



City of Westminster

CITY PLAN

What is the City Plan and why are we reviewing it?

Our City Plan provides our vision and framework for how long-term housing, commercial and infrastructure growth will be delivered in Westminster. The policies within the plan cover a range of topics including housing, sustainability, heritage, transport, the visitor economy and employment.

These policies are used to determine whether new developments including new housing and commercial floorspace are suitable to go ahead. The current City Plan was adopted in April 2021 and the council is now refocussing ambitions to build more affordable homes and prioritise the retrofitting of existing buildings. To address these priorities, we have now launched a partial review of our adopted City Plan.

The new and revised policies will together contribute to our strategy for making Westminster a fairer and more inclusive city, where residents benefit from the opportunities new developments bring, and workers and visitors from all backgrounds feel welcome and safe.



What is happening now?

We are undertaking a six-week consultation which is known as a 'Regulation 18 consultation'. This is a formal first step to provide opportunities for stakeholders to have an early input on the direction of policy development.

We will only require commentary on certain policy areas and not the entire plan because the scope of the review is focussed on those matter that we feel most urgently need attention. The partial City Plan review consultation will therefore concentrate on:



Strengthening our existing affordable housing policy to maximise the provision of genuinely affordable housing for those most in housing need



A new retrofit-first policy so the retrofit and refurbishment of existing buildings to meet future needs is prioritised over unnecessary demolition and redevelopment which will reduce the impact of development on climate change

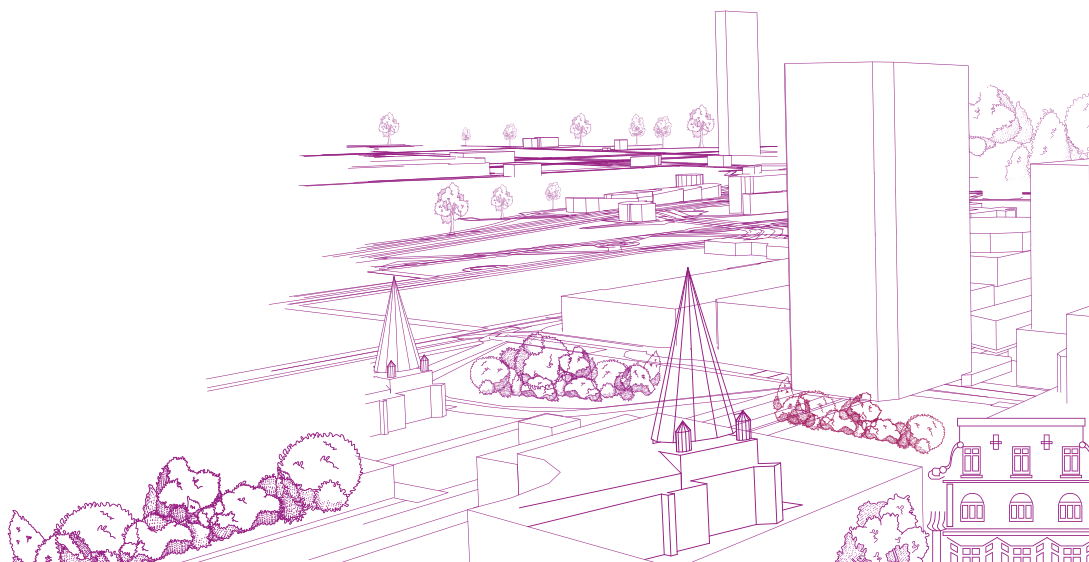


Site allocations to outline specific guidance on how key sites can deliver a significant number of new homes, commercial space and/or infrastructure improvements

Site allocations will include guidance on what types of land uses (e.g. housing, commercial floorspace, and social infrastructure) are suitable for an individual site, and how much development the site can accommodate – i.e. how many additional homes or other floorspace is likely to be acceptable. It will also identify site specific matters that will influence the design of any new developments – such as important buildings on site to retain, the need to provide new areas of open space, etc.

In January 2022, under the previous administration, the council undertook an initial 'call for sites' asking interested parties to suggest sites for inclusion in a new Site Allocations Plan. As we are now looking to incorporate Site Allocations into the Partial Review of the City Plan, we are also now providing a further opportunity for more sites to come forward and for additional detail to be submitted for those already suggested in response to the previous 'call for sites'.

We will work closely with landowners and local communities as these site allocations are drafted.



How you can get involved

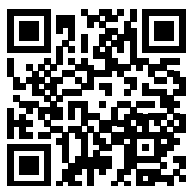
We are inviting comments from Friday 7 October to Friday 18 November 2022.

Representations can be made by email to planningpolicy@westminster.gov.uk or in writing to:

City Planning Policy, Innovation and Change, Westminster City Council
17th Floor, 64 Victoria Street, London, SW1E 6QP.

Please clearly label your representation

'City Plan Partial Review – response to Regulation 18 consultation'.



Visit www.westminster.gov.uk/city-plan to keep up-to-date with the latest information and documents.



We can also send you email alerts so that you don't miss out on key updates as work on the Partial City Plan Review progresses. Sign up at:

www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-policy/planning-consultation-database

What happens next?

Following the Regulation 18 consultation, all comments will be considered. This will inform the emerging policies alongside ongoing engagement that will take place throughout 2023 with our partners and communities.

We are committed to engaging in a meaningful and proactive way involving communities and stakeholders in policy development, so that they have a genuine influence, and will therefore be looking to engage with interested parties in a range of ways before we reach the next stage of formal consultation, known as Regulation 19.

Regulation 19 consultation will likely take place towards the end of 2023. At that stage, we will publish draft policies and site allocations and ask for comments on whether they are effective, robust and legally sound. This will be the last stage before the Plan is then submitted to the Secretary of State for public examination by an independent planning inspector.

