



**MAYFAIR NEIGHBOURHOOD DEVELOPMENT PLAN**

**BASIC CONDITIONS STATEMENT**

**THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

**PART 5, REGULATION 15**

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## 1. Introduction

### Overview

1.1 The Mayfair Neighbourhood Forum has produced this Basic Conditions Statement to demonstrate how the proposed Neighbourhood Plan has been prepared in accordance and conformity with the Neighbourhood Planning General Regulations (2015) (as amended)<sup>1</sup> and how other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act (1990)<sup>2</sup> have been considered to have been met.

1.2 The regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

1.3 This Basic Conditions Statement, along with the Consultation Statement, support and provide evidence to the Mayfair Neighbourhood Plan.

### **‘Minimum requirements’**

1.4 The following table (Table 1) sets out how the minimum requirements have been met in the development of the Neighbourhood Plan:

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<sup>1</sup> [http://www.legislation.gov.uk/uksi/2015/20/pdfs/uksi\\_20150020\\_en.pdf](http://www.legislation.gov.uk/uksi/2015/20/pdfs/uksi_20150020_en.pdf)

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/1990/8/contents>

Table 1: Neighbourhood plan response to the 'minimum requirements'

Requirement	NDP Response
1(a) whether the draft neighbourhood development plan meets the basic conditions [as set out in sub-paragraph 2]	Chapters 2 – 5 of this document demonstrate how the basic conditions set out in subparagraph 2 have been met.
1(b) whether the draft neighbourhood development plan complies with the provisions made by or under sections 38A and 38B	<p>The Neighbourhood Plan meets the provisions made under sections 38A and 38B as follows:</p> <p>38A, (1) The Mayfair Neighbourhood Forum was designated in January 2014 and is therefore entitled to make a Neighbourhood Plan.</p> <p>(2) The Mayfair Neighbourhood Plan establishes policies in relation to the development and use of land within the designated Neighbourhood Area.</p> <p>(3) Prior to being 'made', the Neighbourhood Plan has or will be subject to an independent examination and referendum.</p> <p>38B (1) The Plan does not include any "excluded developments" as defined by 61K2. The Neighbourhood Plan solely relates to the Mayfair Neighbourhood Area designated by Westminster City Council on the 5<sup>th</sup> April 2013.</p> <p>(2) Only one Neighbourhood Plan has been prepared for the designated neighbourhood plan area of Mayfair.</p> <p>(3) The Neighbourhood Plan has been drafted to be clear and consistent, however if there is any perceived conflict between the main body text of the document and the policies, it is agreed the conflict must be resolved in favour of the policy.</p> <p>(4) Relevant Regulations made by the Secretary of State have informed the preparation of the Neighbourhood Plan.</p> <p>(5) The Neighbourhood Plan will be formally published by the City of Westminster Council in line with the regulations.</p>

Requirement	NDP Response
1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates	<p>The referendum will cover the designated Neighbourhood Area. The policies and objectives of the Mayfair Neighbourhood Plan will result in local benefits relating to the designated neighbourhood area.</p> <p>The Mayfair Plan will trigger a residential and a business referendum as per the Neighbourhood Planning (Referendums) (Amendment) Regulations 2013 due to the plan area being designated as a business area for neighbourhood planning purposes. Therefore, it will be subject to two referendums prior to being 'made'.</p>
1(e) such other matters as may be prescribed	There are no other prescribed matters.

## 2. National policies and guidance

- 2.1 The Mayfair Neighbourhood Plan is required to be prepared in accordance with national planning policy and guidance. National planning policy is established within the National Planning Policy Framework (NPPF) (2012), with supporting guidance set out in Planning Practice Guidance published by the Department for Communities and Local Government (DCLG).
- 2.2 The NPPF outlines the purpose of neighbourhood planning as to “give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (Para. 183).
- 2.3 The NPPF establishes the framework for developing local and neighbourhood plans. As the principles of the NPPF are based on “*a presumption in favour of sustainable development*” (Para. 14) it is stated that “*the application of the presumption will have implications for how communities engage in neighbourhood planning*”. Critically it will mean that for those neighbourhoods and communities preparing neighbourhood plans, they should:
- *Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
  - *Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
  - *Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.* (Para. 16).
- 2.4 In line with the objectives of the NPPF, the Mayfair Neighbourhood Plan provides positive planning guidance for the area. The policies have been informed by the guidance set out in the NPPF, with the following topics & paragraphs of the NPPF being the most relevant:

**Building a strong, competitive economy**

2.5 The Mayfair NP sets out the following policies that aim to build a strong, competitive economy;

MSG: SUSTAINABLE GROWTH	NPPF ref. (para) – 18-22
MTR: TYBURN OPPORTUNITY FRONTAGE	
MR1: RETAIL ENCOURAGEMENT & DIRECTION	
MC: COMMERCIAL GROWTH IN MAYFAIR	
MSD: SERVICING & DELIVERIES	
MR6: CREATIVE ORIGINALS	

2.6 These policies meet the NPPF’s aims by supporting and seeking to promote existing businesses in the Mayfair NP area and will allow for new additional services and commercial uses to be delivered. This aim is set out by Policy MSG which encourages and directs growth within sustainable locations.

2.7 Policies MC and MR1 encourage retail and commercial growth throughout Mayfair and protect the existing economic value of the area and the Central Activities Zone (CAZ).

2.8 Policy MR6 protects and enhances the unique, world class retail offer of ‘creative originals’ and encourages further development of this nature.

2.9 Policy MTR specifically highlights an area for further retail provision and improvements.

2.10 Therefore, the plan highlights and effectively plans to enhance the global retail and commercial attributes of Mayfair and its associated economy building a strong and competitive economy.



### Ensuring the vitality of town centres

2.11 The Mayfair NP sets out the following policies that aim to ensure the vitality of key retail areas:

MR1: RETAIL ENCOURAGEMENT & DIRECTION	NPPF ref. (para) – 23
MR2: RETAIL PUBLIC REALM IMPROVEMENTS	
MR6: CREATIVE ORIGINALS	
MSM: PRESERVING THE SPECIAL CHARACTER OF SHEPHERD MARKET	
MTR: TYBURN OPPORTUNITY FRONTAGE	

2.12 Mayfair is considered a world class retail destination. Policies MR1, MR2 and MR6 ensure that this is protected and enhanced to bring long term viability. Policies MSM and MTR give protection to existing uses which are intrinsic to the vitality of Mayfair and plan for further appropriate development.

2.13 “Town Centre” designations are not appropriate within the Core CAZ,

*“The typical ‘town centre’ model of shopping centres and parades is irrelevant within the Core CAZ and its long-standing characteristic of genuine mixed use.”* (paragraph 3.25, WCC Plan 2016)

2.14 However, there are still pockets of shopping frontages within Mayfair that service the needs of local workers and residents which are afforded protection by virtue of policy MR1.

2.15 These policies meet the aims of the NPPF by seeking to retain and enhance the primary retail areas which are of great importance to the special character of Mayfair and its attraction to the local and wider community, as well as tourism, which plays a significant role in its vitality.

### Promoting sustainable transport

2.16 The Mayfair NP sets out the following policies which aim to promote sustainable transport in the plan area;

MPR: TRANSFORMING MAYFAIR’S STREETS	NPPF ref. (para) – 29-32,35,38, 39 & 41
MSG: SUSTAINABLE GROWTH	
MPL2: PARK LANE’S CROSSINGS	
MR2: RETAIL PUBLIC REALM IMPROVEMENTS	

2.17 Policy MPR requires additional space for pedestrians, attractive, multifunctional, accessible and safe streets, and improved walking routes across the neighbourhood area. This is further reinforced by policy MR2, MPL2 and MPL3 which outline the approach to improvements to the existing public realm and major enhancement to crossings along Park Lane. Policy MSG directs growth around transport hubs to minimise the need to travel by private vehicle, and also directs development to areas well connected by cycle and pedestrian routes.

