

Neighbourhood Planning
Policy and Projects
Westminster City Hall
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4 August 2020

Dear Sir/Madam

THE FITZROVIA WEST NEIGHBOURHOOD PLAN (APRIL 2020)

Thank you for the opportunity to comment on the draft Fitzrovia West Neighbourhood Plan. I set out The Crown Estate's representations below, focussing solely on public realm matters.

1. Background

The Crown Estate has no property holdings within the plan area, but its Regent Street holdings immediately abut the west side of the plan boundary.

While we support the general thrust of the Neighbourhood Plan from a public realm perspective, we wish to raise important comments on key elements of the vision, objectives and policies, as set out below.

2. Vision and Objectives

We broadly support the Vision and Objectives set out in Chapter 4 of the Plan.

With regard to Objective 4.7 'Mobility and Transport' and para. 9.5, we would however point out that as drafted this objective and these comments could be contrary to Westminster City Council's Oxford Street District proposals. These proposals are vital to the success of the West End and have the opportunity of benefiting both Fitzrovia residents and the wider Westminster (and indeed UK) economy.

We therefore request the following amendments:

- **Objective 4.7:**

1– 3. As drafted.

4. Amend to: *"To ensure that, when considering the impacts of major transport developments or projects, the amenity standards of residents and businesses are suitably balanced with the wider strategic benefits of the scheme".*

- **Para. 9.5:** Deletion of the words in brackets i.e:

"The locally determined concept of the super-grid reflects the local built form in the Plan area. Consultation with both residents and businesses supports the principle in that through traffic is restricted to the major highways ~~(i.e. Oxford Street, Regent Street, Marylebone Road and Tottenham Court Road)~~ while residents and businesses are able to access smaller side streets where residents' parking is available and where deliveries or collections need to be made".

In connection with the above, we support the reduction of traffic in the wider West End which will help:

- Release footway space to permit social distancing and a more pleasant environment;
- Help deliver improved air quality;
- Reduce noise pollution from traffic; and
- Support sustainable modes of transport.

We do not however support policies which would not enable delivery of the above objectives elsewhere because they could have a perceived adverse effect within Fitzrovia. Schemes have to deliver the best overall benefits to the City of Westminster.

We object to the aim to direct traffic onto Oxford Street and Regent Street. These streets, along with the streets of Fitzrovia and indeed the other adjoining neighbourhoods, need to be reserved for traffic with a purpose in the area only, not through traffic.

3. Policies

Policy GS2: Creating New Green and Open Spaces

As one of the partners in Wild West End (<http://www.wildwestend.london/>) we strongly support this policy. We are promoting public realm improvements in Little Portland Street which could create opportunities for greening. In principle, we support the schemes identified as Priority Projects in Figure 8, recognising that it is important that they are considered in the context of Westminster City Council's Oxford Street District proposals. The proposal for Market Place is a good example of this.

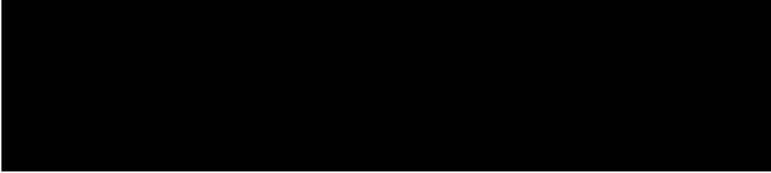
Policy T2: Improve the delivery of goods to local businesses

As the operators of a retail delivery consolidation scheme, started to cover our Central London holdings but in practice covering all central London retail, we strongly support this objective.

I trust that the above comments are clear in expressing our views. As noted above, our comments are solely focused on public realm objectives, and we ask that silence on other areas is not automatically deemed as support by default.

I would be very grateful if you could provide confirmation of receipt, and please do not hesitate to get in touch should you wish to discuss.

Yours faithfully



PP

James Cooksey
Director of Central London

cc Bob Dawson, The Crown Estate
cc Scott Marshall, The Crown Estate
cc Claire Hepher-Davies, The Crown Estate