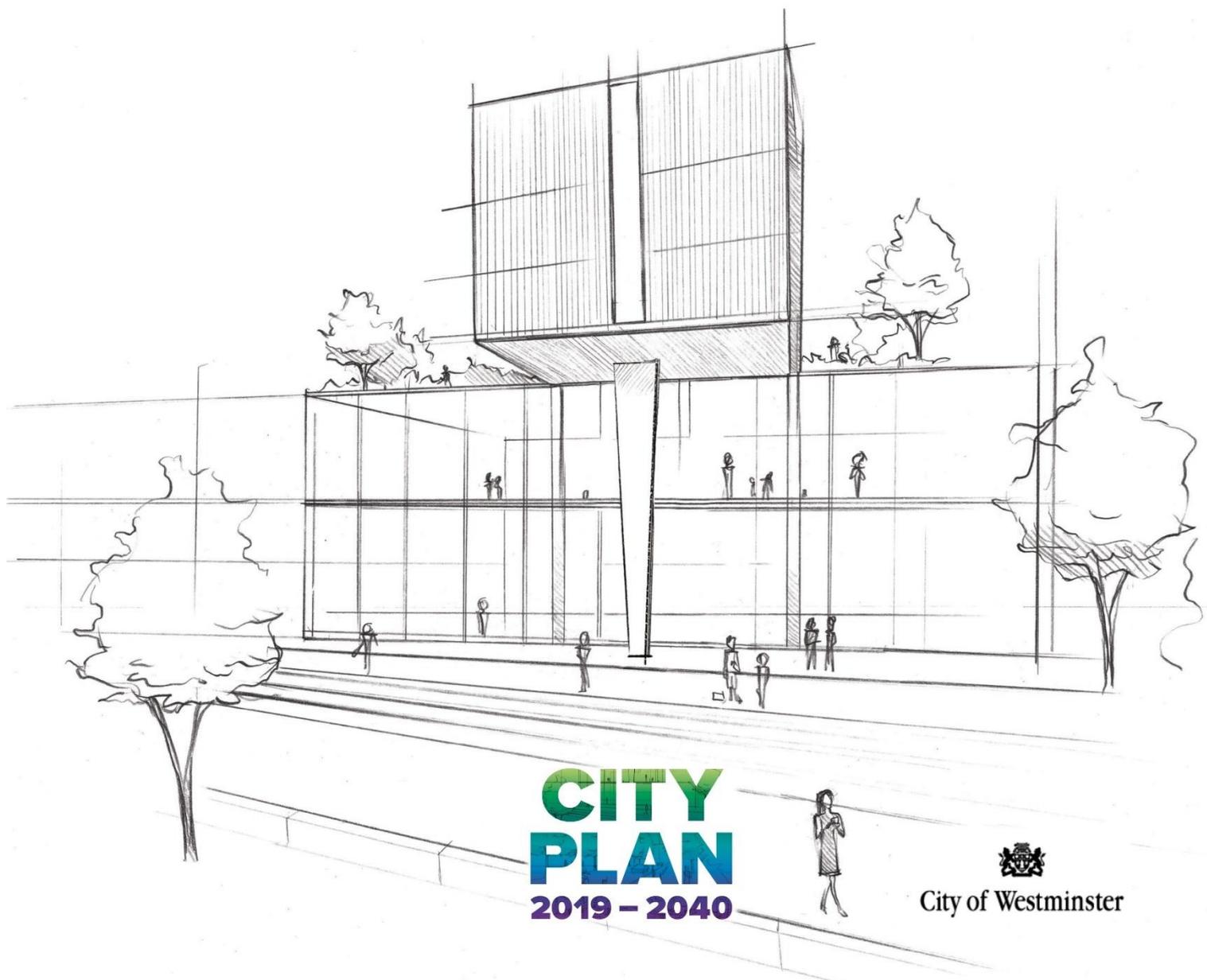


# Authority Monitoring Report 2019-2021

Westminster City Council, March 2022



**CITY  
PLAN**  
2019 – 2040



City of Westminster

## Contents

|   |    |
|---|----|
| 1 Introduction .....                                  | 4  |
| 2 Westminster’s planning policies .....               | 4  |
| 2.1 Current planning policies .....                   | 4  |
| 2.2 Emerging planning policies .....                  | 5  |
| 3 Neighbourhood planning .....                        | 6  |
| 3.1 Neighbourhood areas and forums .....              | 6  |
| 3.2 Neighbourhood plans .....                         | 6  |
| 3.3 Neighbourhood CIL .....                           | 7  |
| 4 Consultation and engagement .....                   | 8  |
| 4.1 Partnership working .....                         | 8  |
| 4.2 Consultations .....                               | 9  |
| 5 Monitoring the City Plan .....                      | 9  |
| 6 Spatial Strategy .....                              | 10 |
| 6.1 West End .....                                    | 10 |
| 6.2 Paddington .....                                  | 11 |
| 6.3 Victoria .....                                    | 12 |
| 6.4 North West .....                                  | 13 |
| 6.5 Church Street .....                               | 14 |
| 6.6 Ebury Bridge .....                                | 15 |
| 7 Housing .....                                       | 15 |
| 7.1 New homes .....                                   | 15 |
| 7.2 Non-conventional units .....                      | 16 |
| 7.3 Affordable homes .....                            | 17 |
| 7.4 Home sizes .....                                  | 18 |
| 8 Economy & Employment .....                          | 19 |
| 8.1 Commercial, business and service floorspace ..... | 19 |
| 8.2 Hotel floorspace .....                            | 19 |
| 8.3 Public houses .....                               | 20 |
| 8.4 Hot food takeaways near schools .....             | 20 |
| 8.5 Special Policy Areas .....                        | 21 |
| 8.6 Community facilities .....                        | 21 |
| 8.7 Jobs and worklessness .....                       | 22 |
| 8.8 Employment, skills & training .....               | 23 |
| 9 Connections .....                                   | 24 |
| 9.1 Walking and cycling .....                         | 24 |

|  |    |
|--|----|
| 9.2 Cycle parking .....                        | 24 |
| 9.3 Car free developments.....                 | 25 |
| 9.4 Electric Vehicle charging points .....     | 25 |
| 10 Environment.....                            | 26 |
| 10.1 Air quality.....                          | 26 |
| 10.2 Reduction of CO2 emissions .....          | 27 |
| 10.3 Renewable energy .....                    | 28 |
| 10.4 Noise .....                               | 28 |
| 10.5 Open space and nature conservation .....  | 29 |
| 10.6 Play space.....                           | 29 |
| 10.7 Living walls and roofs.....               | 30 |
| 10.8 Waste and recycling .....                 | 30 |
| 10.9 Utilities infrastructure.....             | 31 |
| 11 Design, Sustainability & Conservation ..... | 32 |
| 11.1 Sustainable design .....                  | 32 |
| 11.2 Design awards.....                        | 32 |
| 11.3 Public realm .....                        | 33 |
| 11.4 Heritage.....                             | 35 |
| 11.5 Westminster World Heritage Site .....     | 36 |
| 12 Conclusion.....                             | 36 |

## 1 Introduction

Welcome to Westminster City Council's Authority Monitoring Report – the AMR. This is a statutory document that describes progress on planning policy document preparation and reports how planning policies are performing in practice.

The City Plan 2019-2040 was adopted in April 2021. This brings a step change to planning in Westminster, with a fresh vision, new policies, and overall new approach to planning. The new City Plan also comes with a new set of Key Performance Indicators – measures that we report on in this document to see if we are on track to deliver the targets and ambitions in the City Plan.

The data in this AMR covers the first two years of the City Plan period: 1st of April 2019 until 31st of March 2021. Information on planning policy in this document is up to date as of the time of publication (March 2022). We aim to update this document annually with the latest data and information.

For any questions or comments in relation to this AMR, please get in touch via [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk).

## 2 Westminster's planning policies

### 2.1 Current planning policies

At the national level, the **National Planning Policy Framework** was revised on 20 July 2021, replacing the previous version published in February 2019. The NPPF can be found on [the Government's website](#).

In London, the Statutory Development Plan consists of three tiers with the London Plan as the Spatial Strategy prepared by the Mayor of London, Local Plans prepared by Local Authorities and Neighbourhood Plans prepared at the neighbourhood level.

The Mayor of London formally published the new **London Plan** on 2 March 2021, replacing the 2016 version of the London Plan. More information on the London Plan can be found on [the Mayor's website](#).

Westminster City Council adopted its new **City Plan 2019-2040** on 21 April 2021, which replaces the 2016 version of the City Plan and saved policies of the Unitary Development Plan. The City Plan and information on its previous stages can be found on [our website](#).

To support the implementation of the environment policies in the City Plan, we prepared the **Environment Supplementary Planning Document (SPD)**. This supports our aspirations to create a greener, cleaner and healthier city and was adopted on 28 February 2022. The Environment SPD and can be found on [our website](#).

There are currently five formally made **neighbourhood plans** in Westminster, with several more under preparation by neighbourhood forums. More information can be found in the neighbourhood planning section of this document and on [our website](#).



Figure 1: Westminster's Development Plan and associated documents

## 2.2 Emerging planning policies

The **Local Development Scheme** sets out the programme of planning policy documents to be delivered in the future by the council to support the implementation of the City Plan. The Local Development Scheme was reviewed in late 2021 and can be found on [our website](#).

The key planning documents being prepared include:

- **Site Allocations Plan** – a Development Plan Document that will identify and provide guidance on key development sites in Westminster.
- **Statement of Community Involvement** – setting out how we engage with communities and stakeholders in our planning functions.
- Various **Supplementary Planning Documents (SPDs)** – topic-based guidance on the implementation of the strategic policies in the City Plan, including:
  - Planning Obligations and Affordable Housing
  - Public Realm
  - Design
  - Heritage

All these documents are on track to be delivered according to the timescales set out in the latest version of the Local Development Scheme (2021-2024).

## 3 Neighbourhood planning

### 3.1 Neighbourhood areas and forums

Neighbourhood planning allows communities to develop a vision for their neighbourhood and shape the development and growth of their local area. The designation of neighbourhood areas and forums allows communities to develop neighbourhood plans which, when adopted, will be part of the statutory development plan.

There are twenty designated neighbourhood areas within Westminster, of which fifteen have recognised neighbourhood forums, and one is designated as a Parish Council. Collectively, the neighbourhood areas cover the vast majority of the geographic boundaries of Westminster.

Between 2019 – 2021 no new neighbourhood areas or forums were designated, however during this period fifteen of the forums were re-designated. One forum's (Churchill Gardens Estate) designation expired during the period covered by this AMR.

A map of the current neighbourhood areas, forums and Parish Council can be seen below.

