

Appropriate Assessment
Screening report for Special Policy Areas and Policies Map Revisions to
Westminster's City Plan in relation to Special Protection Areas, Special
Areas of Conservation and wetlands of international importance

Introduction

- 1.1 In October 2005, the European Court of Justice (ECJ) ruled that Appropriate Assessments (AA) must be carried out on all land use planning documents in the UK. Article 6(3) of the Habitats Directive 92/43/EEC states:-

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”

- 1.2 Appropriate Assessment is in essence a report which assesses the potential effects of a plan upon a designated European site. The Natura 2000 network is composed of over 600 Special Areas of Conservation (SACs) and over 240 Special Protection Areas, however, UK government planning policy also extends the same levels of protection to Ramsar sites (wetlands of international importance designated under the Ramsar Convention), of which there are currently over 140 in the UK.

The Local Plan – Westminster's City Plan

- 1.3 This Appropriate Assessment Screening Report is for the Special Policy Areas and Policies Map Revision to Westminster's City Plan as set out in Regulation 18 and the Local Development Scheme (March 2015). Once all revisions are adopted Westminster's City Plan will consist of both strategic and detailed city management policies and will provide a comprehensive source of planning policy for Westminster.
- 1.4 Appropriate Assessment screening reports have previously been submitted to Natural England for the Core Strategy (adopted January 2011) which can be viewed here [here](#) and more recently for the NPPF Revision to the Core Strategy (now referred to as Westminster's City Plan: Strategic Policies – adopted November 2013) which can be viewed [here](#) with the response from Natural England to this document [here](#).
- 1.5 Appendix 1 attached to this report contains the Special Policy Areas and Policies Map Revisions to Westminster's City Plan. It provides the detailed policy framework for determining planning applications for specialist uses and function of five Special Policy Areas. The proposed revisions to the Policies Map

are either minor amendments, factual updates or reflect policy designations for the Special Policy Areas Revisions.

Designated sites

- 1.6 There are no designated Special Areas of Conservation (SACs) within the boundary of the City of Westminster or in neighbouring London Boroughs. There are however two SAC sites within Greater London within a 10 km radius, namely Richmond Park and Wimbledon Common and one site just outside Greater London, which is Epping Forest. There are three other sites considered in this assessment namely the Essex Estuaries SAC, the Thames Estuary and Marshes Special Protection Area, which is also a Ramsar, and the Lee Valley Special Protection Area which is also a Ramsar.

Evidence Gathering

- 1.7 Information has been gathered to establish:

1. European sites within and outside the plan area potentially affected
2. Site characteristics and conservation objectives
3. Other relevant plans or projects

1. European sites within and outside the plan area potentially affected

For this assessment four SACs and two Special Protection Areas have been identified which should be assessed in accordance with the requirements of the Habitats Directive. These are:

- Wimbledon Common SAC
- Richmond Park SAC
- Epping Forest SAC
- Essex Estuaries SAC
- Thames Estuary and Marshes Special Protection Area and Ramsar
- Lee Valley Special Protection Area and Ramsar

2. Site characteristics and conservation objectives

The focus of the Appropriate Assessment is on the sites' qualifying features and associated conservation objectives. This information has been derived from the Joint Nature Conservation Committee and is presented below.

Wimbledon Common

Location of Wimbledon Common Special Areas of Conservation	
Country	England
Unitary Authority	Merton; Wandsworth
Grid Ref*	TQ227719

Latitude	51 25 56 N
Longitude	00 14 04 W
SAC EU code	UK0030301
Status	Designated Special Area of Conservation (SAC)
Area (ha)	348.31
* This is the approximate central point of the SAC. In the case of large, linear or composite sites, this may not represent the location where a feature occurs within the SAC.	
General site character	
Inland water bodies (standing water, running water) (1%)	
Bogs. Marshes. Water fringed vegetation. Fens (0.5%)	
Heath. Scrub. Maquis and garrigue <i>Phygrana</i> (5%)	
Dry grassland. Steppes (45%)	
Improved grassland (3.5%)	
Broad-leaved deciduous woodland (45%)	
Annex I habitats that are a primary reason for selection of this site	
Not applicable	
Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site	
4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	
4030 European dry heaths	
Annex II species that are a primary reason for selection of this site	
1083 Stag beetle <i>Lucanus cervus</i>	
Wimbledon Common has a large number of old trees and much fallen decaying timber. It is at the heart of the south London centre of distribution for stag beetle <i>Lucanus cervus</i> , and a relatively large number of records were received from this site during a recent nationwide survey for the species (Percy <i>et al.</i> 2000). The site supports a number of other scarce invertebrate species associated with decaying timber.	
Annex II species present as a qualifying feature, but not a primary reason for site selection	
Not applicable.	

Richmond Park

Location of Richmond Park Special Areas of Conservation	
Country	England
Unitary Authority	Richmond upon Thames
Grid Ref*	TQ199728
Latitude	51 26 27 N
Longitude	00 16 28 W
SAC EU code	UK0030246
Status	Designated Special Area of Conservation (SAC)
Area (ha)	846.68
* This is the approximate central point of the SAC. In the case of large, linear or composite sites, this may not represent the location where a feature occurs	

within the SAC.
General site character
Inland water bodies (standing water, running water) (1.5%) Bogs. Marshes. Water fringed vegetation. Fens (0.5%) Heath. Scrub. Maquis and garrigue. Phygrana (25%) Dry grassland. Steppes (18%) Humid grassland. Mesophile grassland (5%) Improved grassland (20%) Broad-leaved deciduous woodland (25%) Mixed woodland (5%)
Annex I habitats that are a primary reason for selection of this site
Not applicable
Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site
Not applicable.
Annex II species that are a primary reason for selection of this site
1083 Stag beetle <i>Lucanus cervus</i>
Richmond Park has a large number of ancient trees with decaying timber. It is at the heart of the south London centre of distribution for stag beetle <i>Lucanus cervus</i> , and is a site of national importance for the conservation of the fauna of invertebrates associated with the decaying timber of ancient trees.
Annex II species present as a qualifying feature, but not a primary reason for site selection
Not applicable.

Epping Forest

Location of Epping Forest Special Areas of Conservation	
Country	England
Unitary Authority	Essex
Grid Ref*	TQ399959
Latitude	51 38 39 N
Longitude	00 01 21 E
SAC EU code	UK0012720
Status	Designated Special Area of Conservation (SAC)
Area (ha)	1604.95
* This is the approximate central point of the SAC. In the case of large, linear or composite sites, this may not represent the location where a feature occurs within the SAC.	
General site character	
Inland water bodies (standing water, running water) (6%) Bogs. Marshes. Water fringed vegetation. Fens (0.2%) Heath. Scrub. Maquis and garrigue. Phygrana (3.8%) Dry grassland. Steppes (20%) Broad-leaved deciduous woodland (70%)	
Annex I habitats that are a primary reason for selection of this site	
9120 Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)	
Epping Forest represents Atlantic acidophilous beech forests in the north-eastern part of the habitat's UK range. Although the epiphytes at this site have declined, largely as a result of air pollution, it remains important for a range of rare species, including the moss <i>Zygodon forsteri</i> . The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and dead-wood invertebrates.	
Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site	
4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	
4030 European dry heaths	
Annex II species that are a primary reason for selection of this site	
1083 Stag beetle <i>Lucanus cervus</i>	
Epping Forest is a large woodland area in which records of stag beetle <i>Lucanus cervus</i> are widespread and frequent; the site straddles the Essex and east London population centres. Epping Forest is a very important site for fauna associated with decaying timber, and supports many Red Data Book and Nationally Scarce invertebrate species.	
Annex II species present as a qualifying feature, but not a primary reason for site selection	
Not applicable.	

Essex Estuaries

Location of Essex Estuaries Special Areas of Conservation	
Country	England
Unitary Authority	Essex
Grid Ref*	TM103048
Latitude	51 42 06 N 51.70166667
Longitude	01 02 37 E 1.043611111
SAC EU code	UK0013690
Status	Designated Special Area of Conservation (SAC)
Area (ha)	46140.82
* This is the approximate central point of the SAC. In the case of large, linear or composite sites, this may not represent the location where a feature occurs within the SAC.	
General site character	
Marine areas. Sea inlets (30%) Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (56.5%) Salt marshes. Salt pastures. Salt steppes (11%) Shingle. Sea cliffs. Islets (0.5%) Improved grassland (2%)	
Annex I habitats that are a primary reason for selection of this site	
1130 Estuaries	
This is a large estuarine site in south-east England, and is a typical, undeveloped, coastal plain estuarine system with associated open coast mudflats and sandbanks. The site comprises the major estuaries of the Colne, Blackwater, Crouch and Roach rivers and is important as an extensive area of contiguous estuarine habitat. Essex Estuaries contains a very wide range of characteristic marine and estuarine sediment communities and some diverse and unusual marine communities in the lower reaches, including rich sponge communities on mixed, tide-swept substrates. Sublittoral areas have a very rich invertebrate fauna, including the reef-building worm <i>Sabellaria spinulosa</i> , the brittlestar <i>Ophiothrix fragilis</i> , crustaceans and ascidians. The site also has large areas of saltmarsh and other important coastal habitats.	
1140 Mudflats and sandflats not covered by seawater at low tide	
Essex Estuaries represents the range of variation of this habitat type found in south-east England and includes the extensive intertidal mudflats and sandflats of the Colne, Blackwater, Roach and Crouch estuaries, Dengie Flats and Maplin Sands. The area includes a wide range of sediment flat communities, from estuarine muds, sands and muddy sands to fully saline, sandy mudflats with extensive growths of eelgrass <i>Zostera</i> spp. on the open coast. The open coast areas of Maplin Sands and Dengie Flats have very extensive mudflats and an unusually undisturbed nature. Maplin Sands is particularly important for its large, nationally-important beds of dwarf eelgrass <i>Zostera noltei</i> and associated animal communities.	
1310 Salicornia and other annuals colonising mud and sand	

Glasswort *Salicornia* spp. saltmarsh in the Essex estuaries on the east coast of England forms an integral part of the transition from the extensive and varied intertidal mud and sandflats through to upper saltmeadows. Although the saltmarshes in this area are generally eroding, secondary pioneer communities appear as a precursor to erosion on the seaward edge of degraded mid-marsh communities. The area of pioneer marsh includes gradation into extensive cord-grass *Spartina* spp. swards.

1320 *Spartina* swards (*Spartinion maritimae*)

The most extensive remaining stand of the native small cord-grass *Spartina maritima* in the UK and possibly in Europe is found in the Essex Estuaries. The stand is located at Foulness Point and covers approximately 0.17 ha. Other smaller stands are found elsewhere in the estuary complex, notably in the Colne estuary, where it forms a major component of the upper marsh areas.

1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

Although the saltmarshes in this area are generally eroding, extensive salt meadows remain and Essex Estuaries represents **Atlantic salt meadows** in south-east England, with floristic features typical of this part of the UK. Golden samphire *Inula crithmoides* is a characteristic species of these marshes, occurring both on the lower marsh and on the drift-line. It represents a community of south-east England also found to the south in mainland Europe.

1420 Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*)

In this complex of estuarine marshes on the east coast of England the occurrence of **Mediterranean and thermo-Atlantic halophilous scrubs** is currently artificially restricted by sea-walls. It now occurs principally as a strandline community or at the foot of sea-walls. Recent managed retreat schemes offer the prospect of future expansion of the habitat type. The local variant of this vegetation, which features sea-lavenders *Limonium* spp. and sea-heath *Frankenia laevis*, occurs at one location, Colne Point.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

1110 Sandbanks which are slightly covered by sea water all the time

Annex II species that are a primary reason for selection of this site

Not applicable.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Not applicable.

Thames Estuary and Marshes

Location Thames Estuary and Marshes Special Protection Area and Ramsar	
Country	England
Unitary Authority	Essex (10%) Kent (90%)
Latitude	51 29 08 N
Longitude	00 35 47 E
Special Protection Area EU code	UK9012021

Ramsar EU code	UK11069
Status	Special Protection Area Wetland of international importance (Ramsar)
Area (ha)	4838.94
General site character	
Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (57.3%) Salt marshes. Salt pastures. Salt steppes (1.5%) Shingle. Sea cliffs. Islets (0.9%) Inland water bodies (standing water, running water) (5.6%) Bogs. Marshes. Water fringed vegetation. Fens (3.7%) Dry grassland. Steppes (1.9%) Humid grassland. Mesophile grassland (29.1%)	
Article 4.1 qualification under the Birds Directive (79/409/EEC)	
Over winter the area regularly supports <i>Circus cyaneus</i> 1% of the population in Great Britain, Five year peak mean for 1993/94 to 1997/98, <i>Recurvirostra avosetta</i> (Western Europe/Western Mediterranean -breeding) 28.3% of the population in Great Britain Five year peak mean for 1993/93 to 1997/98	
Article 4.2 qualification under the Birds Directive (79/409/EEC)	
Over winter the area regularly supports <i>Calidris alpina alpina</i> , (Northern Siberia/Europe/Western Africa) 2.1% of the population Five year peak mean for 1993/94 to 1997/98 <i>Calidris canutus</i> , (North-eastern Canada/Greenland/Iceland/Northwestern Europe) 1.4% of the population Five year peak mean for 1993/94 to 1997/98 <i>Limosa limosa islandica</i> (Iceland - breeding) 2.4% of the population Five year peak mean for 1993/94 to 1997/98 <i>Pluvialis squatarola</i> , (Eastern Atlantic - wintering) 1.7% of the population Five year peak mean for 1993/94 to 1997/98 <i>Tringa totanus</i> (Eastern Atlantic - wintering) 2.2% of the population Five year peak mean for 1993/94 to 1997/98 On passage the area regularly supports waterfowl including <i>Charadrius hiaticula</i> , (Europe/Northern Africa - wintering) 2.6% of the population Five year peak mean for 1993/94 to 1997/98, <i>Circus cyaneus</i> , <i>Recurvirostra avosetta</i> ,	
Conservation Objectives	
With regard to the Special Protection Area and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining	

or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Lee Valley

Location Lee Valley Special Protection Area	
Country	England
Unitary Authority	Hertfordshire (51%), Greater London (44%), Essex (5%)
Latitude	51 34 51 N
Longitude	00 02 58 W
Special Protection Area EU code	UK9012111
UK Ramsar Code	UK11034
Status	Special Protection Area Wetland of international importance (Ramsar)
Area (ha)	447.87
General site character	
Inland water bodies (standing water, running water) (97%) Bogs. Marshes. Water fringed vegetation. Fens (4%) Humid grassland. Mesophile grassland (8%) Improved grassland (10%) Broad-leaved deciduous woodland (10%) Other land (including towns, villages, roads, waste places, mines, industrial sites) (1%)	
Article 4.1 qualification under the Birds Directive (79/409/EEC)	
This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:	
Over winter;	
Bittern <i>Botaurus stellaris</i> , 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)	
Article 4.2 qualification under the Birds Directive (79/409/EEC)	
This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:	
Over winter;	
Gadwall <i>Anas strepera</i> , 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)	
Shoveler <i>Anas clypeata</i> , 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)	

Conservation Objectives

With regard to the Special Protection Area and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Role of other relevant plans or projects

- 1.8 Other key plans and projects, the implementation of which may contribute to deteriorating air and water quality include: the Mayor of London's London Plan and Local Plans from other authorities.

Results of the Screening exercise

- 1.9 There is a great deal of difficulty and uncertainty in predicting how every potential policy scenario might affect the conservation objectives of the European sites. However, taking Westminster as a single authority area, and even taking account of cumulative effects over a 10-15 year plan period, the effects of the Special Policy Areas and Policies Map Revision to Westminster's City Plan are considered negligible. Furthermore, establishing causal links would be extremely difficult, if not impossible.
- 1.10 It is recognised that there are a number of interlocking and very complex factors constantly taking place in London as a whole – population change, travel patterns, larger-scale redevelopments, resource use and climate change, for example. The most obvious influences on the European sites, considering London as whole, will be changes to air quality, water resources, and increase in recreational use from growing visitor numbers as the population of the South-east grows further.
- 1.11 Air pollution associated with growth arising from Special Policy Area policies and Policies Map updates would be primarily be as a result of increases in traffic and construction activity and any associated plant and machinery associated with any new buildings. However, [Westminster's Air Quality Action Plan 2013-2016 \(published April 2013\)](#) seeks to redress these matters alongside emerging policies for sustainable development including those in later revisions to Westminster's City Plan. Westminster has limited opportunities for large scale growth and the majority of development is on sites with existing

development and involves relatively small change. In addition, Westminster is well served by public transport and this is likely to improve with the arrival of Cross Rail in 2018.

- 1.12 It is considered that the Westminster's policies, in conjunction with those from other authorities and NPPF requirements for sustainable development will contribute to improving air quality over time in the South-East over time and that any changes arising from the Special Policy Areas and Policies Map Revision are not likely to affect the Natura 2000 sites.

Conclusions

- 1.13 It is considered that the Special Policy Areas and Policies Map Revisions to Westminster's City Plan do not change the conclusions set out in Appropriate Assessment screening reports have previously been submitted to Natural England for the Core Strategy (adopted January 2011) and more recently for the NPPF Revision to the Core Strategy (now referred to as Westminster's City Plan: Strategic Policies – adopted November 2013).
- 1.14 These alterations do not envisage any significant changes to growth levels and seek, in line with the NPPF, a more sustainable outcome for all development. A comprehensive Appropriate Assessment is therefore not considered necessary.

Special Policy Areas and Policies Map Revision

Submission Draft (Regulation 22) Revision to Westminster's City Plan: Strategic Policies



SPECIAL POLICY AREAS AND POLICIES MAP REVISION TO WESTMINSTER'S CITY PLAN

This document sets out revisions to Westminster's City Plan: Strategic Policies adopted in January 2014. It only includes those parts of the Plan that are subject to change. There are other proposed revisions to this plan which can be found at [www.westminster.gov.uk/policy/City Plan revisions](http://www.westminster.gov.uk/policy/City%20Plan%20revisions).

Text changes

Text to be deleted is shown as ~~strikethrough~~ text. Text to be added is shown as underline text or, where there are large new sections, prefaced by the text "*Insert the following new text after...*" and included in **blue**. Amendments made by other revisions which are currently proposed but not part of this revision will be shown in **brown**.

Changes to the Glossary and References section at the end of Westminster's City Plan are included as two lists of a) text to be added and b) text to be deleted. All unchanged parts of the Glossary and References sections have not been included.

Changes to Figures (tables, charts and diagrams)

All Figures shown replace the adopted figures in Westminster's City Plan. Figures that have not been changed have not been included. Changes to tables only include those rows that are subject to change (Figure 56).

SPECIAL POLICY AREAS REVISION

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PART IV: CITY-WIDE SPATIAL POLICIES

PART VI: IMPLEMENTATION

SUPPORTING INFORMATION

PART III: LOCAL SPATIAL POLICIES

SPECIAL POLICY AREAS

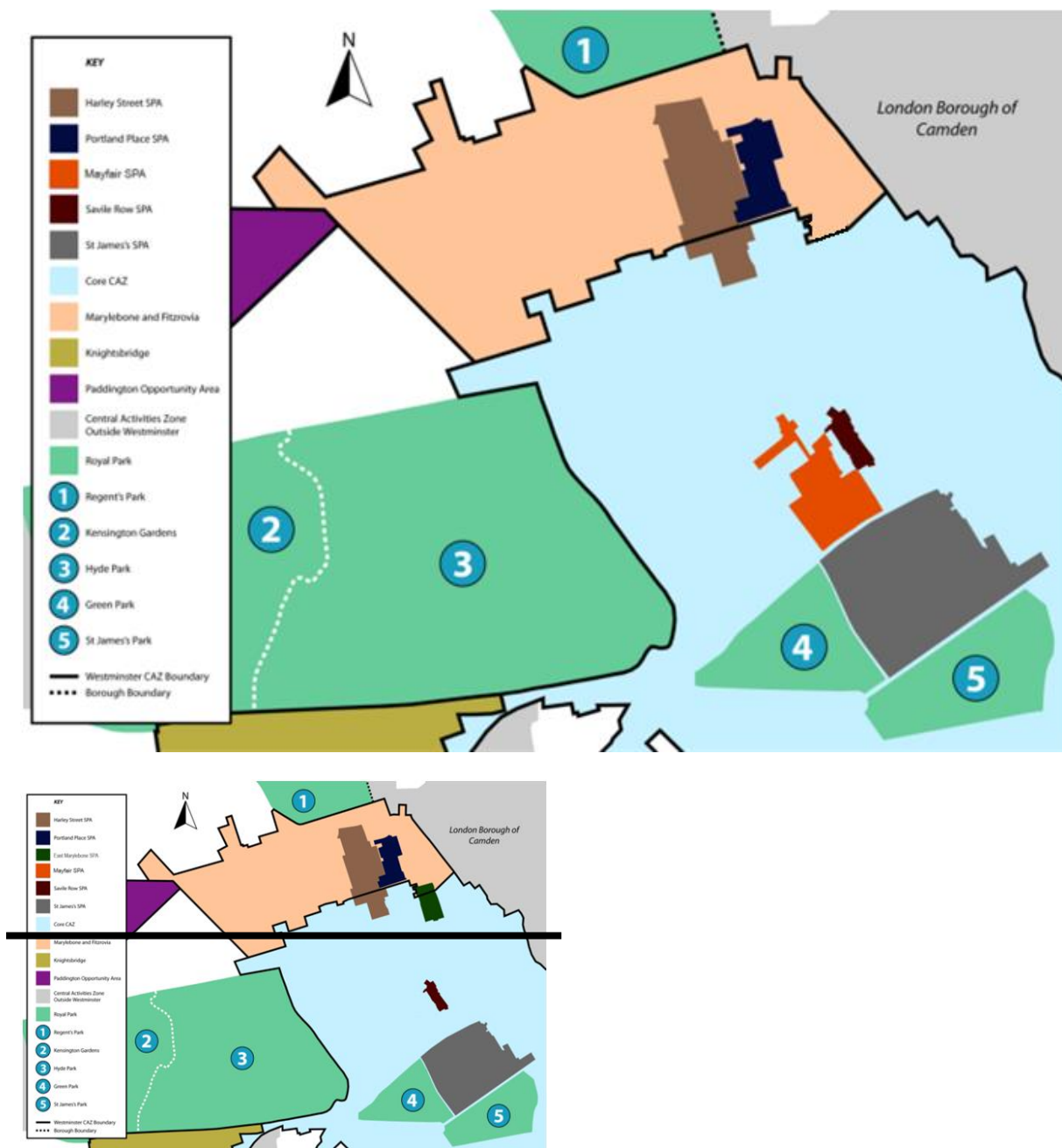


Figure 15 Special Policy Areas

3.7 The council has long protected and encouraged specialist uses in defined Special Policy Areas (SPAs). These areas are recognised for their special local distinctiveness, particularly relating to their land uses. Defining SPAs can help ensure that unique clusters of activity are not lost to other **commercial** uses. Protection of such unique uses support specific industries' long-term success and in many cases enhance London's global reputation.

