we would expect work to start in the Autumn of 2011 and completion in phases between 18 months i.e. March 2013 through to March/September 2014. This is all very much dependent on what the final designs include | - |

TOTAL PROPOSED/ESTIMATED UNITS 1258 725 570

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery |
|---------------------------------------|-----------|---------------------|------------------|---|---------------------------|------------|------------------|----------------|----------------|--|--|--|---|
| 11-15 | North | Planning permission | - | Church Street/Edgware Road Housing Renewal Area | - | 120 | 90 | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing estates. Masterplanning phase 2009/10. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units overall. Known housing site comprising Parsons House podium (100 units expected) and Adpar House (20 units expected). Other sites expected to come forward as part of this scheme. | No planning permission application yet | - | Development will be phased over time but will depend on financing and planning approval |
| 11-15 | North | - | - | Lords Cricket Ground Masterplan | - | - | - | - | - | Possible mixed cricket, hotel and residential development. | No planning permission application yet | - | |
| TOTAL PROPOSED/ESTIMATED UNITS | | | | | - | 120 | 90 | | | | | | |