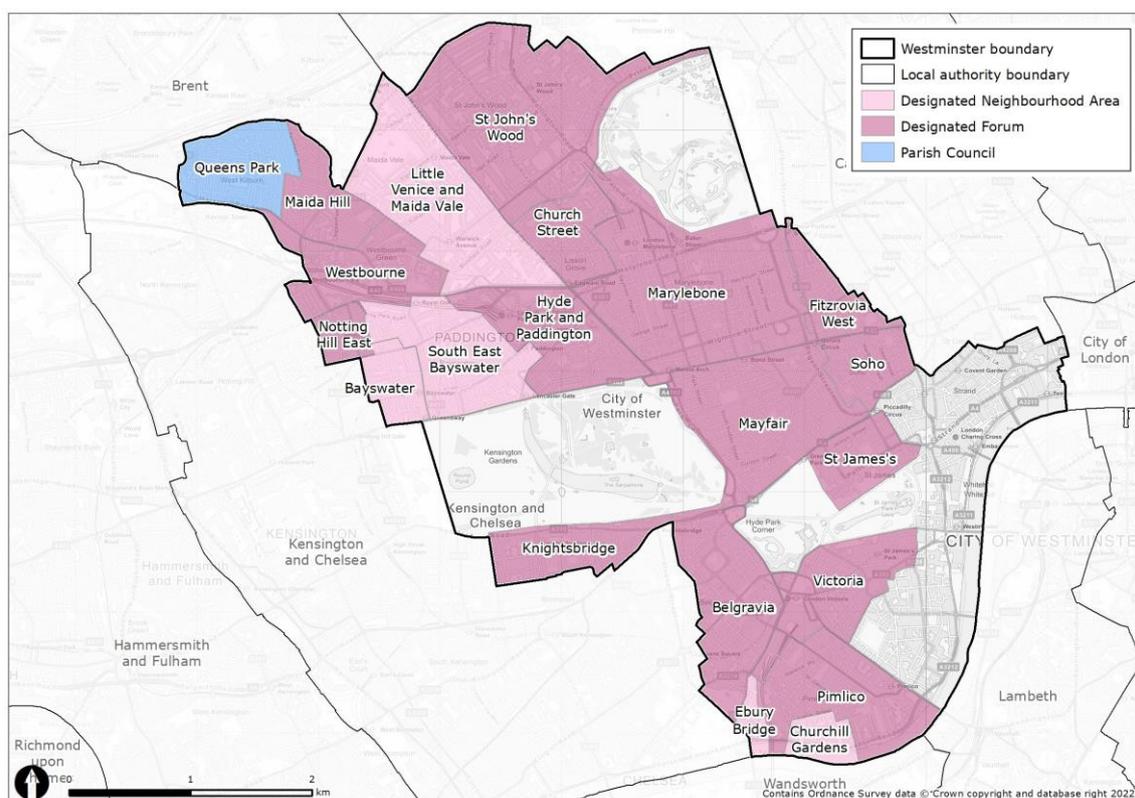


Figure 2: Westminster's neighbourhood areas and forums

### 3.2 Neighbourhood plans

During the 2019 – 2021 period four new neighbourhood plans were formally adopted namely:

- **Queen's Park Neighbourhood Plan:** Adopted 25th November 2021
- **Fitzrovia West Neighbourhood Plan:** Adopted 8th October 2021
- **Soho Neighbourhood Plan:** Adopted 8th October 2021
- **Mayfair Neighbourhood Plan:** Adopted 24th December 2019

The Knightsbridge Neighbourhood Plan was adopted prior to the AMR period, on 11th December 2018.

A sixth neighbourhood plan covering Pimlico neighbourhood area has been formally submitted to the council, and should be subject to examination and referendum during 2022.

We are aware of several other plans currently being drafted by neighbourhood forums. We have prepared a neighbourhood planning guide to help forums during the different stages of the neighbourhood planning process, which can be found on [our website](#).

A map of the areas covered by neighbourhood plans can be seen below.

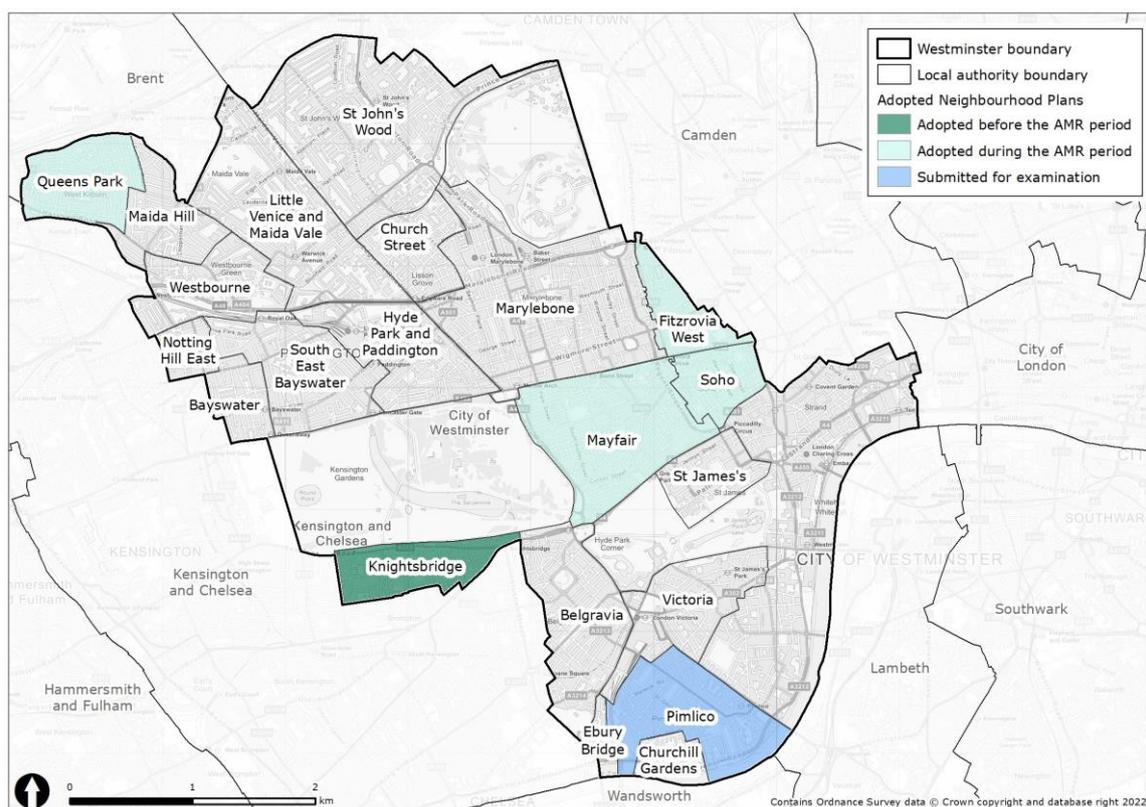


Figure 3: Westminster's adopted neighbourhood plans

### 3.3 Neighbourhood CIL

The neighbourhood portion of the Community Infrastructure Levy (CIL) allows local community organisations to bid for funding for local infrastructure projects.

The council has to date allocated £4.75m of Neighbourhood CIL into local infrastructure projects across the City. We have a highly democratised approach to local infrastructure planning and work closely with local stakeholders and Ward Members to bring forward proposals and take them through to implementation.

Some examples of our Neighbourhood CIL projects include:

- The Mayfair Green Route:** The Mayfair Green Route is the creation of a one-mile green corridor that weaves its way from Park Lane to Regent Street, passing through Mount Street Gardens and Berkeley Square. It re-establishes the historic connection between the churches of the original St George's parish – St George's Hanover Square and the Grosvenor Chapel and has been developed in partnership with Westminster City Council, Ward

Councillors, landowners, as well as community, resident and business representatives. The aspiration is that the Green Route will deliver a legacy of permanent green improvements, including new tree planting, that will be enjoyed by generations to come.

- **St Marylebone CE School Science Labs Refurbishment:** The school had outdated science teaching facilities which dates back to the 1980s; through support from the council and working with the Marylebone Neighbourhood Forum, the school successfully applied for local CIL funding to fully renovate their science labs.
- **St Johns Wood High Street Reconfiguration:** With support from the council's Highway's and Public Realm Teams, the St John's Wood Society and Neighbourhood Forum build up a local consensus to reconfigure their local high-street. The area will see key changes such as the broadening of pavements and the creation of the one-way traffic calming system to reduce the number vehicles and air pollution in the area. The project will also bring additional greening and outdoor seating.

More information on Neighbourhood CIL, including the application process and available funds for each area can be found on [our website](#).

## 4 Consultation and engagement

### 4.1 Partnership working

The period 2019 to 2021 was focused on the Submission, Examination and Adoption of the City Plan – our vision and framework to shape development in Westminster up to 2040. We worked closely with partners throughout the different stages of the City Plan to make sure priorities were aligned.

This included both statutory bodies as the Mayor of London, neighbouring boroughs and government agencies such as the Environment Agency and Historic England, as well as other non-statutory organisations and community groups who engaged in the City Plan process.

Various Statements of Common Ground were prepared between partners and the council as part of the Submission and Examination process of the City Plan, which can be found on [our website](#).

Now the City Plan has been adopted, we continue to work with our partners on strategic planning issues under the 'Duty to Co-operate', and look for new ways to engage with communities and the development industry in planning matters. We do this through regular meetings with other boroughs as part of the Association of London Borough Planning Officers (ALBPO) and London-wide networks, as well as targeted engagement with partners on particular strategic matters.

We have also led several partnership working groups as part of its programme of Place Shaping. The Harrow Road Place Plan has involved over 25 working groups meetings during the 2019 - 2020, with stakeholders and the local community, working in partnership with residents to steer the project. We have led on partnership working for the Strand/Aldwych Place Plan, which includes arranging over 8 meetings monthly over the AMR period with a range of different stakeholders. We will continue to lead on place based partnership working to deliver for residents, business and institutions in the City.

## 4.2 Consultations

We consulted on a number of planning matters, using a variety of methods, during the period of the AMR. Over 15 consultations were carried during the period.

Significant consultations that took place during since the start of the AMR period include:

- the Environment SPD consultation, which had over 49 respondents, and led to the adoption of the new Environment SPD in 2022; and
- the City Plan Main Modifications consultation, which subsequently saw the City Plan adopted in 2021.

| Consultation name                           | Dates                                   | Method   | Consultation name                                     | Dates  | Method                                    |   |  |
|---|---|--|---|--|---|---|--|
| Soho Neighbourhood Forum Renewal            | 10th June 2019 to 15th July 2019        | Webpage<br>Emails to forums                        | Fitzrovia West Neighbourhood Plan consultation Reg 16 | 26th May 2020 to 4th August 2020                     | Webpage<br>Emails to whole database       |   |  |
| Regulation 19 City Plan consultation        | 19th June and 31st July 2019            | Published on website                               | Public Hearings on the City Plan                      | Week commencing 28th September and 16th October 2020 | Emails                                    |   |  |
|   |   | Emails to the database and statutory consultees    |   |  | Webpage                                   |   |  |
|   |   | Social media posts                                 |   |  | Live Teams meeting                        |   |  |
|   |   | Queens Park Neighbourhood Plan consultation Reg 16 | 26th November 2020 to 21st January 2021               | Hard copies  | City Plan Main Modifications consultation | 30th November 2020 to 18th January 2021 | Youtube videos                               |
|   |   |  |   | Media coverage                                       |   |   | Emails                                       |
|   |   |  |   | Meetings workshops and presentations                 |   |   | Webpage                                      |
|   |   |  |   | Scrutiny Committee                                   |   |   | Emails to database and hearings participants |
| Chelsea Barracks NA Consultation            | 31st October 2019 to 12th December 2019 | Webpage<br>Emails to forums                        | St Johns Wood Redesignation                           | 7th June 2021  | City Plan Webpage                         |   |  |
| Fitzrovia West Forum Renewal                | 2nd December 2019 to 13th January 2020  | Webpage  | Environment SPD Consultation                          | 17th May 2021 to 28th June 2021                      | Emails                                    |   |  |
|   |   | Emails to forums                                   | Webpage   |  |   |   |  |
| Westbourne Neighbourhood Forum Renewal      | 29th April to 10th June 2020            | Webpage<br>Emails to forums                        | Pimlico Neighbourhood Plan consultation Reg 16        | 28th June to 23rd August                             | Webpage                                   |   |  |
| Soho Neighbourhood Plan consultation Reg 16 | 1st May 2020 to 10th July 2020          | Webpage  | Article 4 Direction for Class E Inside the CAZ        | 21st July 2021 to 1st September 2021                 | Emails                                    |   |  |
|   |   | Emails to whole database                           | Article 4 Direction for Class E outside the CAZ       | 6th December 2021 to 17th January 2022               | Webpage                                   |   |  |

Figure 4: Planning consultations

## 5 Monitoring the City Plan

The following sections report on the performance of the City Plan policies based around the Key Performance Indicators (KPIs) set out in the Implementation and Monitoring section of the City Plan. The data focuses on the financial years 2019/21 and 2020/21, the first two years of the City Plan period.