3.8 Future Special Policy Areas may be designated in order to address specific, local land use issues. These will be used in order to ensure sufficient flexibility within the plan to address specific development pressures, economic circumstances and market conditions.

POLICY S2 SPECIAL POLICY AREAS

Special Policy Areas are designated to protect and promote specialist uses and functions as follows:

Harley Street:	Medical facilities
Portland Place:	Institutional uses
Savile Row:	Tailoring
St James's:	Private members' clubs, art galleries, niche retail
Mayfair:	Art galleries, antiques traders and niche retail
East Marylebone:	Wholesale showrooms

Reasoned Justification

It is necessary to provide specific protection for the unique clusters of specialist uses which are central to London's character and ensure these clusters are not eroded by pressure from other **commercial** uses. ~~City Management policies will provide the detail to protect and encourage these uses.~~

Cross-reference to Policies S1 Mixed Use in the Central Activities Zone; **S6 Core Central Activities Zone**; S8 Marylebone and Fitzrovia ~~(for Edgware Road Stress Area, which extends slightly into Core CAZ boundary).~~

Insert the following new text after Policy S2 Special Policy

POLICY CM2.1: HARLEY STREET SPECIAL POLICY AREA

- 1. All development in the Harley Street Special Policy Area will support and enhance its role as an international centre of medical excellence, complemented primarily by residential use.**
- 2. New medical and complementary facilities will be encouraged.**
- 3. Existing medical facilities, including consultation rooms and related professional and support services, will be protected and their loss of will only be allowed in exceptional circumstances where:**

- a) the council is satisfied that the premises have been vacant and actively marketed for medical use for at least 12 months at a reasonable market value and attempts to find an occupier have been unsuccessful;
 - b) the character and function of the area as a centre of medical excellence would not be affected;
 - c) the loss of the medical use will not significantly affect the demand for that particular specialism; and
 - d) the change of use is to residential.
4. The council will consider land use swaps within the Special Policy Area where it can be demonstrated that:
- a) there will be no net loss of medical and associated floorspace; and
 - b) the accommodation offered provides higher quality medical space.
5. The council will support the provision of accommodation for patients using medical facilities in the Harley Street Special Policy Area and/or their families, both within the SPA and the surrounding area.

Reasoned Justification

Medical uses in the Harley Street Special Policy Area (SPA) add to the economic diversity of the area, providing over 3,000 jobs in the medical sector. Medical consulting rooms play a key role, and supporting uses such as diagnostic facilities are also important. Ensuring the on-going availability of appropriate accommodation supports the continued importance of the area as a centre for medical excellence within London, and the UK. Medical facilities, particularly those of regional, national and international importance, in and around the Harley Street SPA can benefit from being close to other related services, including the medical research cluster at Med City centred around Euston.

Many people using the medical facilities in Harley Street are not local to the area and must travel to receive treatment. This treatment can be carried out over long periods of time, and the families of patients often accompany them during this time. Provision of accommodation to provide for longer stays for patients and /or their families will help to support the area's national and international role in providing medical services. It will also reduce the need to occupy permanent accommodation in the locality through unregulated short-term lets. This accommodation for medical facilities may result in the loss of residential or commercial floorspace. However, this is considered appropriate given the national and international importance of this cluster of medical excellence, its role as a specialist use within the Central Activities Zone, and because the loss will be limited to just

the accommodation needed ancillary to the medical facilities. The accommodation must therefore be restricted to use of the Harley Street medical facilities.

The area also has a long standing residential community, which together with medical uses contribute to the character of the SPA.

POLICY CM2.2: PORTLAND PLACE SPECIAL POLICY AREA

- 1. Development in the Portland Place Special Policy Area will support its continuing role as home to prestigious institutional uses which are particularly suited to the large scale historic buildings characteristic of the area.**
- 2. New institutional uses will be encouraged.**
- 3. Existing institutional uses will be protected except where the council is satisfied that the premises have been vacant and actively marketed for institutional use for at least 12 months at a reasonable market price/rent and attempts to find an institutional occupier have been unsuccessful.**
- 4. Applications for extensions to existing lawful institutional uses to improve the functioning of the establishment will generally be allowed in the Special Policy Area and elsewhere in the Central Activities Zone.**

Reasoned Justification

This long established concentration of institutional uses includes headquarters of professional, charitable, cultural and learned institutions, associations and trade federations, many of which have Royal status and/or charitable status. Such learned professional and cultural institutes are renowned throughout the UK and beyond. They add cache to the local area, bring educational benefits and add to economic diversity. As such, they make a valuable contribution to Westminster's role in London as a world class sustainable city. Most institutional uses are located in listed buildings and are well suited to these buildings, with the prestige of the use commensurate with the grandeur of the listed buildings in the area. Although the main cluster of Institutional uses is within the Portland Place Special Policy Area, these uses can also be found in other parts of Westminster.

POLICY CM2.3: SAVILE ROW SPECIAL POLICY AREA

- 1. Development in the Savile Row Special Policy Area will complement and enhance its role as an international centre of excellence for bespoke tailoring.**
- 2. Existing bespoke tailoring uses will be protected.**

- 3. New bespoke tailoring will be allowed, particularly at basement and ground floor levels, and will be secured by legal agreements.**
- 4. New A1 retail will only be permitted at ground, lower ground floor and first floor levels, subject to the following criteria, to be secured by legal agreement where appropriate:**
 - a) no bespoke tailoring uses being lost;**
 - b) each retail unit being no larger than 300 sqm gross;**
 - c) the retail use should sell bespoke, unique, limited edition or one of a kind products; and**
 - d) the retail function should be complementary to the character and function of the Special Policy Area.**
- 5. Land use swaps will only be acceptable within the Special Policy Area where the other criteria within this policy are met, and where:**
 - a) there is no net loss of bespoke tailoring floorspace, outside of necessary minor alterations to facilitate the land use swap; and**
 - b) the accommodation offered provides higher quality or larger bespoke tailoring space.**
- 6. New residential use is not generally appropriate within the Special Policy Area and should be subordinate to the provision of more complimentary commercial uses, including offices. The requirement for residential from office floorspace as set out in Policy S1 Mixed Use in the Central Activities Zone sections (B) and (C) does not apply in the Special Policy Area.**

Reasoned Justification

The Savile Row Special Policy Area (SPA) is home to a historic concentration of bespoke tailoring, with the street name in itself acting as a widely recognised international brand, synonymous with the unique and high quality bespoke and discreet, personal service it offers.

The core bespoke tailoring area is located on the eastern side of Savile Row, containing many of London's principal and oldest bespoke tailoring houses. Some of these buildings are former residential properties, with large basements and light wells, creating bright spaces for tailors to work, with workshops often visible from street level, in addition to retail elements which are mostly located at ground floor level. This mix of uses means that many of the bespoke tailors are classified as Sui Generis uses. The location close to the street also

provides good access for vehicles transporting materials or finished garments, and encourages passing trade, while adding identity and interest to the streetscape through visible workshops and distinctive window displays.

The west side of Savile Row contains uses which are complimentary to bespoke tailoring. Here, several of the occupiers are also tailors offering bespoke services, however not all have workshops on site, and therefore fall within the A1 use class. The northern end of Savile Row contains a mix of uses which fit into the character and appearance of the area, including art galleries and further complimentary retail uses. The upper floors of buildings tend to be in use as offices, with few residential properties.

The pavements on Savile Row are narrow and therefore not suited to high volumes of retail footfall in the same way as neighbouring Oxford and Regent Street. Therefore, the historic use and function is fitting for the public realm and characteristics of the street, with visits on the whole being for a specific purpose, service or retailer, and not a multi-functional, high street type shopping environment.

A retail policy and estate management strategy for Savile Row has been established between the main landowners, The Pollen Estate and Savile Row Bespoke Association (association representing skilled craftsmen and associated artisan businesses), to manage uses and support the area's unique character. The strategy supports applications in the following categories: British bespoke tailoring, bespoke, individual and/or luxury goods and services (consistent with Savile Row's heritage and values) and other men's clothing, shoes and grooming.

Encouraging bespoke tailoring uses in the Savile Row SPA will continue to support this cluster of bespoke tailoring activities and the wider bespoke tailoring industry in Westminster and the UK. Directing bespoke tailoring to the ground floor and basements of buildings will also maintain an active frontage onto the street and will enhance the character and function of the SPA, while helping to preserve the special character of buildings in the area.

POLICY CM2.4: ST JAMES'S SPECIAL POLICY AREA

- 1. Development in the St James's Special Policy Area will complement and enhance the area's unique character and status accommodating prestigious and renowned buildings and functions.**
- 2. Existing private members' clubs and art galleries will be protected.**

- 3. The council will work with landowners to protect the existing niche luxury and specialist A1 retail floorspace at basement, ground and first floor level and encourage new niche luxury and specialist retail development, particularly those selling goods that fall into the following categories:**
 - a) Bespoke**
 - b) Unique or one of a kind**
 - c) Antique**
 - d) Limited edition**
- 4. The council may seek the re-provision of existing gallery space as part of development proposals, to be secured by legal agreement.**
- 5. New retail uses should be in keeping with the character and function of the street or area in which they are located, and where appropriate should sell items or offer services falling in the following categories:**
 - a) Bespoke**
 - b) Unique or one of a kind**
 - c) Antique**
 - d) Limited edition**
- 6. New art galleries and private members' clubs are supported and will be secured by legal agreement where appropriate.**

Reasoned Justification

St James's is a prestigious location with a unique status and character with long standing international recognition. The area has a rich visual townscape with grand formal buildings including palaces, formal open spaces and the West End's first square.

St James's contains a historic concentration of private members' clubs, many of which date back several hundred years and nearly as far back as the founding of St James's itself, contributing significantly to the historic character and function of St James's as a centre of aristocracy and prestige. Many of the original clubs are located along St James's Street and Pall Mall, occupying and maintaining landmark listed buildings, which are an intrinsic part of the historic street pattern and rich visual townscape, which includes private palaces and the West End's first square.

This is also the case for many of the niche and bespoke retailers, many of which were founded around the same time as the gentleman's clubs, and are intrinsically linked in terms of the clientele they serve and the unique services on offer, for example in Jermyn Street and its associated arcades linking it to Piccadilly. Jermyn Street is renowned for shirt makers, grooming products and accessories including hatters and shoe makers amongst other uses, which are also found in the neighbouring streets and arcades, and also include wine merchants, tobacconists and other niche uses.

Art galleries have also been in existence in St James's for several hundreds of years. Central London is a major centre of the billion pound global art trade, with its focus in St James's and Mayfair, containing a significant concentration of internationally renowned auction houses, retail galleries and associated art related services. There are many retail art galleries in St James's, most are small independent businesses employing a number of specialist and skilled workers, while attracting clients from all over the world for the range of art on sale through galleries and fairs, and for the specialist skills and services on offer. The internationally renowned Christies auction house is also located in the centre of St James's, surrounded by commercial art galleries.

It is recognised that existing lawful A1 galleries may be able to change to other A1 uses without planning permission. The council will, however, use its powers to ensure that any uses at risk through redevelopment or other substantial works requiring planning permission are re-provided in replacement or refurbished buildings and that they will be subsequently protected by legal agreement.

POLICY CM2.5: MAYFAIR SPECIAL POLICY AREA

- 1. Development in the Mayfair Special Policy Area will support and enhance its international reputation as a centre for the art trade, complemented primarily by other commercial uses.**
- 2. Existing art galleries and antiques trader uses will be protected. The council will generally seek the re-provision of existing gallery or antique trader space, or space historically used for such purposes, as part of development proposals, to be secured by legal agreement.**
- 3. New art galleries are encouraged and will be secured by legal agreement where appropriate.**
- 4. New retail uses should be in keeping with the character and function of the street or area in which they are located, and where appropriate should sell items or offer services falling in the following categories:**

- a) Bespoke
- b) Unique or one of a kind
- c) Antique
- d) Limited edition

5. **The city council will work with landowners to protect and promote clusters of specialist retailers in Mayfair.**
6. **New residential use is not generally appropriate within the Special Policy Area and should be subordinate to the provision of more complimentary commercial uses, including offices. The requirement for residential from office floorspace as set out in Policy S1 Mixed Use in the Central Activities Zone sections (B) and (C) does not apply in the Special Policy Area.**

Reasoned Justification

The Mayfair Special Policy Area, along with St James's is the historic centre of the art market in London and the UK, as part of a truly global specialist trade. Mayfair contains many commercial art galleries, the internationally renowned Sotheby's and Bonham's auction houses on New Bond Street, and the Royal Academy of Arts on Piccadilly, which is one of the largest and most visited public art galleries in London. Most of the retail galleries are now found in the southern part of Mayfair, with clusters on Cork Street and parts of nearby Bruton Street, Bond Street and Albermarle Street. Large numbers were previously located on Bond Street and other parts of Mayfair, however many have been lost as international fashion retailers have moved into many premises.

The character and function of this area is therefore highly influenced by the art trade, with galleries being a long standing feature and draw of the area, providing attractive window displays while catering mainly for specialist high value retail visits, and not high street type shopping. Galleries are complimented by other retail uses including restaurants, cafes and some specialist retailers. The upper floors of buildings tend to be occupied by offices, with relatively few residential units particularly around Cork Street.

The galleries in and around Cork Street are culturally significant, having provided many artists with breakthrough exhibition space, while providing attractive open frontages and displays, giving the area a special character and function due to their concentration and combined reputation. The galleries tend to be small businesses, but employ significant numbers of specialist and highly skilled workers in the art trade. Many have an international importance and catchment, attracting collectors from all over the world, as part of an international art trade valued at nearly £8 billion in sales (2009), of which Britain counts for

nearly 30%. Mayfair is also the destination of choice for international art galleries, with many dealers from New York and America setting up branches in the area.

The council therefore wishes to protect and enhance this cluster of uses, which are economically and culturally significant. The area acts as an attraction for international visitors and investors. These uses attract visits of a specific, singular shopping purpose, similar to neighbouring Savile Row, and unlike the more high street shopping experience in other parts of London and the West End, where browsing and comparison shopping is more common.

Art galleries fall under one of two use classes, depending on their primary purpose and how they function: Class D1 Non-residential Institutions generally for the larger public viewing galleries, and Class A1 Retail for galleries whose primary function is the display of art for sale to the general public. It is recognised that existing lawful A1 galleries may be able to change to other A1 uses without planning permission. The council will, however, use its powers to ensure that any uses at risk through redevelopment or other substantial works requiring planning permission are re-provided in replacement or refurbished buildings and that they will be subsequently protected by legal agreement.

PART VI: IMPLEMENTATION

FIGURE 56 MONITORING FRAMEWORK

HEADLINE OBJECTIVES	KEY INDICATORS' TOPICS	POLICY REF
<p>Objective 1: To accommodate sustainable growth and change that will contribute to <u>enhancing London's Westminster's role as the heart of a pre-eminent a sustainable world class city, including building on its internationally renowned</u> business, retail, cultural, <u>tourism</u> and entertainment functions within the Central Activities Zone; <u>to support the unique economic breadth and diversity of the West End and its fringe areas including the Opportunity Areas</u>; whilst maintaining its unique and historic character, mix, functions, and townscapes.</p>	<p>Retail development in the West End Special Retail Policy Area (WESRPA), and other shopping centres, and outside shopping centres</p> <p>Hotel development by area</p> <p>Development of new arts and cultural uses by area</p> <p>Entertainment use development by area</p> <p>Development in Paddington, Victoria and Tottenham Court Road Opportunity Areas progress against housing and job targets; and delivery of key social and transport infrastructure identified in the plan policy</p> <p>Change in land uses in Special Policy Areas.</p> <p>Development affecting identified views.</p>	<p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 20, 21, 22, 23, 24, 25, 26, 27, 33₁</p> <p>2.1, 2.2, 2.3, 2.4, 2.5, 47.1, 47.2</p>

SUPPORTING INFORMATION

APPENDIX 1: PROPOSALS SITES

The sites set out in this Appendix are of strategic importance to the delivery of Westminster’s City Plan. It includes sites necessary for the delivery of major infrastructure projects, or for the regeneration of an area. It also includes major housing sites located within Flood Zone 3, and housing sites with the capacity for over 100 units, of which a failure to deliver within the plan period would have implications for the housing target and the housing trajectory.

STRATEGIC SITES FOR PADDINGTON OPPORTUNITY AREA

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
1	Paddington Station, and Environs (including Paddington Mail Centre, W2)	Transport infrastructure	5.99 <u>6.52</u>	Network Rail Royal Mail Sellars	Grade I listed station. Crossrail site. Subject to Planning Brief Supplementary Planning Document 2009. Coordinated with Transport for London. <u>Permission subject to completion of S106 legal agreement. Site sold, anticipated future application.</u>
2	St Mary’s Hospital, Praed Street, W2	Teaching hospital. Also residential, leisure, offices and retail use.	4.41 <u>4.44</u>	NHS / Imperial College	Contains two listed buildings. Principal existing uses are St Mary’s Hospital, Imperial Medical College of Science, Technology and Medicine. Subject to Planning Brief Supplementary Planning Document.
3	North Westminster Community School site, North Wharf Road, W2	Priority to social and community. Residential also likely.	1.5 <u>1.10</u>	City of Westminster	Subject to Planning Brief Supplementary Planning Document 2010. Planning permission granted <u>subject to S106.</u>

4	55- 65 67 North Wharf Road, W2	Offices, residential.	0.43	Derwent Valley	Subject to planning permission granted, subject to the completion of a s106 legal agreement, for a mixed use development including offices, residential and retail (10th January 2008). <u>Permission subject to S106.</u>
5	Dudley House, North Wharf Road and 139-147 Harrow Road, W2	Residential, community use and open space/ play space.	0.35 <u>0.34</u>	City of Westminster	Subject to Planning Brief Supplementary Planning Document 2009. Housing Renewal site.
<u>A</u>	<u>1 Merchant Square, W2</u>	<u>Residential, hotel</u>	<u>0.22</u>	<u>European Land Property Ltd</u>	<u>Permission granted.</u>
<u>B</u>	<u>6 Merchant Square, W2</u>	<u>Residential, retail, social and community</u>	<u>0.28</u>	<u>European Land Property Ltd</u>	<u>Permission granted.</u>

STRATEGIC SITES FOR VICTORIA OPPORTUNITY AREA

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
6	Victoria Railway Station, SW1	Transport and commercial uses.	4.76 <u>4.73</u>	Network Rail and Transport for London	Subject to Planning Brief Supplementary Planning Document. Within Flood Zone 3. <u>Also safeguarded as an area of surface interest Crossrail 2.</u>
7	Site bounded by Victoria Street, Buckingham Palace Road and Bressenden Place, SW1	Office, retail, theatre, café, restaurant, public house, hotel, residential and social and community	1.8	Land Securities	Subject to Planning Brief Supplementary Planning Document 2011. Within Flood Zone 3. Permission granted 2009. Compulsorily purchased in 2012.
8	Terminus Place, Wilton Road/ Victoria Street, SW1	Offices, retail, transport.	0.73 <u>0.55</u>	Transport for London	Subject to Planning Brief Supplementary Planning Document 2011. Within Flood Zone 3. <u>Also safeguarded as an area of surface interest Crossrail 2.</u>

<u>C</u>	<u>Portland House, Bressenden Place, SW1</u>	<u>Residential, retail</u>	<u>0.16</u>	<u>LS Portland House Developer Ltd</u>	<u>Permission granted.</u>
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STRATEGIC SITES FOR TOTTENHAM COURT ROAD OPPORTUNITY AREA

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
9	Tottenham Court Road Station (Eastern Ticket Hall): Site bounded by 1-23 Oxford St, 1-6 Falconberg Court, 157-165 Charing Cross Road including the Astoria Theatre - the Astoria site, WC2.	Transport use, retail, offices, residential.	0.32	Transport for London, Crossrail and Derwent Land	Crossrail site. Subject to Planning Brief Supplementary Planning Document 2009. Permission subject to S106.
10	Tottenham Court Road Station (Eastern Ticket Hall): 135-155 Charing Cross Road and 12 Sutton Row – the Goslett Yard site, WC2	Theatre/ performance venue. Retail, offices and residential.	0.17	<u>Crossrail</u>	Crossrail site. Subject to Planning Brief Supplementary Planning Document 2009. Permission subject to S106.
11	Tottenham Court Road Station (Western Ticket Hall): Site bounded by 91-101 Oxford Street, 93-102 Dean Street, 1-12 Great Chapel Street and Diadem Court, W1.	Crossrail infrastructure, retail, office and residential.	0.24	<u>Crossrail</u>	Crossrail site. Subject to Planning Brief Supplementary Planning Document 2009. Permission subject to S106. <u>Crossrail ticket hall under construction with over-site development permission granted. Due to be completed by December 2018.</u>
12	4 -48 Oxford Street, 1-5 Tottenham Court Road, W1	Mixed land uses such as retail and office floorspace.	0.59	Land Securities/Fr ognall	Permission granted for part of site, <u>under construction.</u>

13	35-50 Rathbone Place, Royal Mail West End Delivery/Sorting Office and car park	Mixed-use with residential	0.93	Great Portland Estates	Car park within Crossrail 2 safeguarding area.
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STRATEGIC SITES FOR WEST END SPECIAL RETAIL POLICY AREA

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
14	354-358 Oxford Street, W1	Retail, residential.	0.35	London Underground Lines	LUL site. Subject to Planning Brief Supplementary Planning Document 2009. Permission granted.
15	18-19 Hanover Square, W1	Transport use, office, residential, retail.	0.21 <u>0.55</u>	Great Portland Estates	Crossrail site. Subject to Planning Brief Supplementary Planning Document. Permission granted. <u>Crossrail ticket hall under construction with over-site development permission granted. Due to be completed by December 2018.</u>
16	65 Davies Street, W1	Transport use, office. residential.	0.17 <u>0.16</u>	Grosvenor Estate	Crossrail site. Subject to Planning Brief Supplementary Planning Document. <u>Crossrail ticket hall under construction with over-site development permission granted. Due to be completed by December 2018.</u>

STRATEGIC SITES FOR NORTH WESTMINSTER ECONOMIC DEVELOPMENT AREA

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
17	Paddington New Yard, W9	Transport Infrastructure	6.98 <u>7.00</u>	National Rail/ Crossrail	Crossrail site <u>due to be completed by December 2018</u> . Subject to Planning Brief Supplementary Planning Document 2009, <u>due to be revised for post Crossrail development</u> .
18	The Travis Perkins Building, 149-157 Harrow Road.	Residential, commercial and community uses, open space.	2.73 <u>1.01</u>	Travis Perkins and Westminster City Council	Subject to Planning Brief Supplementary Planning Document 2004.
19	Edgware Road Station, Chapel Street, NW1	Transport, infrastructure, and station improvements, housing, retail	0.86 <u>1.02</u>	Transport for London	Subject to Planning Brief. Principal existing use: London Underground station.
20	Land bounded by 129-147 Church Street, 283-317 Edgware Road, 11-13 Paddington Green and Newcastle Place, (West End Green) W2	Retail, residential.	0.56 <u>1.00</u>	West End Green Properties Berkeley Homes	Subject to planning permission for supermarket, over 200 residential units, over 150 holiday let units (21/04/2004). Permission granted.
21	Site bounded by Shroton Street, Cosway Street, Bell Street, and Stalbridge Street, NW1.	School or mix of residential and commercial uses if the school can be provided elsewhere and subject to Policy CS33	0.3 <u>0.27</u>	Westminster City Council	Potentially capable of 35 new homes subject to addressing the 'in principle' requirements of Policy CS33 <u>CS34</u> . Subject to <u>draft</u> Planning Brief Supplementary Planning Document 2012. Housing Renewal site.