2.18 The plan effectively promotes and seeks to improve accessibility to sustainable transport infrastructure and directs growth within locations capable of achieving access through sustainable transport choices.

**Delivering a wide choice of high quality homes**

2.19 The Mayfair NP sets out the following policies in relation to the delivery of high quality homes within the area;

MSG: SUSTAINABLE GROWTH	NPPF ref. (para) – 47-50
MRU1: RESIDENTIAL AMENITY	
MRU2: RESIDENTIAL USE IN MAYFAIR	

2.20 The Mayfair NP supports residential growth within the area as part of mixed use sustainable developments as set out with policy MSG.

2.21 Policies MRU1 and MRU2 set out key considerations for delivering residential development to ensure a choice and high quality of homes are provided and where a net loss of residential accommodation is resisted.

2.22 The Mayfair NP recognises that there are well-established parts of Mayfair which are residential in nature and the plan, although encouraging a mixture of uses, seeks to positively respond and protect the residential amenity of these parts.

2.23 These policies meet the aims of the NPPF by seeking to identify potential areas for the provision of a mixture of new homes which will be of high and lasting quality.

**Requiring good design**

2.24 The Mayfair NP sets out the following policies that aim to ensure that design is of a high quality:

MPR: TRANSFORMING MAYFAIR’S STREETS	NPPF ref. (para) – 56-68
MR2: RETAIL PUBLIC REALM IMPROVEMENTS	
MR5: SHOPFRONTS	
MD: DESIGN	

2.25 Policy MD of the Mayfair NP stipulates that proposals for new development will only be supported where they are of the highest quality of design and where an application is to be supported by a design and access statement demonstrating how the design has responded to the character and heritage of the locality. Policies MPR and MR2 require the design of streets and public realm to be of a high quality to create attractive streetscapes, with well-designed facilities and services. Policy MR5 requires shopfronts to be of a design in keeping with and sympathetic to their context, including the conservation area and to be of the highest quality.

2.26 These policies meet the aims of the NPPF by seeking to ensure that new development responds to the local character of the built and natural environment with the highest quality of design possible.

**Promoting healthy communities**

2.27 The Mayfair NP sets out the following policies that promote a healthy community:

MPR: TRANSFORMING MAYFAIRS STREETS	NPPF ref. (para) – 69,70,72-74,76 & 77
MGS1: MAYFAIRS LOCAL GREEN SPACES	
MGS2: OTHER GREEN SPACES	
MGS3: EVENTS IN GREEN SPACES	
MR3: OASIS AREAS	
MR4: PUBLIC CONVENIENCE	
MSC: CULTURAL AND COMMUNITY USES	
MUB: URBAN GREENING	

2.28 A wide range of policies within the Plan seek to promote and encourage healthy and inclusive communities within Mayfair. At the forefront of the plan is the provision and enhancement of local green spaces and well-designed public spaces and the public realm which will serve the community. Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and other associated public benefits such as public art.

2.29 Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of both public and private green infrastructure and open spaces which create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.

2.30 Policy MSC states that social, community, and cultural uses are vital in Mayfair. Policy MSC seeks to protect community and cultural buildings from development unless suitable re-provision is secured within Mayfair.

2.31 These policies meet the aims of the NPPF by recognising the challenges of creating a strong and thriving community within central London where community land is at a premium and the area is dominated by retail, tourism and business uses, highlighting and safeguarding the existing community assets and promoting the creation of additional provision.

**Meeting the challenge of climate change, flooding and air quality**

2.32 The Mayfair NP sets out the following policies that seek to meet the challenge of climate change, flooding and air quality:

MES1: AIR QUALITY	NPPF ref. (para) – 93-99, 110 & 120
MES2: WASTE	
MES3: CLIMATE CHANGE ADAPTATION	
MES4: MATERIALS	
MES5: CARBON	

2.33 Policy MES1 requires all development to ensure that it does not result in a worsening of air quality and that, where possible, a net improvement in building and transport emissions is achieved.

2.34 Policy MES2 requires all major new development, including redevelopment to be accompanied by a waste management plan to adequately address any waste management requirements or issues. Policy MES3 requires all development to positively plan for climate change and where appropriate include measure for adaptation. Policy MES4 states that developments should use sustainable, local or reused construction materials.

2.35 Policy MES5 requires all new non-domestic developments to be Zero Carbon, and also requires all new developments to demonstrate that measures will be put in place to meet their energy performance commitments both during construction and operational phases.

2.36 These policies meet the aims of the NPPF by recognising the need to deal with the potential climate change factors affecting the area and the existing air quality issues associated with an inner-city location.

**Conserving and enhancing the historic environment**

2.37 The Mayfair NDP sets out the following policy that seek to conserve and enhance the historic environment;

MD: DESIGN	NPPF ref. (para) – 126 & 133
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2.38 This policy comes under the section of ‘Building on Heritage’ in the Mayfair NP and meets the aims of the NPPF by requiring development to respond and respect the internationally significant character and heritage, both in terms of the Conservation Area, the Character Area as designated by the Mayfair NP, and the setting of listed buildings.

**3. Contribution to sustainable development**

- 3.1 The NPPF states that sustainable development “*should be seen as a golden thread running through both plan-making and decision taking*”.
- 3.2 A formal Sustainability Appraisal has not been undertaken as this is not a requirement of a Neighbourhood Plan. However, the Mayfair NP has been considered against the seventeen objectives established within the Integrated Impact Assessment (IIA) (June 2014) prepared by WCC in relation to testing of the City Plan. This is presented in Table 2 below.
- 3.3 The Mayfair NP has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for Mayfair. This assessment clearly demonstrates that the Mayfair NP is in conformity with each of these objectives and therefore the Westminster City Plan and London Plan. An individual assessment of each of the policies within the Mayfair NP is presented in Appendix B.
- 3.4 The Mayfair Neighbourhood Forum has undertaken a screening opinion and determined that a Strategic Environmental Assessment is not required as the plan will not have any significant environmental impacts. A copy of the screening is included in Appendix A of this Basic Conditions Statement.

Table 2: Assessment of neighborhood plan against WCC City Plan IIA objectives

IIA City Plan Objectives		Mayfair NP response
01	To create cohesive, inclusive and safe communities.	<p>A wide range of policies within the plan seek to promote and encourage healthy and inclusive communities within Mayfair.</p> <p>Policy MD Design encourages the highest quality of design of new development in Mayfair. Following good design principles, including the creation of well overlooked streets and active ground floor frontages, with a mix of uses, will strengthen the safety and cohesiveness of the area.</p> <p>Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and other associated public benefits such as public art as a part of major development proposals. This is considered to be a direct benefit to the community of, and visitors to Mayfair.</p> <p>Policies MGS1, MGS2, MGS3, MR3 seek to protect and enhance Green spaces, parks and public spaces, and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.</p> <p>Policy MSC protects community and cultural buildings form development unless suitable provision is secured within Mayfair. The plan also seeks to protect key local shops which are essential to the residential community function.</p>
02	To reduce crime and fear of crime.	<p>The overarching theme of the plan is to make improvements to the public realm and safe transit through the plan area. This will enhance the safety of Mayfair’s streets, including reducing the crime and the fear of crime. The Plan also seeks to implement more active street frontages through parts of the plan area – along park Lane for example - which in turn will contribute to active streets and passive surveillance which is a key principal of reducing the fear of crime within retail areas.</p>
03	To ensure provision of appropriate housing types to reduce homelessness; reduce overcrowded	<p>The NP welcomes proposals for mixed use development across the NP area, which include the delivery of new housing.</p>