Much of the data originates from the council's own planning decisions analysis system and pipeline data, but external data sources have also been used. Besides presenting the data, the next sections provide context around the data, and are where relevant supported by examples and case studies. The following sections follow the chapters of the City Plan.

Legend for the graphs:

- 19/20C – Construction completion in 2019/20 financial year
- 20/21C – Construction completion in 2020/21 financial year
- U/C – Under construction
- U/P – Planning permission granted but construction not yet started

## 6 Spatial Strategy

The City Plan sets out a positive vision for Westminster in 2040 based around the themes **homes and communities, a healthier and greener city, and opportunities for growth** with the ambition to make Westminster a **City for All**.

The spatial strategy in the City Plan sets out how Westminster will continue to grow, thrive and inspire at the heart of London as a World City. It sets out the framework for new development, that further policies in the City Plan build on. It identifies key areas for growth, and sets out spatial development priorities for these areas.

The following sections will provide an overview of the progress against the priorities for each of the areas, and where relevant looks ahead at the future. The areas are:

- **West End** Retail and Leisure Special Policy Area and Tottenham Court Road
- **Paddington** Opportunity Area
- **Victoria** Opportunity Area
- **North West** Economic Development Area
- **Church Street / Edgware Road** Housing Renewal Area
- **Ebury Bridge** Housing Renewal Area

The growth areas and other policy designations in the City Plan can be seen on the [interactive Policies Map](#).

### 6.1 West End



Figure 5: Soho

Source: [visionforsoho.co.uk](http://visionforsoho.co.uk)

The West End is a showcase for London on the international stage, with one of the largest and most diverse concentrations of jobs anywhere in the UK. The City plan seeks to intensify the West End Retail and Leisure Special Policy Area, including through new jobs and homes in the Tottenham Court Road Opportunity Area.

The GLA has set Westminster a target of building 150 new homes in Tottenham Court Road between 2016 and 2041. In 2017/18, the former Western District Post Office Depot redevelopment, in Rathbone Street, was completed and provides 162 flats, office space and retail units. A further 87

homes are under construction at the Tottenham Court Road Western Ticket hall site bounded by Dean Street, Oxford Street, Diadem Court And Great Chapel Street.

The West End contains approximately 8% of all London jobs. A target of 3,000 new jobs, is in place for Tottenham Court Road between 2016 and 2041. The [Employment Density Assumptions by Use Class](#) are used to estimate created jobs by floorspace. Approximately, 2,032 jobs have been created with a further 900 jobs in the pipeline from schemes under construction. Nearly, 25,000 sqm of office floorspace was created at the former Western District Post Office Depot, Rathbone Street which provides most of the new jobs created. The two under construction sites at Tottenham Court Road Station and 70-80 Oxford Street will supply potentially over 900 jobs, mostly in office occupations.

We have updated the Oxford Street District Framework in response to the pandemic. Temporary public realm improvements such as footway widenings and greening measures were provided to make the experience for visitors more pleasant and accommodate social distancing.

A new major public space at the Strand and improved pedestrian experience across the Aldwych will be created as part of the Strand Aldwych project, which started delivery in January 2021. Engagement to create a Vision for Soho also started in 2021, aiming to create a vision and programme of improvements for Soho.

The transformation of streets to allow for all fresco dining supported local businesses, restaurants and bars in the West End during the pandemic, with some schemes proposed to be made permanent, including in Covent Garden.

## 6.2 Paddington



Figure 6: Paddington Basin

The GLA has set Westminster a target of building 1,000 new homes in Paddington between 2016 and 2041. Since 2016, 736 homes have been built of which 251 were built between 2019 and 2021.

The biggest of these schemes was for 197 affordable units at Dudley House on North Wharf Road which replaced 46 homes. A further 348 units are in the pipeline on land on Harbert Road. Reaching the housing target is looking healthy.

The creation of jobs is also looking positive in Paddington. Based upon Employment Density Assumptions by Use Class, since 2016, an estimated 4,230 jobs have been created with a further 6,500 jobs in the pipeline. Ninety per cent of these estimated jobs are in new office floorspace such as the Brunel Building on North Wharf Road which is home to companies including Sony Pictures and The Premier League.

Over 42,000 sqm of office floorspace has been built in Paddington since 2016 with a further 78,000 sqm under construction as of March 2021. Hotel construction has been significant with 26,600 sqm of new floorspace and 620 rooms completed. It is estimated that this has created up to 250 new jobs. New development in Paddington has helped create job opportunities for residents in North West Westminster.

The development of the 'Paddington Places' strategy for the wider area commenced in 2020, seeking to transform North Paddington's fragmented neighbourhoods into a vibrant, healthy, and inclusive area by rebalancing the environment to enable legible and safe pedestrian and cycle movement, and to create great public spaces.

A public realm action plan has been drawn up for Paddington's Bishop's Bridge Road, to address severance and make it safer for all users. Commissioned in February 2021, the action plan contains a wide range of ideas to tackle severance between Paddington Station and the surrounding Paddington Opportunity Area, centred on Bishop's Bridge Road, between Eastbourne Terrace and Harrow Road.

### 6.3 Victoria



Figure 7: Victoria Station

Source: [www.futurevictoria.org.uk](http://www.futurevictoria.org.uk)

The GLA has set Westminster a target of building 1,000 new homes in Victoria between 2016 and 2041. Since 2016, 142 units have been built with a further 381 units are under construction.

The largest under construction schemes is for 268 units at the former New Scotland Yard site on Victoria Street, followed by 109 units being built at 130 Wilton Road. Potentially, the completed and under construction schemes will provide over 500 new homes or half of the target for the area.

The creation of jobs in the Victoria Area follows a similar pattern to new homes based upon completed floorspace, since 2016. Using Employment Density Assumptions by Use Class, since 2016, an estimated 2,266 jobs have been created. An estimated 1,500 office jobs have been created, followed by 603 retail and leisure jobs and 143 hotel jobs. Most of these jobs have been created at the Nova development at the western end of Victoria Street.

From under construction schemes there will be estimated losses of over 2,600 jobs. This is due to the redevelopment of the former New Scotland Yard and Wilton Road sites with a loss of over 55,000 sqm of office floorspace. There are two new large office schemes under construction, at the Nova Development and at 123 Buckingham Palace Road for nearly 25,000 sqm but over all there is a net loss of office floorspace and consequently jobs.

These job losses are tempered by an estimated 1,186 jobs coming from schemes yet to start. Most of these potential jobs will be office jobs coming from the proposed office led mixed use redevelopment of Portland House. If all the completed schemes and pipeline schemes are implemented there will be a net gain of over 850 jobs but additionally over 500 new homes will be created.

We are working with partners on the Future Victoria project to transform the station and surrounding area, improving the quality of the area's streets and better connecting different transport modes. A Place Plan for Victoria is also in development, identifying a vision for the area and projects to help deliver it.

## 6.4 North West



Figure 8: Harrow Road

Source: [harrowroad.org](http://harrowroad.org)

The City Plan supports the regeneration of the North West Economic Development Area to improve job opportunities for local residents, and support further development that improves the quality of life of residents in the area.

The area is predominantly residential, with 137 new homes being delivered between 2019 and 2021. A significant number of these new homes were affordable, at 46%. Another 273 new homes are expected to be delivered and are currently under construction. The largest schemes in the area that are currently under construction are at 300 Harrow Road and Jubilee Sports Centre, which will be delivering a total of 184 new homes, 51 of which are going to be affordable.

It is a priority for the area to create new employment opportunities. The area has seen a slight increase in commercial floorspace between 2019 and 2021, with a total of 114 sqm of Class E being delivered. However, it is expected that nearly 6,000 sqm will be delivered through the schemes that are currently under construction and permitted. The largest contribution will be through a hotel scheme in Woodfield Road which is expected to deliver approximately 11,000 sqm.

The Harrow Road area is seeing investment by planned improvements to the Maida Hill Market as well as Harrow Road and Westbourne Open Spaces.

## 6.5 Church Street



Figure 9: Artist impression of Church Street regeneration

Source: [churchstreet.org](http://churchstreet.org)

The redevelopment of the Church Street / Edgware Road Housing Renewal Area is a key priority for the council, which will deliver at least 2,000 homes and 350 new jobs in the area. The masterplan that sets out the vision for the area was published in 2017.

Since 2019, 81 new homes have been delivered with 58% of those being affordable. It is expected that in the next few years 1,235 new homes will be delivered, as they are currently under construction, with 297 of those being affordable. The largest scheme that is under construction is located at Edgware Road and will deliver 683 new homes, 130 out of which will be affordable.

Whilst there has been a loss of 1,796 sqm of commercial space between 2019 and 2021, it is anticipated that a total of 3,604 sqm of commercial space will be delivered through the schemes that are currently under construction. Using the Employment Density Assumptions by Use Class, this is estimated to lead to a gain of 102 jobs.

The planning application for sites A, B and C was submitted in late 2021. If planning permission is approved works will start on site A in 2023. This seeks to deliver around 1,100 new homes, new green spaces and new retail spaces. The sites will also provide for a library and a community space, and lead to improvements to the market. The proposal will achieve high levels of sustainability, through energy efficient design and the incorporation of renewable energy technologies as solar power and heat pumps.

In addition, a leisure centre is being built as part of the Fisherton Street project, and construction of the Church Street Triangle project is currently underway which will provide enhanced spaces and facilities for the local community.

The Lisson Arches community supported housing scheme is expected to be delivered in the summer of 2022.

Works on the 'green spine' started in January 2021, providing a range of health and wellbeing benefits to the area such as greening, play spaces and improved walking and cycle routes. This first of two phases will be complete by summer 2022. More information can be found on the [Church Street website](http://ChurchStreet.org).

## 6.6 Ebury Bridge



Figure 10: Artist impression of the Ebury Bridge renewal

The renewal of the Ebury Bridge estate presents an opportunity to improve quality of life for existing residents by upgrading the ageing housing stock and improved public realm. The development will provide 781 new homes of which 50% affordable, delivered in a tenure integrated way.

Wide engagement with existing residents and neighbouring communities has taken place to inform the masterplan, which was approved by the council in April 2021. The planning application for the first phase of the development was approved by the GLA in October 2021.

Construction on site started in early 2022, with the first 226 new homes expected to be delivered by December 2024. Most of the social tenants that have been rehoused elsewhere in Westminster will be able to return in the first phase. The first phase will also provide a new public square and management hub.

Consultation on the second phase is currently underway, which will include new pedestrian access to the area and reconnection to surrounding neighbourhoods.

High sustainable design standards are expected to be met with the scheme being BREAM 'Outstanding' rated. The development is being powered by ground sourced heat pumps, leading to a carbon reduction of 90% from existing homes. A large majority of homes will also be dual aspect.

More information can be found on the [Ebury Bridge website](#).

## 7 Housing

### 7.1 New homes

The housing target in the City Plan is to deliver a minimum of 985 homes per year, aiming to exceed a total figure of 20,585 new homes between 2019-2040.

In 2019/20 this target was met, with 997 homes delivered. The delivery however fell short in 2020/21 with 564 homes delivered, despite a high number of permissions and units under construction.