22	Site bounded by Luton Street, Bedlow Close, Capland Street, and 60 Penfold Street, NW8,	Extend sheltered housing and provide other new residential, social/ community floorspace, play space, new north/south link between Salisbury Street and Fisherton Street.	0.5 <u>0.58</u>	Westminster City Council	Potentially capable of a net gain in 86 additional homes (102 new homes and 16 losses). Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site.
23	Site bounded by Edgware Road, Hall Place and Crompton Street, known as Parsons House North, W2,	Residential and enhanced communal open space, alongside refurbishment of Parsons House.	1.0 <u>0.58</u>	Westminster City Council	Potentially capable of providing 56 new homes. Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site.
24	Site bounded by Lilestone Street and Lisson Grove, NW8.	Residential, social/ community floorspace and enhanced communal open space.	1.3 <u>0.45</u>	Westminster City Council	Potentially capable of providing 37 new homes, approximately 6,000sqm social/ community floorspace. Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site. <u>Permission granted.</u>
25	Westbourne Green, bounded by railway, Grand Union canal and Westbourne Green Park	Residential, social/ community floorspace including a nursery, retail.	0.8 <u>14.6</u> <u>4</u>	Westminster City Council	Subject to Planning Brief Supplementary Planning Document 2004. Housing Renewal site.
<u>D</u>	<u>291 Harrow Road, 1 and 2 Elmfield Way, W9</u>	<u>Residential, amenity and play space</u>	<u>0.53</u>	<u>Westminster City Council</u>	<u>Permission granted.</u>

STRATEGIC SITES WITHIN FLOOD ZONE 3

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
26	Chelsea Barracks, Chelsea Bridge Road, SW1	Residential, community and local services including shops and green open space for play. Hotel use is likely to be acceptable in principal as part of the mix of uses.	5.15	Qatari Diar	Subject to Planning Brief Supplementary Planning Document 2006.
27	Queen Alexandra Military Hospital, John Islip Street, SW1	Residential, cultural and office use, green open play space.	1.00	Trustees of Tate Gallery	Existing use for administrative and storage purposes for Tate Britain.
28	Ebury Bridge	Residential, social/ community floorspace, refurbished retail and improved public realm	1.9 <u>1.88</u>	Westminster City Council	Potentially capable of 265 new homes and 164 refurbished homes. —Housing Renewal site. <u>Permission subject to S106.</u>
29	Southern Westminster	Residential including sheltered care, retail and social/ community including refurbishment of school.	0.9 <u>1.14</u>	Westminster City Council	Housing Renewal site.
<u>E</u>	<u>33 Horseferry Road, SW1</u>	<u>Residential, retail</u>	<u>0.60</u>	<u>GMN No 2 Ltd</u>	<u>Permission granted.</u>
<u>F</u>	<u>Ergon House corner of Horseferry Road and Dean Bradley Street and 9 Millbank, SW1</u>	<u>Residential, retail</u>	<u>0.62</u>		<u>Permission granted.</u>
<u>G</u>	<u>48-56 Ebury Bridge Road, SW1</u>	<u>Refuelling station, residential</u>	<u>0.09</u>		

STRATEGIC HOUSING SITES (OUTSIDE THE 3 OPPORTUNITY AREAS, NORTH WESTMINSTER ECONOMIC DEVELOPMENT AREA, AND FLOOD ZONE 3)

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
30	St. John's Wood Barracks, NW8	Residential with community uses.	2.13 <u>1.86</u>	<u>St John's Wood Square Ltd</u>	Proposed/estimated 140 residential units. <u>Permission granted.</u>
31	Arundel Great Court, Strand, WC2	Offices, residential, hotel, retail	1.2	Land Securities	Proposed/estimated 151 residential units.
32	38-44 Lodge Road NW8	Residential	0.73		Proposed/estimated 120 residential units.
33	Tollgate Gardens	Residential	1.44 <u>1.22</u>	Westminster City Council	Housing Renewal site. <u>Permission granted.</u>
34	Knightsbridge / Hyde Park Barracks	Residential	<u>1.15</u>		Change of use from barracks to residential, including full on-site provision of affordable housing and the full range of housing sizes.

AREAS OF SURFACE INTEREST (CROSSRAIL LINE 2)

The following sites are proposed Crossrail 2 works sites, subject to Secretary of State decision, rather than sites for redevelopment. Proposals Sites 6 (Victoria Railway Station) and 8 (Terminus Place) are also safeguarded as areas of surface interest.

REF. No.	SITE	PREFERRED USES	AREA (HA)	MAJORITY OWNERSHIP	NOTES
<u>I</u>	<u>Ebury Gate and Belgrave House</u>	<u>Crossrail 2 works site</u>	<u>1.22</u>	<u>Network Rail</u>	
<u>II</u>	<u>Lower Grosvenor Gardens</u>	<u>Crossrail 2 works site</u>	<u>0.29</u>	<u>Grosvenor Estate</u>	<u>Safeguarded March 2015, subject to review winter 2015/2016.</u>
<u>III</u>	<u>Chelsea Barracks</u>	<u>Crossrail 2 works site</u>	<u>0.10</u>	<u>Qatari Diar</u>	<u>Part of eastern corner safeguarded for Crossrail 2 works site.</u>
<u>IV</u>	<u>Rathbone Place / Evelyn Yard</u>	<u>Crossrail 2 works site</u>	<u>0.64</u>	<u>Western portion – Royal Mail Eastern portion – private</u>	
<u>V</u>	<u>Shaftsbury Avenue (Cinema)</u>	<u>Crossrail 2 works site</u>	<u>0.47</u>	<u>Private</u>	
<u>VI</u>	<u>Victoria Coach Station – Departures Terminal</u>	<u>Crossrail 2 works site</u>	<u>1.44</u>	<u>Transport for London</u>	
<u>VII</u>	<u>Terminal House, Buckingham Palace Road</u>	<u>Crossrail 2 works site</u>	<u>0.15</u>	<u>Network Rail</u>	
<u>VIII</u>	<u>Highway around Soho Square</u>	<u>Crossrail 2 works site</u>			

APPENDIX 5: UNITARY DEVELOPMENT PLAN POLICIES REPLACED BY WESTMINSTER'S CITY PLAN

Policy	Title
STRA 1	World Class City Status
STRA 2	Capital City Status
STRA 3	Westminster's Central Area
STRA 4	Mixed Use Development
STRA 5	Regeneration and Economic Development
STRA 6	Public and Private Sector Partnerships
STRA 7	Planning Obligations and Benefits
STRA 8	Paddington Special Policy Area
STRA 9	Special Policy Areas
STRA 10	Shopping in Westminster
STRA 11	Shopping in the West End and Knightsbridge International Shopping Centres
STRA 12	Tourism, Hotels and Visitor Attractions
STRA 13	Arts, Culture and Entertainment
STRA 14	Protecting and Providing Housing
STRA 15	A Variety of Housing Types
STRA 16	The Residential Environment
STRA 17	Noise
STRA 18	Crime and Security
STRA 19	Local Community Services
STRA 21	Walking, Cycling and Public Transport
STRA 22	Reducing the Environmental Effects of Transport
STRA 23	Reducing Traffic Congestion and Improving Safety
STRA 24	Servicing, Delivery and Collection
STRA 26	Improving Access to Facilities and Buildings
STRA 27	Standards of Design
STRA 28	Conservation Areas and the World Heritage Site
STRA 29	Listed Buildings, Historic Parks and Gardens, and Archaeology
STRA 30	Views and High Buildings
STRA 31	The River Thames and Canals
STRA 35	Waste Management and Recycling
STRA 36	Metropolitan Open Land and Open Space
STRA 37	Nature Conservation and Biodiversity
STRA 39	Taking Enforcement Action
CENT 2	The Central Activities Zone Frontages
COM 6	<u>Provision for Institutional Uses</u>

Policy	Title
<u>COM 12</u>	<u>Retention of Wholesale Showrooms</u>
H 1	Preventing the Loss of Housing
H 9	Sites for Gypsies
<u>SOC 5</u>	<u>Private Medical Facilities and the Harley Street Special Policy Area</u>
SS1	Protecting A1 Retail
SS2	Protecting Non-A1 Retail
SS 15	Servicing
PSPA 1	Encouraging Area-Wide Regeneration
PSPA 2	Ensuring Mixed Use Development
PSPA 3	Ensuring a Mix of Business Use
PSPA 5	Transport in the PSPA
PSPA 6	Ensuring a High Quality Sustainable Environment
PSPA 7	Retaining and Improving St Mary's Hospital Facilities
ENV 11	Waste Management

GLOSSARY

Art Galleries

Galleries for the public exhibition of art. They fall under one of two use classes, depending on their primary purpose and how they function. Art galleries that serve only the purpose of displaying and exhibiting artists' work to the public are considered to be Class D1 Non-residential Institutions, whilst galleries whose primary function is the display of art for sale to the general public are considered to be Class A1 Shop in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Institutional Use

Non-governmental institutions such as professional, research and development, cultural, learned and education, charitable institutions and trade federations. These are considered to be *sui generis* uses in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

REFERENCES

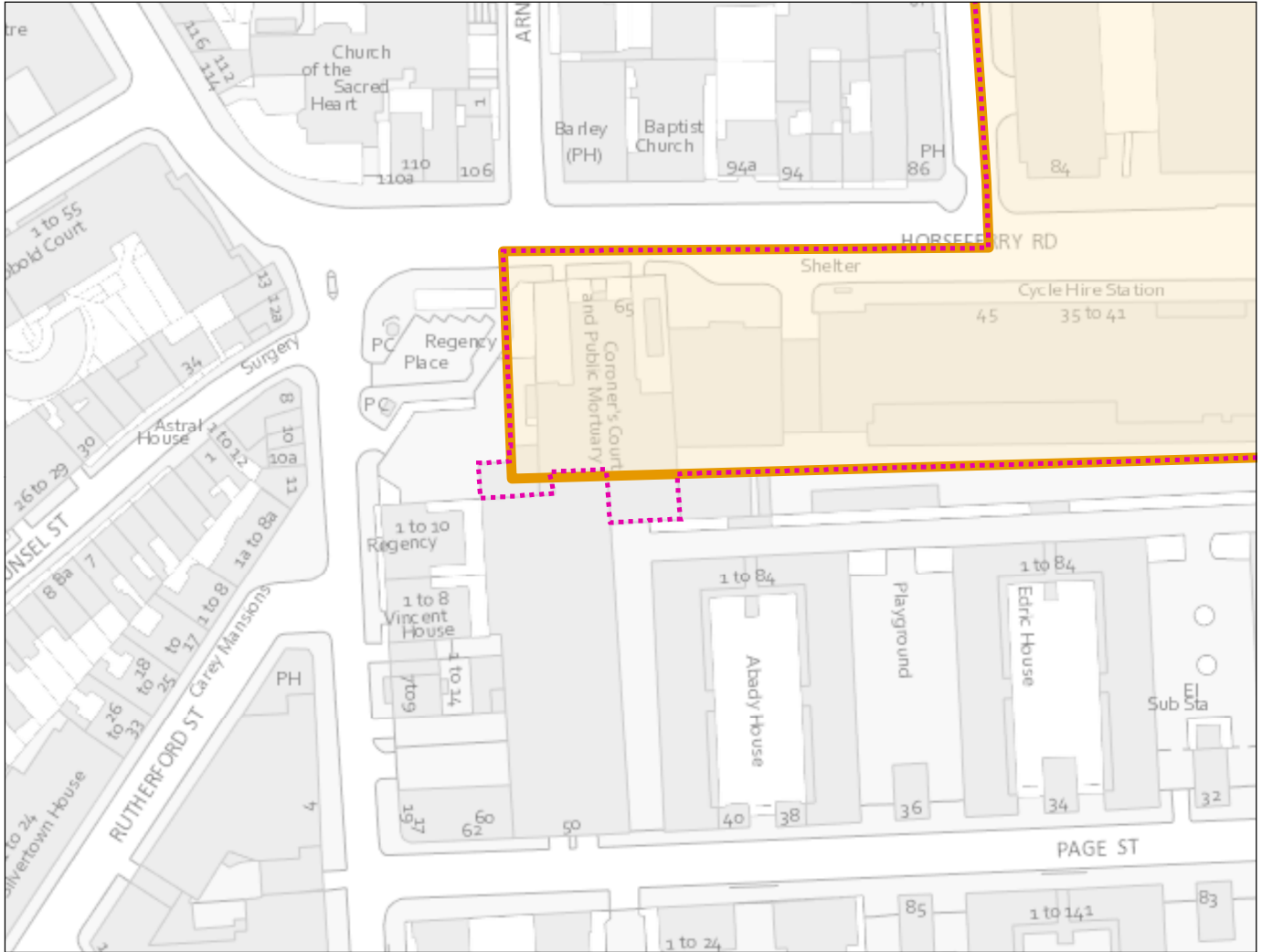
~~Wholesale Showroom uses in Westminster (2009) – Westminster City Council.~~

Changes to the Policies Map

The following maps (1-39) show changes to the policies map for Westminster's City Plan for the Special Policy Areas and Policies Map Revision.

Map 1

Amended Core CAZ Boundary: 65 Horseferry Road



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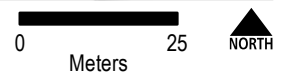
Legend

 Core CAZ - Policies Map (Adopted November 2013)



 Amended Core CAZ - Policies Map

Map 2

Amended Core CAZ Boundary: 5-9 Old Pye Street / 10 Abbey Orchard Street



Legend

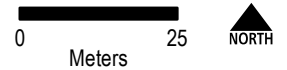
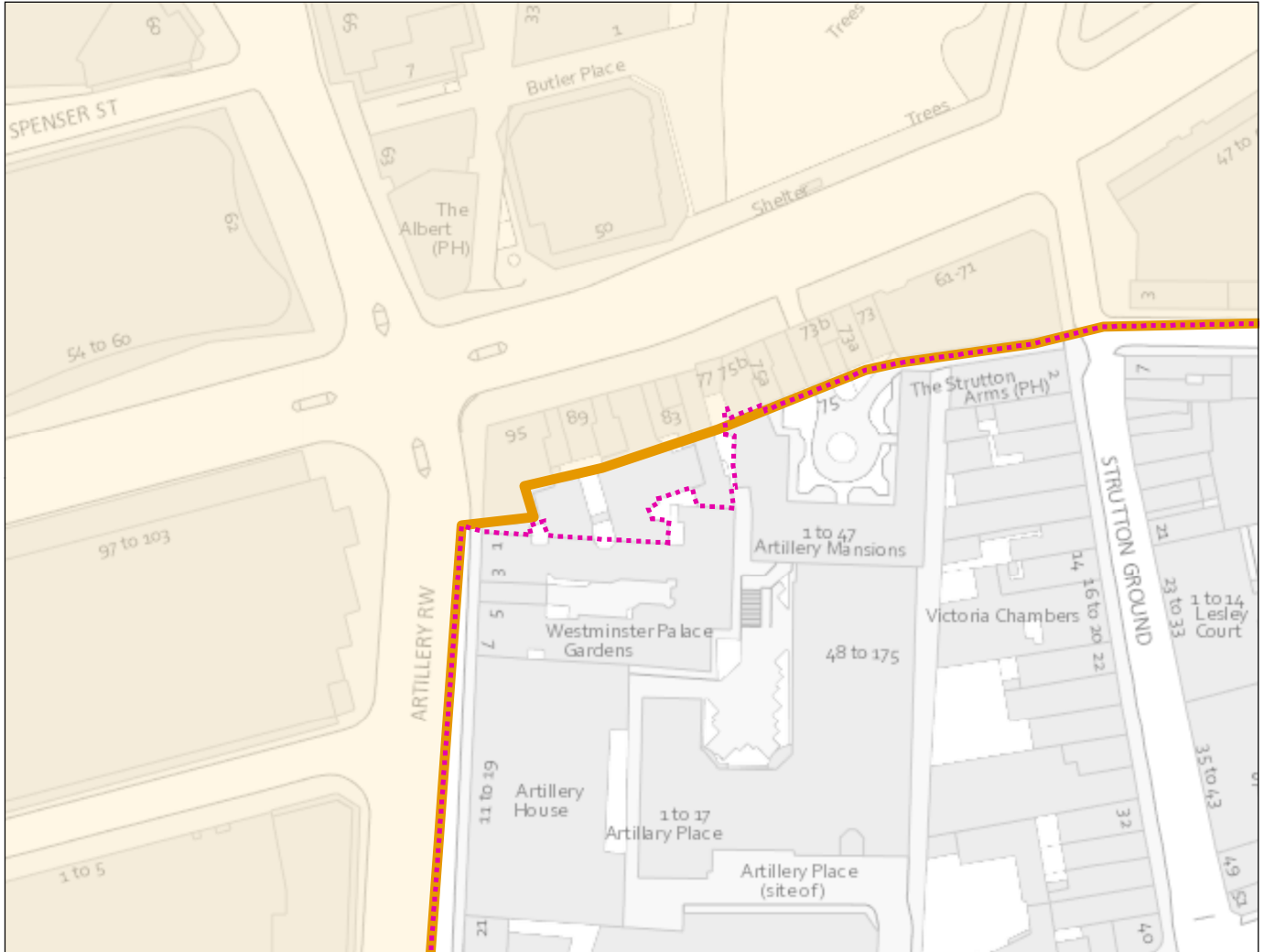
-  Core CAZ - Policies Map (Adopted November 2013)
-  Amended Core CAZ - Policies Map

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Map 3


Amended Core CAZ Boundary:

79, 83, 85 and 95 Victoria Street / 1-47 Artillery Mansions



Legend

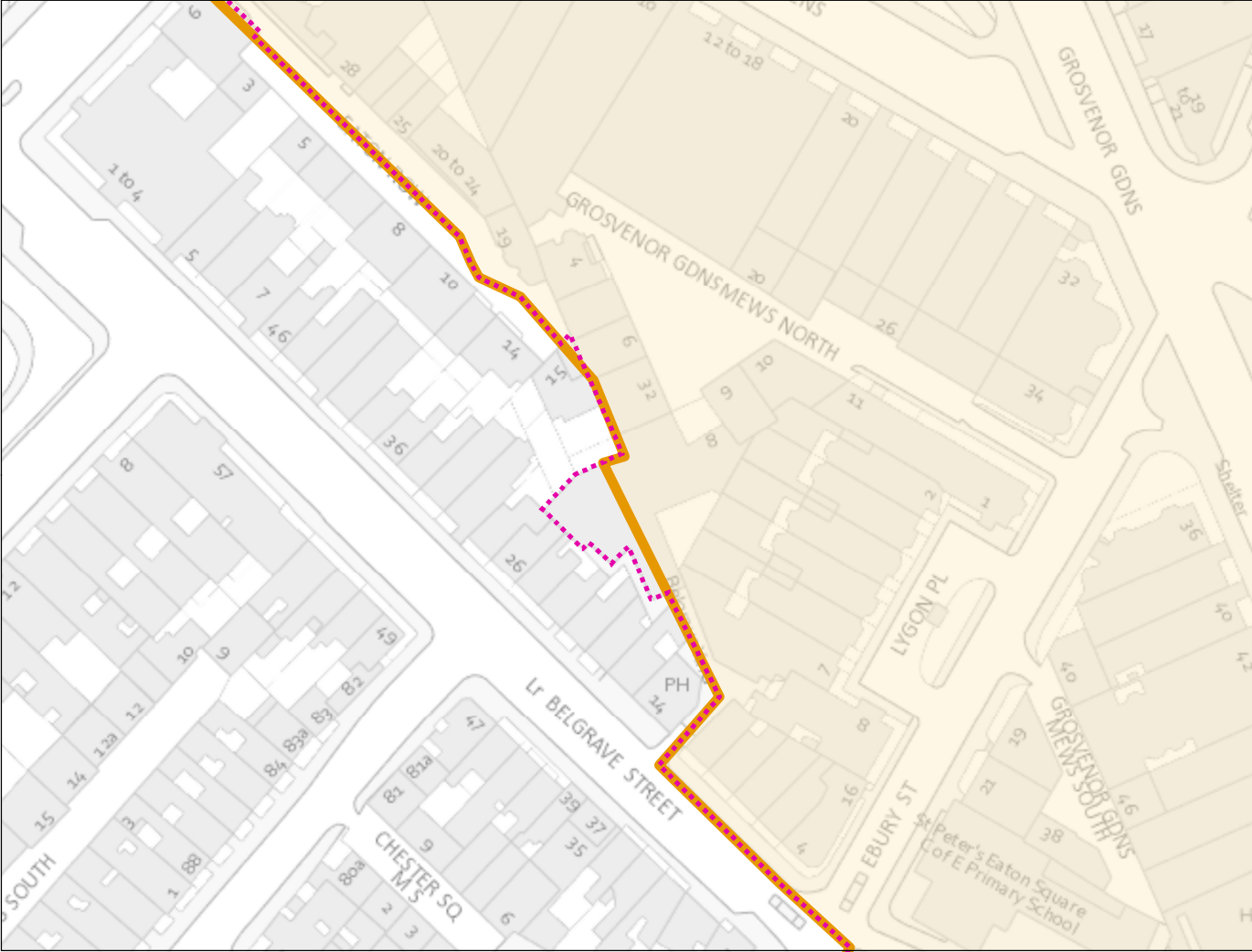
 Core CAZ - Policies Map (Adopted November 2013)