IIA City Plan Objectives		Mayfair NP response
	households and meet the demand for affordable housing and family sized units.	<p>Policy MRU2 seeks to ensure that where residential development is located within Mayfair sufficient regard is given to the residential amenity and judgment made if this is acceptable and justified to be located within the area.</p> <p>The Mayfair NP does not seek to provide further information regarding homelessness or standards for housing size, density or affordable housing and will instead defer these considerations to either the Westminster City Plan, The London Plan or the NPPF.</p>
04	To promote and improve health and well-being.	<p>Policies MBU and MS1 contribute to improving the Air Quality of Mayfair which will be a benefit to the health and well-being of residents and visitors.</p> <p>The improvements made through policies MGS1, MGS2, MGS3, MR3 and MUB to green infrastructure and open spaces will create areas of tranquillity and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area. This is key to improving the health and well-being of residents and visitors.</p> <p>Policy MRU1 seeks to protect the amenity of residential areas within Mayfair to ensure that potential adverse effects of new development are mitigated to promote the health and wellbeing of residents.</p>
05	To reduce greenhouse emissions and support climate change adaptation.	<p>Policy MES4.4 states that developments should exceed the standards outlined in the Mayor's Supplementary Planning Guidance on sustainable design and construction. The London Plan includes a requirement for all residential developments to be Zero Carbon from 2016. Non-residential developments are currently required only to comply with Building Regulations. Policy MES5.1 is therefore a requirement over and above the London Plan for all non-residential developments. The specific requirement (MES5.3) for developments to demonstrate measures taken to reduce embodied carbon is over and above its requirement.</p>

IIA City Plan Objectives		Mayfair NP response
06	To reduce use of limited natural resources e.g. water, fossil fuels, quarried materials, wood.	<p>The Mayfair NDP seeks all development proposals to reuse demolition waste and source materials in the most sustainable way, where appropriate, as stipulated within policy MES4.</p> <p>The plan also requires all development proposal to demonstrate a resilience to adverse weather conditions including heatwaves and flooding, and also manage water efficiently as per policy MES3, this also includes the most efficient running of the building to ensure its sustainable use.</p>
07	To reduce flood risk, promote SUDs, protect surface and groundwater quality.	ME3.1 requires developments to be designed for warmer, wetter winters and hotter, drier summers and designed to withstand natural hazards such as heatwaves, flooding and drought, in line with the requirements set out in the London Plan and Westminster City Plan.
08	To protect, enhance and create environments that encourage and support biodiversity.	Urban greening opportunities are sought to complement and enhance the existing green infrastructure. The plan requires development proposals across Mayfair to contribute to biodiversity and seek to demonstrate how urban greening has been incorporated into any new development. Policy MUB seeks to protect, enhance and require greening and green infrastructure throughout Mayfair. MES3.2 Also requires developments to incorporate green infrastructure where feasible within the proposed development. As such, the NP is considered to protect and significantly plan to enhance and create green infrastructure to support biodiversity in the plan area.
09	To improve Air Quality.	MES1.1 requires all new built development within Mayfair to undertake air quality screening, as outlined by the EPUK/IAQM guidance <sup>108</sup> or any subsequent replacement guidance which may be issued, to determine whether a detailed air quality assessment is required. MES1.2 Requires appropriate air quality assessments to be undertaken. MES1.3 requires all development to demonstrate a net improvement in building and transport emissions. These policies have been created in line with all relevant legislation, policy and guidance for Air Quality in this area of London and



IIA City Plan Objectives		Mayfair NP response
		<p>will result in increased focus being placed on mitigation for air quality.</p> <p>A key aspiration of Policy MBU is to implement urban greening which is considered to contribute to the improvement of air quality.</p> <p>It is therefore considered that the plan adequately promotes the improvement to Air Quality within the area.</p>
10	To reduce noise and impact of noise.	<p>MRU1 seeks to protect residential amenities within Mayfair and to have regard to the potential impact of noise. Development considered to have a detrimental noise impact will be objected to.</p> <p>Public realm improvements and better traffic management is considered key by the plan to reducing noise as per policies MPR, MPL1-3.</p> <p>The protection and management of Sheperd Market will ensure that late night noise is mitigated as set out within policy MSM.</p>
11	To reduce need to travel, the use of private motorised vehicular transport as well as encourage walking, cycling and use of public transport.	<p>The plan promotes major public realm improvements within Mayfair, and is considered one of the main objectives of the plan. Improvements to Park Lane and the public realm within retail areas will significantly enhance the safety and pleasure of pedestrian and bicycle movement through Mayfair and encourage the reduction in use of private cars. Further to this the plan seeks to direct development around transport hubs to create sustainable development locations, leading to a reduction in the need for private vehicles.</p> <p>The plan also supports and plans around the proposed Elizabeth Crossrail line which is considered to bring a reduction in private car travel to and from Mayfair.</p>
12	To reduce waste production and increase recycling, recovery and re-use of waste.	<p>Policy MSD of the NP requires that all new retail commercial, and large scale residential development is to demonstrate how steps have been taken to provide improved waste and servicing arrangements. MSD1 sets out criteria for the most effective storage and collection of waste and refuse, including measures to improve air quality and promote solutions which would reduce the need for vehicle movements.</p>

IIA City Plan Objectives		Mayfair NP response
		Policy MES2 requires developers to explore the use of innovative technologies to reduce the volume of waste, and further explore how the need for transportation of waste can be reduced. Policy MES4 sets out that onsite recycling of demolitions materials will be advocated and supported.
13	To protect and enhance the historic environment and architectural, archaeological and cultural heritage.	Policy MD of the NP supports only the most impressive and sound design proposals for development in the area, responding intrinsically to the existing vernacular and character, and only being permitted where the Conservation Area is enhanced. Policy MGS1 promotes the appropriate use and protection of historic parks, squares and other historic open spaces within Mayfair.
14	To enhance public realm and street improvements.	One of the core principles of the NP is to significantly enhance the public realm within the plan area and to provide better connections into and out of it.  All developments will be required by polices MPR, MDG, MPL2 and MR2 within the NP to prioritise pedestrian movement and the creation of a convenient, attractive and safe pedestrian environment, with particular emphasis in areas with high pedestrian volumes or peaks. A key theme of the Mayfair NDP is to seek substantial improvement to public realm especially within retail areas and along Park Lane.
15	To protect, enhance and seek opportunities to increase open space.	Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and protection of parks and squares. Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of public open spaces and enhancements which are to be sought in regard to these areas, both green and urban. These polices seek to protect and enhance these spaces and promote their public benefit and enjoyment.  Policy MGS1 promotes the appropriate use and protection of historic parks, squares and other historic open spaces within Mayfair.
16	To ensure equality of opportunities, improve local opportunities and	The NP is located within the core CAZ which has an important economic function, and where new commercial activities and uses are encouraged. The NP

IIA City Plan Objectives		Mayfair NP response
	support sustainable economic growth throughout Westminster.	does not seek to change or amend any of the policies in relation to this and follows the City Plan in this respect.
17	To maintain economic diversity and support sustainable economic growth.	A main aim of the Plan is to direct growth in the most appropriate and sustainable locations. Policy MSG promotes sustainable growth within Mayfair and underpins the strategy of the plan. Policies of the plan (MR1, MR2, MR6, MC & MSM) actively seek to promote the world class attributes of Mayfair, Westminster and London by promoting and protecting its unique and intrinsic retail, cultural heritage, tourism and entertainment functions, especially due to its location within the Central Activities Zone. The NP therefore seeks to maintain and protect the special economic diversity intrinsic to Mayfair and London and promotes its continued growth.