It is clear that the pandemic has had a big impact on the construction industry and the delivery of homes, which has not only impacted Westminster but also [other London Boroughs](#). With a high number of unimplemented permissions, it is expected that when construction levels pick up to pre-pandemic levels, delivery should be back on track to meet the housing targets.

Our [Housing Delivery Test Action Plan](#) provides further detail on how we seek to restore housing delivery.



Figure 11: Total housing progress 2019-2021

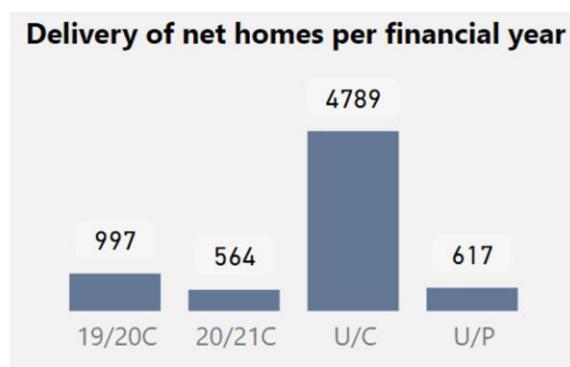


Figure 12: Delivery of net homes

## 7.2 Non-conventional units

Housing supply is made up of conventional supply which consists of self-contained dwellings, and non-conventional supply which includes different types of non self-contained accommodation such as hostels, residential care homes and student housing.

Ratios are applied to convert the number of non self-contained bedrooms into units, to be counted towards the overall housing target.

Whilst 2019/20 saw little change in the number of non-conventional units, 2020/21 saw a slight reduction. The data shows a slight loss of student housing, whilst there is an increase in care home accommodation.

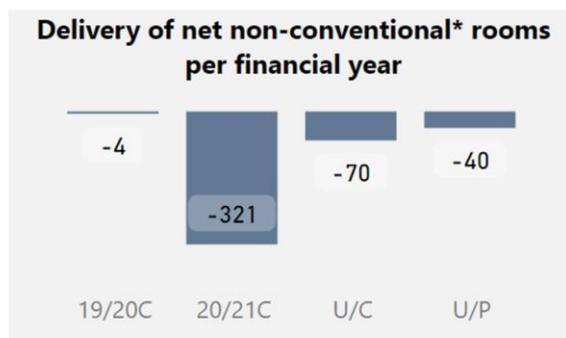


Figure 13: Non-conventional homes per financial year

\* non self-contained rooms without the ratios applied

| Non self contained type         | 2019/20 Unit Completion | 2019/20 Unit Completion with ratio | 2020/21 Unit Completion | 2020/21 Unit Completion with ratio | Under Construction Unit | Under Construction Unit with ratio | Not started | Not started Unit with ratio |
|---------------------------------|-------------------------|------------------------------------|-------------------------|------------------------------------|-------------------------|------------------------------------|-------------|-----------------------------|
| C2 Care home                    | 0                       | 0                                  | 55                      | 55                                 | 162                     | 162                                | 0           | 0                           |
| C2 School boarding accomodation | 0                       | 0                                  | 0                       | 0                                  | 0                       | 0                                  | -10         | -10                         |
| HMO                             | -4                      | -2                                 | -18                     | -10                                | -13                     | -7                                 | -23         | -13                         |
| Hostel                          | 0                       | 0                                  | -122                    | -68                                | 0                       | 0                                  | 0           | 0                           |
| Hostel - homeless families      | 0                       | 0                                  | -99                     | -55                                | 0                       | 0                                  | 0           | 0                           |
| Hostel - workers/homeless       | 0                       | 0                                  | -29                     | -16                                | 0                       | 0                                  | 0           | 0                           |
| Hostel medical                  | 0                       | 0                                  | -28                     | -16                                | 0                       | 0                                  | -7          | -4                          |
| Student accomodation            | 0                       | 0                                  | -80                     | -32                                | -219                    | -88                                | 0           | 0                           |
| Total units                     | -4                      | -2                                 | -321                    | -141                               | -70                     | 67                                 | -40         | -27                         |

Figure 14: Types of non-conventional homes

### 7.3 Affordable homes

The City Plan aims to deliver at least 35% of new homes as affordable homes.

In 2019/20, 404, 40% of all new homes were affordable. In the following year 52 homes or 9% of all new homes were affordable. The slowdown in the housing delivery therefore seems to have particularly impact the delivery of affordable homes.

The City Plan aims for 60% of affordable housing to be intermediate housing for rent or sale, with 40% as social housing or London Affordable Rent.

The majority of affordable homes in 2019/20 were intermediate housing with 86%, whilst this was 31% in 2019/20. Over the long term, the intermediate/social split is expected to be closer to the City Plan target with developments under construction and not yet started accounting for 56% versus 44% respectively.

The future delivery in the Housing Renewal areas is not yet included in this data with planning applications being recently submitted. This is expected to make a positive contribution to the delivery of affordable homes.

Total affordable housing progress 2019 - 2021

|                              | 19/20C         | 20/21C         |
|------------------------------|----------------|----------------|
| <b>Affordable homes</b>      | 404            | 52             |
|                              | 19/20C         | 20/21C         |
| <b>All residential homes</b> | 997            | 564            |
|                              | <b>&gt;35%</b> | <b>&lt;35%</b> |

Figure 15: Delivery of net affordable homes

### 7.4 Home sizes

The City Plan seeks to deliver at least 25% of new homes as family homes. Family sized homes are homes with three or more bedrooms.

Over 2019/20, 232 family sized homes were delivered which equates to 23% of the total number of homes. For the period 2020/21, 213 family sized homes were delivered. This equates to 38% of the total number of homes, and is in absolute terms only a slight reduction to the previous year.

The number of studios in a development are limited to 10% by City Plan policy.

The delivery of studios has remained less than 10% of the total homes delivered. In 2019/20, 89 net studio homes were delivered (9%), but in 2020/21 only 2 net studio homes were delivered (less than 1%). Looking ahead, permitted developments are expected to result in a net loss of studio flats in the future.

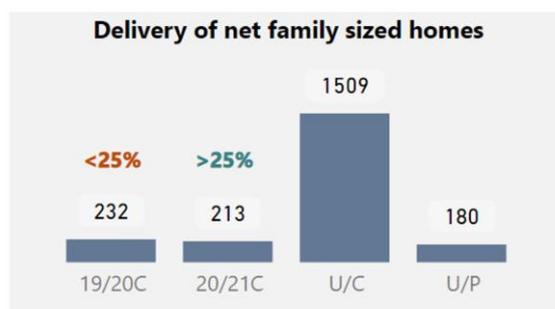


Figure 16: Delivery of family sized homes

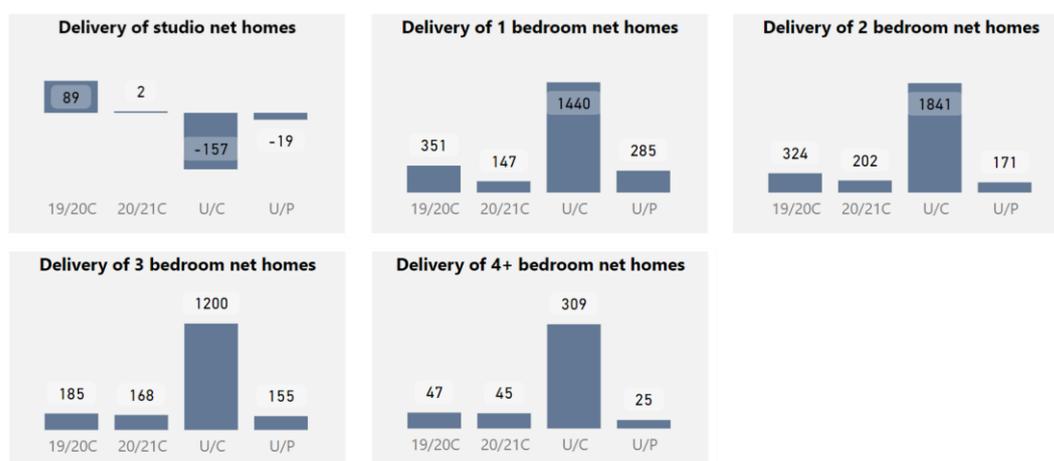


Figure 17: Size of homes by number of bedrooms

## 8 Economy & Employment

### 8.1 Commercial, business and service floorspace

The E class relates to commercial, business and service use. This use class was updated in September 2020 to include several uses that previously fell under A, B and D uses, ranging from shops and restaurants to offices and medical services. This provides more flexibility, making it possible to move within the E class without needing planning permission. More information on Use Classes can be found on [the Planning Portal](#)

Whilst 2019/20 saw a net reduction of class E floorspace across the City. This largely took place within the Central Activity Zone (CAZ), but outside of main retail areas in designated CAZ Retail Clusters or the International Centre.

There was a net increase in class E floorspace in 2020/21 across the City, halting the loss in the previous year. However, a further net loss of E class floorspace is expected in the future judging by schemes currently under construction.

The loss of E floorspace is expected to be related to weaker policies in the previous policy framework on the protection of office floorspace. The new City Plan brings in stronger protection for offices, preventing their loss in most circumstances.

No significant changes to town centres outside of the CAZ were recorded with regards to net class E floorspace within the AMR period.

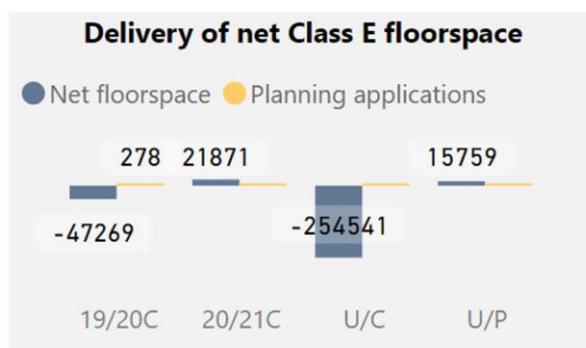


Figure 18: Delivery of net Class E floorspace

### 8.2 Hotel floorspace

Hotels are classified as C1 class. Following an increase in office to hotel conversions in recent years, the City Plan seeks to limit the loss of offices to hotels and direct new hotels to commercial areas.

Both years saw an increase of the hotel floorspace in Westminster, continuing the trend of previous years. For 2019/20, a total of 9,015 square metres net hotel floorspace was delivered, which was more than doubled in the following year to 19,177 square metres of net hotel floorspace. Hotel developments were largely located within the Central Activities Zone.

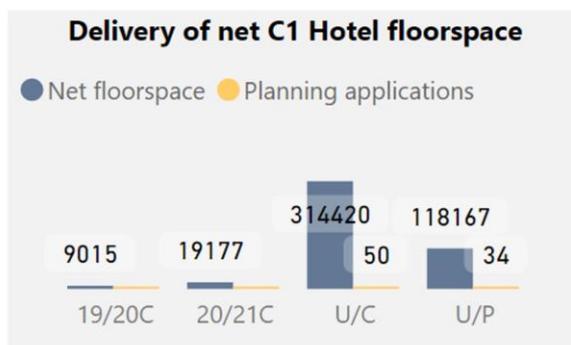


Figure 19: Delivery of C1 hotel floorspace

### 8.3 Public houses

The City Plan seeks to minimise the loss of public houses given their community, commercial and townscape contributions.

Whilst there was a reduction in public house floorspace by 2,502 square metres in 2019/20, this loss was slowed down to a loss of 1,410 square metres in 2020/21. Loss of floorspace doesn't necessarily mean the loss of a public house as it could also relate to a partial conversion, for example the upper floors. The majority of applications in connection to public houses within the AMR period were within the Central Activities Zone.