 Amended Core CAZ - Policies Map

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Map 4

Amended Core CAZ Boundary: 3, 32 and 34 Grosvenor Gardens Mews North



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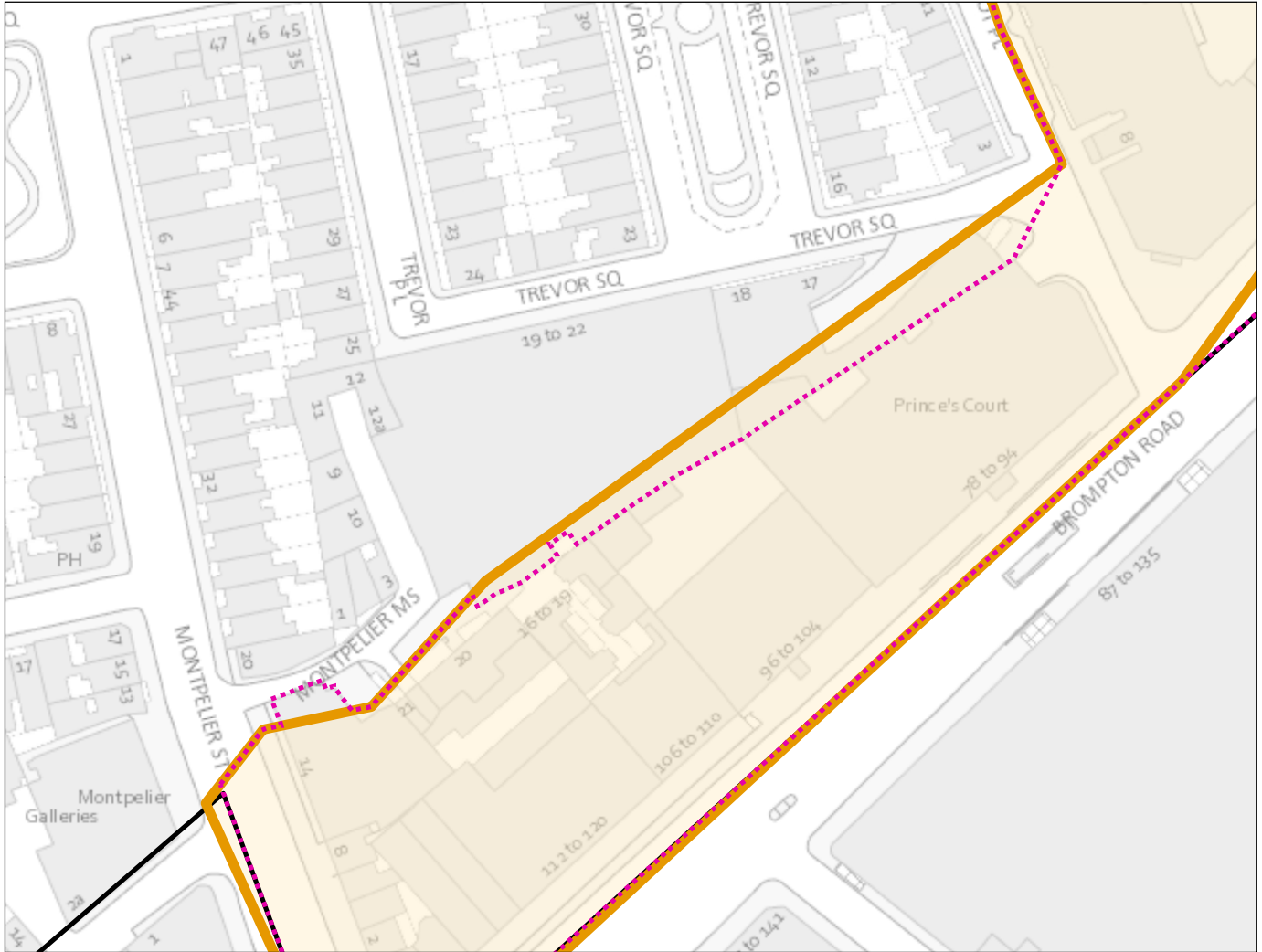
Legend

-  Core CAZ - Policies Map (Adopted November 2013)
-  Amended Core CAZ - Policies Map

Map 5




Amended Core CAZ Boundary:

17-22 Trevor Square



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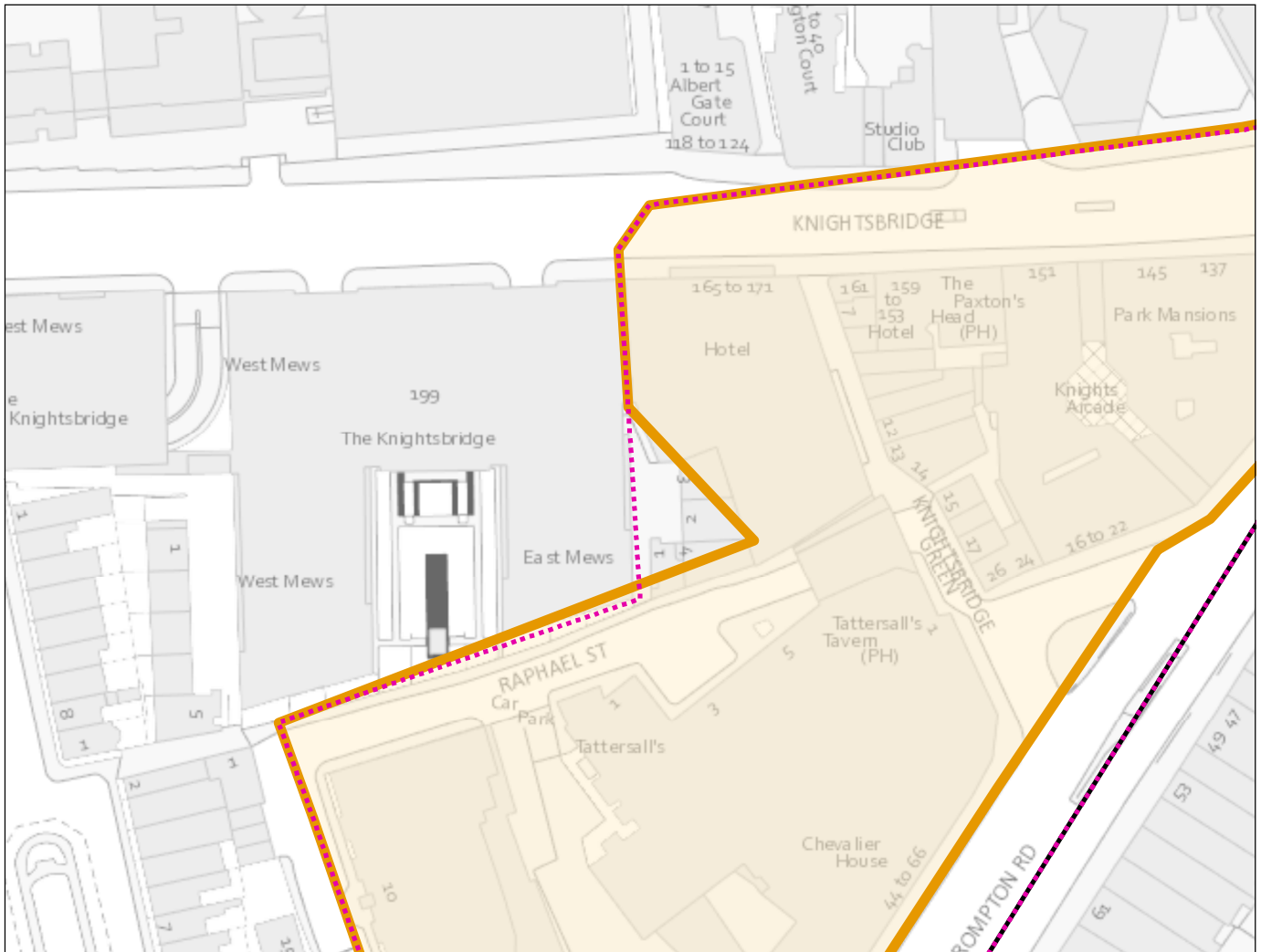
-  Core CAZ - Policies Map (Adopted November 2013)
-  Amended Core CAZ - Policies Map
-  Westminster boundary

0 25 NORTH
Meters

Map 6




Amended Core CAZ Boundary:

199 Knightsbridge / 8 and 9 Raphael Street / 7 and 9 Raphael Street / 163-169 Knightsbridge



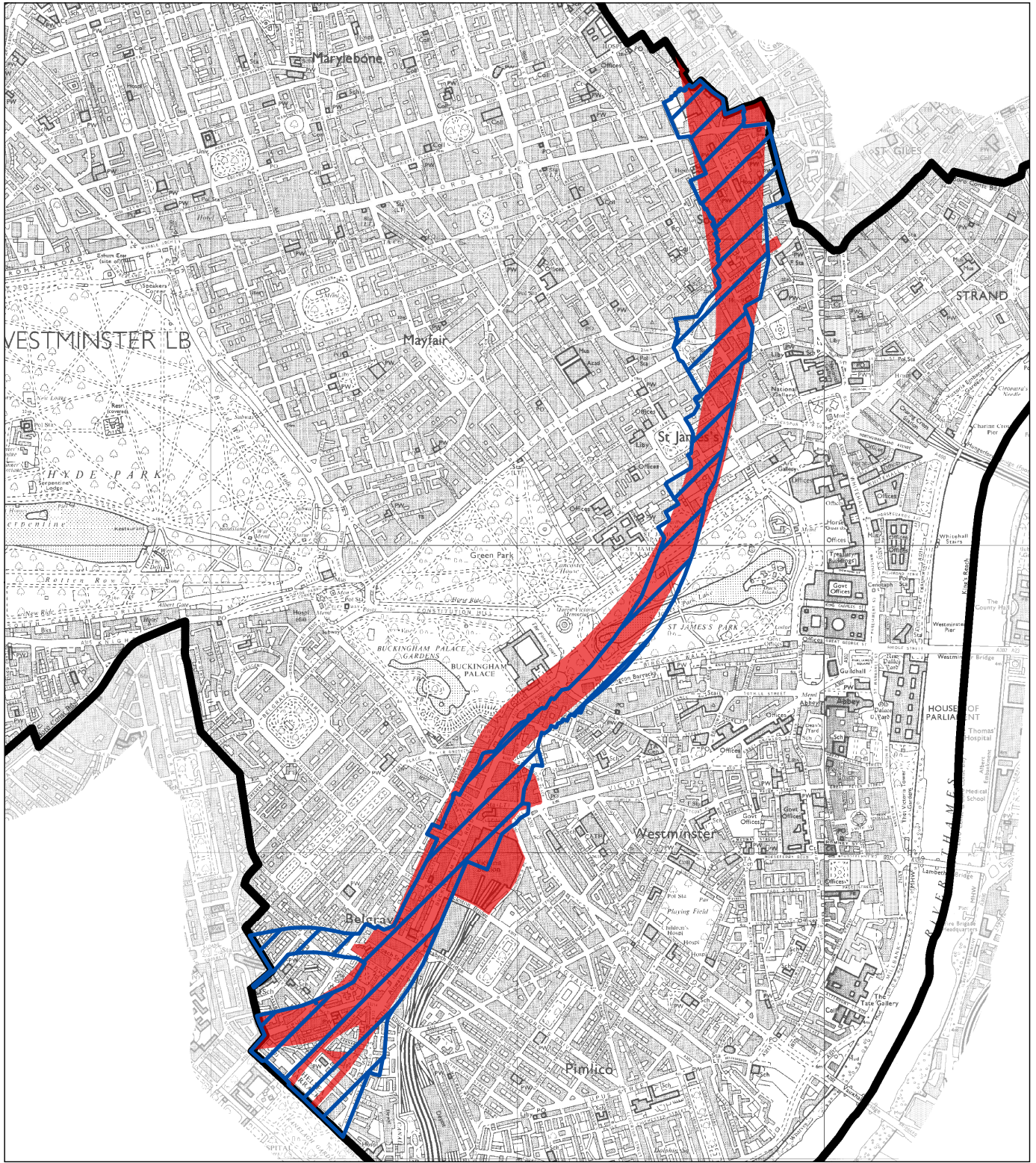
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Legend



-  Core CAZ - Policies Map (Adopted November 2013)
-  Amended Core CAZ - Policies Map
-  Westminster boundary

Map 7

Amended Crossrail 2 Safeguarding Directions - Issued March 2015



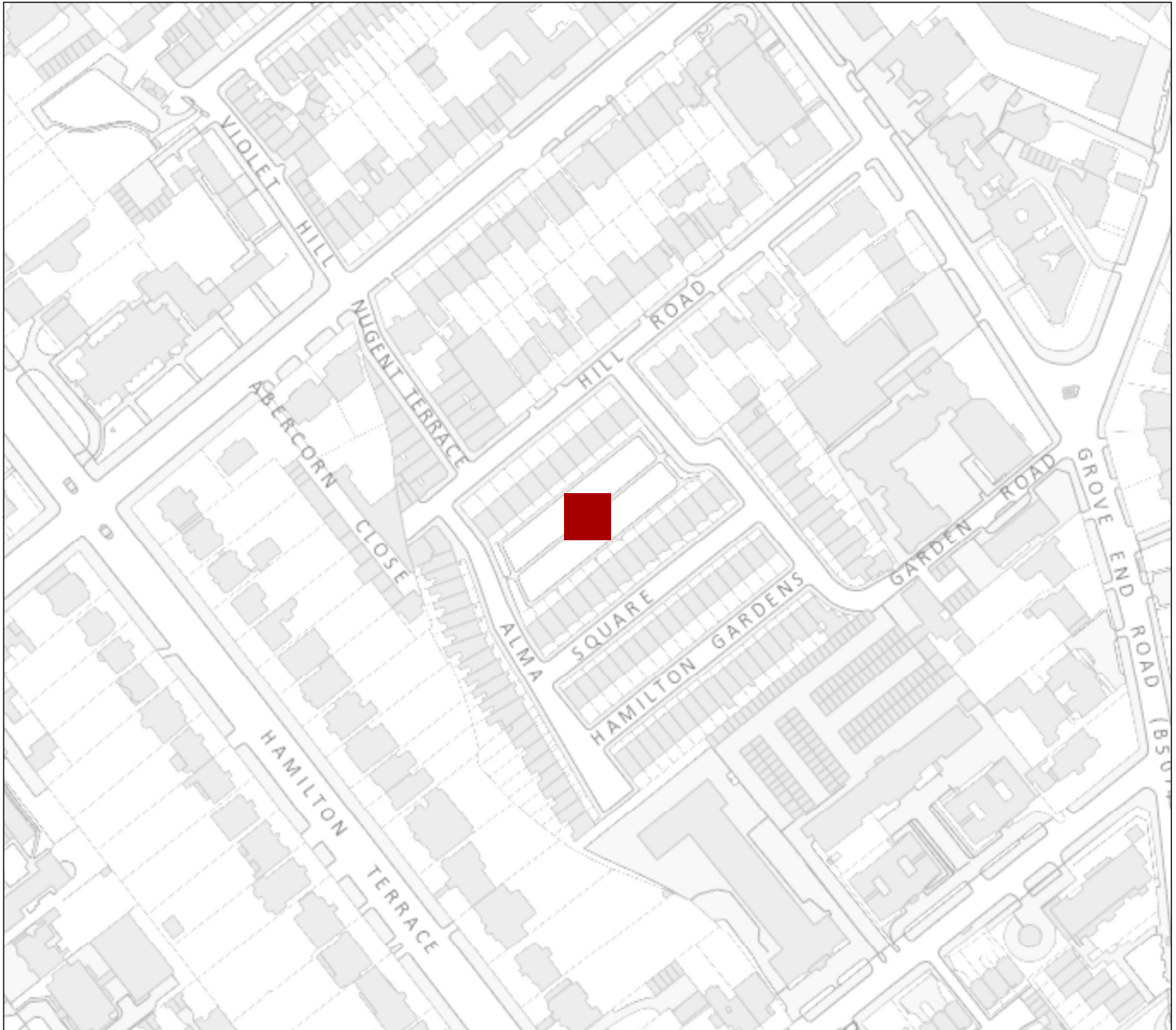
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-  Crossrail 2 Safeguarding Directions - Policies Map (Adopted November 2013)
-  Crossrail 2 Safeguarding Directions - Policies Map (Draft Publication 2015)

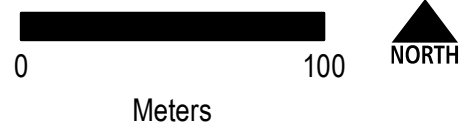
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Map 8

Additional London Squares Alma Square



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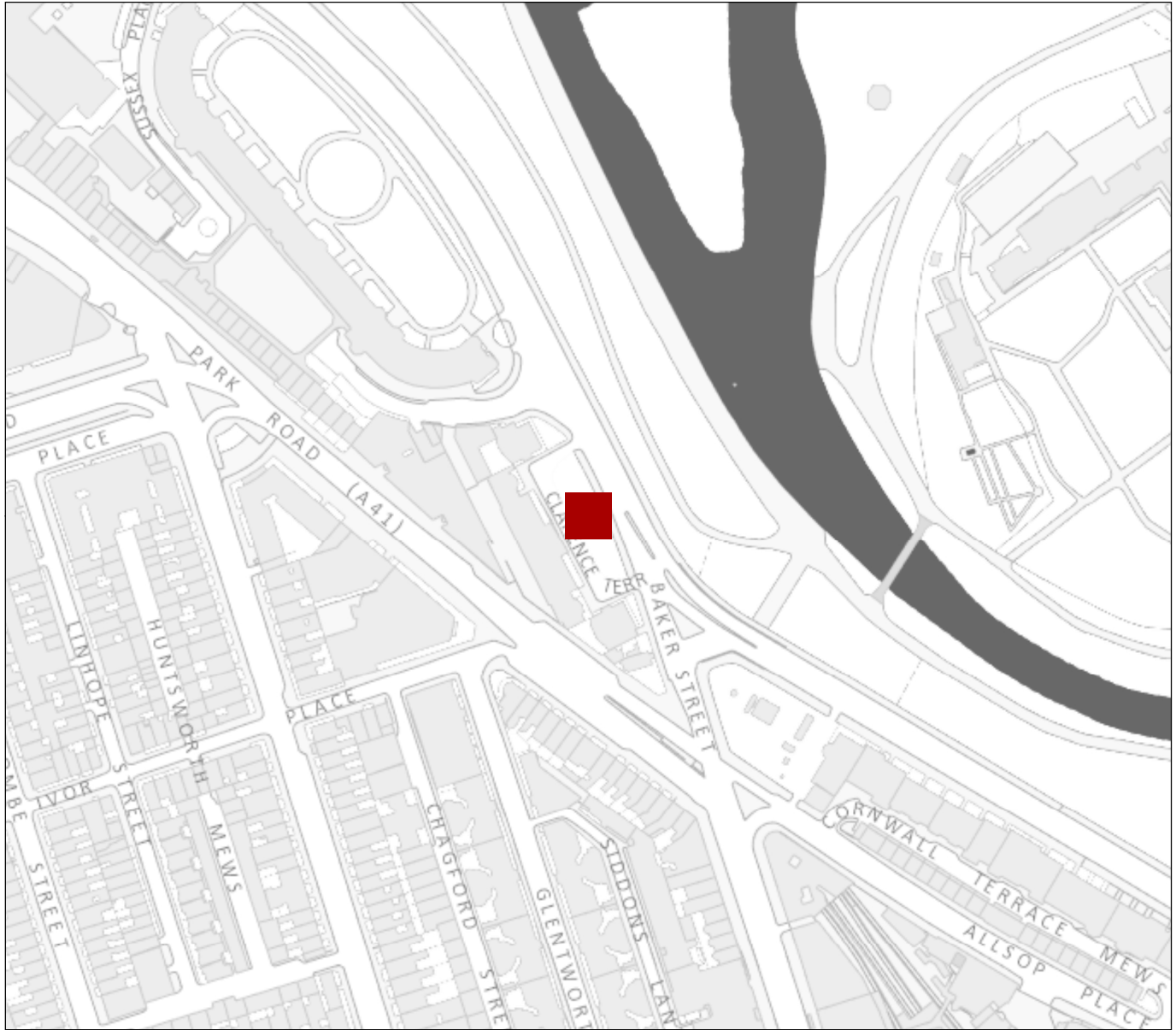
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■ London Square

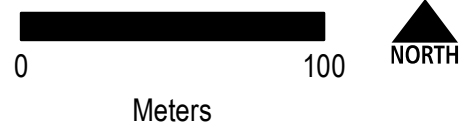
Map 9

Additional London Squares

Clarence Terrace



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Legend

- London Square

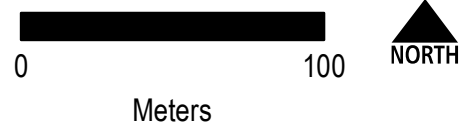
Map 10

Additional London Squares

Craven Hill Gardens North (Hempel Garden Square)



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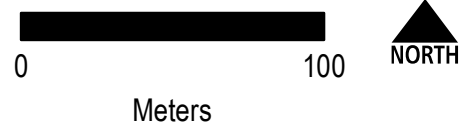
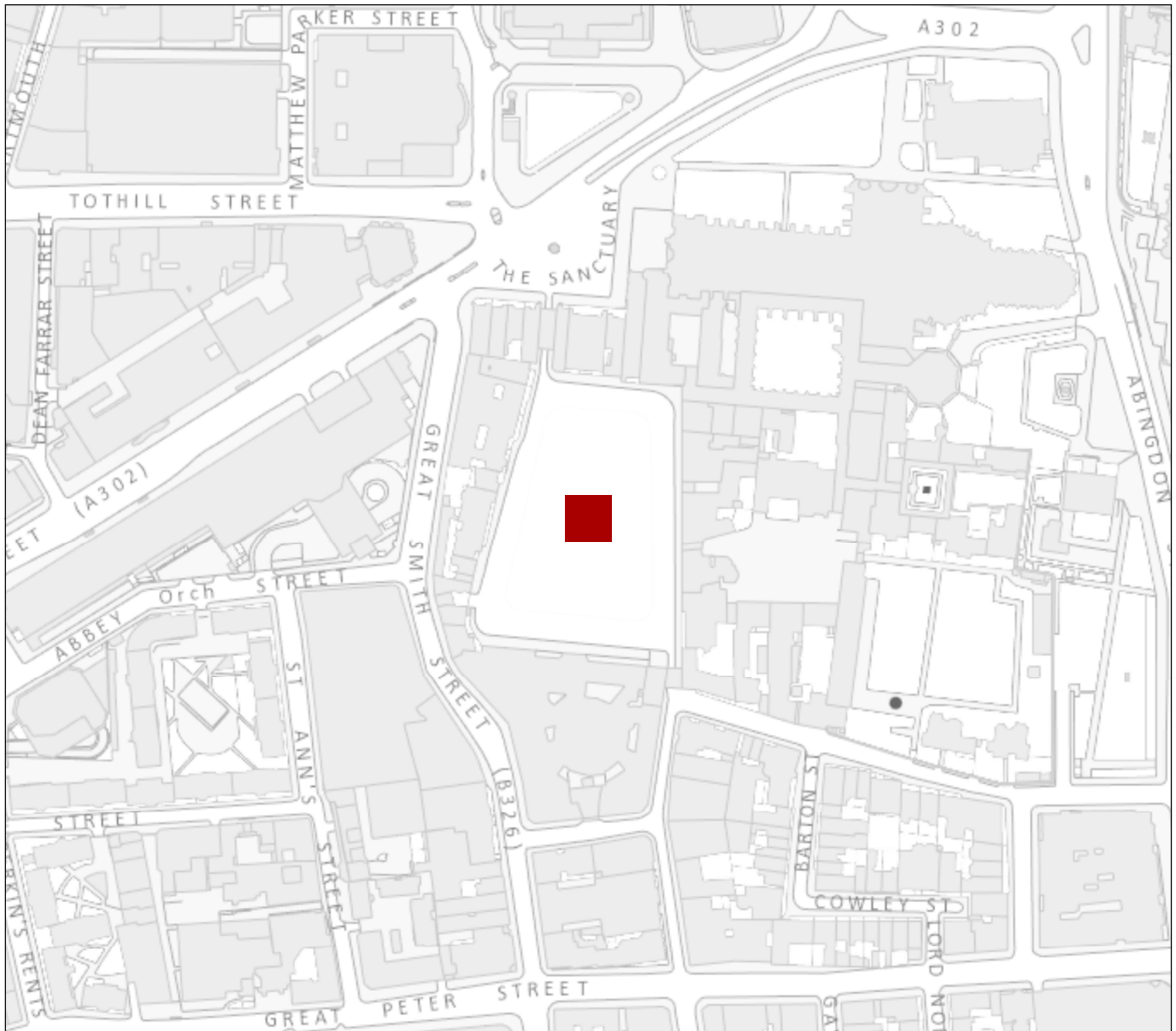
Legend