#### **4. General conformity with the development plan**

4.1 The NPPF states that “*neighbourhood plans must be in general conformity with the strategic policies of the Local Plan*” (Para. 184). The Mayfair Neighbourhood Plan has been developed in consideration of London-wide and Westminster City planning policies, set out in:

- The London Plan – Prepared by the Mayor of London in March 2015 (the latest published version consolidating alterations made to the Plan since 2011)
- Westminster City Plan (2016)

4.2 The Mayfair Neighbourhood Plan aims to build on the policies contained within both the London Plan and the Westminster City Plan by providing neighbourhood level planning policy where it has been found appropriate.

4.3 There are a number of instances where adequate protection is considered to be afforded by the London Plan and City Plan already and these have not been repeated within the Plan.

##### **The London Plan**

4.4 Generally, London Plan policies are broadly framed, and are already reflected in the Local Plan (the City Plan) prepared by Westminster City Council. Therefore, the issues of 'non-conformity' with the London Plan are unlikely to arise in relation to neighbourhood plans within London. This Basic Conditions Statement does, in any event, outline how the Mayfair Neighbourhood Plan conforms with the London Plan.

4.5 The Mayfair Neighbourhood Forum is confident that the policies proposed in the Mayfair Neighbourhood Plan both support, and generally conform with, those of the London Plan. Table 3 sets this out below.

4.6 We note that the new draft London Plan (December 2017) has now been published for consultation, though it is not anticipated that it will be adopted until Autumn 2019. This Basic Conditions Statement thus refers to the currently adopted version of the London Plan.

Table 3: Neighbourhood Plan response to strategic London Plan objectives

London Plan Objectives		Mayfair NDP response
01	A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high-quality homes and neighbourhoods for all Londoners and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.	<p>The Mayfair Neighbourhood Plan is clear that it supports residential growth in Mayfair, as part of mixed use developments, particularly in sustainable locations. A main aim of the Mayfair NP is to direct growth in the most appropriate locations and better reflect and respond to local character and dynamics of the area, alongside directing development within the most sustainable locations, especially within close proximity to main transport hubs. The NP recognises the potential impact from the nature of central London activities to have upon the amenities of its residential population and actively seeks to mitigate the potential harm to these from new development.</p> <p>The Mayfair NP does not seek to provide housing allocation sites nor does it provide any further policies in addition to the adopted high-level development plan in regard to affordable housing or providing housing for specialist groups and instead will defer back to the policies of the WCC plan and London Plan.</p>
02	An internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.	It is clear throughout the Mayfair NP that the intrinsic special character of Mayfair to the international importance of London is recognised and responded to. The identification of not only Mayfair’s heritage and cultural assets, but of its special retail attraction is paramount within the plan and addressed by specific policies aimed to maintain and enhance these special qualities of the place and promote a strong and diverse economy associated with them.
03	A city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high-quality	Mayfair has a broad mix of residential areas, business and commercial premises, primary and world-renowned retail offerings and access to highly sought after green and public spaces. The Mayfair NP recognises this and actively, and through its policies, promotes improved public realm, green infrastructure, improved access and crossings, better retail access and associated realm. These factors cumulatively will provide for a strong sense of place, and create accessible and secure neighbourhood.

London Plan Objectives		Mayfair NDP response
	environment for individuals to enjoy, live together and thrive.	Mayfair has a diverse mix of residents. The housing stock ranges from affordable and social housing through to high end residences of international attraction. The Mayfair NP establishes policies that seek to enhance the environment for all.
04	A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.	<p>The vision of the Mayfair NP clearly recognises the architectural heritage of the area, including some of the Nation's most important buildings and access to green spaces and parks which are internationally renowned. Policies within the Mayfair NP seek to enhance and maintain these assets and positively plan for them.</p> <p>A key objective of the Mayfair NP is to improve public realm and green infrastructure through the area with overarching and specific policies regarding new opportunities and improvement to existing situations.</p> <p>The historic Tyburn river still flows underground, a geological feature which has both partially caused the fascinating intersections in the streetscape, and also to some degree determined the boundaries of the historic estates and ownership within Mayfair. The Mayfair NP seeks to rediscover and celebrate with historic and intrinsic part of Mayfair for the enjoyment and benefit to the local community and visitors.</p>
05	A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.	The Mayfair NP proactively seeks to address the main factors relating to climate change and sustainable development. The Mayfair NP requires new development to have regard to air quality, waste management, adaptation and resilience to climate change, flood risk and zero carbon, and the reuse and sustainable sourcing of materials. The Mayfair NP also seeks to direct development within the most sustainable locations and provide public realm improvements, including walking and cycling, to reduce the need and reliance of the private car.

London Plan Objectives		Mayfair NDP response
06	A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.	<p>The NP identifies that streetscapes are assets which embrace Mayfair's heritage, and plans for these to be designed and maintained to the highest standard for all to enjoy.</p> <p>The NP seeks for continual improvement to infrastructure that will ensure Mayfair meets the needs of both businesses and residents to access the area for commercial and leisure purposes by requiring all new development to have regard and make contribution to public realm and green infrastructure provisions. Further to this the plan priorities development to be located within close proximity to kept transport hub to ensure that the most sustainable form of transport can be adopted.</p>

#### The Westminster city plan: strategic objectives

- 4.7 The Westminster City Plan was adopted in 2013 and updated in 2016. It sets out the overall spatial strategy and includes planning policies for Westminster and its neighbourhoods, including Mayfair.
- 4.8 The Westminster City Plan establishes seven strategic objectives. Table 4 below demonstrates how the Mayfair Neighbourhood Plan responds to them:

Table 4: Neighbourhood Plan policy response to WCC City Plan strategic objectives

Westminster Plan Objectives		Mayfair NDP response
01.	To accommodate sustainable growth and change that will contribute to Westminster’s role as the heart of a pre-eminent world class city, building on its internationally renowned business, retail, cultural, tourism and entertainment functions within the Central Activities Zone; to support the unique economic breadth and diversity of the West End and its fringe areas including the Opportunity Areas; whilst maintaining its unique and historic character, mix, functions, and townscapes.	A main aim of the Mayfair NP is to direct growth in the most appropriate locations and better reflect and respond to local character and dynamics of the area. Policy MSG promotes sustainable growth within Mayfair and underpins the strategy of the plan. Policies of the Mayfair NP (MR1, MR2, MR6, MC & MSM) actively seek to promote the world class attributes of Mayfair, Westminster and London by promoting and protecting its unique and intrinsic retail, cultural heritage, tourism and entertainment functions, especially due to its location within the Central Activities Zone. The Mayfair NP identifies opportunity areas and safeguards the diversity of the West End, heritage assets and general character of Mayfair (policies MTR, MPL1-3, MR5, MRU3 & MD).
02.	To sensitively upgrade Westminster’s building stock to secure sustainable and inclusive exemplary design which minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today’s needs and those of the future, including the effects of a changing climate; creating attractive places that function well whilst ensuring that the historic character and integrity of Westminster’s built fabric and places is protected and enhanced.	The Mayfair NP is underpinned by five key environmental and sustainability policies (MES1-5) which set out how future development proposals must minimise or mitigate the potential impact upon energy and resources, including waste, pollution, air quality, and to plan positively for present and future climate and environmental changes. Policies MD and in parts MR5 set out the plans approach to conserving and enhancing the historic character and integrity of Mayfair’s historic built fabric along with other cross over policies of the Westminster City Plan and statutory listings and associated legislation which are considered sufficient in prescribing the protection of such assets.
03.	To maintain and enhance the quality of life, health and well-being of Westminster’s residential communities; ensuring that Westminster’s residents can benefit from growth and change, providing more employment and housing opportunities, safety and security, and better public transport and local services; to work with our partners to foster	A wide range of policies within the plan seek to promote and encourage healthy and inclusive communities within Mayfair. At the forefront of the plan is the provision and enhancement of local green spaces and well-designed public spaces and realm which will serve the community. Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and other associated public benefits such as public art as a part of major development proposals. This is considered to be a direct benefit to the community of, and visitors to Mayfair.