It is envisaged that the new City Plan policy to protect public houses will further halt the loss of public houses, but this will continue to be monitored.

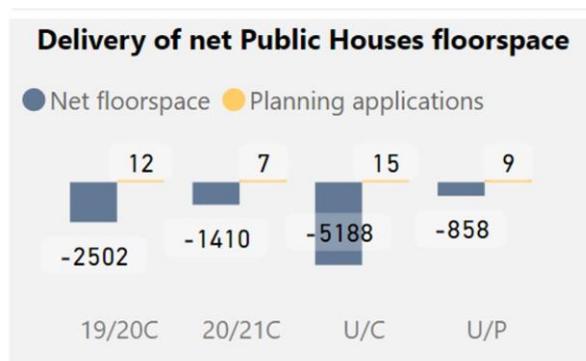


Figure 20: Delivery of net public houses floorspace

### 8.4 Hot food takeaways near schools

The City Plan prevents new hot food takeaways within 200 metres of a primary or secondary school to reduce health inequalities. Since the changes to the Use Class Order in 2020, hot food takeaways are classified as 'sui generis' meaning that permitted development rights do not apply.

Four permissions for hot food takeaways were given between 2019 and 2021, all were within 200 metres of a school. It must be noted that these applications were permitted before the new City Plan and therefore before the new policy was in place.

It is expected that the combination of the new policy in the City Plan and the classification of hot food takeaways as sui generis use will be effective in preventing new hot food takeaways to be permitted near schools.

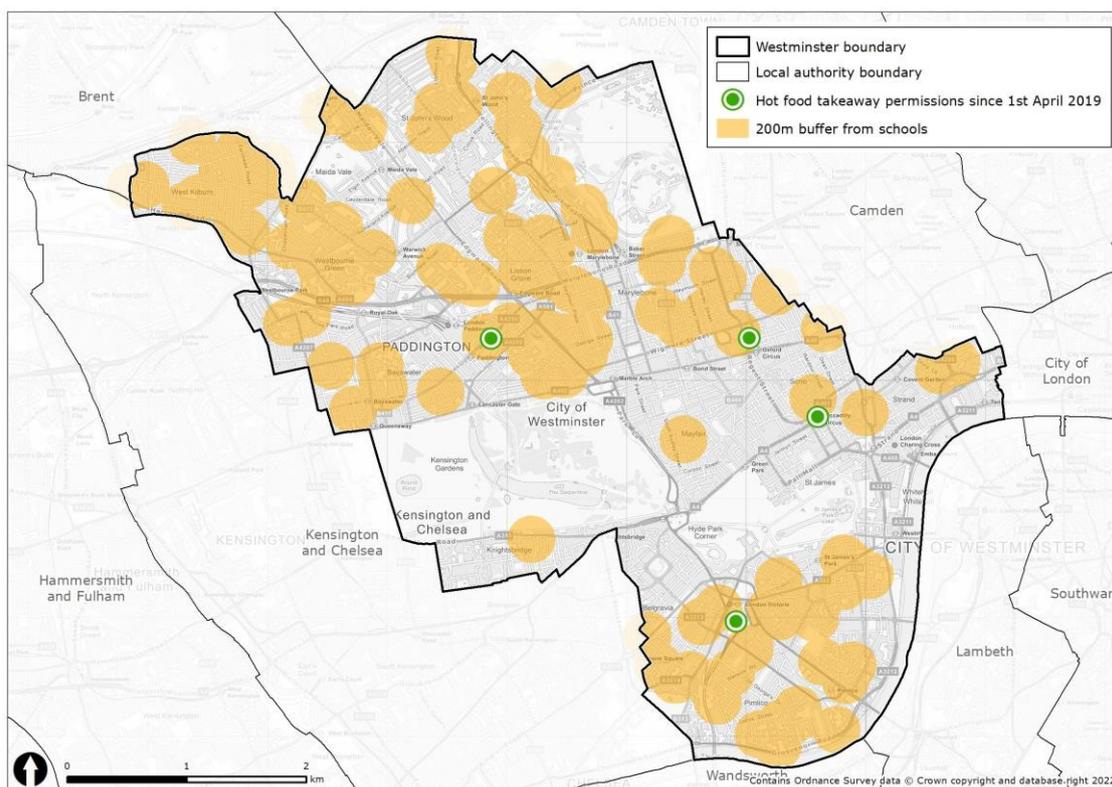


Figure 21: Hot food take away permissions between 2019 and 2021

### 8.5 Special Policy Areas

The City Plan identifies the Special Policy Areas of Soho, Mayfair & St. James's, Harley Street, and Saville Row because of their character and unique blend of uses.

A review of the character and land uses in the Special Policy Areas recently took place as part of the City Plan preparation. No significant changes to these areas have been made since. The character and land use of the Special Policy areas will be kept under review and reported on in future AMRs.

### 8.6 Community facilities

Community facilities cover a range of different types ranging from health, education, sports and leisure, cultural and social facilities. They provide an integral role to supporting people's everyday lives, and benefit from protection through City Plan policy.

Community uses are sometimes being reconfigured, consolidated or upgraded to make most efficient use of available space and improve services. The loss or relocation of a community use may be acceptable in those circumstances, or if a facility has been vacant for a defined period of time and no alternative community use can be found.

The data shows a loss of community floorspace during the AMR period, of 1,438 square metres in 2019/20 and 7,528 square metres in 2020/21. However, there is a significant amount of new community floorspace in the pipeline with 10,660 square metres under construction.

Through the Infrastructure Delivery Plan we plan to meet future infrastructure needs, working with partners in its delivery. The Infrastructure Delivery Plan can be found on [our website](#).

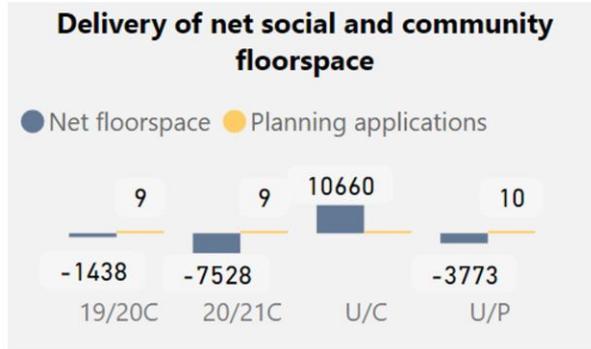


Figure 22: Delivery of net social and community floorspace

### 8.7 Jobs and worklessness

An indicator for the level of worklessness is the number of people claiming benefits for being unemployed. The claimant count between 2019 and 2021 almost trebled in this period. In May 2019 it was 3,500 and peaked in March 2021 at over 11,000 claimants.

The higher unemployment rates correspond with the Covid outbreak and the restrictions through lockdowns. ONS data on jobs by industry shows that the hospitality and cultural sectors were some of the most severely affected. This meant people lost their jobs due to lack of visitors and also due to a reduction of commuters who use the many shops, bars and restaurants in Westminster. Fortunately, unemployment is reducing as Westminster's economy improves with less restrictions. ONS job data for 2021 onwards is not yet available and will be monitored in future AMRs.

Claimant rates over time

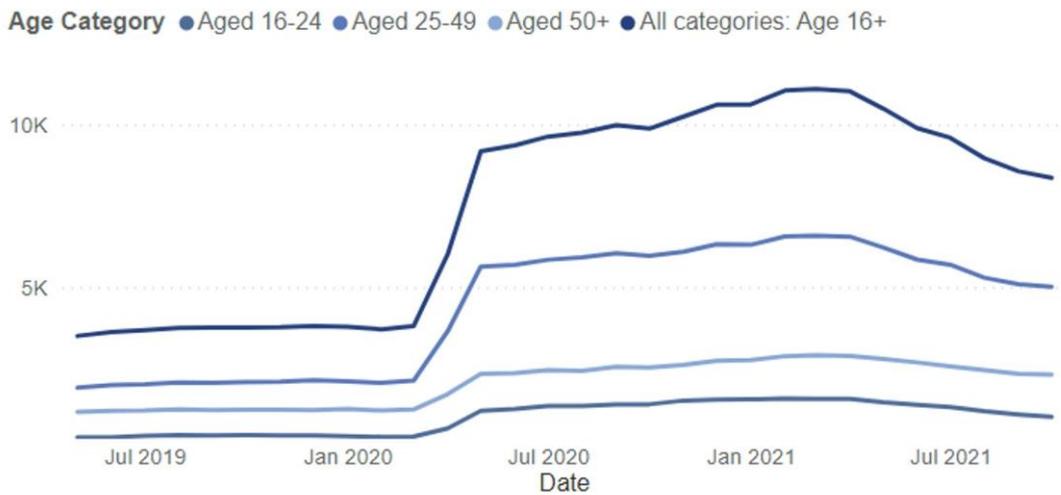


Figure 23: Claimants rates over time

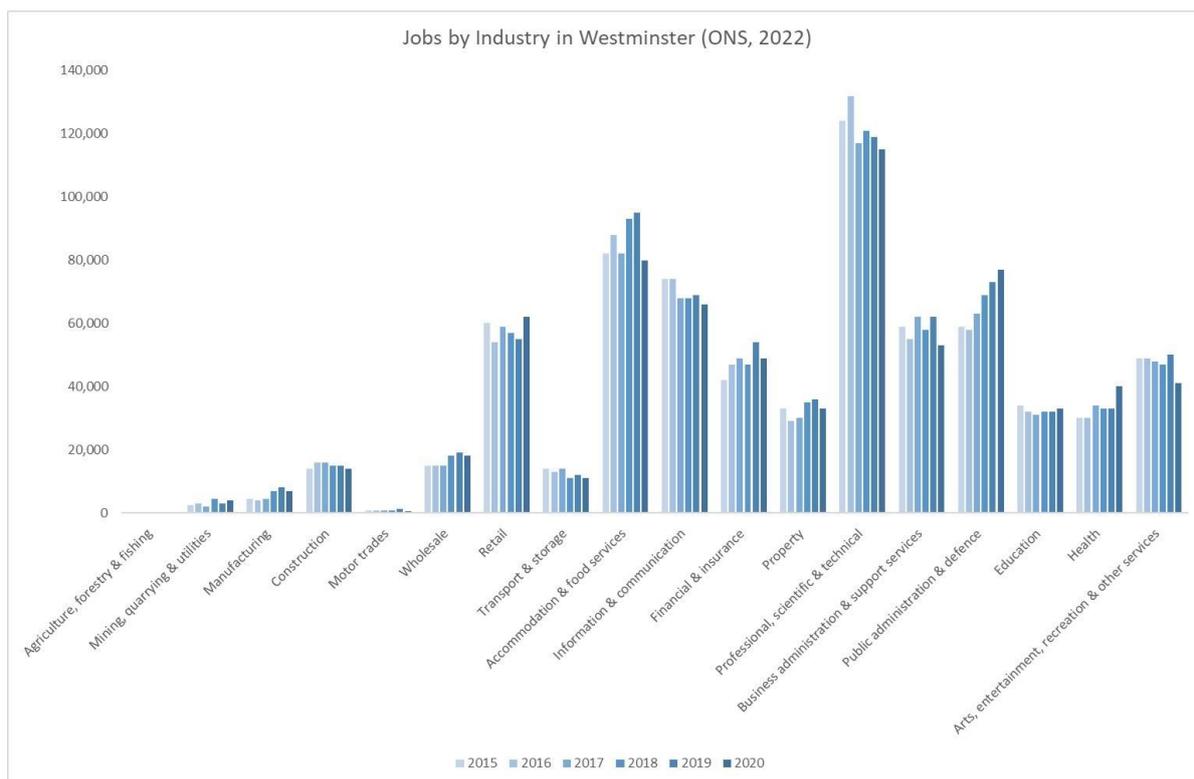


Figure 24: Jobs by sector over time

### 8.8 Employment, skills & training

The City Plan requires employment opportunities, skills and training to be facilitated through Section 106 agreements.