- London Square

Map 11

Additional London Squares

Dean's Yard



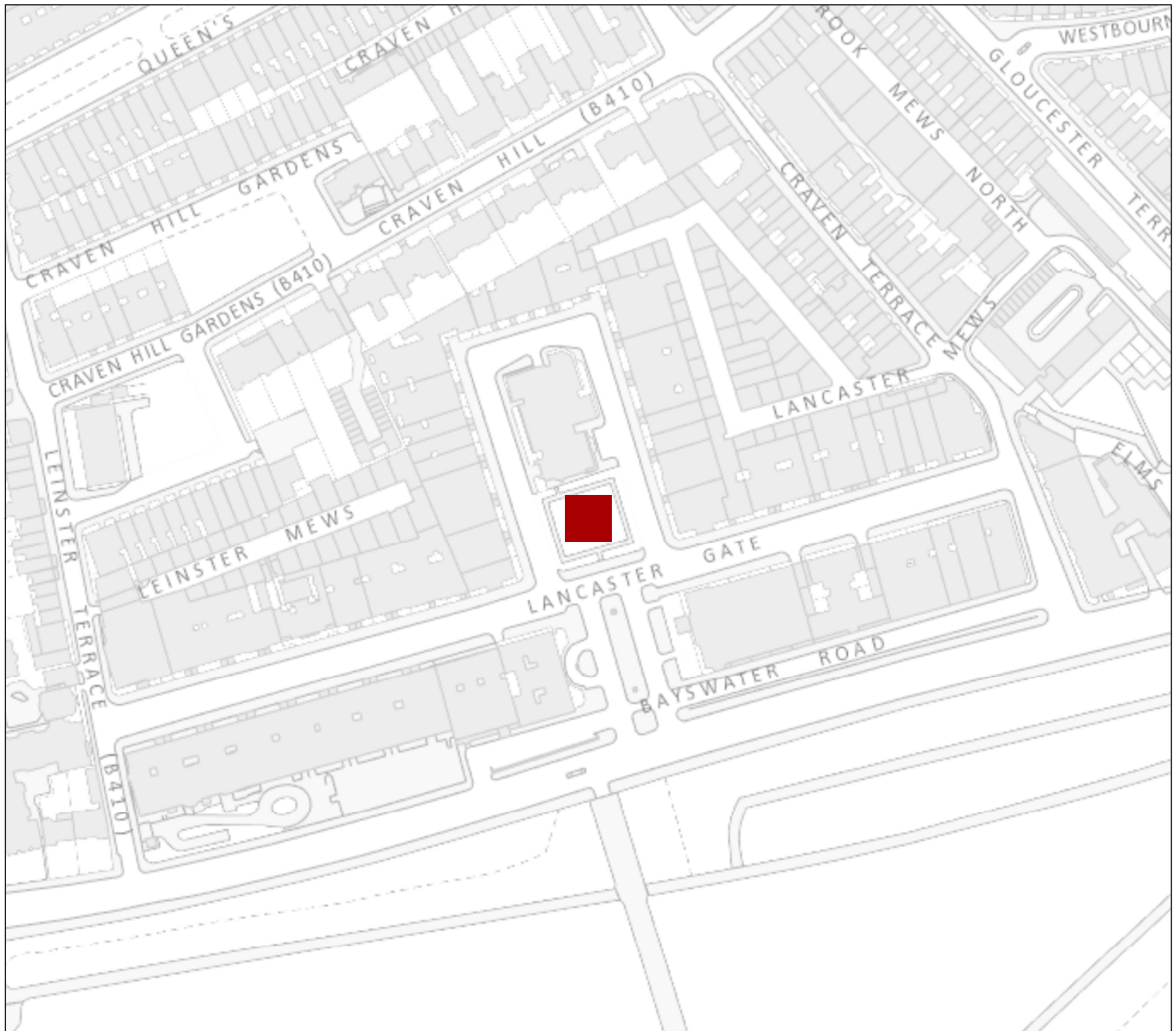
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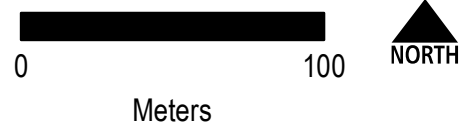
Map 12

Additional London Squares

Lancaster Gate



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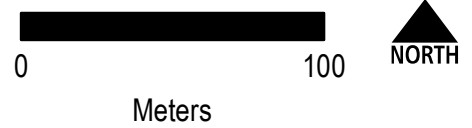
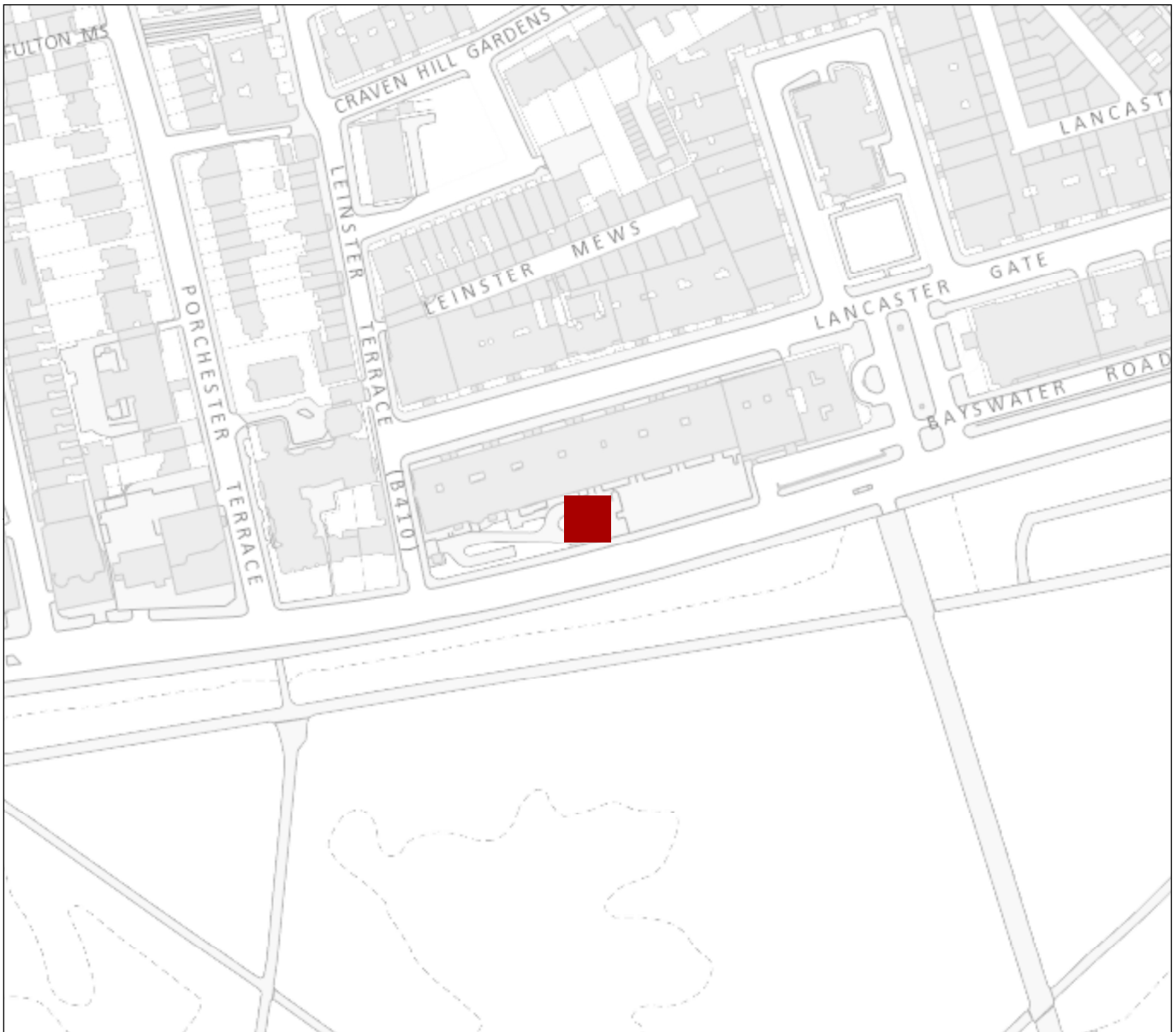
Legend

- London Square

Map 13

Additional London Squares

Lancaster Gate (Rear of Nos 75-89)



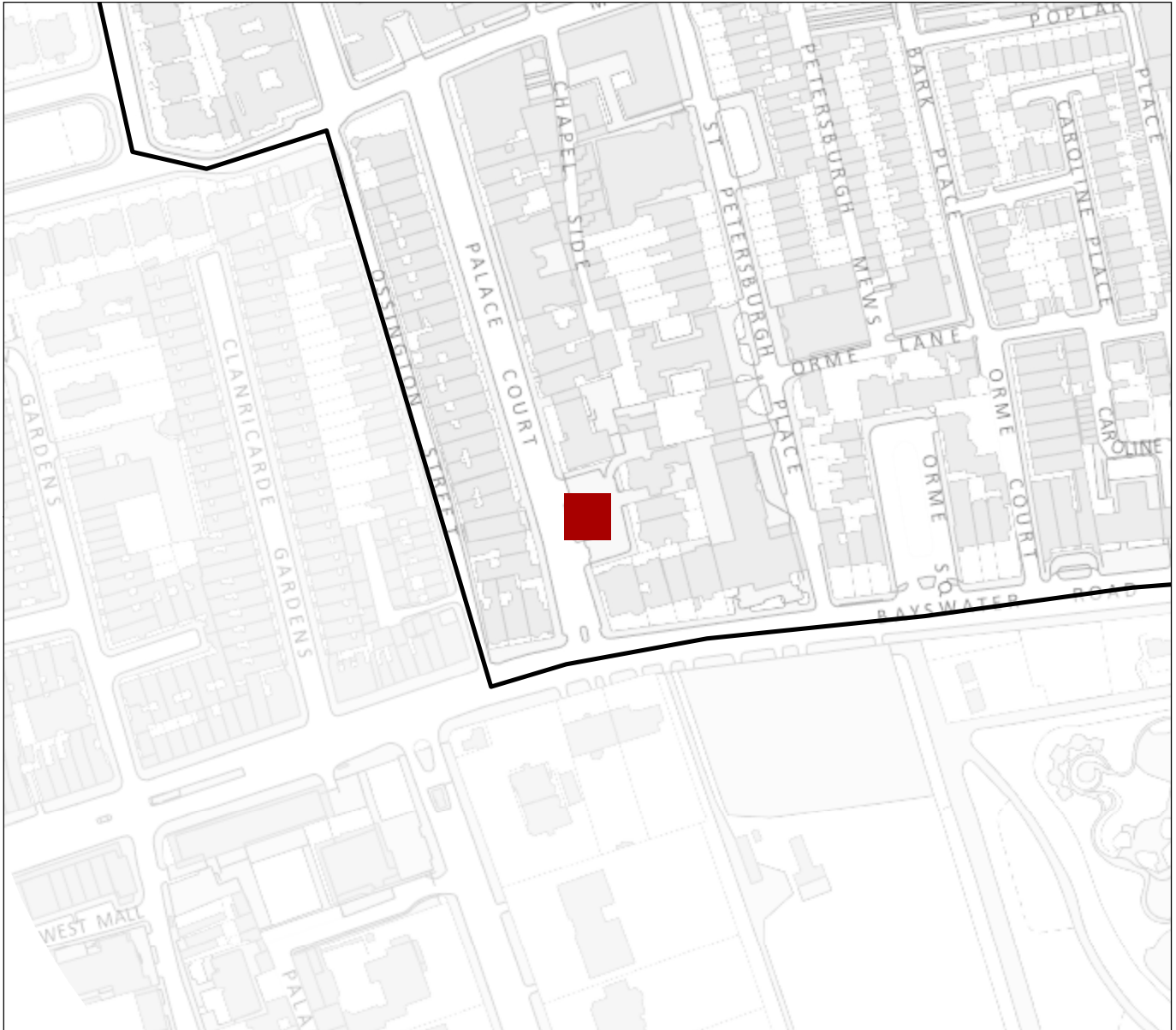
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- London Square

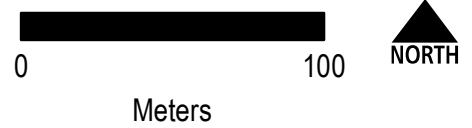
Map 14

Additional London Squares

Palace Court



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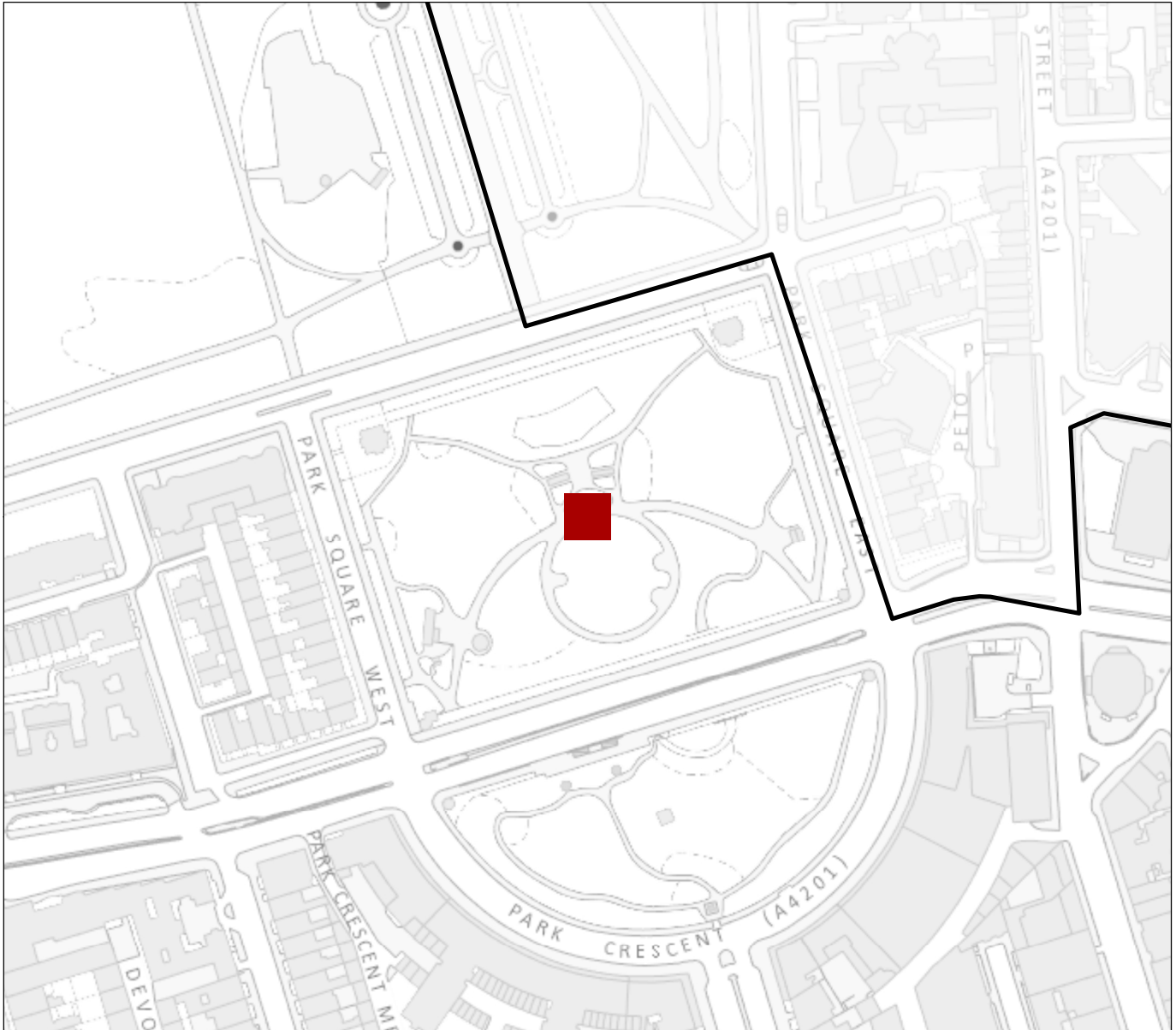


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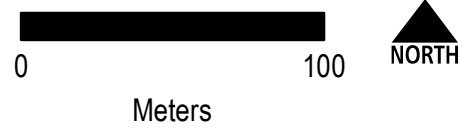
- London Square
- Westminster boundary

Map 15

Additional London Squares Park Square



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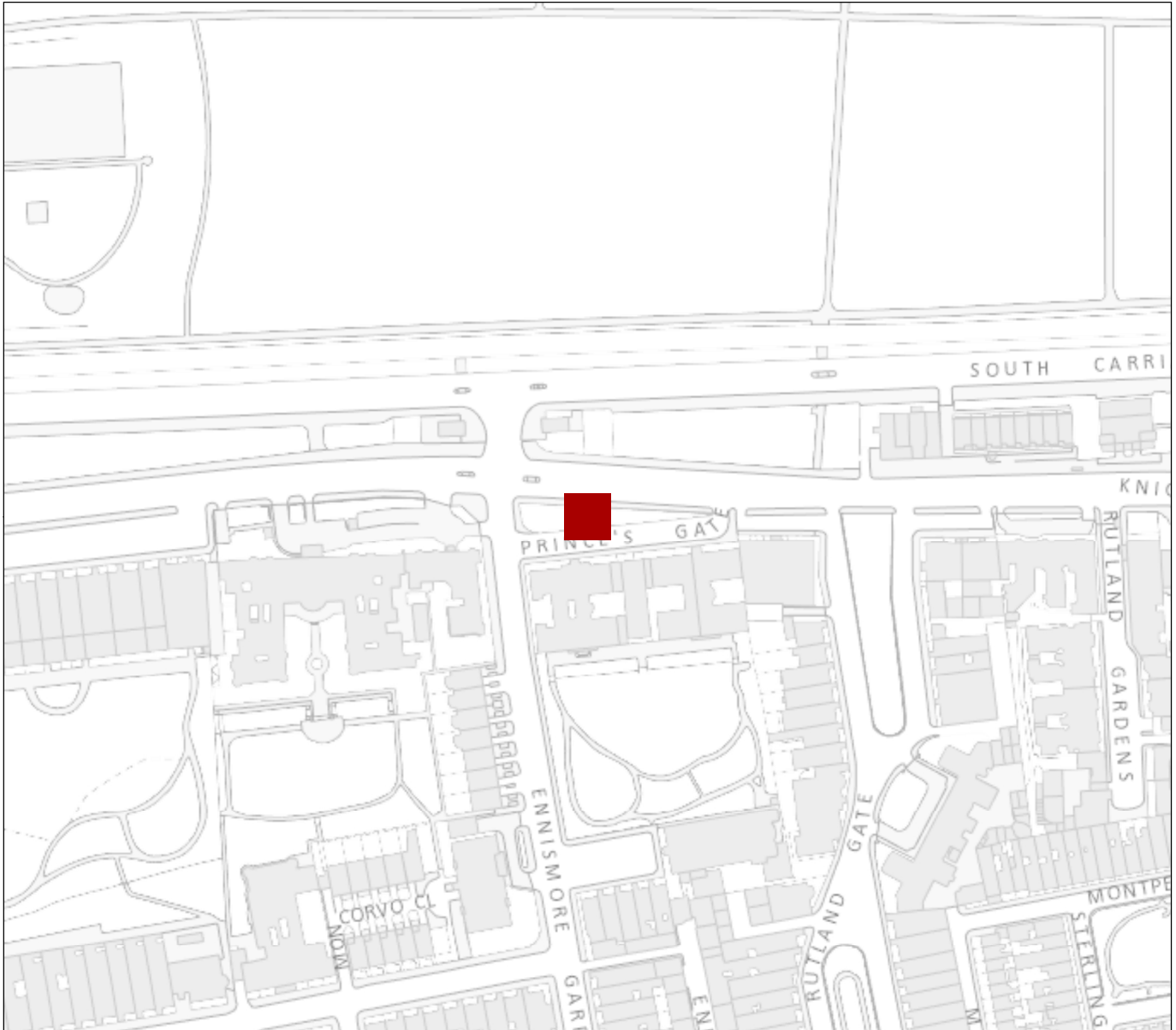


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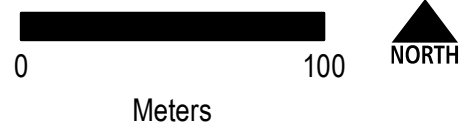
- London Square
- Westminster boundary

Map 16

Additional London Squares Prince's Gate (Front of Nos 1-11)