Westminster Plan Objectives		Mayfair NDP response
	economic vitality and diversity, improved learning and skills, and improved life chances in areas of deprivation.	<p>Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of both public and private green infrastructure and open spaces which create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.</p> <p>Policy MSC states that social, community, and cultural uses are vital in Mayfair and recognises that due to the high value of land there is little incentive to retain or provide additional community and cultural buildings. Policy MSC therefore protects community and cultural buildings from development unless suitable provision is secured within Mayfair.</p>
04	To increase the supply of good quality housing to meet Westminster’s housing target, and to meet housing needs, including the provision of affordable housing and homes for those with special needs; whilst ensuring that new housing in commercial areas coexists alongside the business activity and an appropriate balance of uses is maintained.	<p>Policies MRU1 and MRU2 seek to protect and provide, where appropriate, residential dwellings and safeguard areas of current residential use. Where development is proposed this is to be located within sustainable locations where there is potential to link into existing transport hubs. All development proposal will have regard to the amenities of current residents within Mayfair and will not prejudice these as a result.</p> <p>The plan gives consideration to the CAZ zone and a balance has been considered to provide residential development, where appropriate to do so, alongside the aspirations of the CAZ designation.</p> <p>The Mayfair NP does not seek to make any site allocations or set any form of housing provision number.</p>
05	To manage the pressures on the city from its national and international roles and functions, supporting business communities and tourism, and ensuring a safe and enjoyable visitor experience.	<p>Mayfair is considered a world class retail destination. Policies MR1, MR2 and MR6 ensure that this is protected and enhanced to bring long term viability. Policies MSM and MTR give protection to existing uses which are intrinsic to the vitality of Mayfair and plan for further appropriate development. The particular protection to ‘creative originals’ as part of the Mayfair NP gives greater security to the intrinsic retail character of the area which substantially contributes to the international role and draw the area has. Furthermore, the requirement for good design, particularly in response to heritage assets within the area as well as improvements to public realm (policies MPL1-3, MR2 &amp; MPR) both directly contribute to promoting a safe and enjoyable visitor experience.</p>
06	To accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements	<p>The Mayfair NP promotes major public realm improvements within Mayfair, and is considered one of the main objectives of the plan. Improvements to Park Lane and the public realm within retail areas will significantly enhance the safety and pleasure of pedestrian and bicycle movement through</p>

Westminster Plan Objectives		Mayfair NDP response
	to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.	Mayfair.
07	To protect and enhance Westminster’s open spaces, civic spaces and Blue Ribbon Network, and Westminster’s biodiversity; including protecting the unique character and openness of the Royal Parks and other open spaces; and to manage these spaces to ensure areas of relative tranquility in a city with a daytime population increased every day by over one million workers and visitors.	<p>A core plank of the Mayfair NP is to significantly enhance and protect public open space and other areas of natural infrastructure. Mayfair has a number of smaller parks and squares and also benefits from proximity to Hyde Park and Green Park. The Mayfair NP takes these into account and positively plans for their conservation and where appropriate, improvement.</p> <p>Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of both public and private green infrastructure and open spaces which create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.</p>

### The Westminster city plan: ‘S’ policies

- 4.9 Westminster City Council advises that, for the purposes of the Basic Conditions, “*General conformity is limited to the ‘S’ policies in Westminster’s City Plan<sup>3</sup>*”. There are 47 ‘S’ policies in the City Plan. General Conformity with these is outlined in Table 5 below. In addition, there are some other relevant policies in the Westminster City Plan pertaining to Mayfair. These are also addressed in Table 5.
- 4.10 It is considered that Table 5 makes clear that the Mayfair Neighbourhood Plan is consistent with the Development Plan and will make a positive contribution to wider strategic policy aims and objectives.

Table 5: Conformity of neighbourhood plan policies with ‘S’ and other relevant policies in the Westminster City Plan

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in ‘General Conformity’ YES/NO	Comments
Policy S1	Mixed Use in The Central Activities Zone	<b>Y</b> Policies: MSG, MR1, MRU1	<p>The Mayfair NP is in general conformity with the aspirations of SP1 by promoting a mixture of uses within the CAZ. Where appropriate, these uses have been identified as supportive to the vitality of the CAZ and to support sustainable growth throughout the plan. As such the aim of the Plan is to direct where that growth is most appropriate and better reflects and responds to local character and dynamics as per policy MSG.</p> <p>Policy MTR seeks to promote a new mixed-use retail lead frontage along the historic path of the River Tyburn. This promotes the aspirations of policy SP1 in providing mixed uses in the central activities zone.</p> <p>Policy MR1 considers that Mayfair makes an individual contribution to the Core CAZ through its secondary retail offer, or "Mayfair Shopping Frontages".</p> <p>Policy MRU1 sets out justification in line with guidance regarding residential development within the CAZ and how the two as part of a genuine mix used development can coexist.</p> <p>The Mayfair NDP is considered in general conformity with SP1 by accommodating economic functions which contribute to Mayfair’s, and by virtue London’s, world</p>

<sup>3</sup> see: <https://www.westminster.gov.uk/neighbourhood-planning-resources> - accessed 24/11/2017

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			class status whilst maintaining and building a sustainable residential community.
Policy S2	Special Policy Areas	N/A	See policy CM2.3 and CM2.5 response below.
Policy CM2.1	Harley Street Special Policy Area	N/A	-
Policy CM2.2	Portland Place Special Policy Area	N/A	-
Policy CM2.3:	Savile Row Special Policy Area	<b>Y</b> Policy MR6	The Mayfair NP reflects this policy and seeks to further reinforce it with policy MR6 and other supporting policies of the plan. Policy MR6 supports new 'Creative Originals' retail development and strongly resists their loss. This includes the special retail value of Savile Row and its important global attraction.
Policy CM2.4:	St James's Special Policy Area	N/A	-
Policy CM2.5	Mayfair Special Policy Area	<b>Y</b> Policies: MR1, MR6	Policy CM2.5 seeks to protect and enhance a specific cluster of uses within Mayfair, 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, unlike the more 'high street' shopping experience in other parts of London.  The Mayfair NP reflects this policy and seeks to further reinforce it with policy MR6 and other supporting policies of the plan. Policy MR6 supports new 'Creative Originals' retail development and strongly resists their loss.
Policy S3	Paddington Opportunity Area	N/A	-
Policy S4	Victoria Opportunity Area	N/A	-
Policy S5	Tottenham Court Road Opportunity Area	N/A	-