Working across Economy, Legal Service, Planning and Planning Policy, the Council has negotiated £6.2m of s106 contributions to be paid on commencement of the approved schemes from May 2019 until March 2022.

In the past 4 years (April 2018 – Dec 2021), 428 residents have started a job or apprenticeship within the sector. There are currently 17 major live schemes in Westminster offering a further 175 roles (jobs & apprenticeships) profiled for the next 12 months.

**Performance for Westminster residents supported over the last 3 quarters 2021-22 (\*data for Q4 tbc)**

|              | Jobs & Apprenticeships | Work Experience | Curriculum Support Activities |
|--------------|------------------------|-----------------|-------------------------------|
| Q1           | 81                     | 94              | 228                           |
| Q2           | 65                     | 102             | 219                           |
| Q3           | 49                     | 71              | 194                           |
| <b>Total</b> | <b>195</b>             | <b>267</b>      | <b>641</b>                    |

**Forecast opportunities from developers for the next 12 months**

| Jobs & Apprenticeships | Work Experience | Curriculum Support Activities |
|------------------------|-----------------|-------------------------------|
| 175                    | 153             | 145                           |

Figure 25: Employment, skills & training opportunities

## 9 Connections

### 9.1 Walking and cycling

The City Plan prioritises walking and cycling, seeking to improve conditions for pedestrians and cyclists. A number of larger and smaller projects have been delivered between 2019 and 2021 to make it easier and safer to walk and cycle in Westminster. These include:

- The adoption of the Walking Strategy in January 2017 has led to the development of the **Neat Streets 2 project**. This is a programme of works focused on pedestrian spaces outside of the West End Partnership (WEP) area by improving mobility, creating safer and higher quality walking environment. A minor works programme successfully removed 16 redundant crossovers, introduction of series of drop kerbs in Warwick Ward and Vincent Square Ward improving a total of 19 junctions. Minor schemes have also been constructed in 4 locations with introduction of refuge islands, widened footways and improved informal crossing points with further 12 schemes developed for implementation in 2021-2024 financial years subject to funding.
- We have continued to improve wayfinding in the city for residents and visitors through the **Legible London** scheme by improving and replacing signs across the city, making it easy to connect to local businesses and attractions on foot.
- We have partnered with **Access Able** to map out disability access within parts of the city to improve access for people with mobility impairments. Information on access within the city can be found on the [Access Able website](#).
- In response to the pandemic, we installed **11 temporary cycle lanes** across the City and provided around 900 additional temporary cycle parking spaces. A consultation on the retainment of the temporary cycle lanes ran in late 2021, with a large majority of responses being in favour. Detailed proposals to retain these temporary cycle lanes are currently being developed, which will be subject to further public consultation before their implementation. More information on these schemes can be found [on our website](#).
- As part of the **Marylebone Low Emission Neighbourhood**, a range of interventions were implemented to improve sustainable transport and improve air quality. This includes a new cycle lane, additional cycle parking and secure cycle storage spaces, and improved walking environments.

Further sections provide further information on cycle parking and public realm improvements, which also contribute to improved walking and cycling in the city.

### 9.2 Cycle parking

The City Plan requires cycle parking to be provided in developments in accordance with the London Plan, where it does not conflict with public realm enhancements.

Consistent with an overall reduction of residential schemes being delivered, 2020/21 saw less new cycle parking spaces as part of schemes than in 2019/20 with 1,796 versus 3,174 spaces.

We are working with partners to increase the number of publicly accessible cycle parking spaces. In 2019, 27 cycle hangars were installed, with 50 further hangars being installed in 2020. Between 2019 and 2021, 124 cycle stands were installed.

Two new TfL Cycle Hire stations were installed between 2019-2021, in Westminster Pier and Westbourne Park.

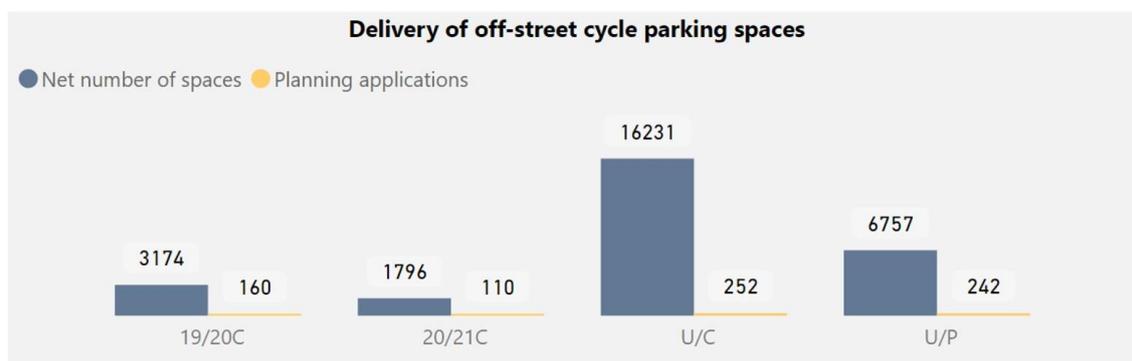


Figure 26: Delivery of off-street cycle parking spaces

### 9.3 Car free developments

The City Plan seeks to minimise parking provision in favour of an enhanced public realm and improved walking and cycling opportunities.

19.5% of residential planning applications did not provide car parking in 2019/20, against 14% in 2020/21.

Although this is a positive trend, it is worth noting that there was an overall reduction of residential schemes delivered in the later year. Continued monitoring will be necessary to show the effectiveness of the revised car parking policies in the City Plan.

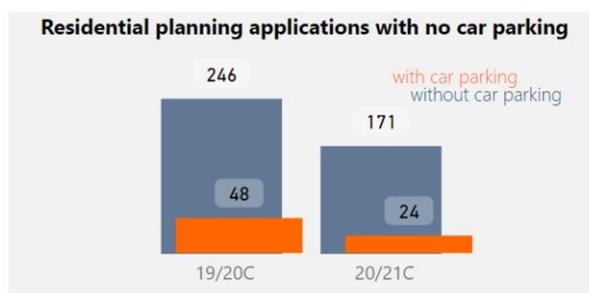


Figure 27: Residential planning applications with no car parking

### 9.4 Electric Vehicle charging points

Where developments provide new parking, provision should be made for Electric Vehicle (EV) parking.

The delivery of EV parking spaces in the city is increasing, with 470 spaces being delivered in 2019/20 and a further 1,003 in 2020/21.

We support the further roll out of EV parking spaces that meet the needs of residents and businesses. More information can be found on [our website](#).

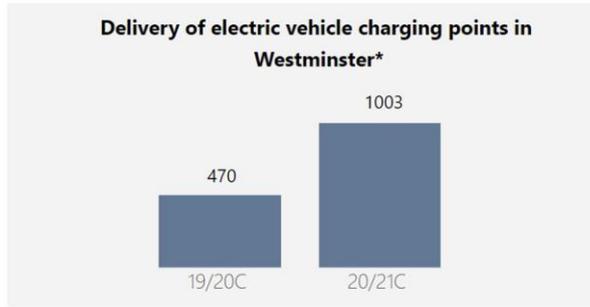


Figure 28: Delivery of electric vehicle charging points in Westminster

\*All charging bays that don't require planning permission are included

## 10 Environment

### 10.1 Air quality

Improving air quality is a particular priority for the council. The whole of Westminster is a declared Air Quality Management Area. There are 9 air quality monitoring stations in Westminster. The main measures for air quality are Nitrogen Oxide, PM2.5 and PM10, with objectives set by the Government.

Nitrogen Oxide (NO2) contributes to air pollution and originates primarily from the burning of fuel. Whilst the NO2 target of 40 particulates was often exceeded in 2019, it remained below the benchmark for most of 2020 and 2021. This may be due to reduced transport during the pandemic, but will need to be monitored more closely in the future.

PM2.5 and PM10 relate to particular matters of 2.5 and 10 micrometres. They are not gases, but are inhalable particles such as dust, smoke and pollen. Only in April 2019 the PM2.5 objective was exceeded, with the remainder of the AMR period staying below the target. The PM10 objective remained below the PM10 objective throughout the AMR period.

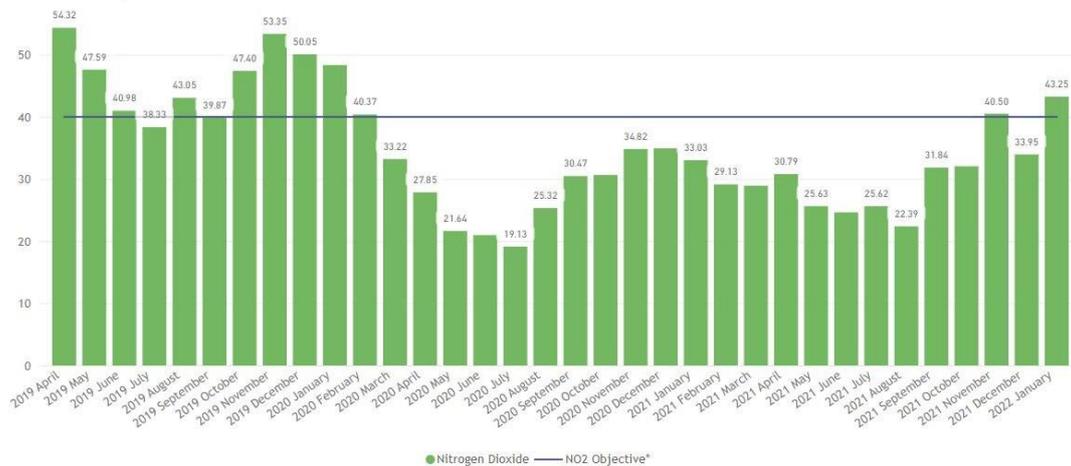


Figure 29: NO2 monthly average in Westminster

\*UK Air Quality Limits - Defra, UK

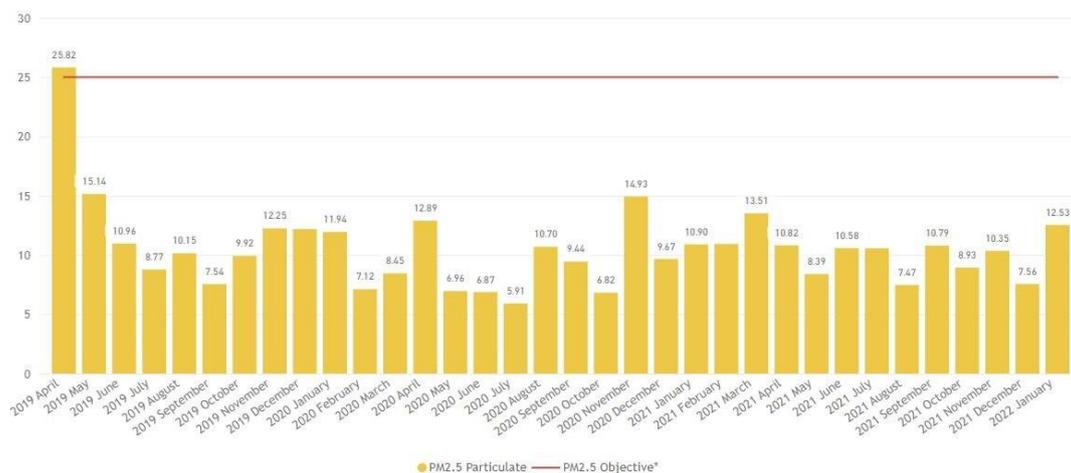


Figure 30: PM2.5 monthly average in Westminster

[\\*UK Air Quality Limits - Defra, UK](#)