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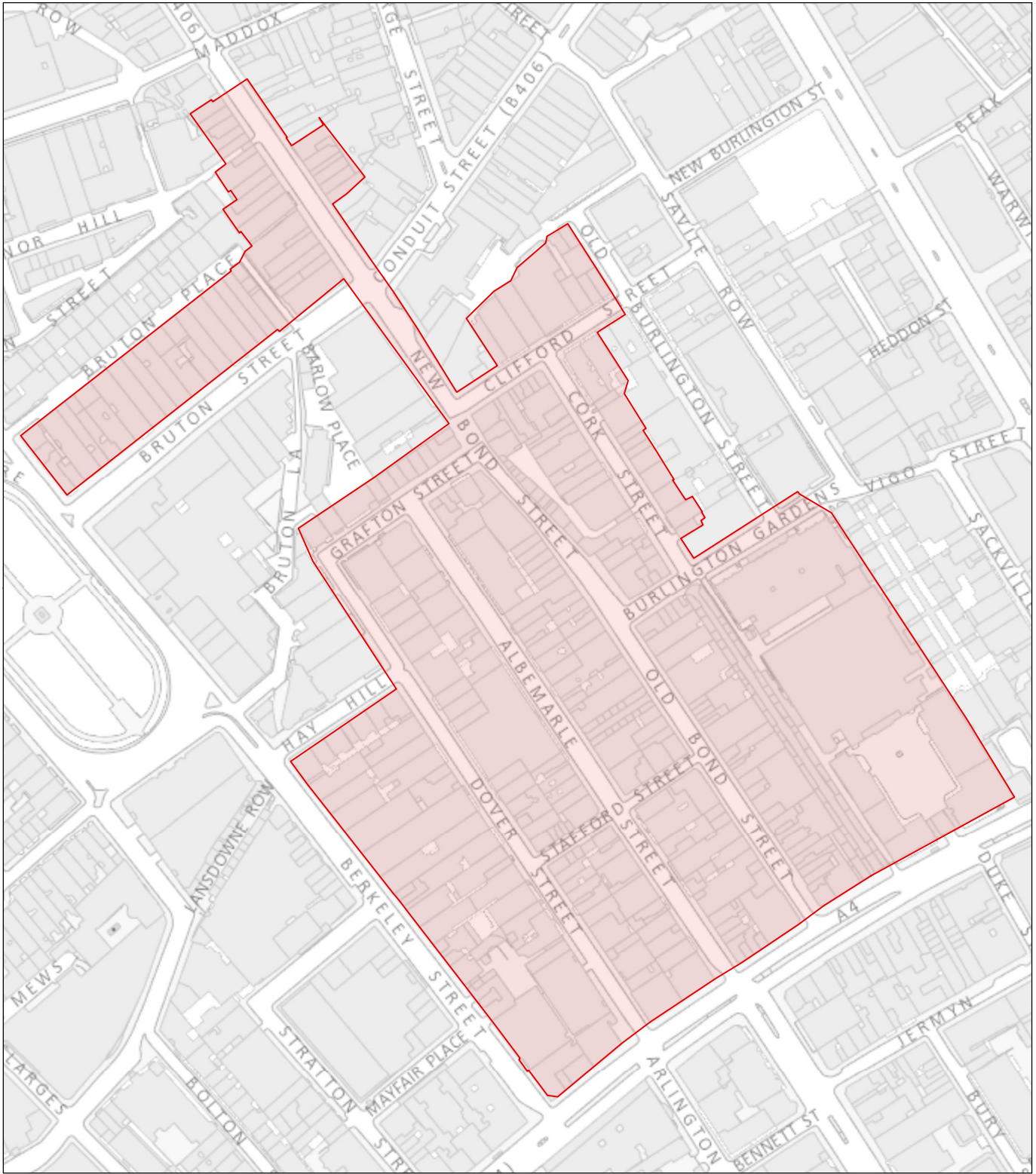


Legend

- London Square

Map 17

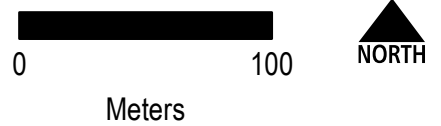
New Mayfair Special Policy Area



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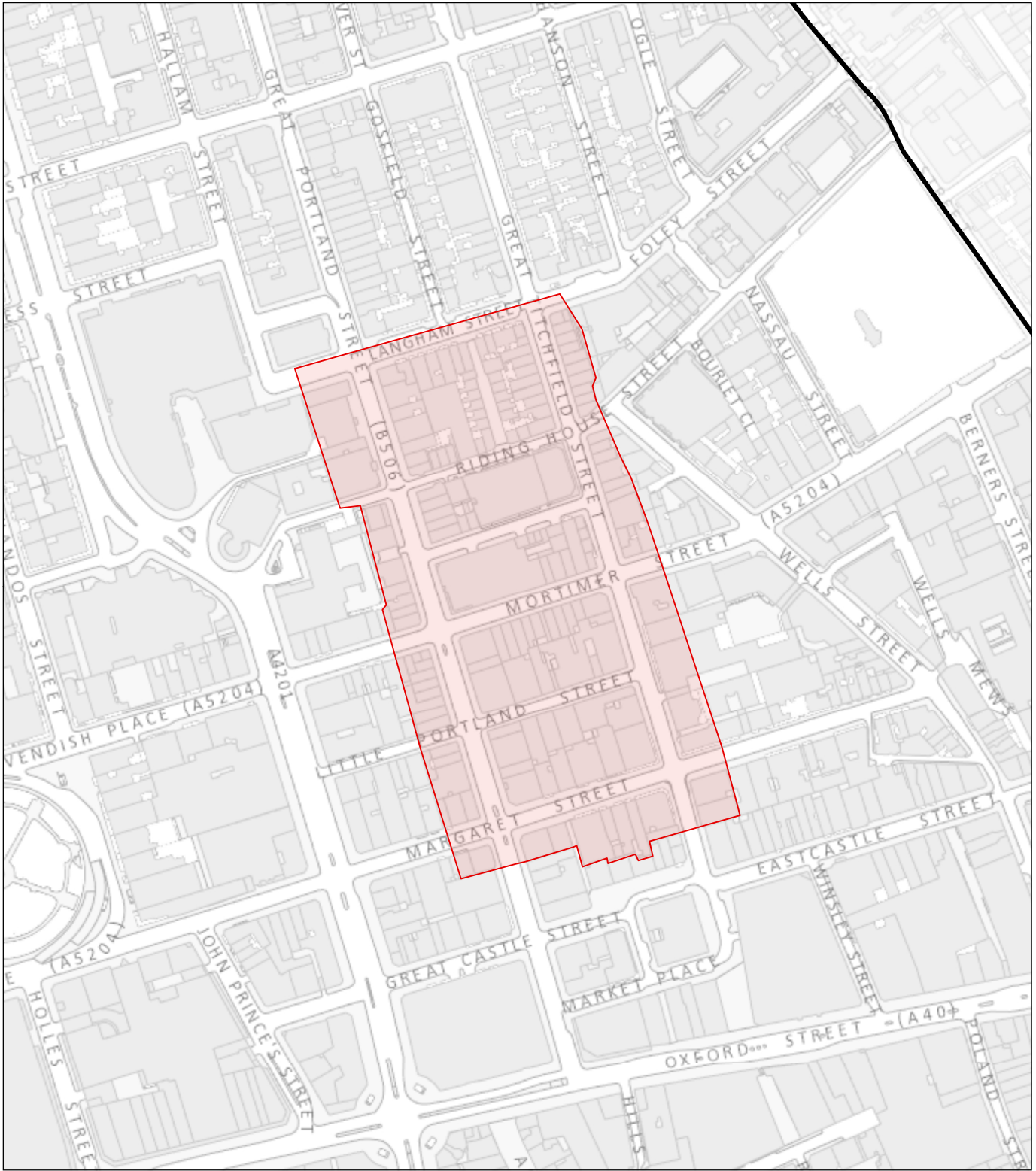
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 Mayfair Special Policy Area





Map 18

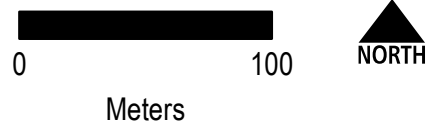
Deleted East Marylebone Special Policy Area



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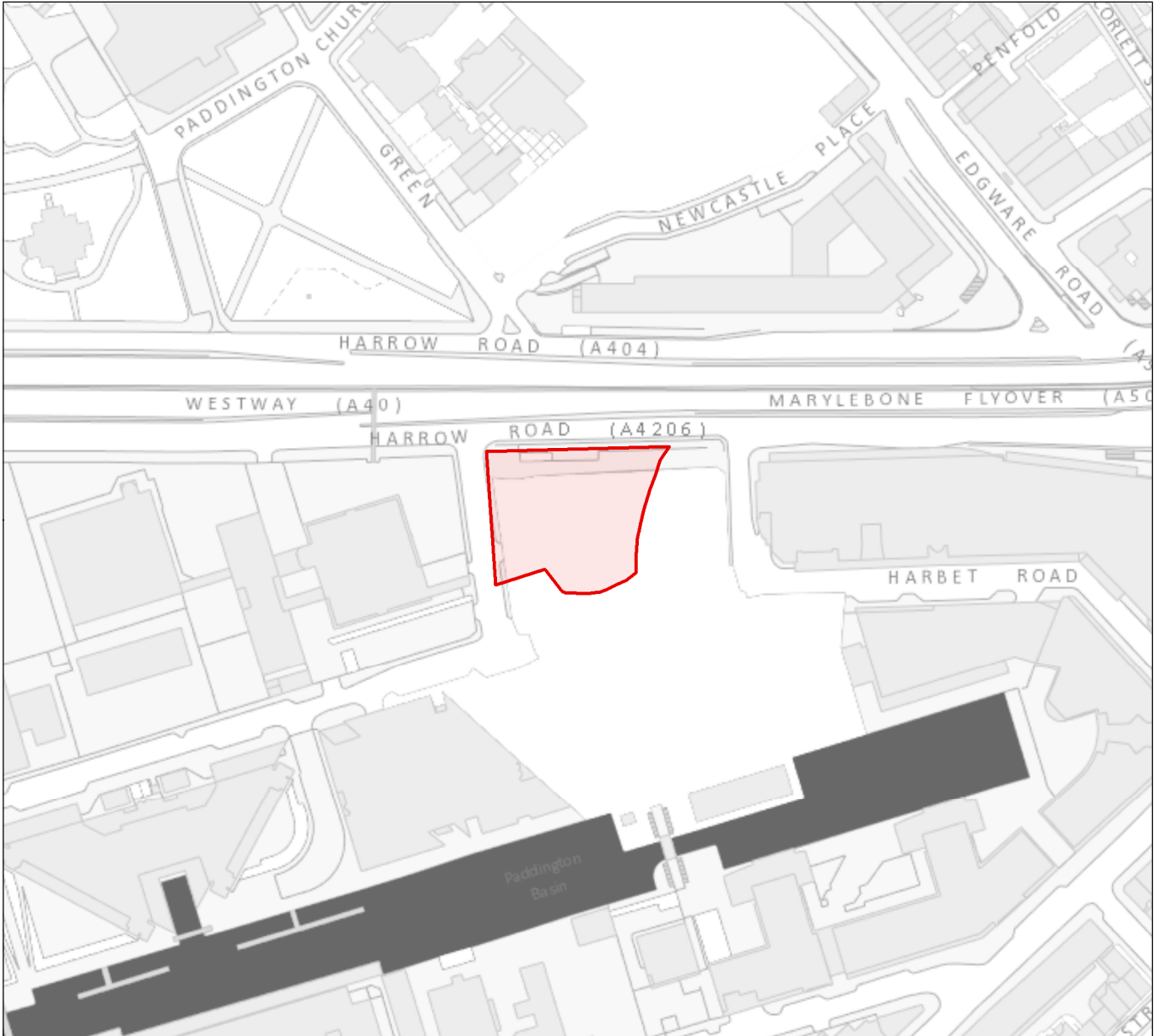
Legend

-  East Marylebone Special Policy Area
-  Westminster boundary



Map 19

New Proposals Site A: 1 Merchant Square, W2



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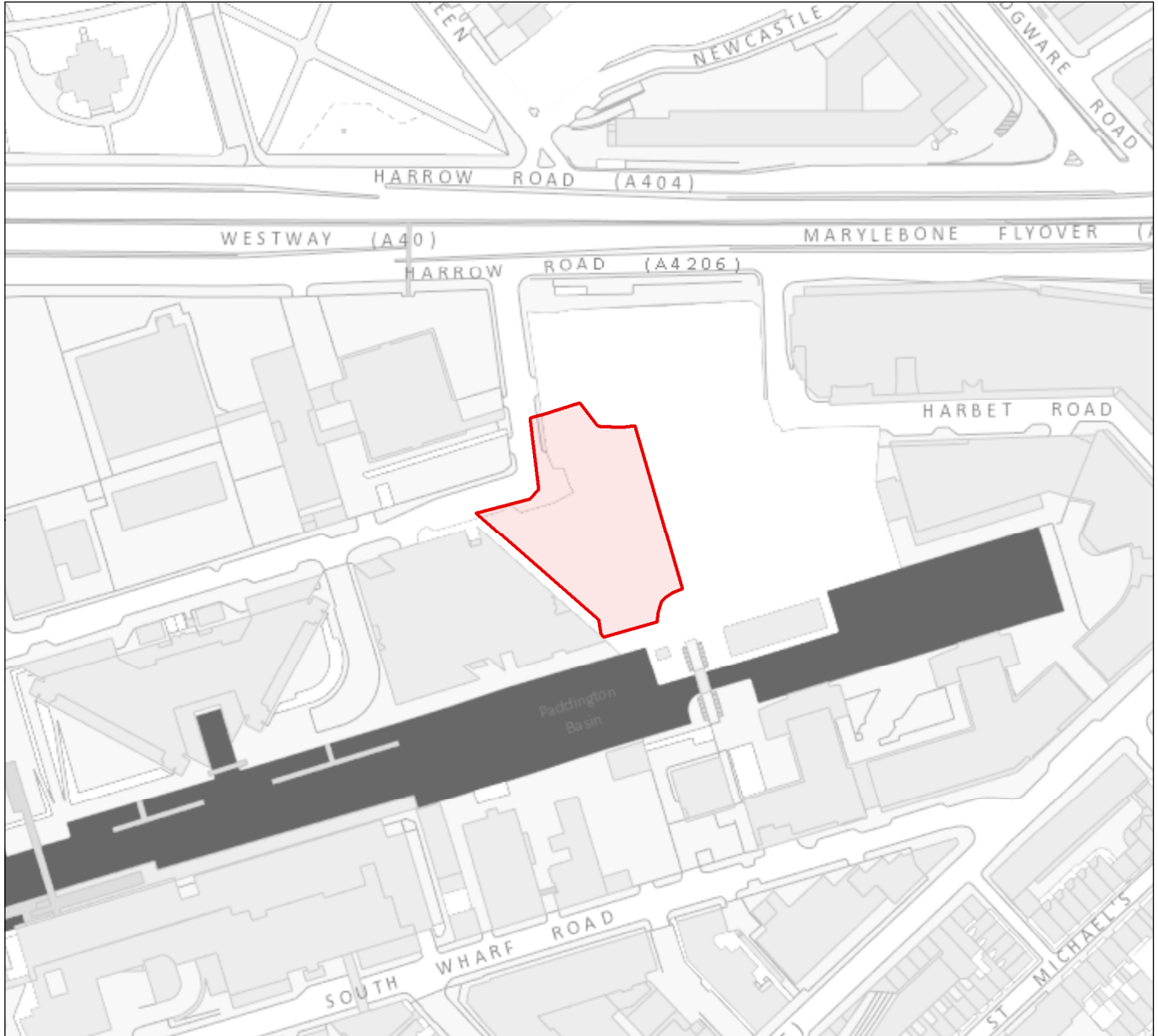
Legend

 Proposals Site



Map 20

New Proposals Site B: 6 Merchant Square, W2



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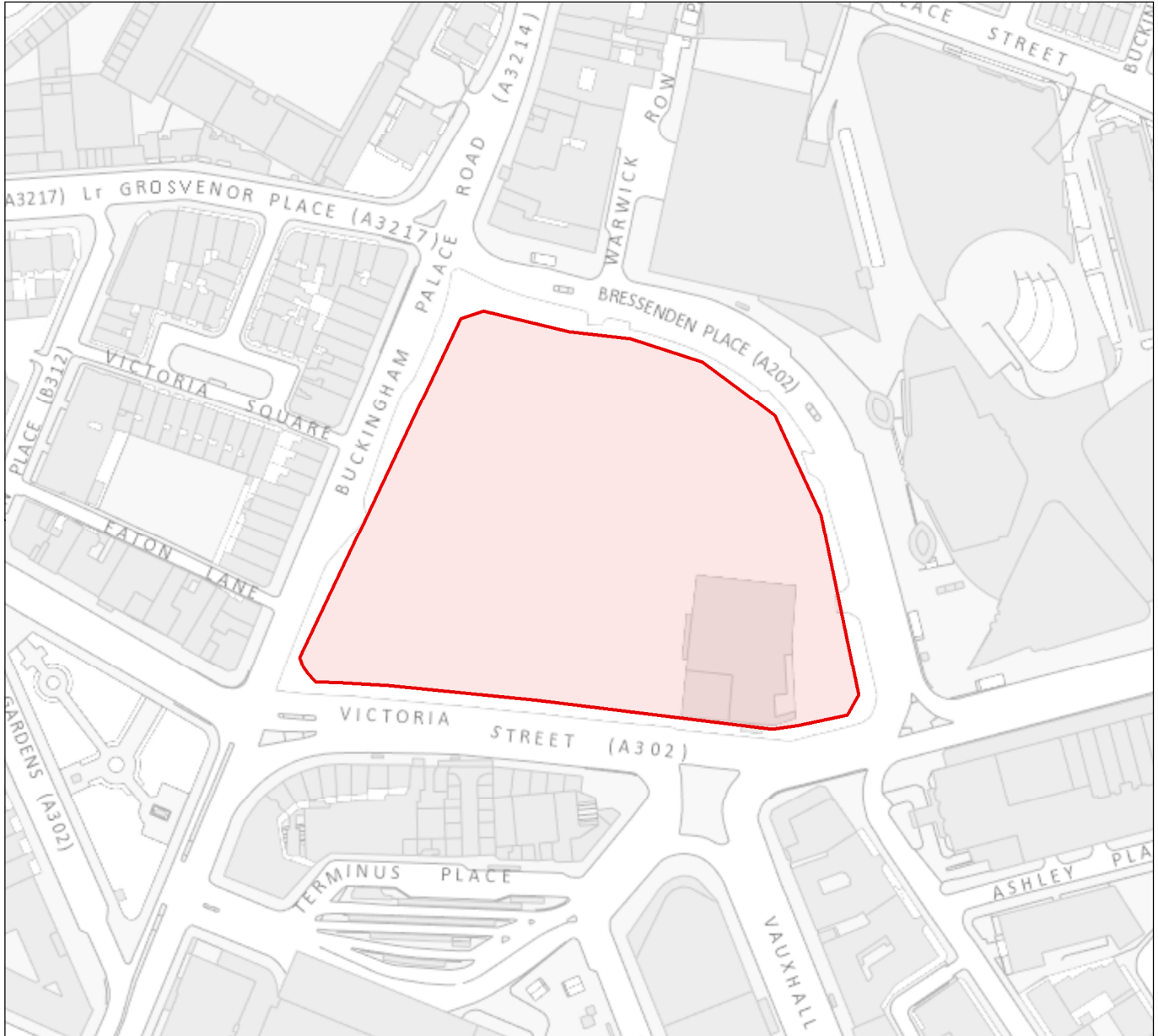
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 Proposals Site



Map 21

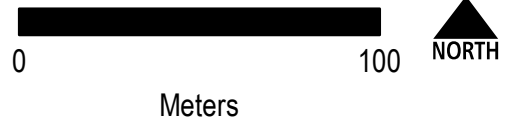
Deleted Proposals Site 7: Site bounded by Victoria Street, Buckingham Palace Road and Bressenden Place



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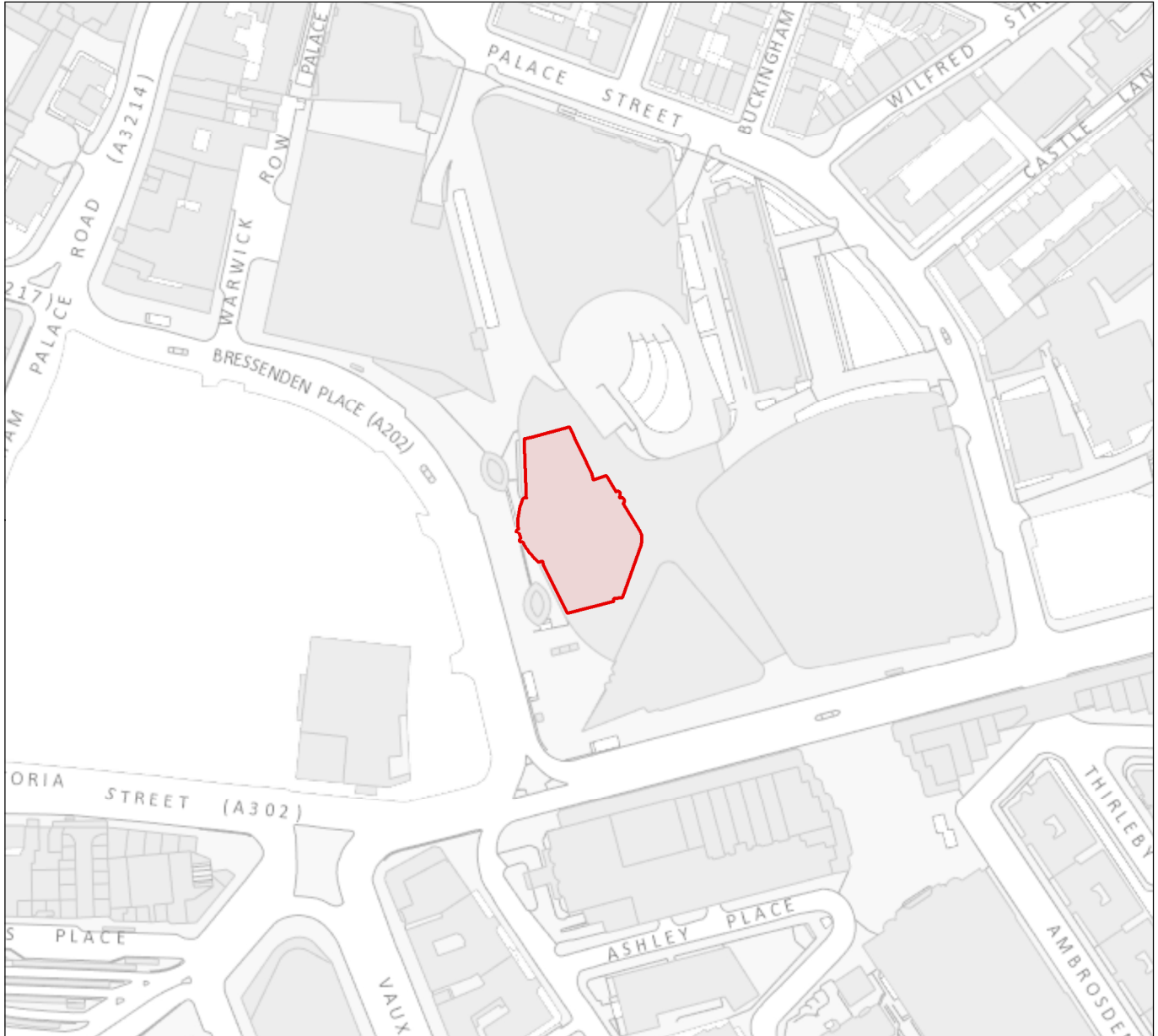
Legend

 Proposals Site



Map 22

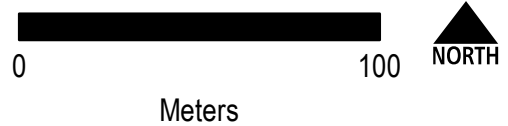
New Proposals Site C: Portland House, Bressenden Place, SW1



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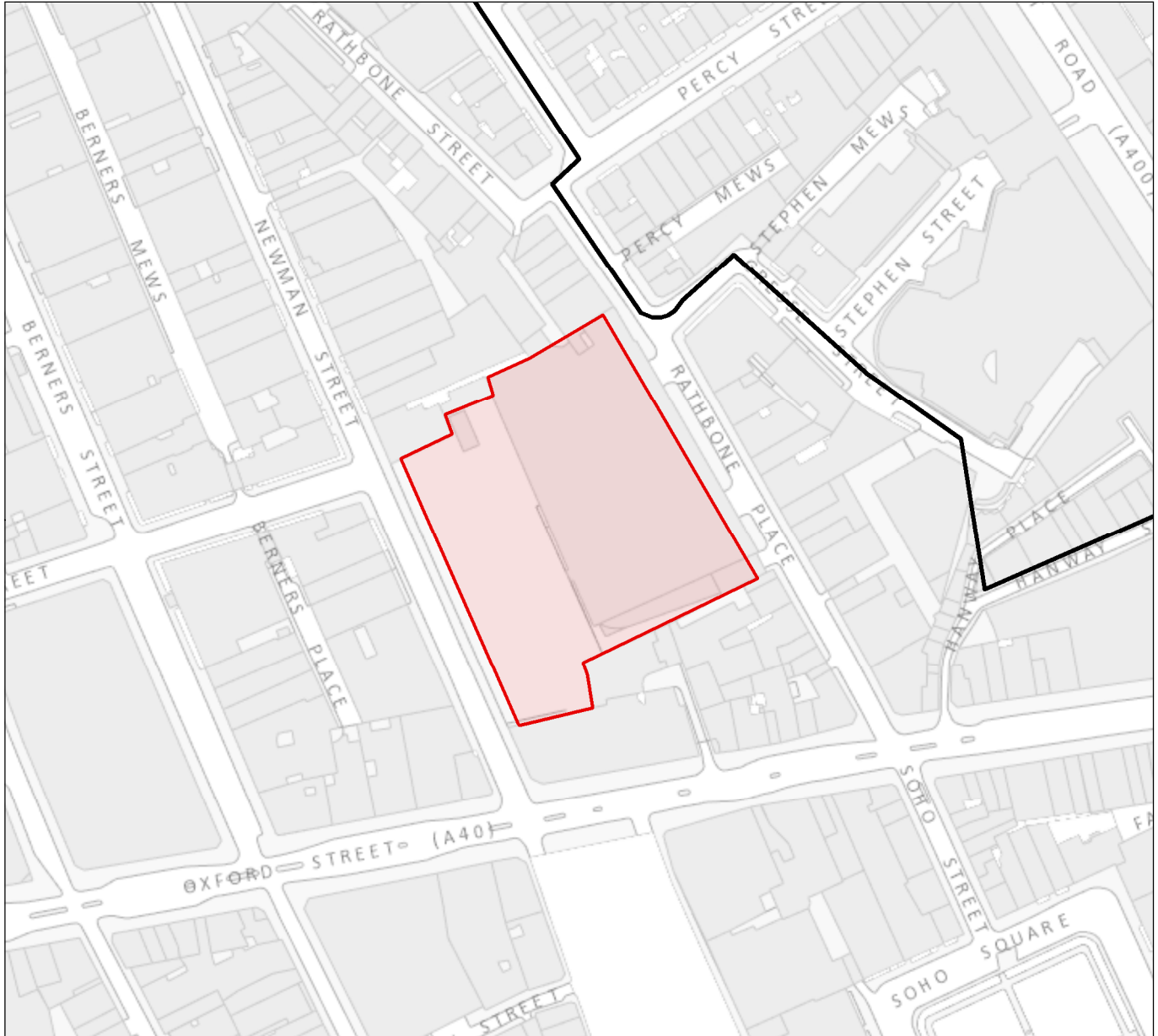
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 Proposals Site





Map 23

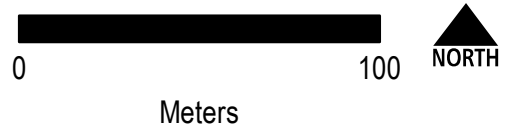
Deleted Proposals Site 13: 35-50 Rathbone Place, Royal Mail West End Delivery / Sorting Office and car park



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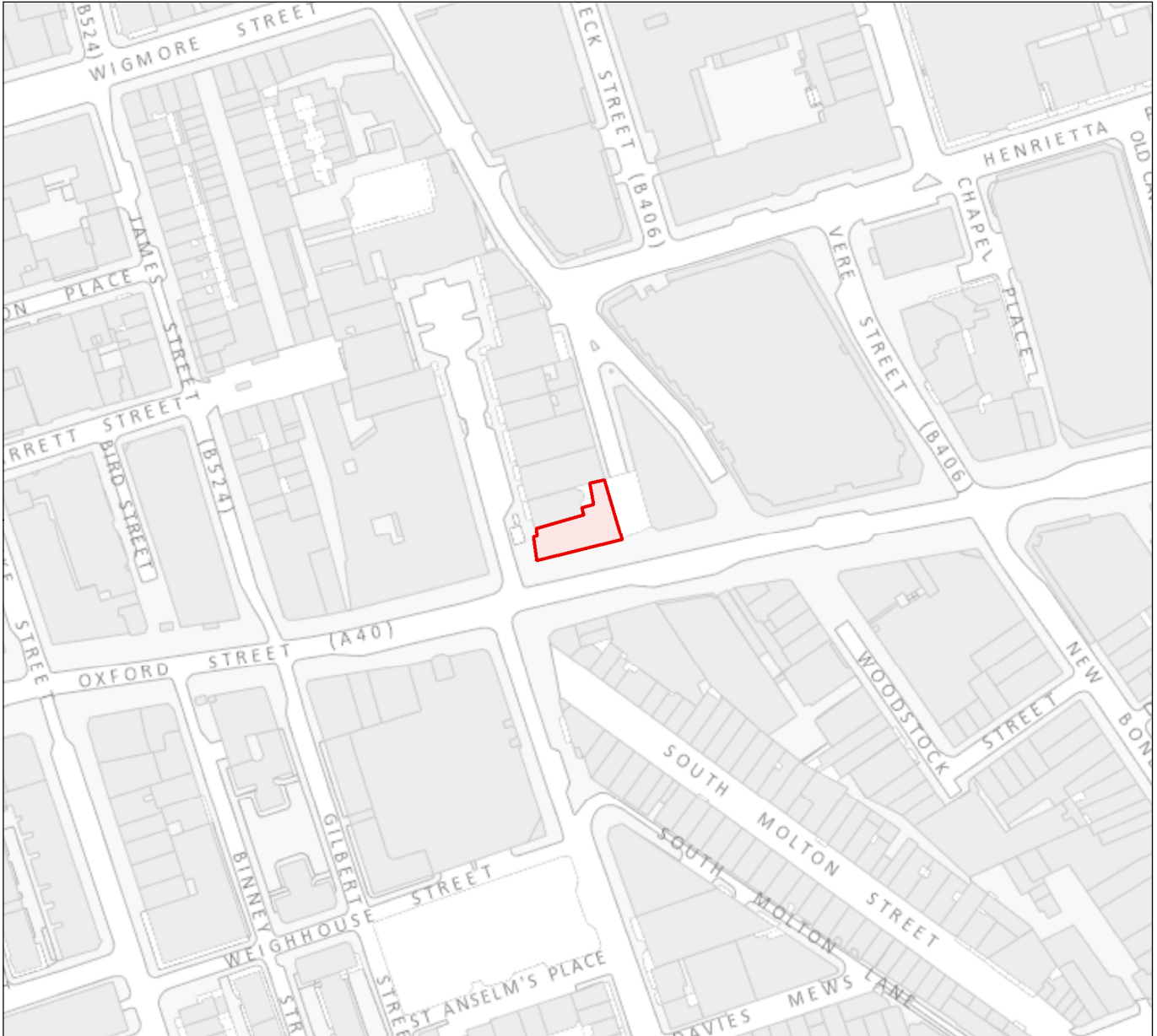
Legend

-  Proposals Site
-  Westminster boundary



Map 24

Deleted Proposals Site 14: 354-358 Oxford Street



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Legend

 Proposals Site



Map 25

New Proposals Site D: 291 Harrow Road and 1 and 2 Elmfield Way, W9



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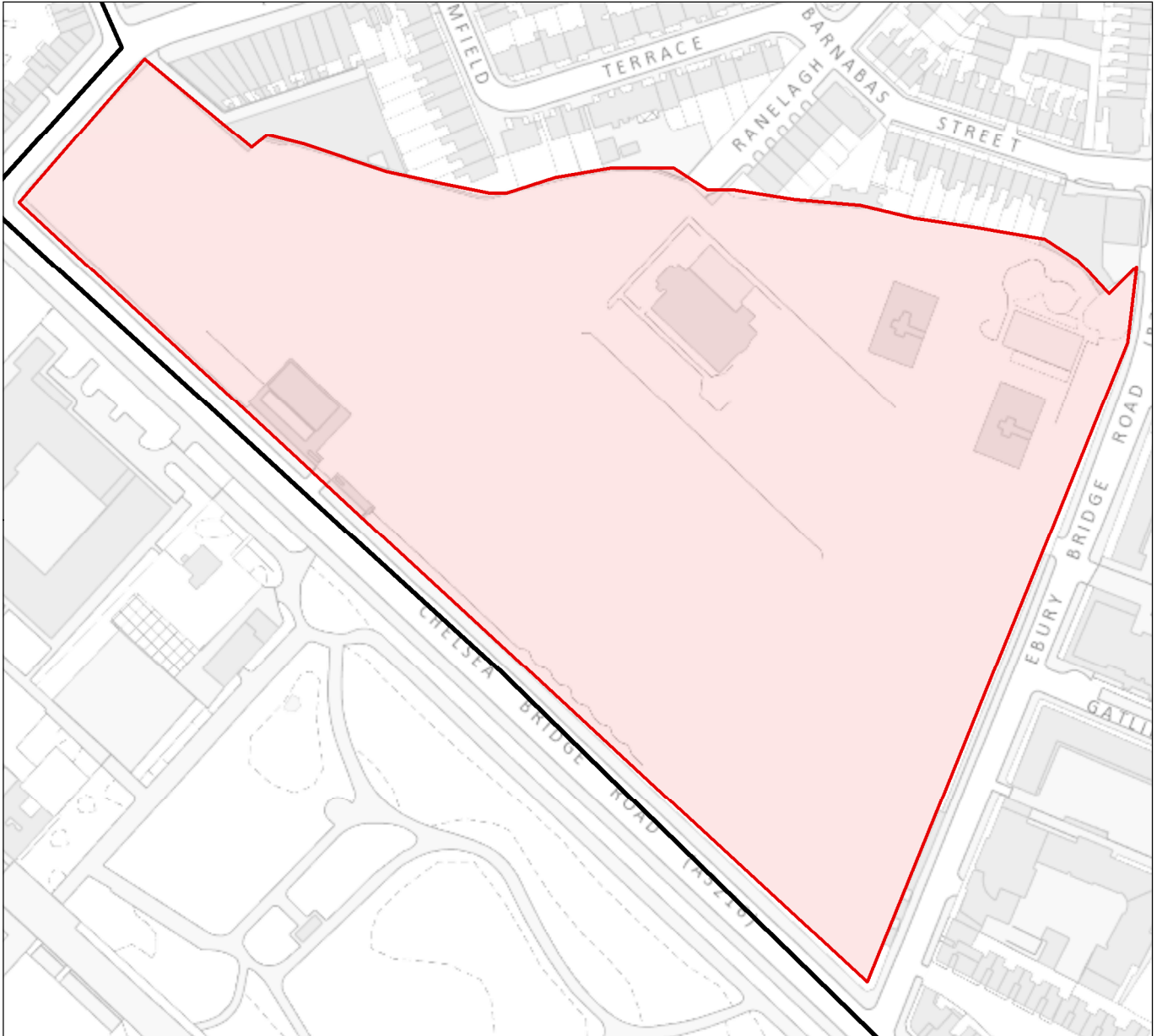
Legend

 Proposals Site





Map 26

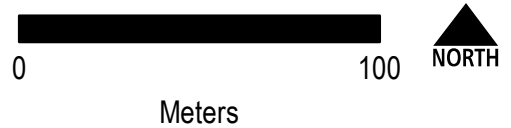
Deleted Proposals Site 26: Chelsea Barracks, Chelsea Bridge Road



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Legend

-  Proposals Site
-  Westminster boundary



Map 27

New Proposals Site E: 33 Horseferry Road, SW1



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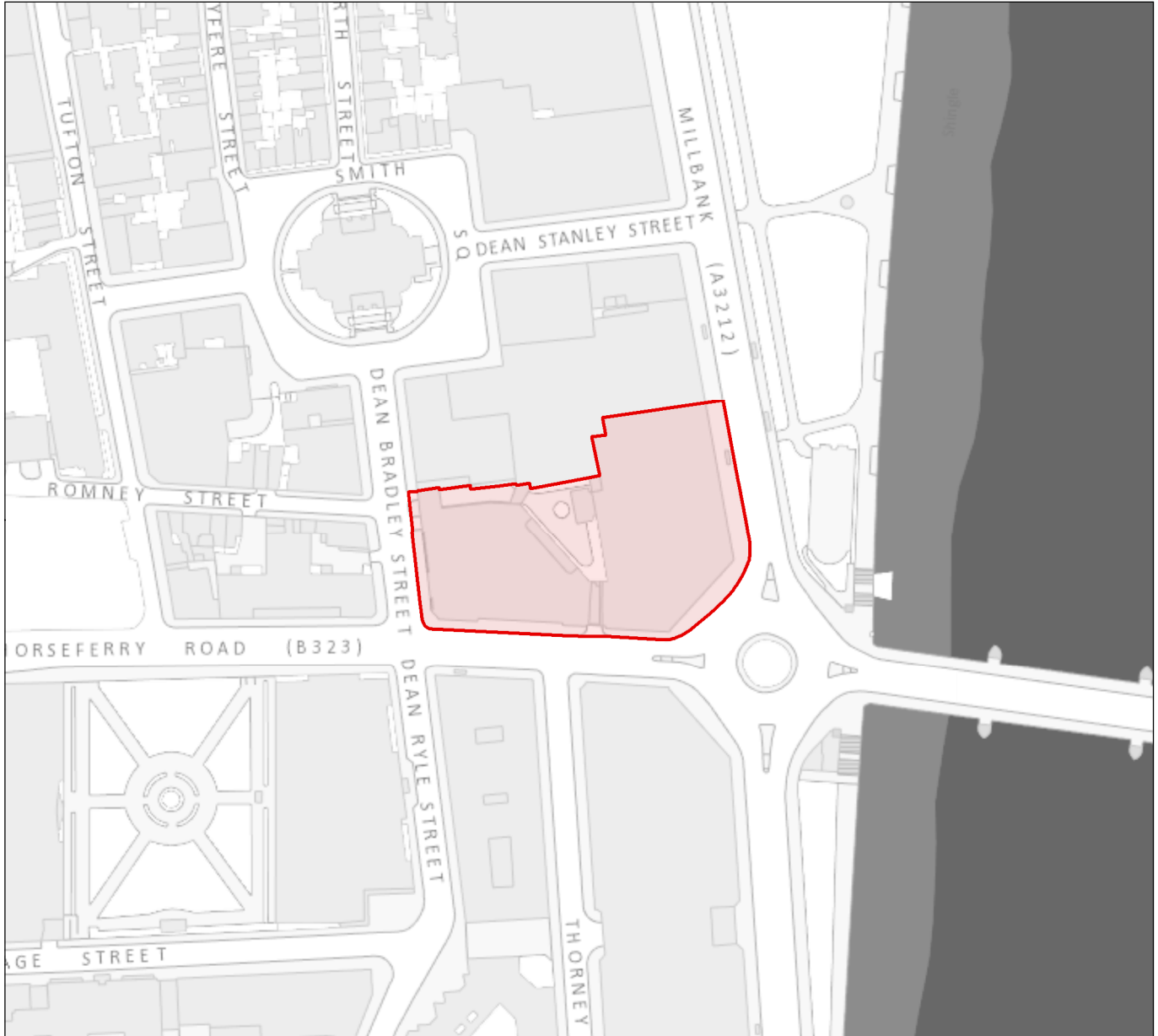
Legend

 Proposals Site



Map 28

New Proposals Site F: Ergon House corner of Horseferry Road and Dean Bradley Street and 9 Millbank, SW1



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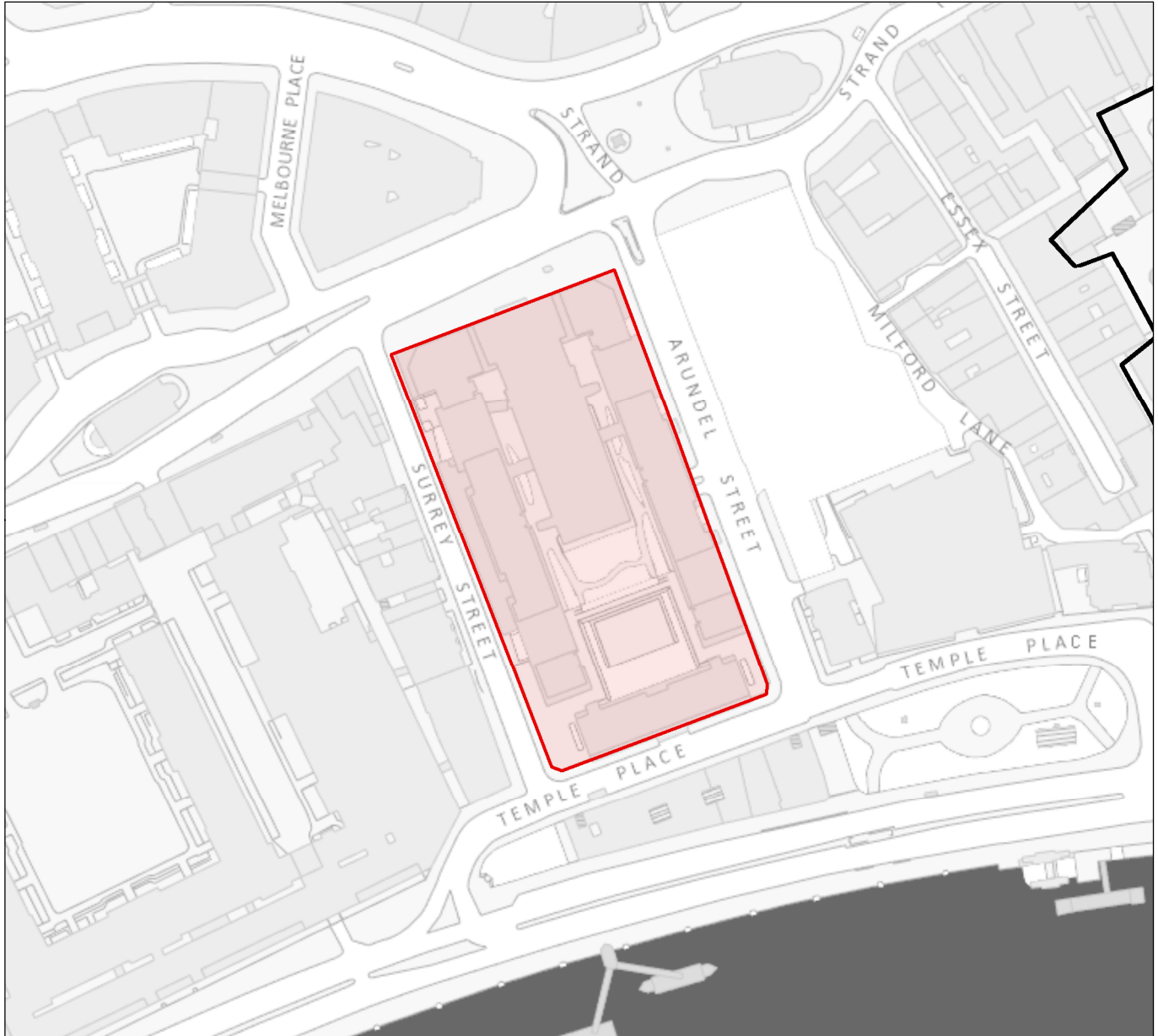
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 Proposals Site





Map 29

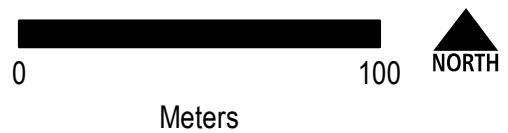
Deleted Proposals Site 31: Arundel Great Court, Strand



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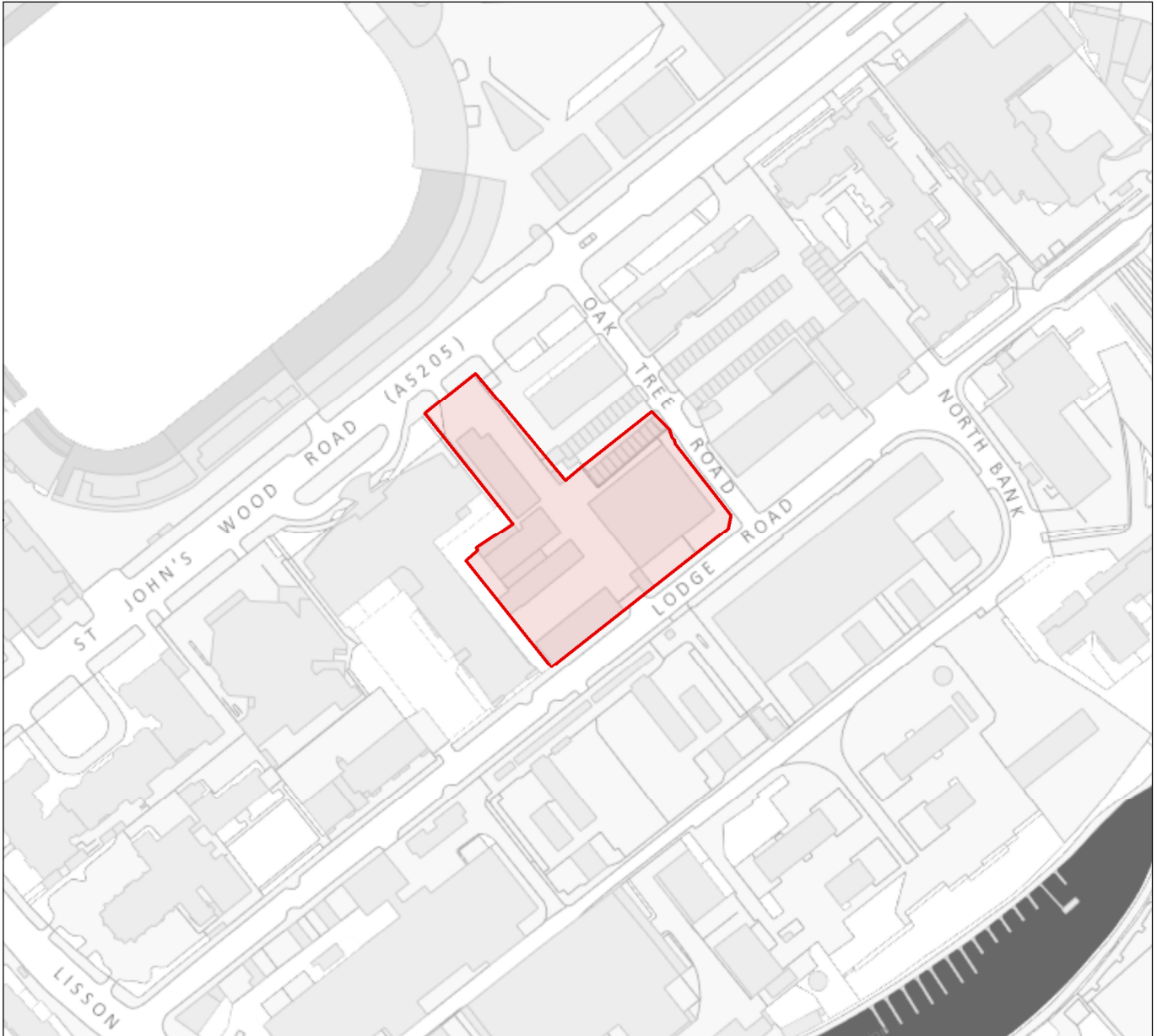
Legend

-  Proposals Site
-  Westminster boundary



Map 30

Deleted Proposals Site 32: 38-44 Lodge Road



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Legend

 Proposals Site





Map 31

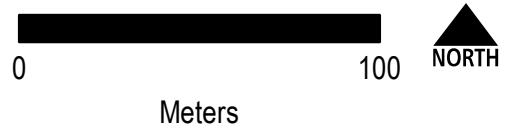
New Proposals Site G: 48-56 Ebury Bridge Road



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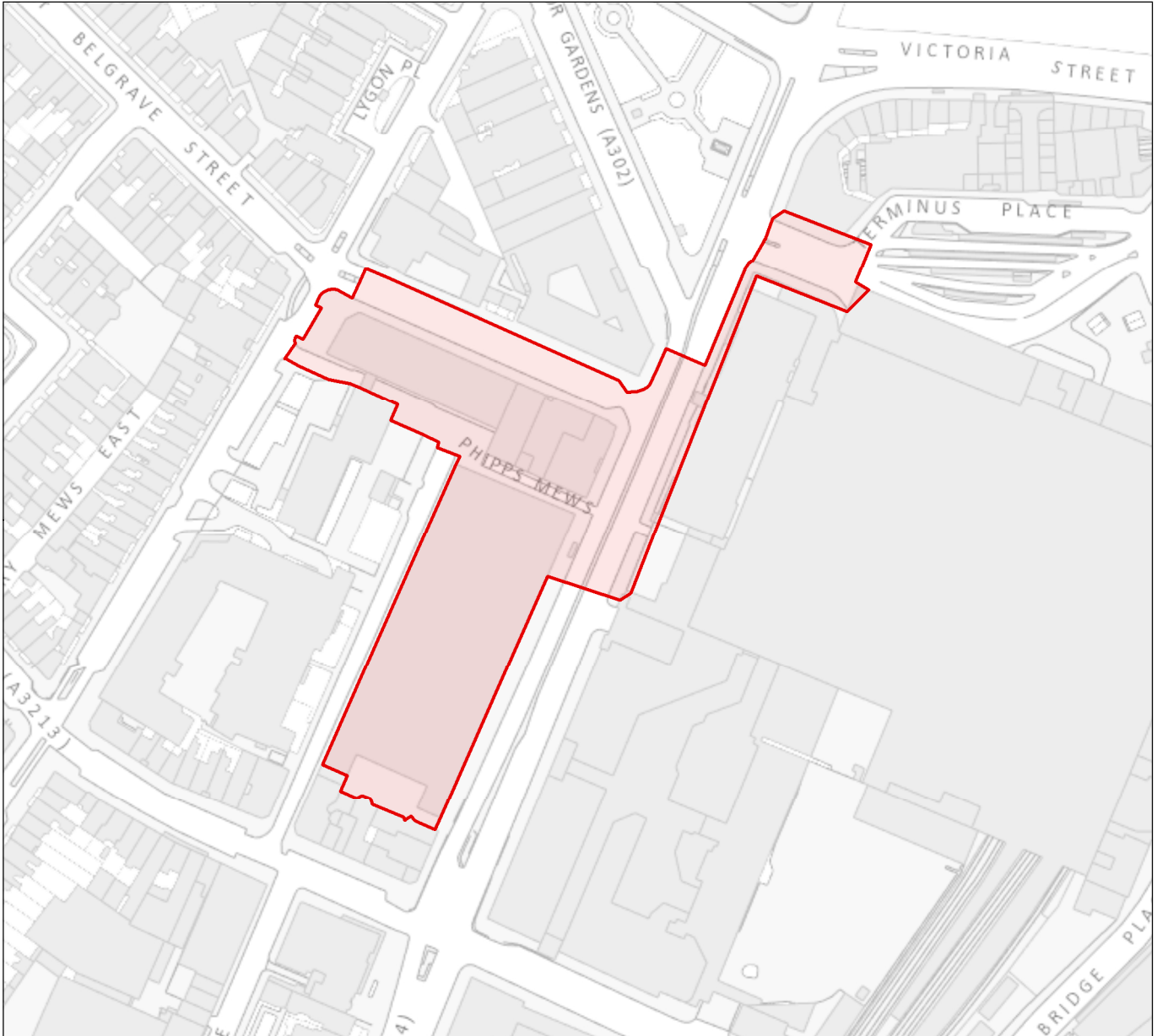
Legend

-  Proposals Site
-  Westminster boundary



Map 32

New Proposals Site I: Areas of Surface Interest (Crossrail 2) - Ebury Gate and Belgrave House



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Legend

 Proposals Site



Map 33

New Proposals Site II: Areas of Surface Interest (Crossrail 2) - Lower Grosvenor Gardens



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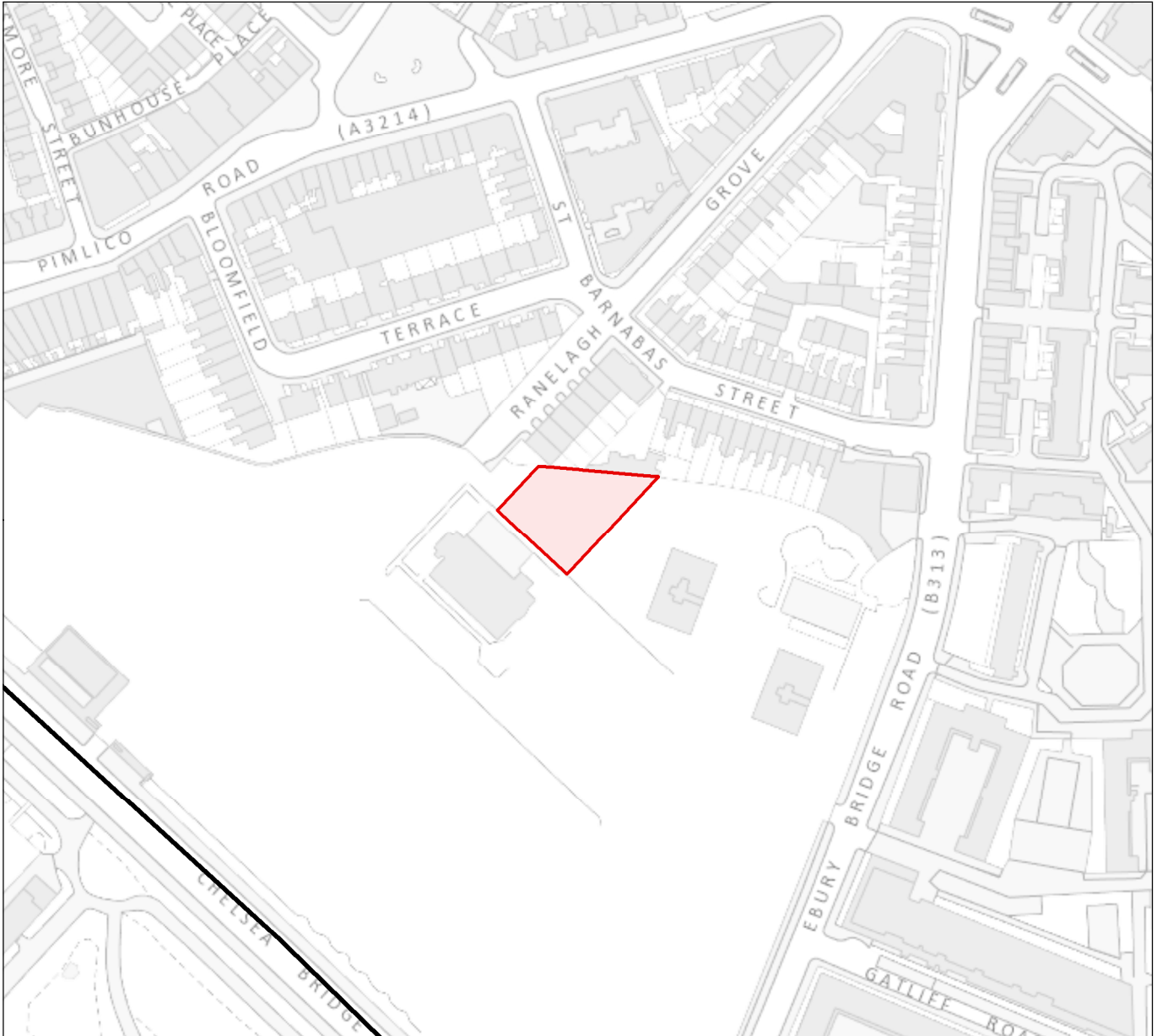
Legend

 Proposals Site





Map 34

New Proposals Site III: Areas of Surface Interest (Crossrail 2) - Chelsea Barracks



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Legend

-  Proposals Site
-  Westminster boundary





Map 35

New Proposals Site IV: Areas of Surface Interest (Crossrail 2) - Rathbone Place / Evelyn Yard



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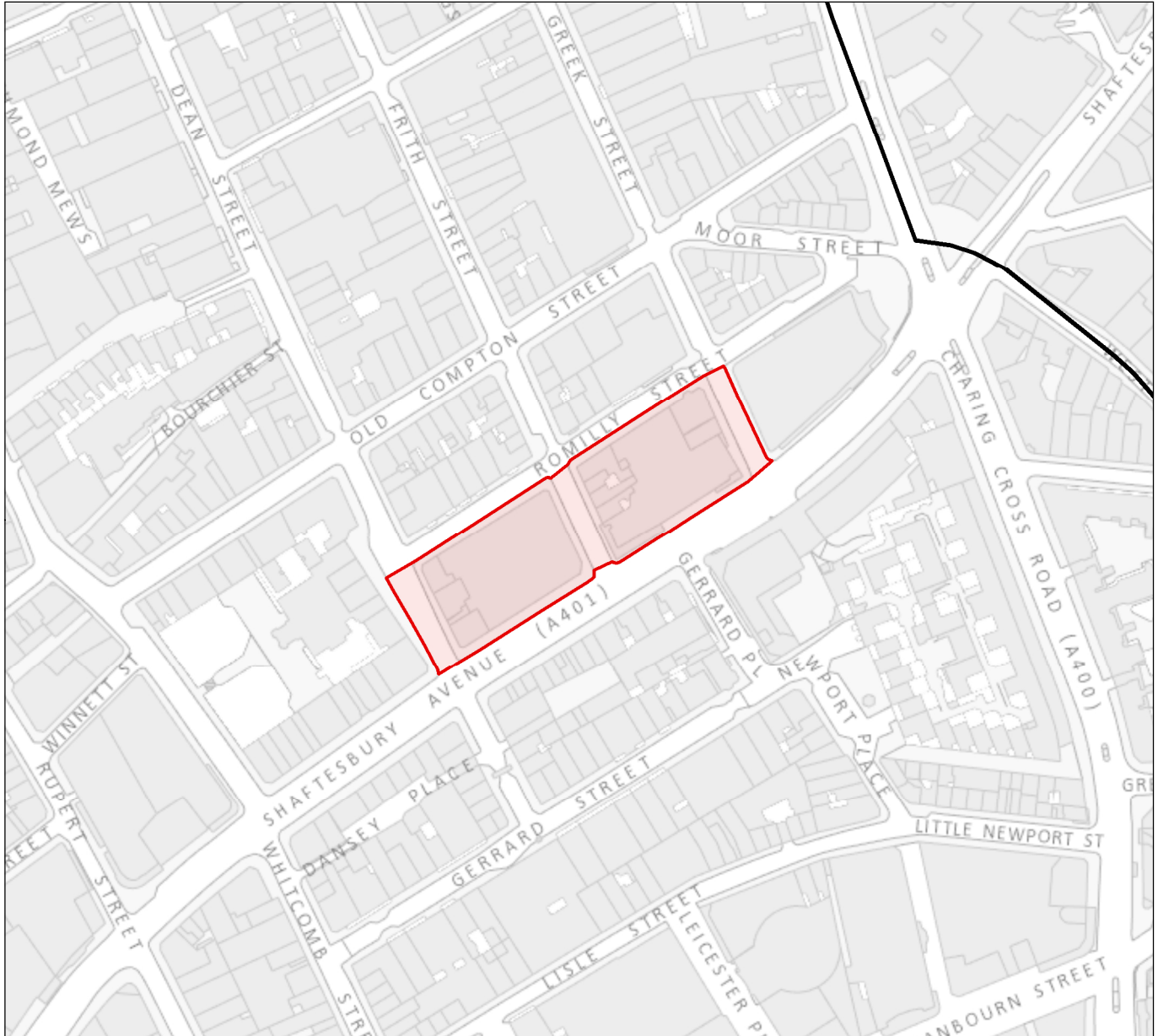
Legend

-  Proposals Site
-  Westminster boundary





Map 36

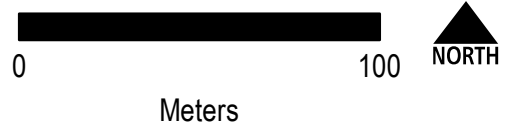
New Proposals Site V: Areas of Surface Interest (Crossrail 2) - Shaftesbury Avenue (Cinema)



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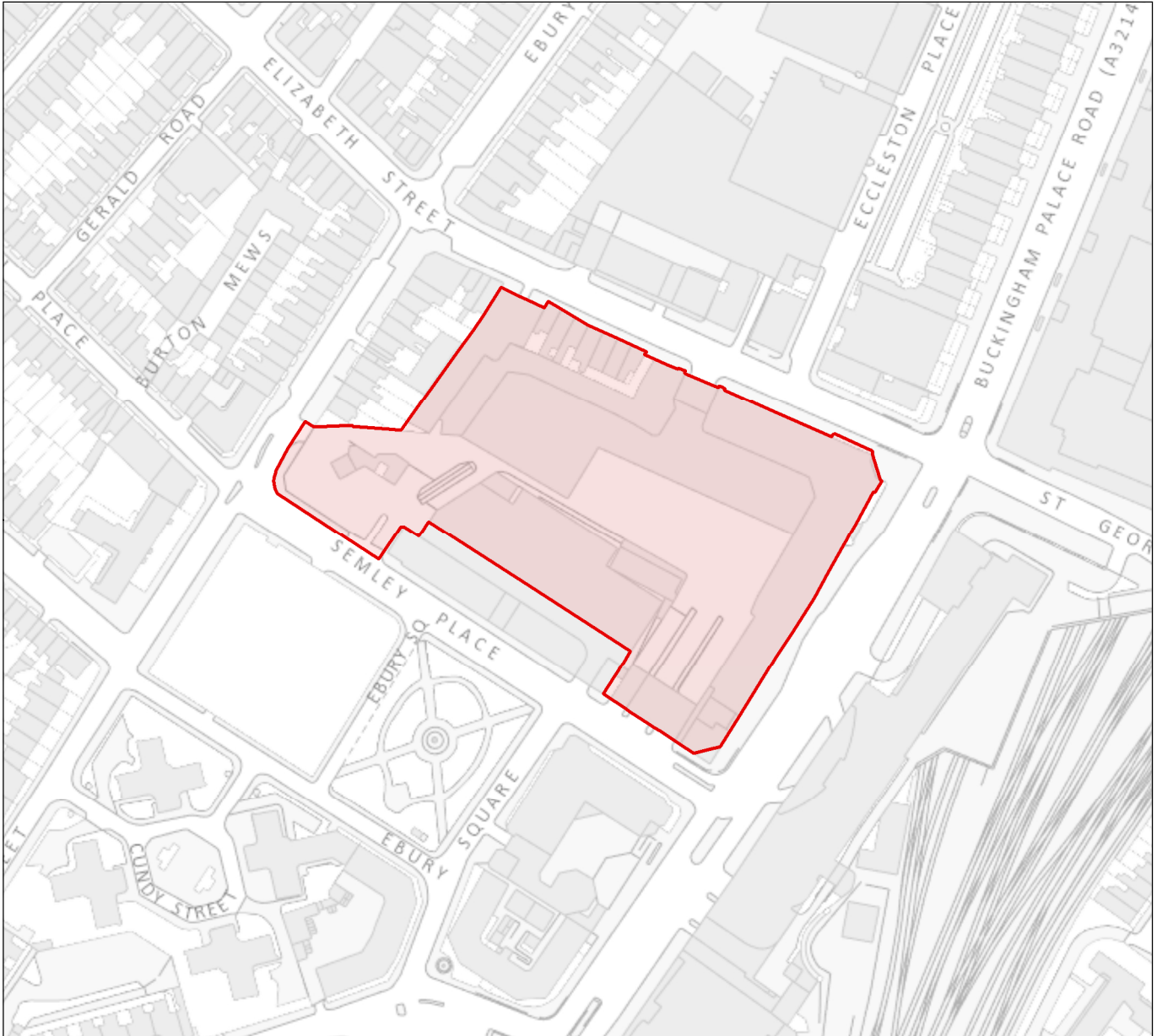
Legend

-  Proposals Site
-  Westminster boundary



Map 37

New Proposals Site VI: Areas of Surface Interest (Crossrail 2) - Victoria Coach Station - Departures Terminal



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Legend

 Proposals Site



Map 38

New Proposals Site VII: Areas of Surface Interest (Crossrail 2) - Terminal House, Buckingham Palace Road



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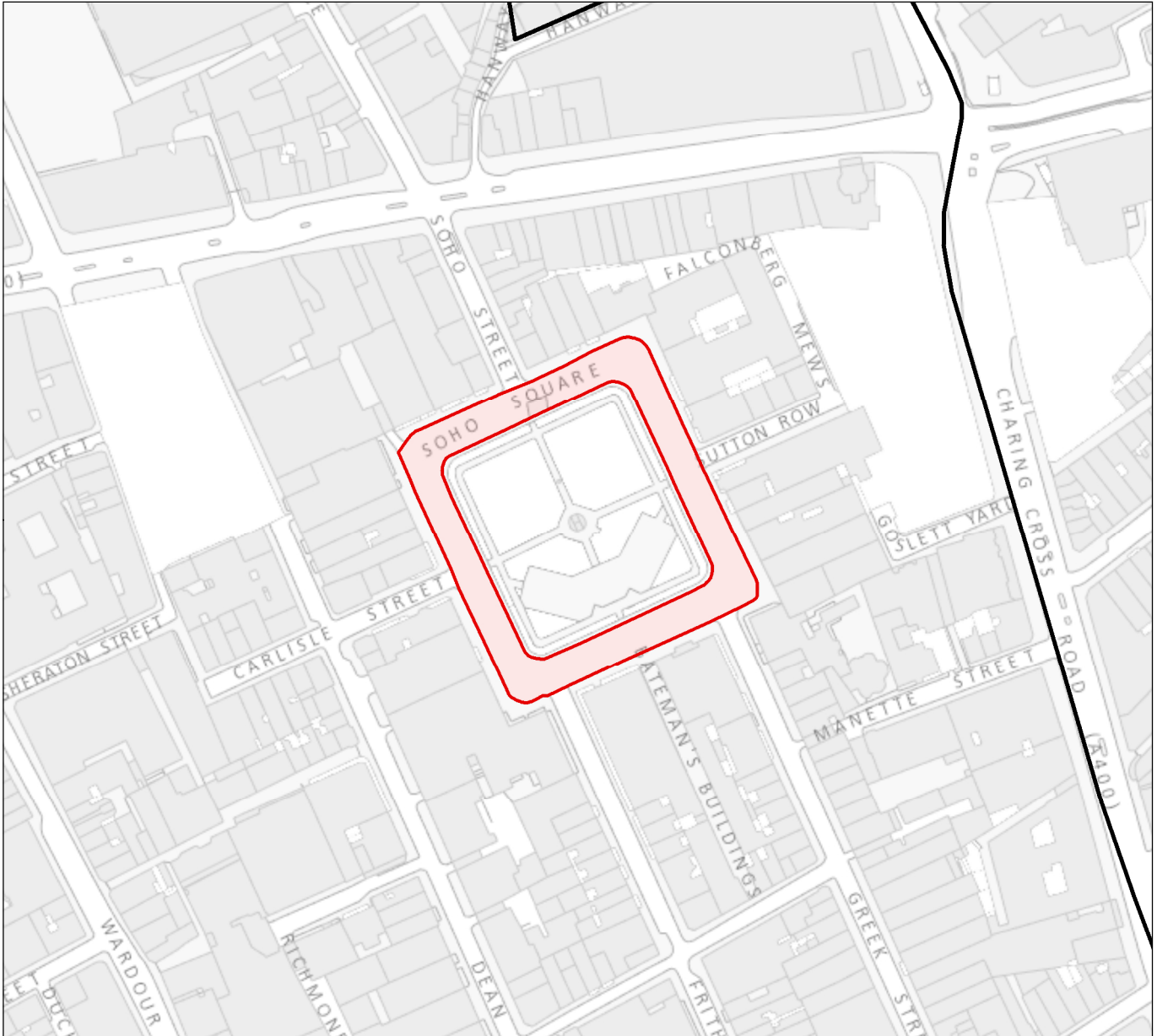
Legend

 Proposals Site





Map 39

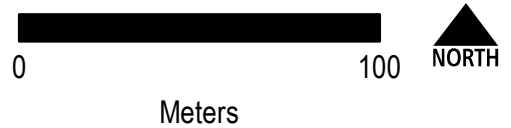
New Proposals Site VIII: Areas of Surface Interest (Crossrail 2) - Soho Square (highway only)



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Legend

-  Proposals Site
-  Westminster boundary





City of Westminster

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