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
Policy S6	Core Central Activities Zone	<b>Y</b> Policies: MSG, MTR, MR1, MR2, MR6, MC,	Retail floorspace is encouraged throughout the area. Large scale retail development will be directed to the West End International Shopping Centre's Primary Shopping Frontages, the CAZ Frontages and the Opportunity Areas, with smaller-scale retail development elsewhere.
Policy S8	Marylebone And Fitzrovia	N/A	-
Policy S9	Knightsbridge	N/A	-
Policy S10	Pimlico	N/A	-
Policy S11	Royal Parks	<b>Y</b> Policy MGS1-3, MPL1 - 3	<p>A core plank of the plan is to significantly enhance and protect public open space and parks, as well as improve accessibility to them. Mayfair benefits from close proximity to Hyde Park and Green Park. The Plan takes these into account and positively plans for an improved relationship with them, including an enhanced public realm along Park Lane.</p> <p>Policies MPL1-3 also include improvements to Park Lane, to enhance Mayfair's connection to Hyde Park and the setting of both Mayfair and Hyde Park. This will be an enhancement to the park, Mayfair and wider visitor and public enjoyment of the area.</p>
Policy S12	North Westminster Economic Development Area	N/A	-
Policy S13	Outside the CAZ and NWEDA	N/A	-
Policy S14	Optimising Housing Delivery	<b>Y</b> Policies: MSG, MRU1, MRU2,	<p>In line with the City Plan the Mayfair NP welcomes proposals for mixed use development across the area, which include the delivery of new housing, particularly where those proposal contribute to the delivery of sustainable development (e.g.: optimising the potential for development associated with the Elizabeth line)</p> <p>The Mayfair NP seeks to ensure that the identity and amenity of existing residential use in Mayfair remains</p>

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			<p>recognised, encouraged, and protected, supporting its status as an important residential neighbourhood within the Core CAZ, and to avoid its erosion. The Forum considers that this approach is in general conformity with S14 of the City Plan (and the CAZ policies in the London Plan).</p> <p>Policy MRU2 seeks to ensure that where residential development is located within Mayfair sufficient regard is given to the residential amenity and judgment made if this is acceptable and justified to be located within the area.</p>
Policy S15	Meeting Housing Needs	<b>Y</b> Policies: N/A	Housing developments need to provide an appropriate mix of units, in terms of unit size, type and tenure, including social and intermediate housing provision, to address Westminster's housing requirements as set out in regional and sub-regional assessments. The Mayfair NP does not seek to allocate housing provision numbers, nor identify a need for housing. Policy SP15 of the Westminster City Plan should be the main policy consideration when regarding the number or housing needed for the area. As such the NP does not depart from the Westminster City Plan in regard to policy S15.
Policy S16	Affordable Housing	<b>Y</b> Policies: N/A	The Mayfair Neighbourhood Plan does not seek to depart from policy S16 and considers that the NP does not affect the implementation of the Westminster City Policy, therefore there is no conflict and affordable housing assessment and need should be judged against policy S16.
Policy S17	Gypsies and Travellers	<b>Y</b> Policies: N/A	Due to the built-up nature of Westminster, the scarcity of land, and the lack of industrial land, there are currently no suitable sites for Gypsies and Travellers. The requirement for the provision of Gypsy and Travellers' pitches is set out at a regional level, and there is no local need for pitches to be provided within Westminster. As such the Mayfair NP does not include a policy to this effect within its plan.
Policy S18	Commercial Development	<b>Y</b> Policies: MSG, MC	The Mayfair NP promotes the creation of new commercial development, where appropriate, to support the Core Central Activities Zone and economy of the area and London. Policy MSG directs growth within sustainable locations. Policy MC plans for commercial growth within Mayfair and identifies key commercial growth areas. MC1 encourages new office floorspace in Central and East

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			<p>Mayfair. MC2 resists the loss of office floorspace to residential in Central and East Mayfair, as part of those development proposals, the amount of office floorspace lost will be reprovided to an equivalent standard within the Central and Eastern areas.</p> <p>Newly updated WCC policy encourages new office use, directing it to Mayfair amongst other key clustering locations, and prevents changes of use from office to residential other than where certain criteria are met. It is considered that the NDP is in conformity and promotes that aspirations of this policy from the WCC Plan.</p>
Policy S19	Inclusive Local Economy and Employment	<b>Y</b> Policies: N/A	Where appropriate, new development will be required by the WCC City Plan to contribute towards initiatives that provide employment and development for local residents and ensure that local people and communities benefit from opportunities which are generated from development. The Mayfair NP does not have a direct policy relating to policy S19 so for the purposes for development management the WCC plan policy should be enacted alongside the NP.
Policy S20	Offices and Other B1 Floorspace	<b>Y</b> Policies: MC	<p>The Mayfair NP promotes the creation of new office space and B1 development, where appropriate, to support the Core Central Activities Zone and economy of the area and London.</p> <p>MC1 encourages new office floorspace in Central and East Mayfair. MC2 resists the loss of office floorspace to residential in Central and East Mayfair, as part of those development proposals, the amount of office floorspace lost will be reprovided to an equivalent standard within the Central and Eastern areas.</p> <p>Newly updated WCC policy encourages new office use, directing it to Mayfair amongst other key clustering locations, and prevents changes of use from office to residential other than where certain criteria are met. It is considered that the NDP is in conformity and promotes that aspirations of this policy from the WCC Plan.</p>

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
Policy S21	Retail	<b>Y</b> Policies: MSG, MTR, MR1, MR2, MR5, MR6	<p>New retail floorspace will be directed to the existing and designated retail areas. Existing A1 retail will be protected throughout Westminster except where the unit is not viable. Policy MR1 resists the loss of A1 uses (setting out criteria to ascertain if a unit is unviable) and promotes new retail development in locations appropriate for such uses.</p> <p>Existing uses occupying retail premises will be protected from changing of use to those that do not have active shop fronts. Policies MR1, MR2 and MR6 ensure that retail premises are protected and enhanced to bring long term viability. Policies MSM and MTR give protection to existing uses which are intrinsic to the vitality of Mayfair and plan for further appropriate development.</p> <p>Given the core CAZ designations and that retail is permitted throughout the plan area, traditional 'Town Centre' retail policies are not applicable (para 3.27 WCC Plan). However, the Plan does acknowledge that there is a difference between the internationally recognised retail offer that is associated with Oxford Street and Regent Street, which differs to the retail offer within the streets of Mayfair that include a mix of niche, boutique and local shops, as well as the local convenience retail offer that is important for the day-to-day needs and successful functioning of the area. Local convenience retail is encouraged and supported in the Mayfair NP, with such use being important for social and community activity.</p>
Policy S22	Tourism, Arts and Culture	<b>Y</b> Policies: MPR, MTR, MR6, MPL1, MRU3, MSM	<p>Existing tourist attractions and arts and cultural uses will be protected, including special retail destinations by policy MR6, as well as Shepherd Market, under policy MSM, for its special social and entertainment use.</p> <p>New arts and cultural uses and tourist attractions will be acceptable within the Core Central Activities Zone where they do not erode the special character of Mayfair. New entertainment uses will be encouraged where they complement both nearby residential communities and also the character which those nearby communities help to foster, as per policy MRU3.</p>
Policy S23	Hotels and Conference Facilities	<b>Y</b> Policies: MPL1-3	There are many hotels and associated conference facilities along Park Lane. Aspirations to transform the quality of the public realm, as per policies MPL1, MPL2 and MPL3, along Park Lane will improve and enhance the



City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			setting of these hotels.
Policy S24	Entertainment Uses	<b>Y</b> Policies: MRU3	New entertainment uses will be encouraged where they complement both nearby residential communities and also the character which those nearby communities help to foster, as per policy MRU3. Policy MRU2 ensures that any such development which is to come forward does not compromise the residential amenity of any neighbouring properties or surrounding residential development.
Policy S25	Heritage	<b>Y</b> Policies: MGS1, MD	Policy MD of the Mayfair NP supports only the most impressive and sound design proposals for development in the area, responding intrinsically to the existing vernacular and character, and only being permitted where the Conservation Area is enhanced. Design must reflect the varying characteristics found within Mayfair to ensure that Mayfair's streets do not become homogeneous. Policy MGS1 promotes the appropriate use and protection of historic parks, squares and other open spaces within Mayfair. This is in direct conformity with the aspirations of the WCC plan.
Policy S26	Views	<b>Y</b> N/A	No policies of the NDP seek to add or amended to Policy S26 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S27	Buildings and Uses of International and National Importance	<b>Y</b> Policies: MD,	Uses of international and/or national importance, and the buildings that accommodate them shall be protected throughout Westminster, and new international and nationally important uses encouraged within the Core Central Activities Zone. The NP supports this approach and under policy MD protection is afforded to the protection of important buildings. The plan also conforms with the principal concerns of appropriate uses being located within the CAZ under policy MSG, MC, MRU3.
Policy S28	Design	<b>Y</b> Policies: MD, MES4	<p>Policy MD of the Mayfair NP supports only the most impressive and sound design proposals for development in the area, responding intrinsically to the existing vernacular and character, and only being permitted where the Conservation Area is enhanced. Design must reflect the varying characteristics found within Mayfair to ensure that Mayfair's streets do not become homogeneous.</p> <p>The plan requires exemplary standards of sustainable and inclusive urban design, public realm and architecture.</p>

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			Proposals are encouraged that respect and enhance Westminster's heritage and local distinctiveness and enriches its world-class city environment. This will include providing for an extended life-time of the building itself through excellence in design quality, high quality durable materials, efficient operation, and the provision of high quality floorspace that can adapt to changing circumstances over time as per policy MES4 of the NDP.
Policy CM28.1	Basement Development	<b>Y</b> Policies: N/A	No policies of the NDP seek to add or amended to Policy S28.1 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S29	Health, Safety and Well-Being	<b>Y</b> Policies:	<p>Policies MUB and MES1 contribute to improving the Air Quality of Mayfair which will be a benefit to the Health and Well-being of residents and visitors.</p> <p>The improvements made through policies MGS1, MGS2, MGS3, MR3 and MUB to both public and private green infrastructure and open spaces will create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area. This is key to improving the health, safety and well-being of residents and visitors. The improvements made to the public realm through the area by virtue of the Mayfair NP will help to create safe and attractive streets to move through the area.</p> <p>Policy MRU1 seeks to protect the amenity of residential areas within Mayfair to ensure that potential adverse effects of new development are mitigated to promote the health and wellbeing of residents.</p>
Policy S30	Flood Risk	<b>Y</b> Policies: MES3	MES3.1 requires developments to be designed for warmer, wetter winters and hotter, drier summers and designed to withstand natural hazards such as heatwaves, flooding and drought, in line with the requirements set out in the London Plan and Westminster City Plan.
Policy S31	Air Quality	<b>Y</b> Policies: MES1, MUB	<p>MUB seeks to implement urban greening throughout Mayfair, with a key aspiration of this to contribute to the improvement of air quality.</p> <p>Under Policy MES1.1 all new development within Mayfair will be required to undertake air quality screening, as</p>

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			outlined by the EPUK/IAQM guidance <sup>108</sup> or any subsequent replacement guidance which may be issued, to determine whether a detailed air quality assessment is required. MES1.2 Requires appropriate air quality assessments to be undertaken. MES1.3 Requires all development must demonstrate a net improvement in building and transport emissions. These policies have been created in line with all relevant legislation, policy and guidance for Air Quality in this area of London. policy will ensure a level playing field for all developments and will result in increased focus being placed on mitigation for air quality.
Policy S32	Noise	<b>Y</b> Policies: MRU1, MPR, MPL1-3, MSM	MRU1 seeks to protect residential amenities within Mayfair. Development considered to have a detrimental noise impact will be objected to. Public realm improvements and better traffic management is considered key by the plan to reducing noise as per policies MPR, MPL1-3. The protection and management of Shepherd Market will ensure that late night noise is mitigated as set out within policy MSM.
Policy S33	Delivering Infrastructure and Planning Obligations	<b>Y</b> Policies: -	In line with the City Plan and the NP regulations, the NP identifies neighbourhood level projects for the spending of any CIL funds gathered which will be discussed and agreed with WCC.
Policy S34	Social and Community Infrastructure	<b>Y</b> Policies: MSC	<p>Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and other associated public benefits such as public art. Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of both public and private green infrastructure and open spaces which create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.</p> <p>Policy MSC states that social, community, and cultural uses are vital in Mayfair and recognises that due to the high value of land there is little incentive to retain or provide additional community and cultural buildings. Policy MSC therefore protects community and cultural buildings from development unless suitable re-provision is secured within Mayfair.</p>

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
Policy S35	Open Space	<b>Y</b> Policies: MGS1, MGS2, MGS3, MUB, MPL1, MPL2, MP3,	<p>Policy MPR requires the provision of public open spaces such as pocket parks and oasis areas, the creation of accessible and safe streets, and protection of parks and squares. Policies MGS1, MGS2, MGS3, MR3 and MUB detail the importance of both public and private green infrastructure and open spaces which create areas of tranquility and spaces for public recreation. These policies seek to protect and enhance these spaces and promote their public benefit and enjoyment as well as seeking to enhance green infrastructure throughout the area.</p> <p>Policy MGS1 promotes the appropriate use and protection of historic parks, squares and other open spaces within Mayfair. This is in direct conformity with the aspirations of the WCC plan.</p>
Policy S36	Sites of Importance for Nature Conservation	<b>Y</b> Policies: N/A	No policies of the NP seek to add or amended to Policy S36 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S37	Westminster's Blue-Ribbon Network	<b>Y</b> Policies: N/A	No policies of the NP seek to add or amended to Policy S37 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S38	Biodiversity and Green Infrastructure	<b>Y</b> Policies: MGS1, MGS2, MGS3, MUB,	Alongside the importance of the Squares, urban greening opportunities should be sought to complement and enhance the existing green infrastructure. The Forum believes that development across Mayfair should contribute to biodiversity and proposals should seek to demonstrate how urban greening has been incorporated into any new development. As such, Policy MUB seeks to protect, enhance and require greening and green infrastructure throughout Mayfair. MES3.2 also requires developments to incorporate green infrastructure where feasible within the proposed development.
Policy S39	Decentralised Energy Networks	<b>Y</b> Policies: N/A	No policies of the NP seek to add or amended to Policy S39 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S40	Renewable Energy	<b>Y</b> Policies: MES3	Policy MES4.4 states that developments should exceed the standards outlined in the Mayor's Supplementary Planning Guidance on sustainable design and construction. The London Plan includes a requirement for all residential developments to be Zero Carbon from 2016. Non-residential developments are currently required only to comply with Building Regulations. Policy MES5.1 is therefore a requirement over and above the

City Plan Policy No.	City Plan Policy Title	Is NDP Policy in 'General Conformity' YES/NO	Comments
			London Plan for all non-residential developments. The specific requirement (MES5.3) for developments to demonstrate measures taken to reduce embodied carbon is over and above the London Plan.
Policy S41	Pedestrian Movement and Sustainable Transport	<b>Y</b> Policies: MPR, MPL2, MR2,	All developments will be required by policies MPR, MPL2 and MR2 within the NP to prioritise pedestrian movement and the creation of a convenient, attractive and safe pedestrian environment, with particular emphasis in areas with high pedestrian volumes or peaks. A key theme of the Mayfair NP is to seek substantial improvement to public realm especially within retail areas and along Park Lane.
Policy S42	Servicing and Deliveries	<b>Y</b> Policies: MSD	Policy MSD of the Mayfair NP requires that all new retail commercial, and large scale residential development is to demonstrate how steps have been taken to provide improved waste and servicing arrangements. MSD1 sets out criteria for the most effective storage and collection of waste and refuse. MSD2 requires all new development to demonstrate that the proposed waste and servicing arrangements will not adversely impact the amenity of neighbouring occupiers.
Policy S43	Major Transport Infrastructure	<b>Y</b> Policies: N/A	No policies of the Mayfair NP seek to add or amend to Policy S43 of the WCC plan, nor are they in conflict with the aspirations of this policy.
Policy S44	Sustainable Waste Management	<b>Y</b> Policies: MSD, MES2	Policy MSD of the Mayfair NP requires that all new retail commercial, and large scale residential development is to demonstrate how steps have been taken to provide improved waste and servicing arrangements. MSD1 sets out criteria for the most effective storage and collection of waste and refuse including measures which will improve air quality and promote solutions which would reduce the need for vehicle movements with regard to waste collection and management. Equally, Policy MES2 of the Mayfair NP supplements and reinforces existing Policy S44 of the City Plan, outlining requirements for the storage, collection and recycling of waste.
Policy S47	The Presumption in Favour Of Sustainable Development	<b>Y</b> Policies: <b>All</b>	All policies within the Mayfair NP are considered in line with delivering sustainable development for the reasons outlined throughout this statement

**EU obligations**

- 4.11 The Mayfair Neighbourhood Plan does not include any policies or proposals that will result in any significant environmental impacts, and does not allocate land for development, and therefore a Strategic Environmental Assessment (SEA) of the plan is not necessary.
- 4.12 The Mayfair Neighbourhood Plan area does not include any designated important habitats or species, as identified in the Habitats and Wild Birds Directives, and so an assessment under these regulations is not necessary.
- 4.13 Other European directives, such as the Waste Framework Directive, the Air Quality Directive or the Water Directive, have also been considered in developing the Mayfair Neighbourhood Plan. As no major development sites have been allocated in the Mayfair Neighbourhood Plan it has not been considered necessary to provide any separate assessments under any other European Directive.
- 4.14 In summary, the Mayfair Neighbourhood Plan is compliant with EU Obligations.
- 4.15 A copy of the SEA Screening Opinion is appended to this report.

**Appendix A: SEA screening opinion**

Please see separate submission document.

**Appendix B: SA of individual NDP policies**

In this Basic Conditions Statement we have considered the plan as a whole against the seventeen objectives within the WCC Integrated Impact Assessment of the City Plan. For comprehensiveness, we have also considered the policies of the neighbourhood plan in isolation. This assessment is presented in the table overleaf. It demonstrates that, on the whole, the policies will have a positive impact.



Table 6: Sustainability appraisal of the Neighbourhood Plan policies

Policy No.	Policy Title	Social	Econ.	Envt.	Comments
MPR	Transforming Mayfair's streets	++	++	+	The policies in the plan promote the delivery of high quality public realm as part of new development to create attractive places to live, work and visit.
MGS1	Mayfair's Local Green Spaces	++	-	++	Community uses in green spaces will be promoted by policies of the plan.
MGS2	Mayfair's Green Spaces	+	-	++	The plan supports proposals to enhance existing green spaces and their use and accessibility.
MGS3	Events in Green Spaces	+	-	++	The plan seeks to protect green spaces from over use and reduce any potential harm to their amenity.
MUB	Urban Greening	+	-	++	The plan encourages the implementation of urban greening in existing and new development.
MSG	Sustainable Growth	++	++	++	The plan seeks to direct development in sustainable locations of be of an appropriate density, activity and accessibility to promote sustainable development.
MTR	Tyburn Opportunity Frontage	+	++	-	New frontages will be encouraged and public realm enhanced to provide a new front facing retail route through Mayfair.
MPL1	Transforming Park Lane	++	-	++	The plan seeks to deliver an improved public realm and public space through development in the vicinity of Park Lane.
MPL2	Park Lane's Crossings	++	-	+	Development in the vicinity of Park Lane will also help towards instating a new crossing to better link pedestrian and cycle ways to Hyde Park.
MPL3	Park Lane's Public Realm & Street Frontage	+	+	-	The plan will support development which brings activity to, and enliven Park Lane.
MR1	Retail Encouragement & Direction	+	++	-	Retail development which accords with, and supports the vitality and viability of Mayfair will be supported.
MR2	Retail Public Realm Improvements	+	+	+	The plan seeks development to contribute positively to public realm in the East of Mayfair.
MR3	Oasis Areas	++	+	++	The plan identifies 10 Oasis areas to sit, relax, eat and drink.
MR4	Public Convenience	++	-	-	The plan promotes safe, accessible and secure public toilets and associated amenities.

Policy No.	Policy Title	Social	Econ.	Envt.	Comments
MR5	Shopfronts	+	++	+	The replacement and creation of new shop fronts which respond to the character of the area and are high quality in design and finish are supported.
MR6	Creative Originals	+	++	-	The creation of new Creative Originals retail will be supported and any loss resisted retaining Mayfair's unique retail specialisms.
MRU1	Residential Amenity	++	-	+	The plan seeks to ensure new development and changes of use protect the residential amenities of the area.
MRU2	Residential Use in Mayfair	++	+	+	A mix of residential units which response to the character of the area and is acceptable in terms of amenity and design will be supported.
MRU3	Complementary Uses in Mayfair	++	+	-	Complementary uses will be supported in Mayfair subject to no net loss of community facilities.
MRU4	Construction Management	++	-	+	Any proposal that requires construction traffic will be required to prepare a construction management plan to alleviate any potential harm to amenity.
MC	Commercial Growth in Mayfair	-	++	-	New office floorspace will be supported in central and east Mayfair and any loss resisted.
MSC	Cultural & Community Uses	++	-	+	Loss of community space will be acceptable providing, at the same time, alternative space is provided.
MSM	Preserving the Special Character of Shepherd Market	++	+	+	New uses will be supported where they are sensitive to the residential amenities of the area and the existing uses within Shepherd Market.
MSD	Servicing & Deliveries	+	+	+	Development will be supported where it demonstrates positive waste and servicing provisions.
MD	Design	++	++	++	The plan promotes high quality, inclusive design which protects heritage assets, responds to environmental and social issues and changes.
MES1	Air Quality	++	-	++	The plan seeks to ensure all new development provides a net improvement in building and transport emissions, through both construction and operational phases.

Policy No.	Policy Title	Social	Econ.	Env.	Comments
MES2	Waste	-	-	++	All new development must demonstrate that waste is dealt with in accordance with the Westminster Recycling and Waste Storage Requirements guide and that waste collection and storage is provided off street.
MES3	Climate Change Adaption	+	-	++	All development should demonstrate a resilience to adverse weather conditions including heatwaves and flooding, and also manage water efficiently.
MES4	Materials	-	-	++	Development proposal should seek to reuse demolition waste and source materials in a sustainable way.
MES5	Carbon	+	-	++	The plan seeks new residential development to be Zero Carbon with measures taken to manage energy use in operation.

KEY –

++ Very positive Impact, + Positive Impact, - Neutral impact, x Negative Impact, xx Very Negative Impact