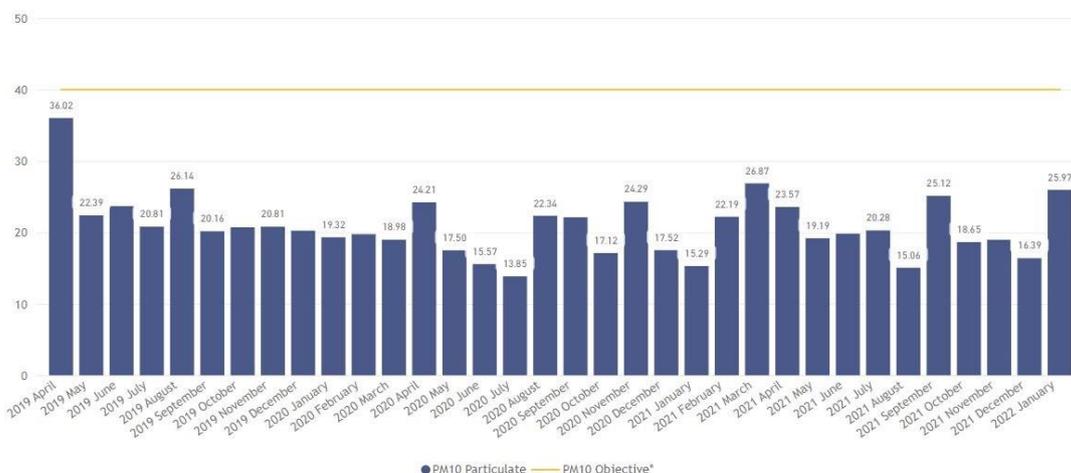


Figure 31: PM10 monthly average in Westminster

[\\*UK Air Quality Limits - Defra, UK](#)

## 10.2 Reduction of CO2 emissions

Climate change is one of the greatest challenges facing the City. In 2021 we published our [Climate Emergency Action Plan](#) that sets out how we will reach net zero by 2040. The City Plan contains ambitious policies to reduce the emissions of Carbon Dioxide (CO2).

Data from the Department for Business, Energy and Industrial Strategy (2021) shows that CO2 emissions have continued to decline in recent years in Westminster. No data is available yet for the full monitoring period; 2019 is the latest year on record.

In 2019, a total of 1,699 kt of CO2 was emitted in Westminster. Most of Westminster's emissions come from buildings. The main contributors were commercial electricity (29%), commercial gas (19%), domestic gas (11%), and road transport (16%).

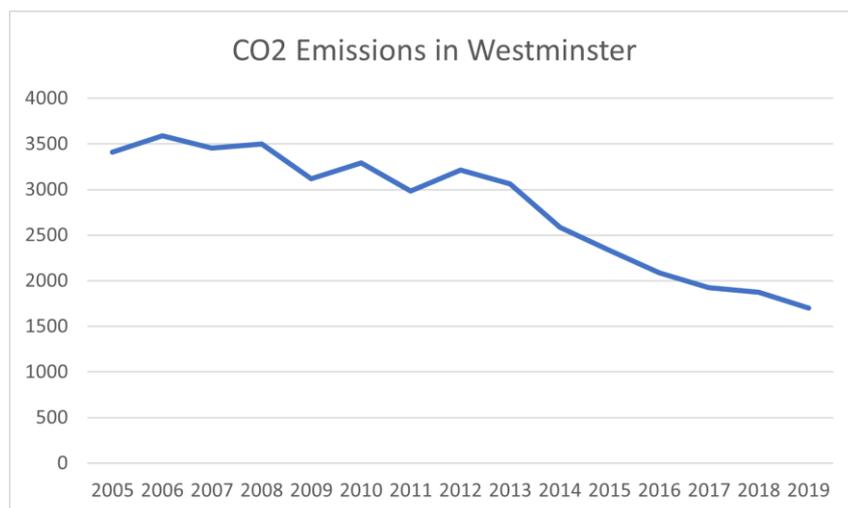


Figure 32: CO2 emissions in Westminster

Source: Department for Business, Energy and Industrial Strategy, 2021

### 10.3 Renewable energy

The City Plan promotes zero carbon developments. Renewable energy technologies are a key part of a transition to a zero carbon future.

The main sources of renewable energy source in new developments between 2019 and 2021 has been solar, at some distance followed by heat and power and air sourced heat pumps. It is worth highlighting that there is a larger proportion of heat and power in developments under construction.

The provision of renewable technologies is expected to increase in coming years as it takes some time to see the full effects of the new City Plan policies on renewable energy.

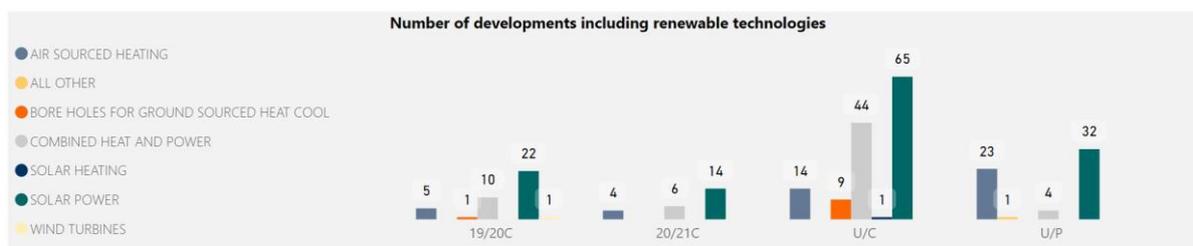


Figure 33: Number of developments including renewable technologies

### 10.4 Noise

Local environmental effects including noise can have a negative impact on the quality of life, and need to be carefully managed in a high activity area as Westminster.

In 2019/20, the council received 22,110 noise complaints. This figure increased to 24,430 in 2020/21, an increase of 10%. There was a slight reduction in building site related noise complaints during this period.



Figure 34: Noise complaints in Westminster

### 10.5 Open space and nature conservation

Westminster has highly valued open spaces, small and large, that are protected through the City Plan. It also identifies Sites of Importance for Nature Conservation with important ecological features.

No changes to the boundaries of designated open spaces or Sites of Importance for Nature Conservation were made between 2019 and 2021.

The Green Flag Award recognises and awards well managed parks and green spaces. As of 2021, Westminster has 23 Green Flag Gardens, 3 Green Flag cemeteries, and 3 Green Heritage sites.

### 10.6 Play space

Access to play space for all ages is important for residents of new developments, and is a priority in those areas of the City that have a deficiency of play space.

Over 2019/20, 450 square metres of play space was provided. With 278 square metres, a smaller amount of new play space was provided in 2020/21. This is consistent with the smaller number of residential schemes delivered over this period.

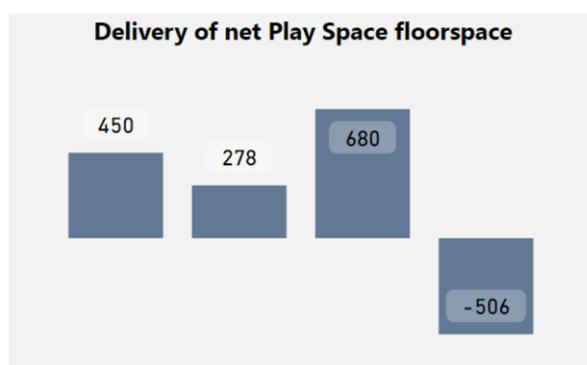


Figure 35: Delivery of net play space floorspace

## 10.7 Living walls and roofs

The provision of living walls and roofs contribute to the greening of the City, providing a range of benefits such as creating habitats for species.

In recent years, living roofs have been more prominent than living walls. This trend is expected to continue in the future with a higher proportion of schemes permitted and under construction planning to provide living roofs rather than living walls.

Our new Environment Supplementary Planning Document provides further guidance on how living walls and roofs, as well as other greening features can be provided as part of developments.

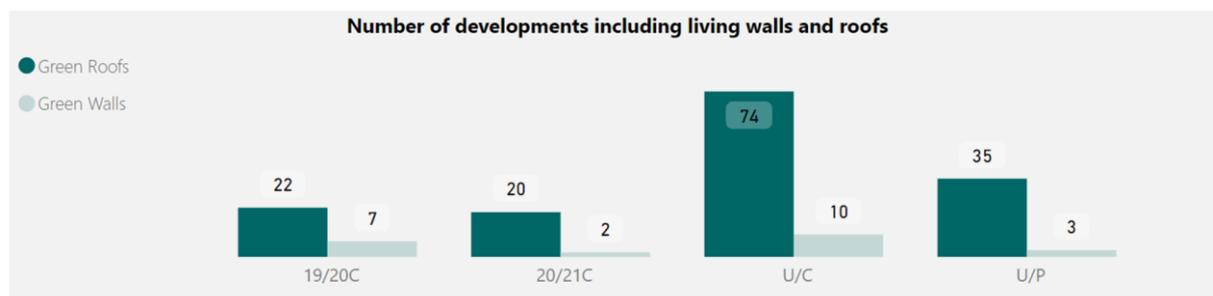


Figure 36: Number of developments including living walls and roofs

## 10.8 Waste and recycling

The reduction of waste and the increase of recycling rates are important ambitions in the City Plan. The data shows that a large proportion of both commercial and residential schemes provide recycling facilities as part of the development.

In terms of strategic waste management, Westminster is a net exporter of waste. Westminster has very little capacity to manage waste produced in the city. No new waste management facilities have been delivered in Westminster over the monitoring period or are currently being proposed.

The main destinations of waste produced in Westminster are shown in the tables below. There have been a few changes in recent years with Brent being a new destination for Local Authority Collected Waste, and Hertfordshire being the destination of a significant proportion of Westminster's Construction, Demolition and Excavation Waste.

We will continue to monitor the waste exports from Westminster over the following years and engage with Waste Planning Authorities under the Duty to Co-operate where necessary to assure sufficient capacity in the future.

### Local Authority Collected Waste

| Waste Planning Authority | 2019           | 2020           |
|--------------------------|----------------|----------------|
| Lewisham                 | 143,668        | 89,993         |
| Southwark                | 9,963          | 13,970         |
| Kent                     | 4,633          | 3,344          |
| Westminster City         | 2,323          | 2,489          |
| Thurrock                 | 5,790          | 2,211          |
| Slough                   | 2,638          | 1,759          |
| Brent                    | -              | 1,677          |
| Other                    | 356            | 1,052          |
| <b>Total</b>             | <b>169,375</b> | <b>116,496</b> |

Figure 37: Local Authority Collected Waste destinations from Westminster (Source: WDI)

**Construction, Demolition & Excavation Waste**

| Waste Planning Authority | 2019           | 2020           |
|--------------------------|----------------|----------------|
| Hertfordshire            | 160            | 61,769         |
| Thurrock                 | 41,606         | 36,622         |
| Havering                 | 4,103          | 16,888         |
| Barnet                   | 48,973         | 12,851         |
| Greenwich                | 13,875         | 10,064         |
| Barking and Dagenham     | 145            | 8,165          |
| Brent                    | 8,077          | 8,039          |
| Hillingdon               | 1,937          | 6,672          |
| Merton                   | 4,450          | 5,986          |
| Essex                    | 6,197          | 3,898          |
| Windsor and Maidenhead   | 8,478          | -              |
| Trafford                 | 6,461          | -              |
| Newham                   | 1,547          | 4,284          |
| Other                    | 13,768         | 10,972         |
| <b>Total</b>             | <b>159,778</b> | <b>186,210</b> |

Figure 38: Construction, Demolition &amp; Excavation Waste destinations from Westminster (Source: WDI)

**Hazardous Waste**

| Waste Planning Authority | 2019       | 2020       |
|--------------------------|------------|------------|
| Essex                    | 123        | 54         |
| Slough                   | 89         | 51         |
| Hertfordshire            | 78         | 68         |
| Havering                 | 67         | -          |
| Sandwell                 | 60         | 5          |
| Kent                     | 59         | 66         |
| Knowsley                 | 2          | 50         |
| Other                    | 194        | 207        |
| <b>Total</b>             | <b>672</b> | <b>496</b> |

Figure 39: Hazardous Waste destinations from Westminster (Source: WDI)

## 10.9 Utilities infrastructure

Changes to the networks of infrastructure for drinking water, electricity, gas, sewerage and broadband will be needed to respond to future demands and challenges such as climate change.

We are working with our partners to assess the needs across these infrastructure types and make plans for the future. Our Infrastructure Delivery Plan has the most up-to-date information on infrastructure needs and delivery, and will be regularly updated. The latest version of the Infrastructure Delivery Plan can be found on [our website](#).

## 11 Design, Sustainability & Conservation

### 11.1 Sustainable design

The City Plan has a strong emphasis on high quality sustainable design which adds to the heritage and character of the city.

One of the ways in which we aim to help achieve the city's sustainable design goals, is that larger developments are required to meet high level sustainable design standards, certified through BREEAM 'Excellent' or equivalent standards.

Few BREEAM certified schemes were delivered in 2019-21 as this requirement was only introduced in the new City Plan. There is an increasing number of BREEAM certified developments in the pipeline, showing the effect of the new policy.

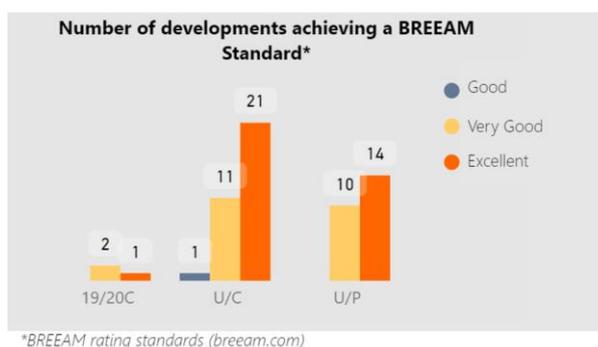


Figure 40: Number of developments achieving a BREEAM standard

### 11.2 Design awards

Demonstrative of the quality of design within the city's built environment is the 21 awards given to 14 projects by The Royal Institute of British Architects (RIBA), and New London Architecture (NLA) between 2019 and 2021. Examples of these include:

- The LSE Centre Building** – A new build, multi-use academic building located in the heart of the LSE's campus. The scheme comprises of interlocking buildings of 2, 6 and 13-storeys with landscaped roof terraces. It achieved BREEAM Outstanding putting it in the top 1% of UK new non-domestic buildings in terms of environmental impact. It was awarded two RIBA awards, at the regional and national level.
- Bow Street Magistrates Court** – Refurbishment of a grade II listed former courthouse and police station, which had previously been on the Heritage at Risk Register, for use as a hotel. It was certified as BREEAM Very Good putting it in the top 25% of UK refurbishment and fit outs in terms of environmental impact. It was awarded an NLA Award in the Conserving category.
- Centre for Creative Learning, Francis Holland School** – A new build academic space containing a library, ICT laboratory, and wellbeing space, with a rooftop garden. The scheme won a regional RIBA Award, and a NLA Award in the Wellbeing category, for the high-quality of its design, and the sensitive way it made the most of a constrained urban location within a historic setting.



Figure 41: LSE Centre Building

Photo by Joas Souza, Courtesy of Rogers Stirk Harbour + Partners



Figure 42: Bow Street Magistrates Court (NoMad Hotel)

Photo by James Newton Courtesy of EPR Architects

### 11.3 Public realm

The improvement of the public realm to make it accessible for all, more attractive and greener is a key priority in the City Plan.

Several large- and small-scale projects to improve the public realm across the city have been delivered over 2019-2021. These include specific measures to improve walking and cycling (as described earlier in this document), measures to respond to the challenges of the pandemic, and further accessibility and greening measures. Key schemes include:

- The delivery of the **Church Street Green Spine** is underway, with works having started in January 2021. The Green Spine will be a new park and pedestrian-friendly route through the Church Street area, contributing to the wider regeneration objectives of the area. More information can be found on the [Church Street website](#).
- The delivery of the **Strand Aldwych** project started in January 2021, with completion expected in late 2022. This converts busy roadways into a major new public space at the Strand and an enhanced pedestrian experience across the Aldwych, including new crossings, wider footways and a new green space. The scheme was reviewed in response to COVID-19, more information can be found on the [Strand Aldwych website](#).
- The **Oxford Street District** Framework was published in February 2021. Several projects are under way in this area, with temporary public realm improvements already being delivered including footway widenings and greening measures. More information can be found on the [Oxford Street District website](#).
- During the pandemic, 60 streets across Westminster were transformed to allow for **all fresco dining**, supporting nearly 900 local businesses, restaurants and bars. These include streets in Covent Garden, St John's Wood and Pimlico, with plans being developed to make some of these schemes permanent due to support from local communities.

We are developing a number of further initiatives to improve the public realm and a range of other place-based objectives in partnership with communities and organisations, including:

- We are working with partners in the **Harrow Road** area to deliver improvements in the neighbourhood, including the Maida Hill Market, Harrow Road Open Space and Westbourne Open Space. More information can be found on the [Harrow Road website](#).
- The development of the **Victoria Place Plan** and **Future Victoria** have been impacted by the pandemic, but are expected to progress. More information can be found on the [Future Victoria website](#).
- Engagement for the **Paddington Places** project took place in December 2020, in which we work with partners to improve walking & cycling connectivity, wayfinding, lighting, landscape, placemaking and public realm in North Paddington. More information can be found on the [Paddington Places website](#).
- A '**Vision for Soho**' is being prepared, with initial consultation and engagement taking place in 2021. The aim is to develop a wide-ranging vision and programme of improvements for Soho. More information can be found on the [Vision for Soho website](#).



Figure 43: Artist impression of the Strand Aldwych project  
Source: [strandaldwych.org](#)

## 11.4 Heritage

Westminster's historic environment is one of its greatest assets. Designated heritage assets are awarded the highest level of protection and include listed buildings, conservation areas, archaeological sites and registered historic parks and gardens.

11 sites located in Westminster were added to the National Heritage List for England between 2019 and 2021 with 11 of these being added at Grade II, and one being added at Grade II\*. No designated heritage assets were removed from the list.

5 Parks and Gardens were added to Historic England's Register of Parks and Gardens of Special Historic Interest in England between 2019 and 2021, all at Grade II.

There are a small number of buildings identified on Historic England's Heritage at Risk Register. This list has remained largely unchanged in recent years, and most of these have solutions agreed. A notable exception is 'The Church of St Peter' at Eaton Square which was given the highest risk priority (Category A) as a new entry in 2021. This change in status was made following roof collapse and urgent repairs are needed. We are liaising with Historic England to seek a solution to this

None of Westminster's conservation areas or historic parks are on the Heritage at Risk Register.

The Planning Enforcement team issues Section 215 notices when a building or land is in a poor condition and therefore negatively impacts on the amenity of the area, seeking for improvements to be made. 4 such notices were issued in 2019/20 and 10 in 2020/21, with half of them relating to a single group of neighbouring properties.

Listed building enforcement notices seek the remediation of unauthorised works to a listed building, either bringing it back to its former state or alleviating the effect of the works. In the 2019/20 period, 27 listed building enforcement notices were issued, against 17 notices in 2020/21.

### Heritage at Risk

| Risk Priority                           | 2019      | 2020      | 2021      |
|---|-----------|-----------|-----------|
| A(Immediate risk no solution agreed)    | 0         | 0         | 1         |
| B(Immediate risk solution agreed)       | 0         | 0         | 0         |
| C(Slow decay, no solution agreed)       | 7         | 7         | 7         |
| D(Slow decay, solution agreed)          | 9         | 9         | 9         |
| E(under repair with no user identified) | 0         | 0         | 0         |
| F(repair in progress)                   | 4         | 4         | 3         |
| <b>Total</b>                            | <b>20</b> | <b>20</b> | <b>20</b> |

Figure 44: Heritage at risk

Source: [Heritage at Risk in London 2021 | Historic England](#)

## 11.5 Westminster World Heritage Site

The Palace of Westminster and Westminster Abbey, including St Margaret's Church, is inscribed by UNESCO as a World Heritage Site, recognising its Outstanding Universal Value.

Over recent years UNESCO have expressed concerns about the protection and management of the site.

The adoption of the new City Plan has provided a more effective policy basis for management of the site and several performance indicators have been introduced to monitor progress in responding to World Heritage Committee decisions in relation to the protection and management of the site.

Work is ongoing on the production of a Management Plan; an initial draft has been prepared by consultants and consultation is expected on this in 2022. The production of the Heritage Supplementary Planning Document will also support implementation of the policy.

A State of Conservation report for Westminster was considered by the World Heritage Committee in 2021 and noted progress in a number of areas, including City Plan policy and the Management Plan.

Within the 2019-2021 period two planning applications were called in by the Secretary of State in relation to development that may have an impact on the Outstanding Universal Value of the Westminster World Heritage Site. Both were notified to the World Heritage Committee. Details are summarised below:

- **UK Holocaust Memorial and Learning Centre** within Victoria Tower Garden was called in by the Secretary in December 2019. A public inquiry was held in November 2020. Westminster City Council and ICOMOS UK submitted advice to and appeared at this inquiry. The Inspector granted permission on the basis that harm to heritage assets was outweighed by 'a series of very significant public benefits'. On 29 July 2021, the government gave the memorial planning permission. This decision is currently subject to judicial review.
- **8 Albert Embankment** - a redevelopment of 26 storeys was proposed within the London Borough of Lambeth, located diagonally opposite the World Heritage Site and the application was called-in by the Secretary of State, following Lambeth's resolution to grant permission. Westminster City Council objected to the impact of the development on the Outstanding Universal Value of the Westminster World Heritage Site, including in Strategic Views in the London View Management Framework. Following a public inquiry, the Inspector found that the development would result in less than substantial harm to the Westminster World Heritage Site, which attracted the maximum weight. Overall, the Inspector found that the development did not accord with "key principles in respect of heritage" in adopted development plan policy and that permission should be refused.

## 12 Conclusion

This Authority Monitoring Report (AMR) reports on the planning data and information for the financial years of 2019/20 and 2020/21. This period saw the adoption of the new City Plan.

A programme of work to help with the implementation of the City Plan is underway. This saw the recent adoption of the Environment Supplementary Planning Document.

We continue to provide support to neighbourhood forums in the preparation of neighbourhood plans and through the allocation of Neighbourhood CIL. We also continue to engage with partners and communities in our range of planning activities.

This AMR reports on the data within the first two years of the City Plan. It must be noted that the City Plan was not yet in place when the planning decisions were made. It may therefore take a few more years to see the full effect of the policies of the new City Plan.

We are committed to updating the AMR annually to supporting residents, community groups and businesses with accessible planning data.

If you have any questions or suggestions in relation to the information in this document, please get in touch with the Planning Policy team via [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk).