

# **CITY PLAN 2019 – 2040**

## **SCHEDULE OF CHANGES TO THE POLICIES MAP**

NOVEMBER 2019



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# 1 Introduction

This document summarises the proposed changes to Westminster's spatial designations and Policies Map for the full revision to Westminster's City Plan. This statement accompanies the Regulation 19 Publication Draft City Plan (2019) and its associated Regulation 19 Draft Policies Map in its submission to the Secretary of State.

This document needs to be read together with:

- Regulation 19 Draft Policies Map (2019)
- Submission Draft Policies Map (2019)

The Westminster City Plan was first adopted in November 2013 and has been subject to several partial revisions. The latest version of the City Plan was adopted in November 2016 and includes the Special Policy Areas and Policies Map Revision, as well as the previously adopted Basements revision and the Mixed-Use revision. This full revision of the City Plan updates the strategic planning policies in the City Plan and fully replaces saved policies from the Unitary Development Plan (2007).

Section 1 of this schedule presents an overview of all proposed changes to spatial designations and explains which spatial designations have changed, have remained unchanged, have been removed or have been included in the Regulation 19 Draft Policies Map. It therefore explains the differences between the spatial designations as set out in the adopted City Plan (November 2016) and its associated Policies Map and the spatial designations as set out in the Regulation 19 Publication Draft City Plan (2019) and its associated Regulation 19 Draft Policies Map.

Alongside the Regulation 19 Publication Draft City Plan (2019) and its associated Regulation 19 Draft Policies Map, the council has published a schedule of proposed Minor Modifications to take account of representations received during Regulation 19 consultation. A number of Minor Modifications affect a number of spatial designations: in that case, this document does not only explain how the designation has changed between the adopted and the Regulation 19 Publication Draft City Plan (2019) but also illustrates the proposed Minor Modifications prior to submission. A proposed Submission Draft Policies Map has therefore also been produced.

Section 2 of this schedule shows how a number of spatial designations set out in the adopted City Plan (November 2016) and that have been carried forward into the Regulation 19 Publication Draft of the City Plan 2019-have changed. This section does not include spatial designations that have remained unchanged, have been removed or included in the Regulation 19 and Submission Draft Policies Map as its boundaries are clearly set out in both the Regulation 19 and the Submission Draft Policies Map.

## 2 Overview of all changes to Westminster's spatial designations and Policies Map

This section presents an overview of all proposed changes to spatial designations and explains which spatial designations have changed, have remained unchanged, have been removed or have been included in the Regulation 19 Draft Policies Map. It therefore explains the differences between the spatial designations as set out in the adopted City Plan (November 2016) and its associated Policies Map and the spatial designations as set out in the Regulation 19 Publication Draft City Plan (2019) and its associated Regulation 19 Draft Policies Map.

Figure 1 Overview of all changes to Westminster's spatial designations and Policies Map

Spatial designation		In City Plan (November 2016) Policies Map	In City Plan 2019-2040 Submission (November 2019) Policies Map	Proposed Change	Reason for change
Westminster's Spatial Strategy					
The Central Activities Zone (CAZ)		YES	YES	CHANGE	See section 3.1 and Figure 2.
The Core Central Activities Zone (Core CAZ)		YES	NO	REMOVE	Policy designation not carried forward into draft City Plan 2019-2040.
The West End Special Retail Policy Area / The West End Retail and Leisure Special Policy Area (WERLSPA)		YES	YES	CHANGE	See section 3.2 and Figure 3.
The Opportunity Areas	Victoria OA	YES	YES	CHANGE (Further Proposed Submission change)	See section 3.3 and Figure 4.
	Paddington OA	YES	YES	CHANGE	See section 3.3 and Figure 5.
	Tottenham Court Road OA	YES	YES	NO CHANGE	
The North Westminster Economic Development Area / The North West Economic Development Area (NWEDA)		YES	YES	CHANGE	See section 3.4 and Figure 6.
The Housing Renewal Areas	Ebury Bridge Estate	NO	YES	NEW	See Regulation 19 and Submission Draft Policies Map.
	Church Street / Edgware Road	NO	YES	NEW	See Regulation 19 and Submission Draft Policies Map.
Marylebone & Fitzrovia		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
Pimlico		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
Knightsbridge		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
Royal Parks		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
Named Streets in Marylebone & Fitzrovia		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
Economy and Employment					
Westminster's Town Centres (and frontages)		YES	YES	CHANGE (Further Proposed Submission change)	See section 3.5 and Figures 6 to 39.
Stress Areas		YES	NO	REMOVE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019).
	Knightsbridge SCA	YES	YES	NO CHANGE	

The Strategic Cultural Areas (SCAs)	Millbank SCA	YES	YES	NO CHANGE	See section 3.6 and Figure 40.
	West End SCA	YES	YES	CHANGE	
The Special Policy Areas (SPAs)	Soho SPA	NO	YES	NEW	See Regulation 19 and Submission Draft Policies Map.
	Mayfair and St James’s SPA	YES (Two different designations)	YES (one single designation)	CHANGE	See section 3.7 and Figure 41.
	Harley Street SPA	YES	YES	NO CHANGE	Policy designation not carried forward into Regulation 19 Publication Draft City Plan (2019). It is not a policy designation.
	Savile Row SPA	YES	YES	NO CHANGE	
	Portland Place SPA	YES	NO	REMOVE	
Strategic Sports and Education Facility		YES	NO	REMOVE	
Connections					
The Thames Policy Area		YES	YES	CHANGE	See section 3.8 and Figure 42.
Thames Path		YES	NO	REMOVE	It is not a policy designation and it is not mentioned in the Regulation 19 Publication Draft City Plan (2019).
Blue Ribbon Network		YES	NO	REMOVE	It is not a policy designation and it is not mentioned in the Regulation 19 Publication Draft City Plan (2019).
Road hierarchy		YES	YES	NO CHANGE	It is not a policy designation. The Edgware Road Safeguarding is instead set out in the draft City Plan 2019-2040 (Figure 23).
Crossrail 1 Line & Safeguarding		YES	YES	NO CHANGE	
Crossrail 2 Line & Safeguarding		YES	YES	NO CHANGE	
Edgware Road Safeguarding		YES	NO	REMOVE	
Environment					
Metropolitan Open Land		YES	YES	NO CHANGE	The Areas of Play Space Deficiency are instead set out in the Regulation 19 Publication Draft City Plan (2019) (Figure 28) instead.
Sites of Importance for Nature Conservation		YES	YES	NO CHANGE	
Areas of Wildlife Deficiency / Areas of Nature Deficiency		YES	YES	NO CHANGE	
Areas of Open Space Deficiency		YES	YES	NO CHANGE	
Areas of Play Space Deficiency		YES	NO	REMOVE	
Rapid Inundation Zone		YES	YES	NO CHANGE	It is not a policy designation. The waste management facilities are instead set out in the Regulation 19 Publication Draft City Plan (2019) (Figure 33).
Flood Zone 3		YES	YES	NO CHANGE	
Waste Management Facilities		YES	NO	REMOVE	
Heritage and Design					
Conservation Areas		YES	YES	NO CHANGE	It is not a policy designation.
London Squares		YES	NO	REMOVE	
World Heritage Site		YES	YES	NO CHANGE	
Protected Vistas		YES	YES	NO CHANGE	It is a Historic England policy designation. The Archaeological Priority Areas are instead set out in the Regulation 19 Publication Draft City Plan (2019) (Figure 35).
Areas of Special Archaeological Priority / Archaeological Priority Areas		YES	NO	REMOVE	
The Whitehall and St James’s Monument Saturation Zone		NO	YES	NEW	See Regulation 19 and Submission Draft Policies Map.
Other					
Proposals sites / Key Development Sites		YES	YES	YES	See section 3.9 and Figures 43 to 53.

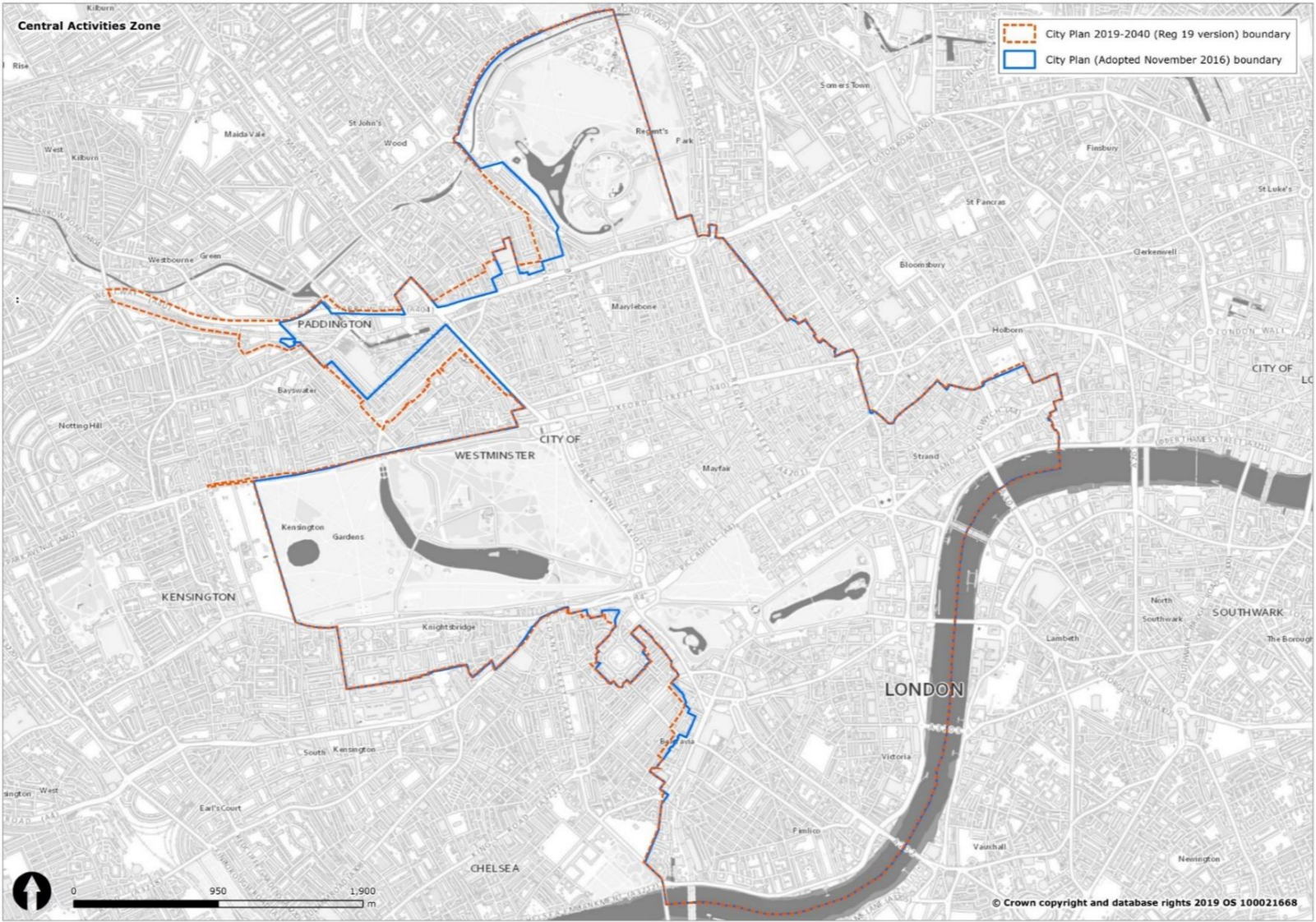
### 3 Detailed changes to Westminster’s spatial designations and Policies Map

This section shows how a number of spatial designations set out in the adopted City Plan (November 2016) and that have been carried forward into the Regulation 19 Publication Draft City Plan (2019) have changed. This section does include spatial designations that have remained unchanged, have been removed or included in the Regulation 19 and Submission Policies Map as its boundaries are clearly set out in both the Regulation 19 and the Submission Policies Map.

#### 3.1 Central Activities Zone (CAZ)

Spatial designation	Reasoned Justification
CAZ	<ul style="list-style-type: none"><li>• The broad designation and purpose of the CAZ is set out in the London Plan. However, the definition of detailed boundaries is deferred to local planning authorities.</li><li>• Boundaries have been updated to better align with the New London Plan and reflect the character of commercial areas within the city, and the presence of uses that contribute to the strategic functions of the CAZ. The revised boundary presents some minor changes to the boundary in the Baker Street/Marylebone areas, in Paddington, at Marble Arch and around Belgrave Square.</li></ul>

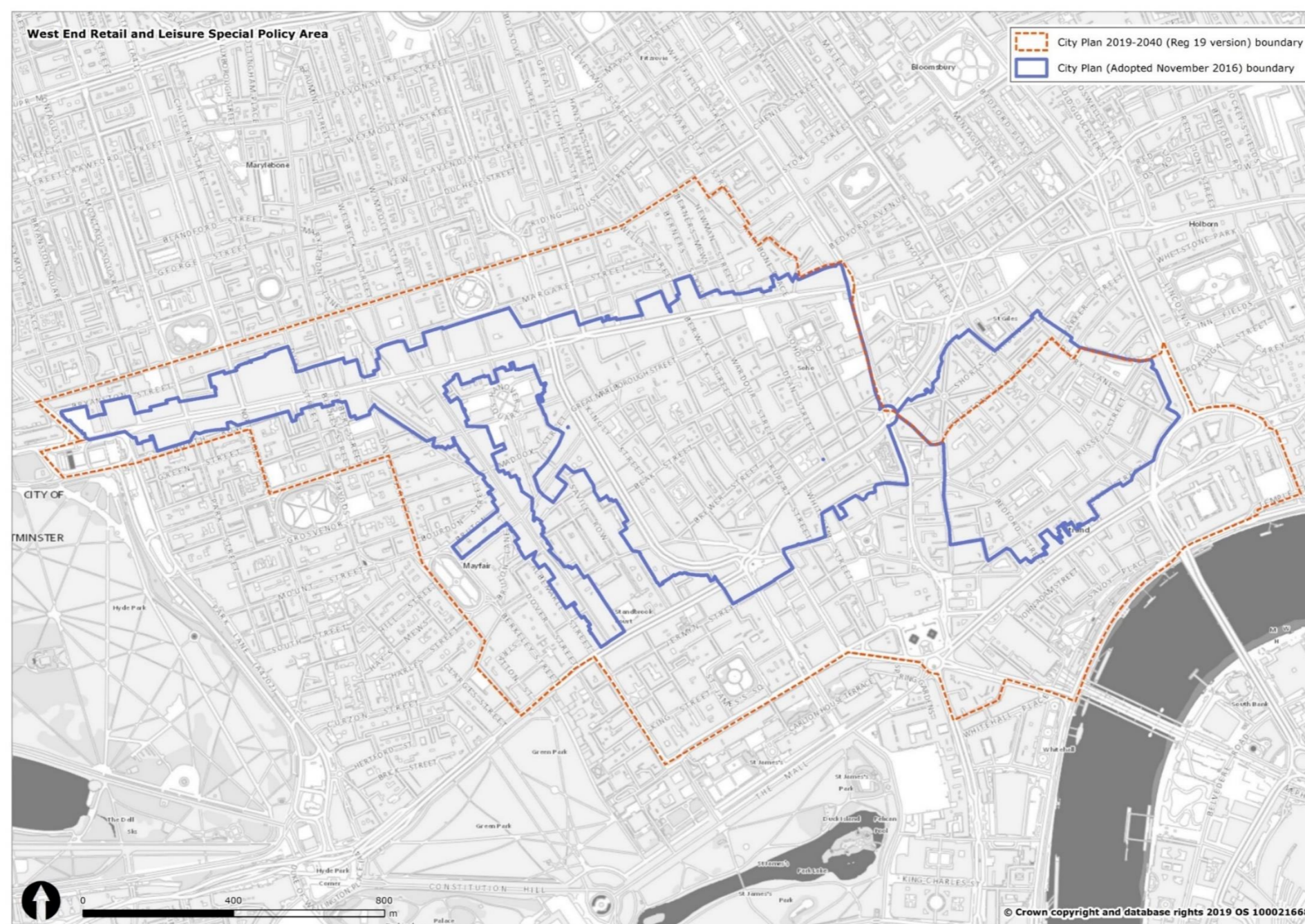
Figure 2 Central Activities Zone



### 3.2 West End Retail and Leisure Special Policy Area

Spatial designation	Reasoned Justification
WERLSPA	<ul style="list-style-type: none"> <li>Name has changed from “West End Special Policy Retail Area” to “West End Retail and Leisure Special Policy Area”.</li> <li>It has been expanded to better reflect the mixed-use nature of the wider area, and interdependence of uses that is much more diverse and varied than simply retail. <ul style="list-style-type: none"> <li>Marble Arch has been added as a key gateway to the area.</li> <li>The Strand/Aldwych area has been added</li> </ul> </li> <li>The boundary now aligns with the West End Strategic Cultural Area boundary towards the south.</li> </ul>

Figure 3 West End Retail and Leisure Special Policy Area



### 3.3 Opportunity Areas

Spatial designation	Reasoned Justification
Victoria OA	<ul style="list-style-type: none"> <li>The boundary has been changed to relocate the boundary from the west side of Vauxhall Bridge Road (between Victoria Street and Gillingham Street) to the east side, to run along the northern portion of Carlisle Place and King's Scholar Passage</li> <li>It has been expanded to incorporate an additional site on Greencoat Place and the site to the north of the block bounded by Greencoat Place, Artillery Row and Rochester Row</li> <li>It has been expanded to incorporate the sites bounded by Victoria Street to the north, and Strutton Ground, Old Pye Street, Abbey Orchard Street and Great Smith Street to the south. The proposed boundary changes intended to recognise the development potential of the sites within these areas.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>The proposed boundary changes have been reviewed in light of the concerns raised by consultees at Regulation 19 stage and by the "Petition not to extend the Victoria Opportunity Area boundary" (the latter ran from 29 July to 5 September 2019). It is considered that there is no compelling case for such changes in light of the reasons for the opposition and therefore it is proposed to revert to the boundary set by the adopted Westminster City Plan (November 2016).</li> </ul>
Paddington OA	<ul style="list-style-type: none"> <li>Removed the site bound by the B411, Gloucester Terrace, the railway and the railway bridge between Porchester Square and the Westway, to the west of the Opportunity Area. It is considered that the site is very constrained and that it is not appropriate to include it in the Opportunity Area. The designation has been limited as far as the B411, which provides a natural boundary to the west of the designation.</li> </ul>

Figure 4 Victoria Opportunity Area

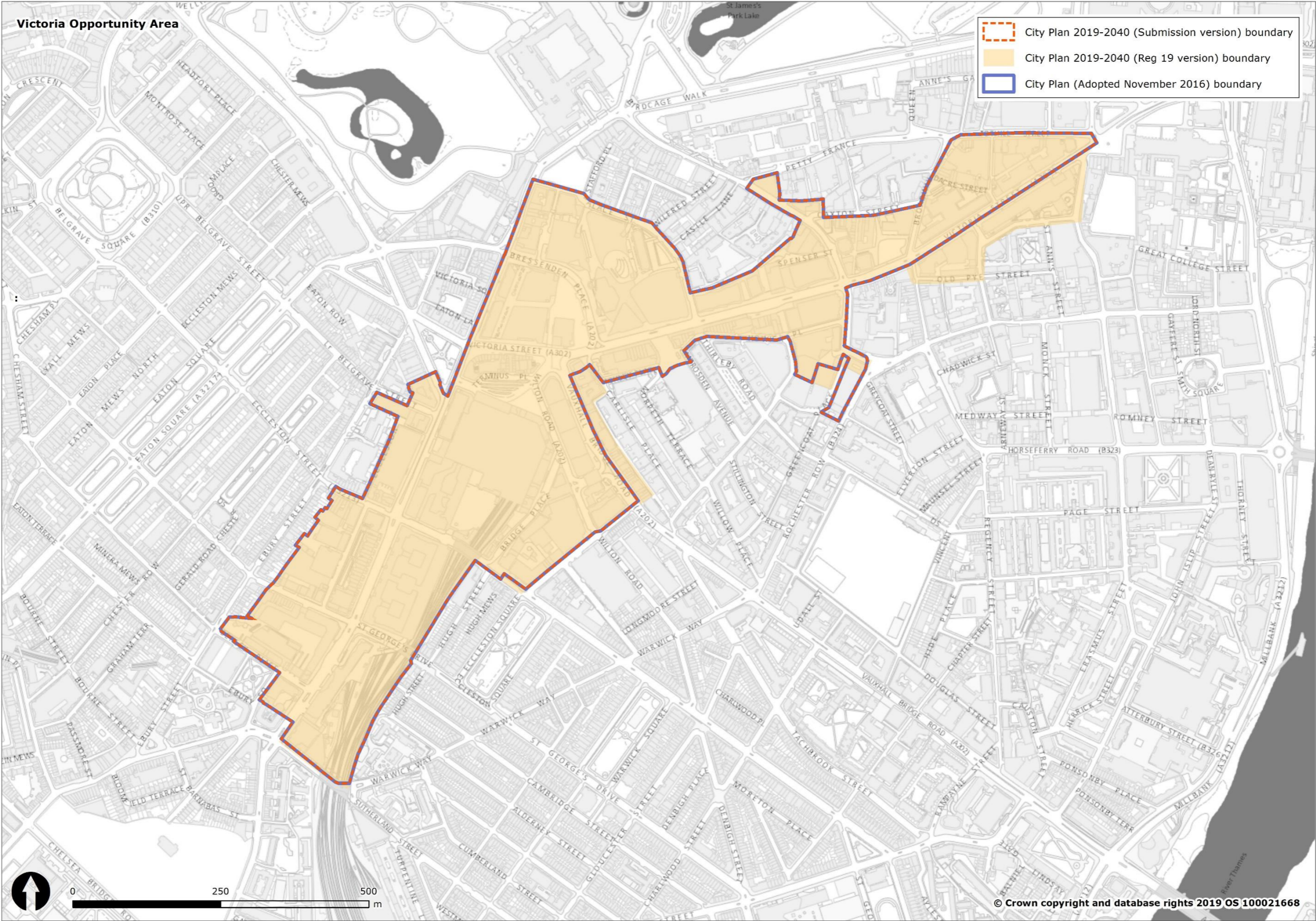
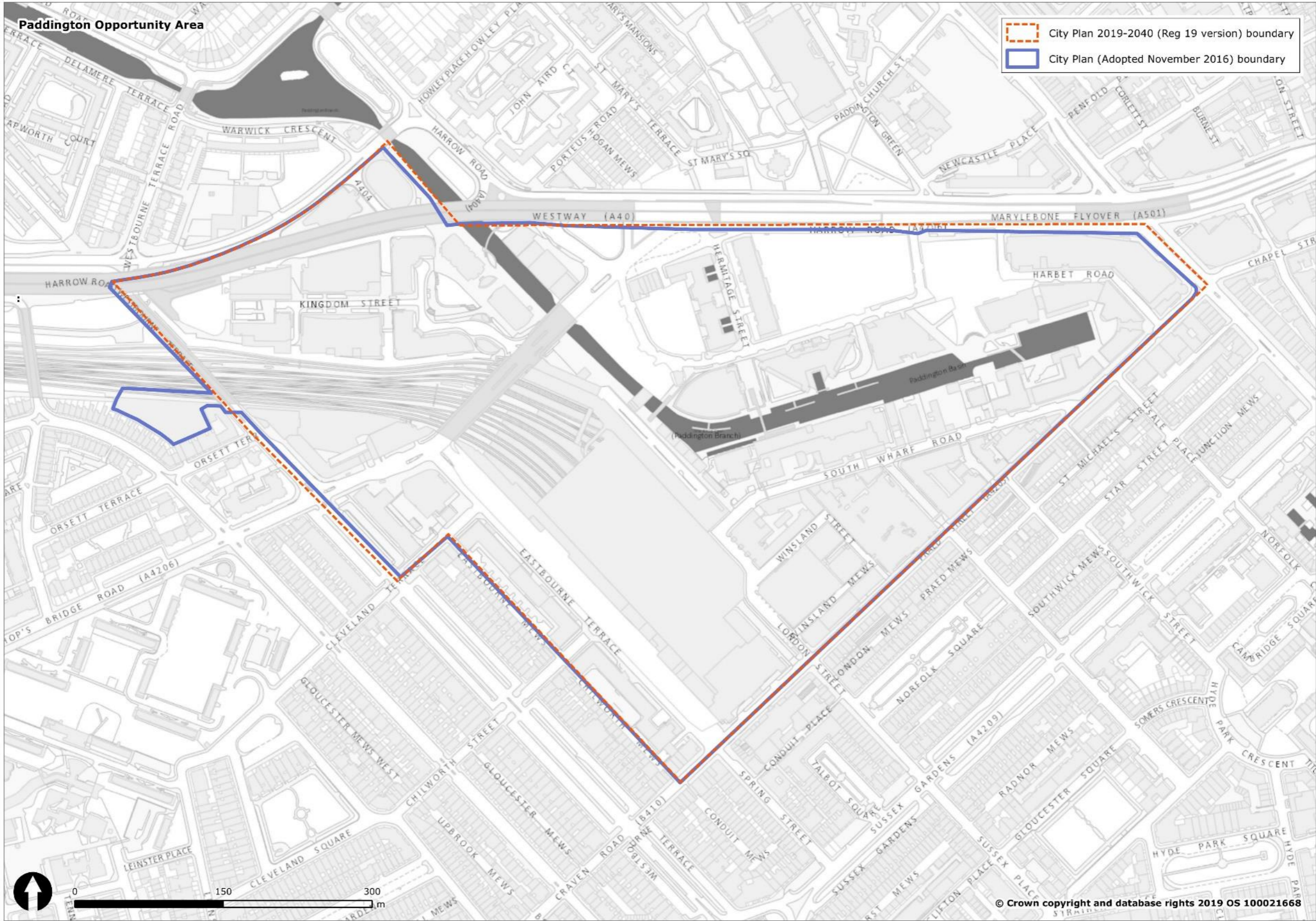


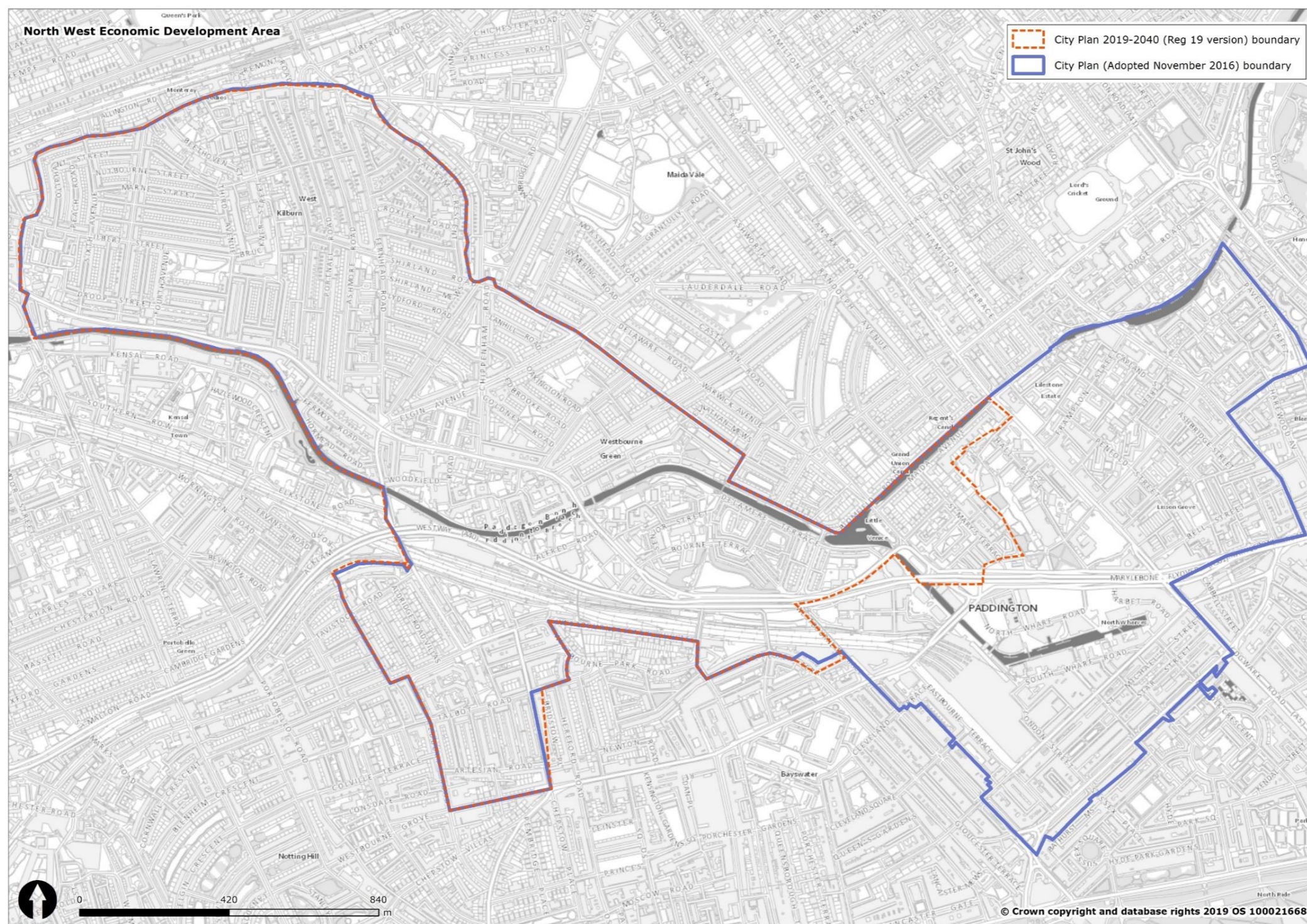
Figure 5 Paddington Opportunity Area



### 3.4 North Westminster Economic Development AREA (NWEDA)

Spatial designation	Reasoned Justification
NWEDA	<ul style="list-style-type: none"> <li>Name has changed from “North West Economic Development Area” to “North Westminster Economic Development Area”.</li> <li>The boundary has been amended to exclude Paddington Opportunity Area – to reflect the different nature of development expected in both areas.</li> </ul>

Figure 6 North Westminster Economic Development Area



### 3.5 Westminster's Town Centres

Changes to Town Centres have been informed by the Town Centre Health Checks Report 2018/19:

- See Main Report
- See Appendix 1: Town Centre Health Checks by year of survey
- See Appendix 2: Individual Town Centre Health Check Reports
- See Appendix 3: Recommended changes to designation boundaries
- See Appendix 4: Evidence for the reclassification of existing "Other Shopping Centres within the CAZ".

Spatial designation	Boundary change	Name and typology change	Reasoned Justification
1 West End	YES See Figure 7	<ul style="list-style-type: none"> <li>• No name change.</li> <li>• From "International Shopping Centre" (with a Primary Shopping Frontage) to "International Centre".</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
2 Knightsbridge	YES See Figure 8	<ul style="list-style-type: none"> <li>• No name change.</li> <li>• From "International Shopping Centre" (with a Primary Shopping Frontage) to "International Centre"</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
3 WERLSPA	YES See Figure 9	<ul style="list-style-type: none"> <li>• Name has changed from "West End Special Policy Retail Area" to "West End Retail and Leisure Special Policy Area"</li> <li>• No typology change.</li> </ul>	<ul style="list-style-type: none"> <li>• Expanded to better reflect the mixed-use nature of the wider area, and interdependence of uses that is much more diverse and varied than simply retail. <ul style="list-style-type: none"> <li>◦ Marble Arch has been added as a key gateway to the area.</li> <li>◦ The Strand/Aldwych area has been added</li> </ul> </li> <li>• The boundary now aligns with the West End Strategic Cultural Area boundary towards the south.</li> </ul>
4 Charing Cross Road	YES See Figure 10	<ul style="list-style-type: none"> <li>• No name change.</li> <li>• From "CAZ Frontage" to "CAZ Retail Cluster".</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>• Included the site bounded by Tottenham Court Road station, Charing Cross Road and Goslett Yard. The site will be developed and will host a mixed-use scheme containing retail, offices and a new theatre.</li> </ul>
5 Covent Garden	YES See Figure 11	<ul style="list-style-type: none"> <li>• From "Covent Garden / Strand" to "Covent Garden" (centre has been separated into two designations).</li> <li>• From "CAZ Frontage" to "CAZ Retail Cluster".</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>• Included the units to the western end of Long Acre towards Upper St. Martin's Lane as these units naturally complete a linear comparison parade along the Long Acre stretch.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>• The boundary published at Regulation 19 stage considered Covent Garden and Strand as a single designation (it is considered to be a mistake as that is not what the Town Centre Health Checks informed). It is therefore proposed to split the centre in two designations: one for the Strand, and one for the core of Covent Garden as these two areas are distinct and operate in different ways,</li> <li>• Moreover, the boundary published at Regulation 19 stage was extended to the west of the centre to incorporate additional units along Long Acre. Following comments at Regulation 19 stage, it is proposed to amend the boundary to not include units located in St Martin's Square, which is recessed from Long Acre and contains a broader mix of uses, but only those that are directly located along Long Acre which present a clearer comparison retail focus.</li> </ul>
6 Strand	YES See Figure 12	<ul style="list-style-type: none"> <li>• From "Covent Garden / Strand" to "Strand" (centre has been separated into two designations).</li> <li>• From "CAZ Frontage" to "CAZ Retail Cluster".</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>• Included the Savoy hotel as it is a prominent use within the centre.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p>

			<ul style="list-style-type: none"> <li>The boundary published at Regulation 19 stage considered Covent Garden and Strand as a single designation (it is considered to be a mistake as that is not what the Town Centre Health Checks informed). It is proposed to split the centre in two designations: one for the Strand, and one for the core of Covent Garden as these two areas are distinct and operate in different ways.</li> </ul>
6 Victoria Street	<p>YES</p> <p>See Figure 13</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Victoria Street (CAZ Frontage) and Strutton Ground/Artillery Row (Other Shopping Centre Within the CAZ). Included the units on Artillery Row to Victoria Street (CAZ Frontage) and the units on Strutton Ground to Strutton Ground/Artillery Row (Other Shopping Centre Within the CAZ). It is considered that the type and function of the units on Artillery Row is more consistent to the offer on Victoria Street.</li> <li>Included the Nova development, Cardinal Place and the large Waitrose site on Bressenden to Victoria Street (CAZ Frontage). These new developments have virtually extended the extent of Victoria Street and provide a key retail and leisure function to the area.</li> <li>A number of units on Terminus Place have recently been redeveloped and include a new Market Hall which provides for an extended leisure function. These have been included to Victoria Street (CAZ Frontage).</li> <li>The New Scotland Yard site will host a mix-use scheme including retail, office and residential, and it has been incorporated to Victoria Street (CAZ Frontage).</li> </ul>
7 Baker Street (South)	<p>YES</p> <p>See Figure 14</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Baker Street (South) (CAZ Frontage) and Marylebone Road (CAZ Frontage). Maintained the units that face Baker Street as part of Baker Street (South) (CAZ Frontage) and included the units at the junction with Marylebone Road to Marylebone Road (CAZ Frontage). It is considered that the type and function of the units on Baker Street is more consistent to the offer on Baker Street (South).</li> <li>Another number of units currently fall both within Baker Street (South)(CAZ Frontage) and Chiltern Street/George Street/Blandford Street (Other Shopping Centre within the CAZ). Included the units on both George Street and Blandford Street to Baker Street (South)(CAZ Frontage). It is considered that the type and function of the units on both streets is more consistent to the offer on Baker Street (South).</li> <li>Included a number of units on George Street (west of Baker Street) and extended the centre boundary so the southern part of Baker Street is part of the centre to recognise that these areas contribute to the centre’s function.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>The boundary published at Regulation 19 stage was extended to the south to incorporate the north of Orchard Court. Following comments at Regulation 19 stage, it is proposed to incorporate the whole of Orchard Court as the ground floor contains town centre units that contribute to the centre’s function.</li> </ul>
8 Edgware Road (South)	<p>YES</p> <p>See Figure 15</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Included a number of units on Edgware Road, between Seymour and Bryanston Street, to recognise that the new retail units contribute to the centre’s function.</li> <li>Included the first block on the north-eastern corner between Edgware Road and Upper Berkeley Street to recognise the function of these units is consistent with the centre’s function.</li> <li>Removed the units on Crawford Street, with the exception of the retail cluster which looks onto Edgware Road. These units do not make up a continuous frontage, present a significant level of vacancy and the development pipeline for the area suggests the function of this frontage will shrink further.</li> </ul>
9 Marylebone Road	<p>YES</p> <p>See Figure 16</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Baker Street (South) (CAZ Frontage) and Marylebone Road (CAZ Frontage). Maintained the units that face Baker Street as part of Baker Street (South) (CAZ Frontage) and included the units at the junction with Marylebone Road to Marylebone Road (CAZ Frontage) and included the units at the junction with Marylebone Road to Marylebone Road (CAZ Frontage).</li> </ul>

			<p>Frontage). It is considered that the type and function of the units on Baker Street is more consistent to the offer on Baker Street (South).</p> <ul style="list-style-type: none"> <li>Another number of units currently fall both within Marylebone Road (CAZ Frontage) and Baker Street/Melcombe Street (Local Shopping Centre). Maintained the units on Baker Street between Marylebone Road and Melcombe Street as part of Baker Street (South)(CAZ Frontage) and maintained the units on Melcombe Street and Baker Street between Melcombe Street and Park Road as part of Baker Street/Melcombe Street (Local Shopping Centre). It is considered that the type and function of the units on both streets is better reflected by the revised designation.</li> </ul>
10 Marylebone High Street	<p>YES</p> <p>See Figure 17</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Extended the centre’s boundary to include the southern end of Marylebone Lane between Wigmore Street and Marylebone High Street. It is considered that the function of this area is largely made up of restaurants and cafés and is consistent to the adjoining portion of the centre.</li> </ul>
11 Warwick Way/Tachbrook Street	<p>YES</p> <p>See Figure 18</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “CAZ Frontage” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
12 Piccadilly	<p>YES</p> <p>See Figure 19</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Jermyn Street (Other Shopping Centre within the CAZ) and Piccadilly (Other Shopping Centre within the CAZ). Included all the units between Regent’s Street and Haymarket Street to Piccadilly (Other Shopping Centre within the CAZ) as well as 203-209 and 207-209 Piccadilly Street (currently occupied by Waterstones and Natwest). Included 18-27 Jermyn Street and 34 Jermyn Street (currently occupied by Hawes&amp;Curtis) to Jermyn Street (Other Shopping Centre within the CAZ). It is considered that the type and function of the units on both streets is better reflected by the revised designation.</li> <li>Included the site comprising the Piccadilly Market and St James’s Piccadilly church to recognise that the function of these units is consistent with the offer on Piccadilly.</li> </ul>
13 Charlotte Street/Fitzrovia	<p>YES</p> <p>See Figure 20</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Included the northern portion of the new Rathbone Square development to recognise that the block provides a series of retail and commercial uses at ground floor level that complement the centre’s offer.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>The centre contains limited A1 Retail provision and is rather focused on offices along Newman Street and on restaurants and cafés around Rathbone Street. These functions are more compatible with the function of the WERLSPA designation which already covers the area. It is considered that a town centre designation is not required to support the function and vitality of the area, therefore it is proposed that the Charlotte Street/Fitzrovia CAZ Retail Cluster designation is removed.</li> </ul>
14 Wigmore Street	<p>YES</p> <p>See Figure 21</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
15 South Audley/Mount Street	<p>YES</p> <p>See Figure 22</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “CAZ Retail Cluster”.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Removed the residential units to the west and south of the centre as these buildings do not have active frontages nor their design suggests the ground floor units could be converted into commercial use.</li> <li>Included two art galleries and a hairdresser on Carlos Place, to the north east of the boundary as these uses are consistent with adjoining units already covered by the designation.</li> </ul>
16 Jermyn Street	<p>YES</p> <p>See Figure 23</p>	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Jermyn Street (Other Shopping Centre within the CAZ) and Piccadilly (Other Shopping Centre within the CAZ). Included all the units between Regent’s Street and</li> </ul>

			Haymarket Street to Piccadilly (Other Shopping Centre within the CAZ) as well as 203-209 and 207-209 Piccadilly Street (currently occupied by Waterstones and Natwest). Included 18-27 Jermyn Street and 34 Jermyn Street (currently occupied by Hawes&Curtis) to Jermyn Street (Other Shopping Centre within the CAZ). It is considered that the type and function of the units on both streets is better reflected by the revised designation.
17 Chiltern Street	YES  See Figure 24	<ul style="list-style-type: none"> <li>Changed the name from “Chiltern Street/George Street/Blandford Street” to “Chiltern Street”.</li> <li>From “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Core and a Secondary Shopping Frontage)” to “CAZ Retail Cluster”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Baker Street (South)(CAZ Frontage) and Chiltern Street/George Street/Blandford Street (Other Shopping Centre within the CAZ). Included the units on both George Street and Blandford Street to Baker Street (South)(CAZ Frontage). It is considered that the type and function of the units on both streets is more consistent to the offer on Baker Street (South).</li> <li>Included 1 Chiltern Street (Chiltern Firehouse Hotel) as it is a town centre use which complements the existing offer.</li> </ul>
18 Great Portland Street	NEW	See Regulation 19 Policies Map and Submission Policies Map.	
19 Queensway/Westbourne Grove	YES  See Figure 25	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Major Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Major Centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
20 Church Street/Edgware Road	YES  See Figure 26	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “District Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “District Centre”</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Included the Lisson Gallery as it is a town centre use that complements the existing offer.</li> </ul>
21 Harrow Road	YES  See Figure 27	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “District Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “District Centre”</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Included the new development at the south-western edge of Harrow Road as it includes a pharmacy, an NHS centre and an art gallery at ground floor level.</li> </ul>
22 Praed Street	YES  See Figure 28	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “District Shopping Centre (with a Secondary Shopping Frontage)” to “District Centre”</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Included the A1 unit (hairdresser) at the eastern end of Praed Street as the unit is part of the frontage.</li> <li>Included the new Paddington Square site as it is being developed with a mixed-use scheme that will provide a series of new retail units at ground floor level.</li> </ul>
23 St John’s Wood	YES  See Figure 29	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “District Shopping Centre (with Core and Secondary Shopping Frontage)” to “District Centre”</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
24 Abbey Road / Boundary Road	NO	<ul style="list-style-type: none"> <li>No name changed.</li> <li>From “Local Shopping Centre (with Core and Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
25 Baker Street/Melcombe Street	YES  See Figure 30	<ul style="list-style-type: none"> <li>No name changed.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	<ul style="list-style-type: none"> <li>A number of units currently fall both within Marylebone Road (CAZ Frontage) and Baker Street/Melcombe Street (Local Shopping Centre). Maintained the units on Baker Street between Marylebone Road and Melcombe Street as part of Baker Street (South)(CAZ Frontage) and maintained the units on Melcombe Street and Baker Street between Melcombe Street and Park Road as part of Baker Street/Melcombe Street (Local Shopping Centre). It is considered that the type and function of the units on both streets is better reflected by the revised designation.</li> </ul>
26 Blenheim Terrace	NO	<ul style="list-style-type: none"> <li>No name changed.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
27 Charlbert Street	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	

28 Cleveland Street	YES See Figure 31	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Included the site bound by Clipston Street, Clipston Mews and Cleveland Street as the site is being redeveloped with a mixed-use scheme containing retail, office, leisure and community floorspace.</li> </ul>
29 Clifton Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with Core and Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
30 Connaught Street	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
31 Craven Road/Craven Terrace	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
32 Crawford Street/Seymour Place/York Street	YES See Figure 32	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Core and a Secondary Shopping Frontage)” to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
33 Ebury Bridge Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
34 Elgin Avenue/Chippenham Road	NEW	<ul style="list-style-type: none"> <li>See Regulation 19 Policies Map and Submission Policies Map.</li> </ul>	
35 Elizabeth Street	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
36 Fernhead Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
37 Formosa Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
38 Great Titchfield Street	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Secondary Shopping Frontage)” to “Local centre”.</li> </ul>	
39 Harrow Road East	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
40 Harrow Road/Bourne Terrace	NO	<ul style="list-style-type: none"> <li>No name change.</li> </ul>	

		<ul style="list-style-type: none"> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
41 Kilburn Lane	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
42 Kilburn Park Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
43 Lauderdale Road/Castellain Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
44 Ledbury Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core Shopping Frontage)” to “Local Centre”.</li> </ul>	
45 Leinster Terrace	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontages)” to “Local Centre”.</li> </ul>	
46 Lisson Grove	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
47 Lupus Street	NO	<ul style="list-style-type: none"> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Pimlico” (with a Core and a Secondary Shopping Frontage) to “Local centre”.</li> </ul>	
48 Maida Vale	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontages)” to “Local Centre”.</li> </ul>	
49 Moreton Street	YES See Figure 33	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Pimlico” (with a Secondary Shopping Frontage) to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporated 35 Moreton Street as 35-37 are in occupation by the same shop and are a functional part of the centre.</li> </ul>
50 Moscow Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
51 Motcomb Street	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core Shopping Frontage)” to “Local Centre”.</li> </ul>	
52 New Cavendish Street	YES See Figure 34	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Secondary Shopping Frontage) to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>A block has been incorporated to the designation.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>The boundary published at Regulation 19 stage was extended to the north of New Cavendish Street. It is proposed to remove the block from the designation as it is a mistake, the council has never considered adding it to the designations.</li> </ul>

53 New Quebec Street	YES See Figure 35	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Secondary Shopping Frontage)” to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Included 20-22 Quebec Street as they are currently occupied by a dentist and a café which are a functional part of the centre.</li> </ul>
54 Nugent Terrace	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
55 Pimlico	YES See Figure 36	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Pimlico” (with a Core and a Secondary Shopping Frontage) to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
56 Pimlico Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core Shopping Frontage)” to “Local Centre”.</li> </ul>	
57 Porchester Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
58 Seymour Place	YES See Figure 37	<ul style="list-style-type: none"> <li>No name change.</li> <li>Reclassified the centre from “Other Shopping Centre within the CAZ” and a “Marylebone &amp; Fitzrovia (with a Secondary Shopping Frontage)” to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> </ul>
59 Shepherd Market	YES See Figure 38	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Other Shopping Centre within the CAZ” to “Local centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>Removed the residential block on Carrington Street as the building does not have an active frontage nor its design suggests the ground floor units could be converted into commercial use.</li> </ul>
60 Shirland Road Junction	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
61 Shirland Road/Chippenham Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	
62 Strutton Ground	YES See Figure 39	<ul style="list-style-type: none"> <li>From “Strutton Ground / Artillery Row” to “Strutton Ground”.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	<ul style="list-style-type: none"> <li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li> <li>A number of units currently fall both within Victoria Street (CAZ Frontage) and Strutton Ground/Artillery Row (Other Shopping Centre Within the CAZ). Included the units on Artillery Row to Victoria Street (CAZ Frontage) and the units on Strutton Ground to Strutton Ground/Artillery Row (Other Shopping Centre Within the CAZ). It is considered that the type and function of the units on Artillery Row is more consistent to the offer on Victoria Street.</li> </ul>
63 Westbourne Park Road	NO	<ul style="list-style-type: none"> <li>No name change.</li> <li>From “Local Shopping Centre (with a Core and a Secondary Shopping Frontage)” to “Local Centre”.</li> </ul>	

Figure 7 West End Town Centre

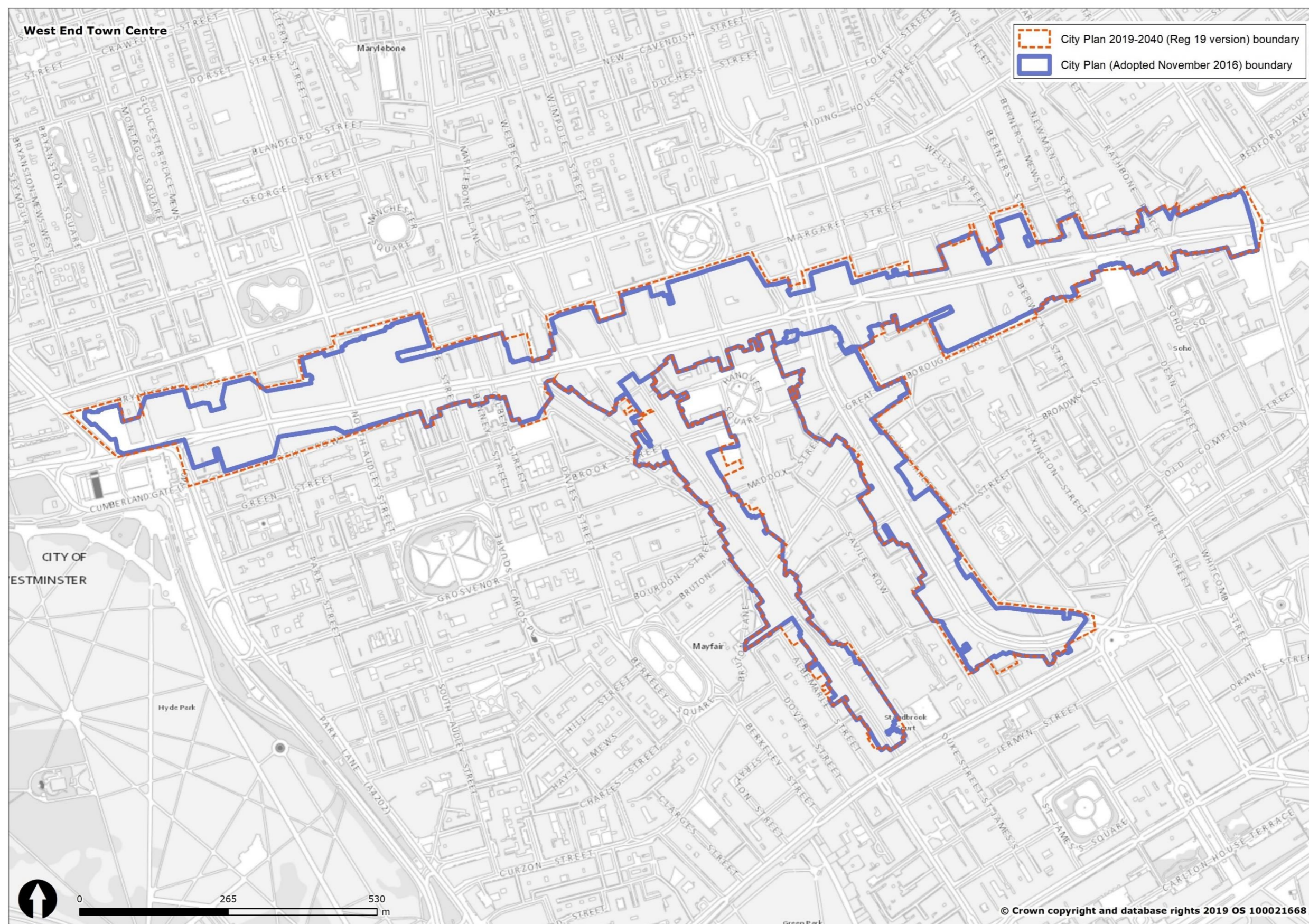


Figure 8 Knightsbridge Town Centre

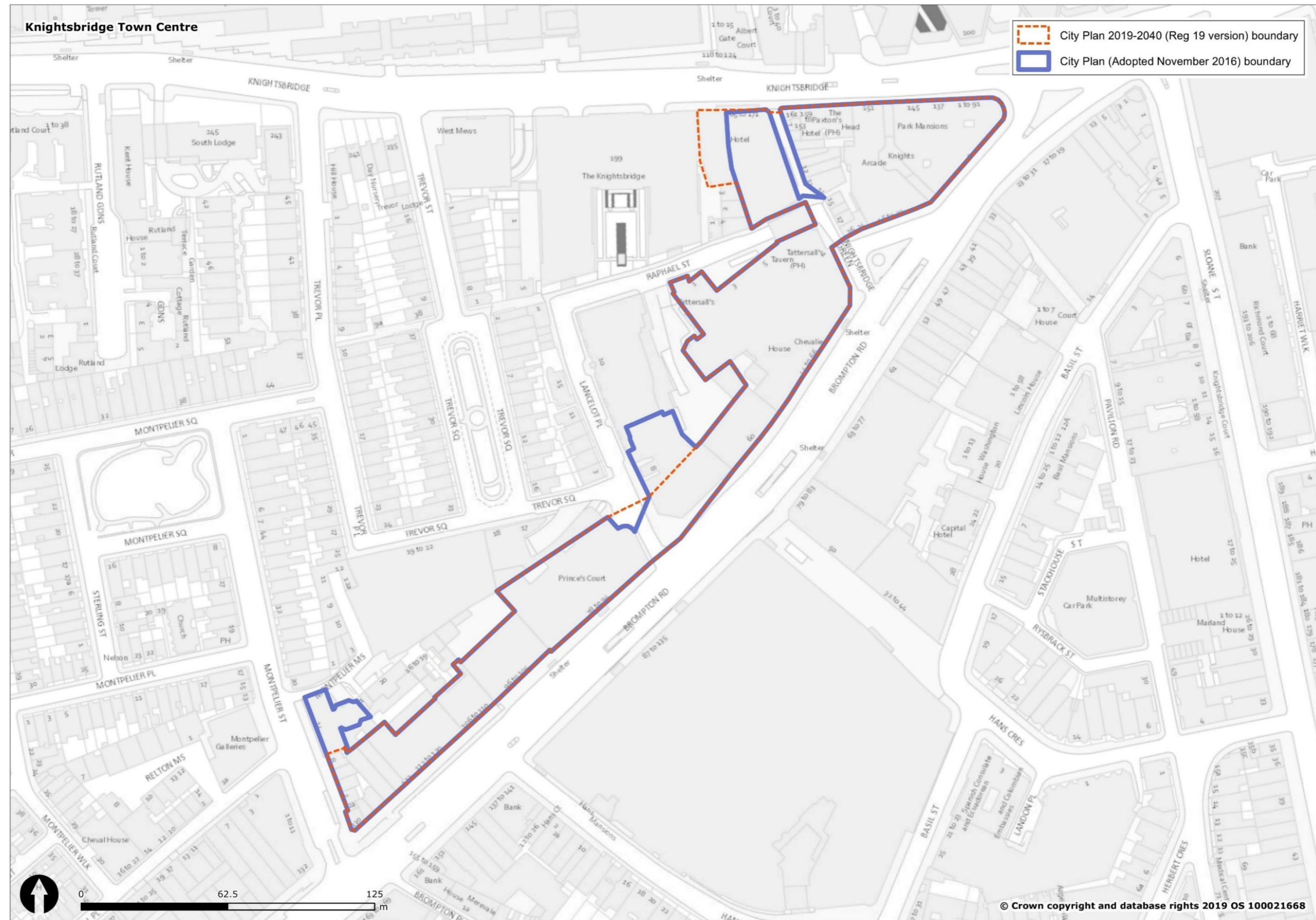


Figure 9 West End Retail and Leisure Special Policy Area

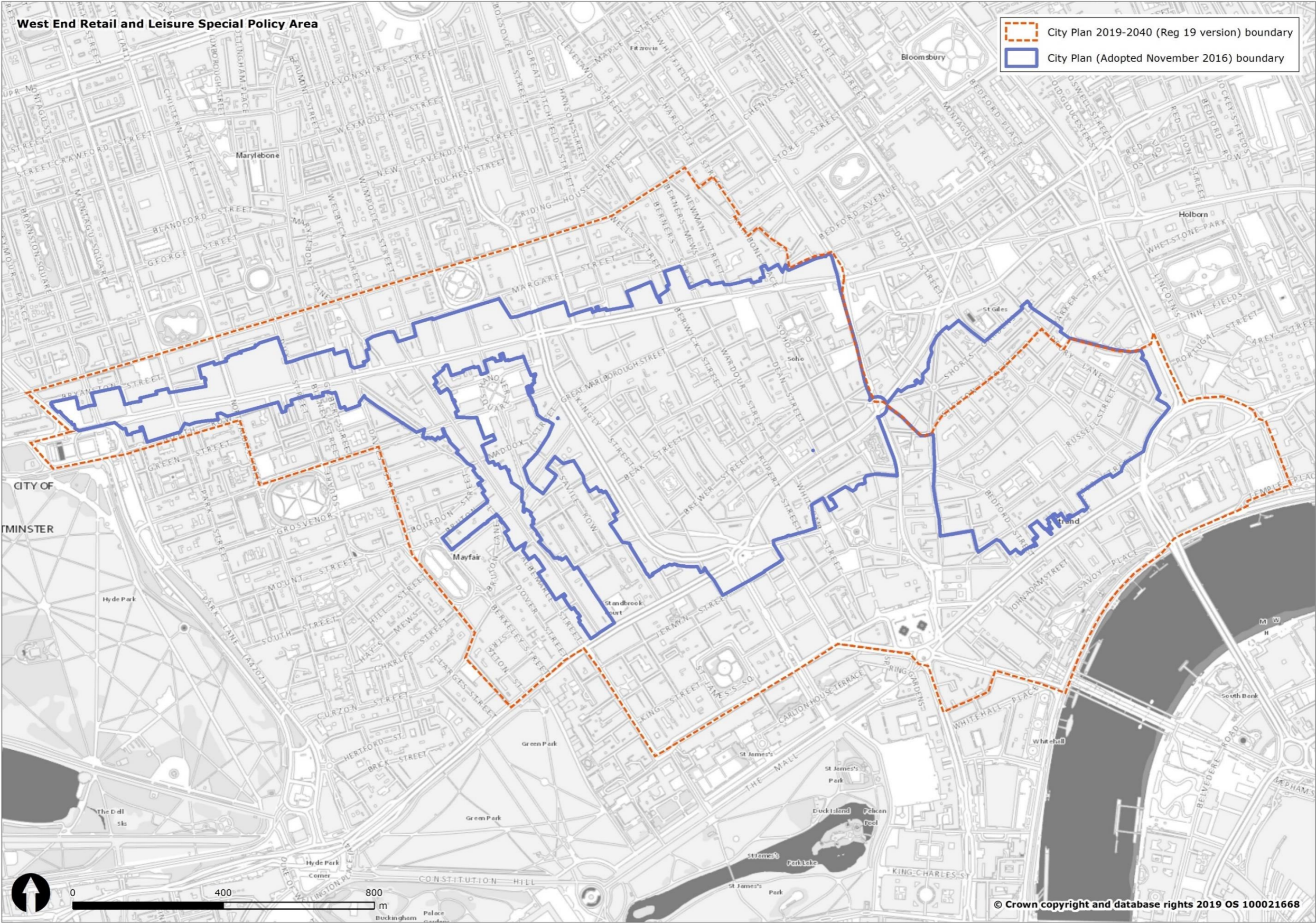




Figure 11 Covent Garden Town Centre

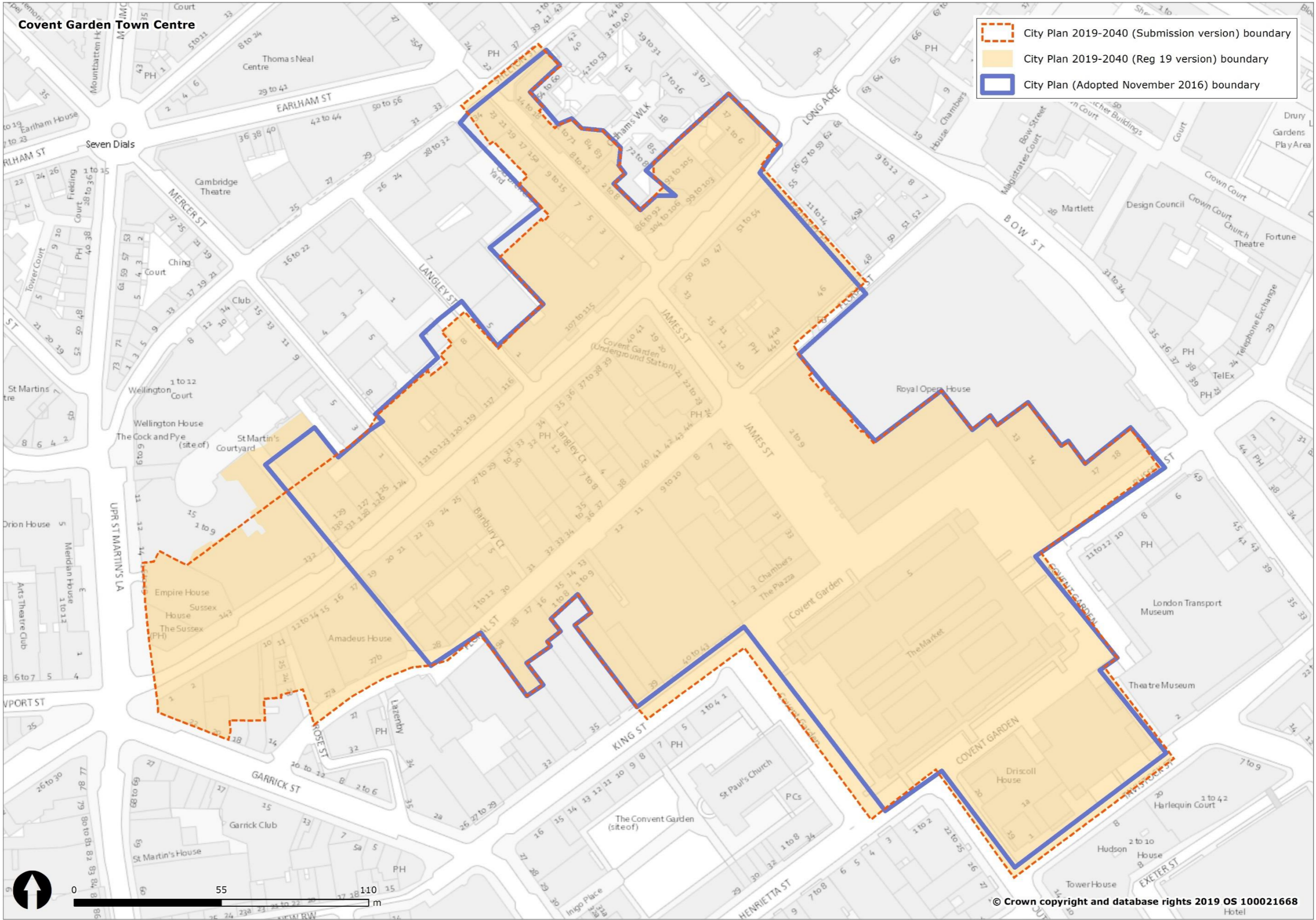


Figure 12 Strand Town Centre

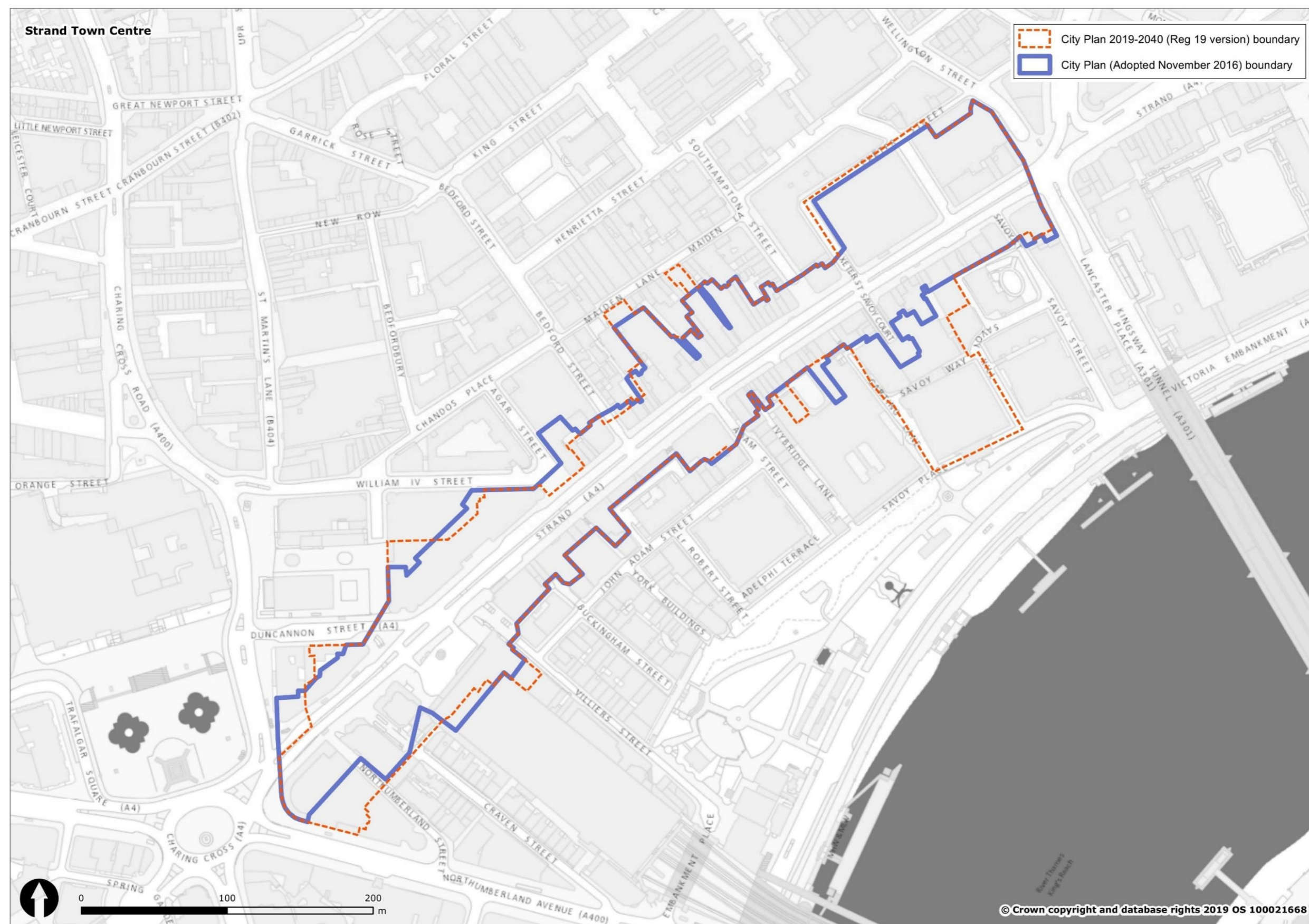


Figure 13 Victoria Street Town Centre

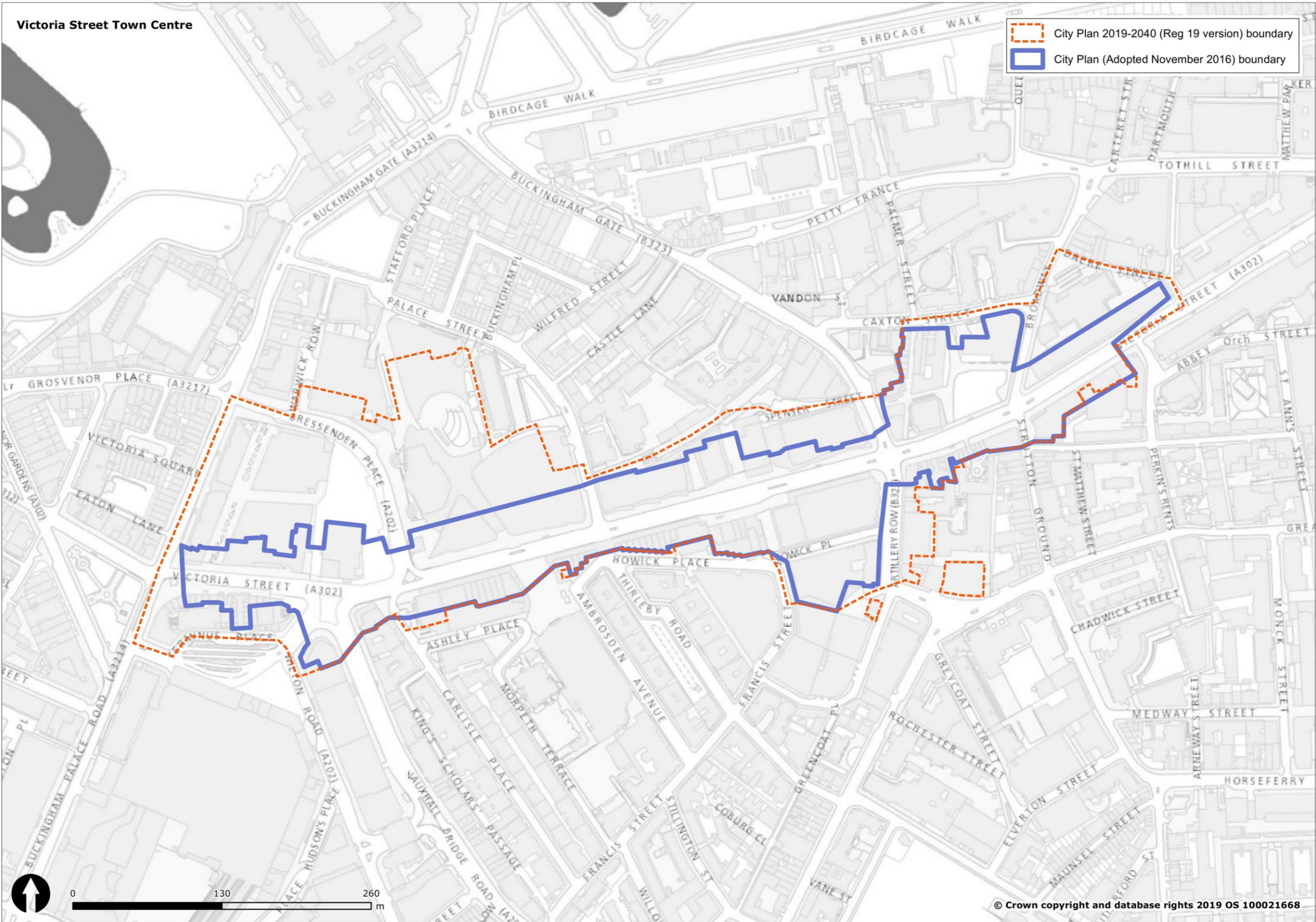


Figure 14 Baker Street (South) Town Centre

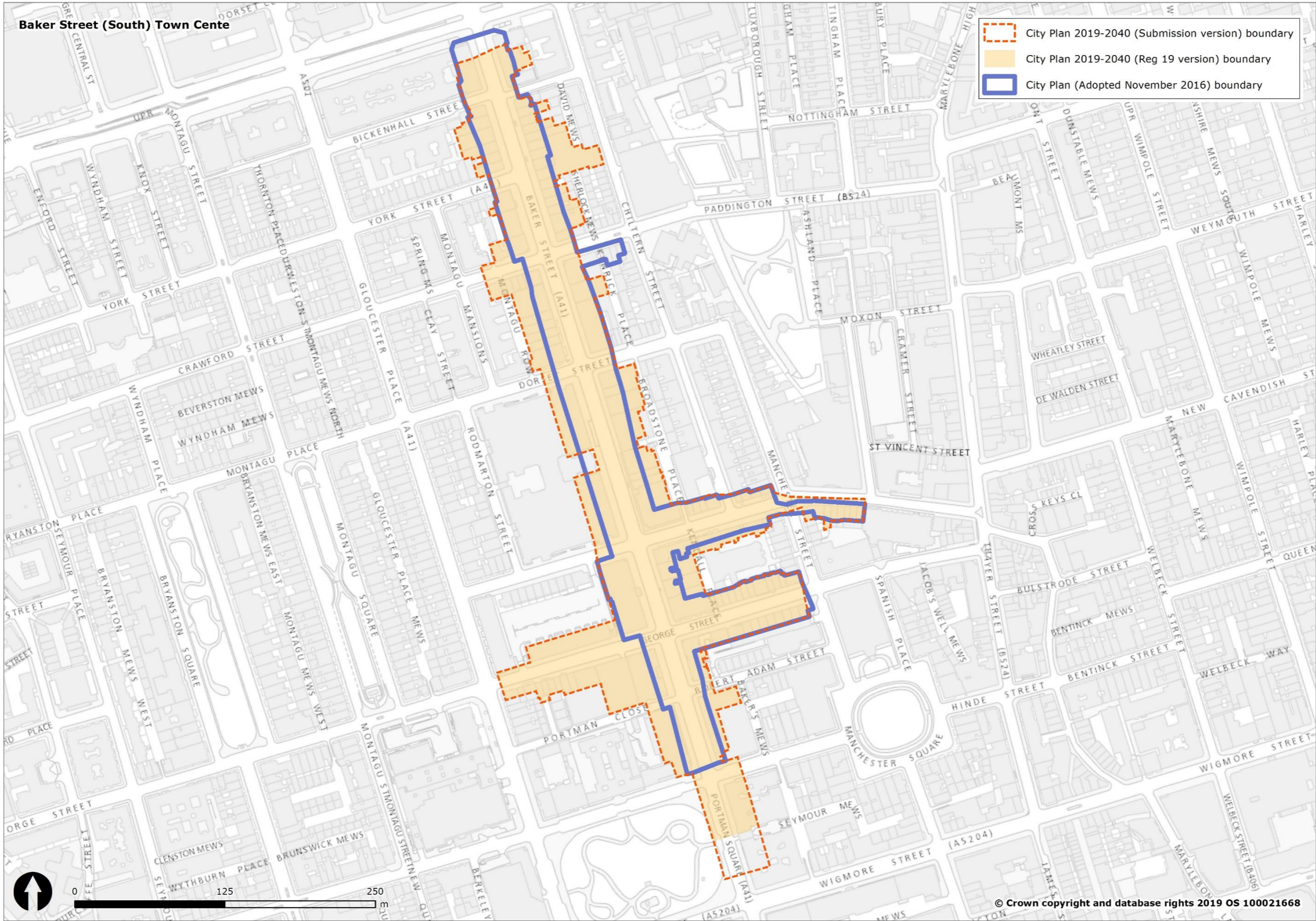


Figure 15 Edgware Road (South) Town Centre

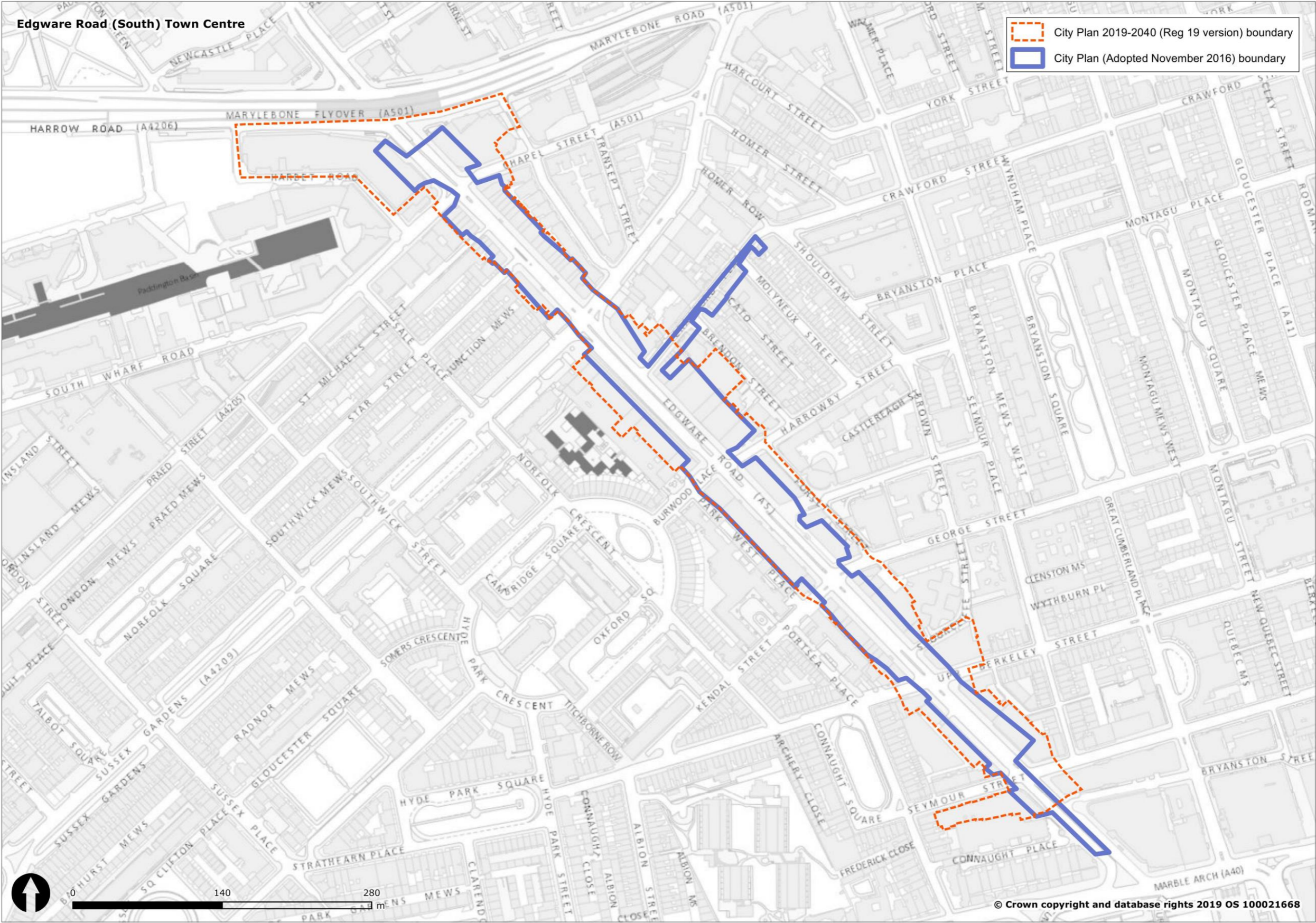


Figure 16 Marylebone Road Town Centre

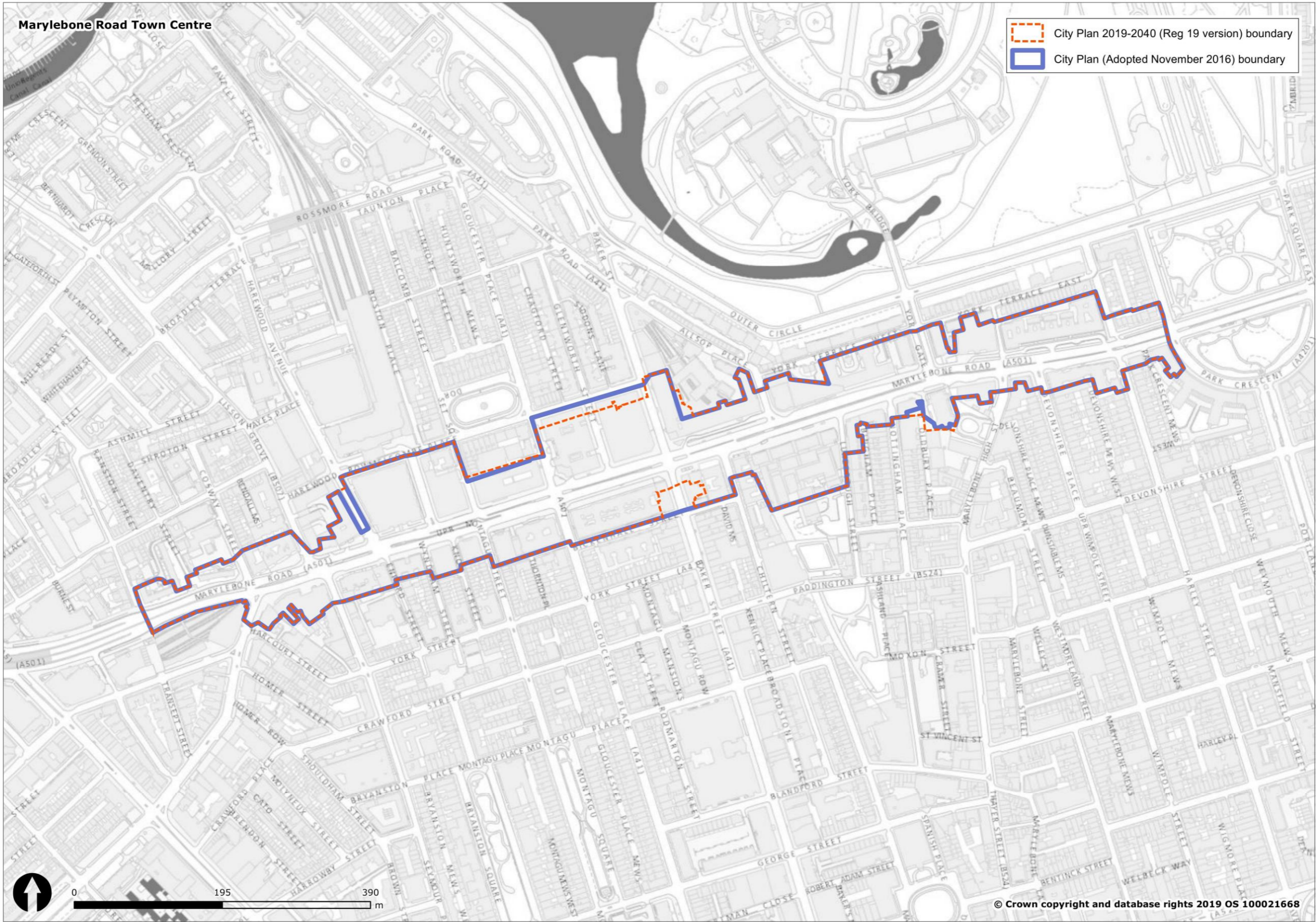


Figure 17 Marylebone High Street Town Centre

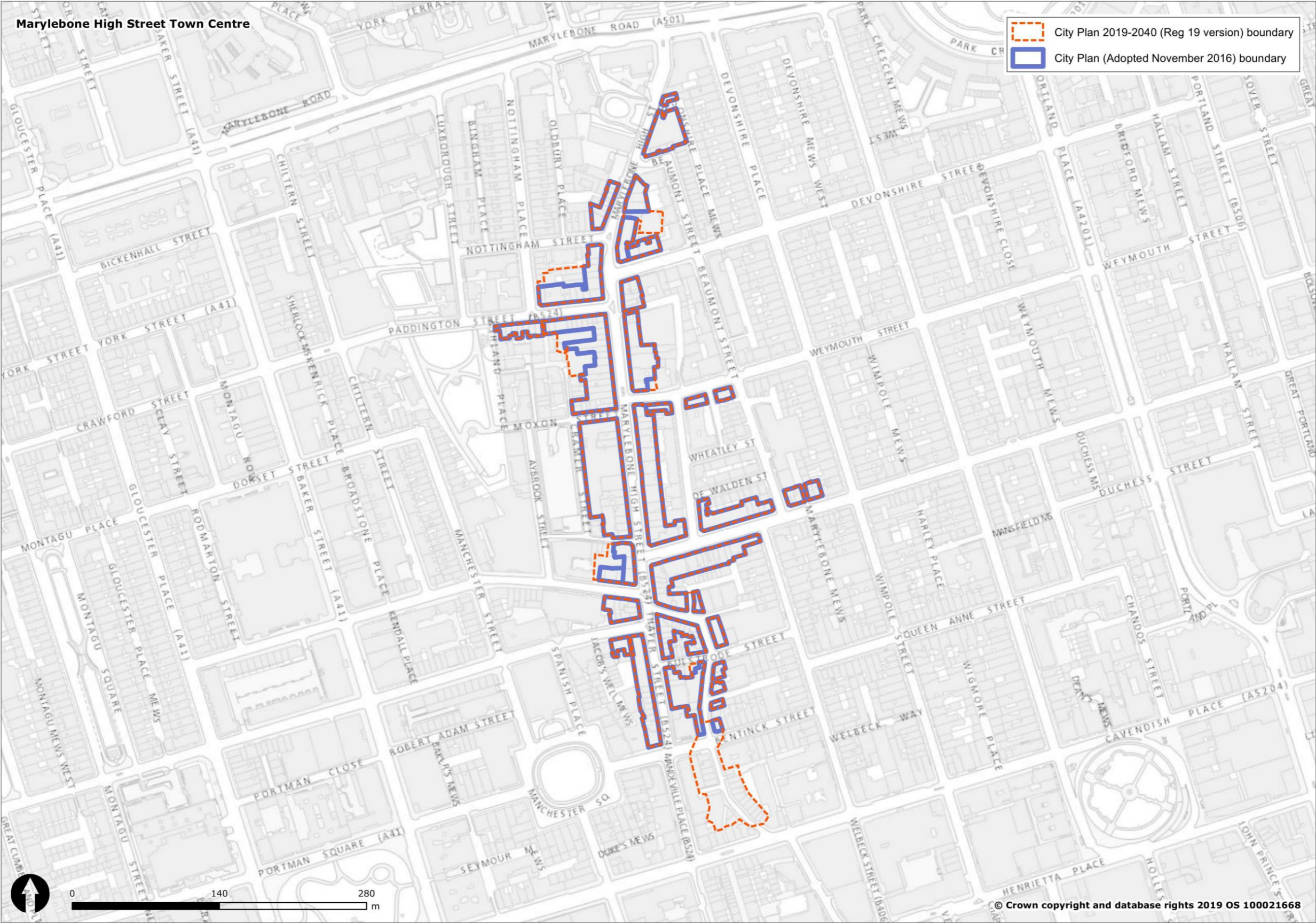


Figure 18 Warwick Way / Tachbrook Street Town Centre

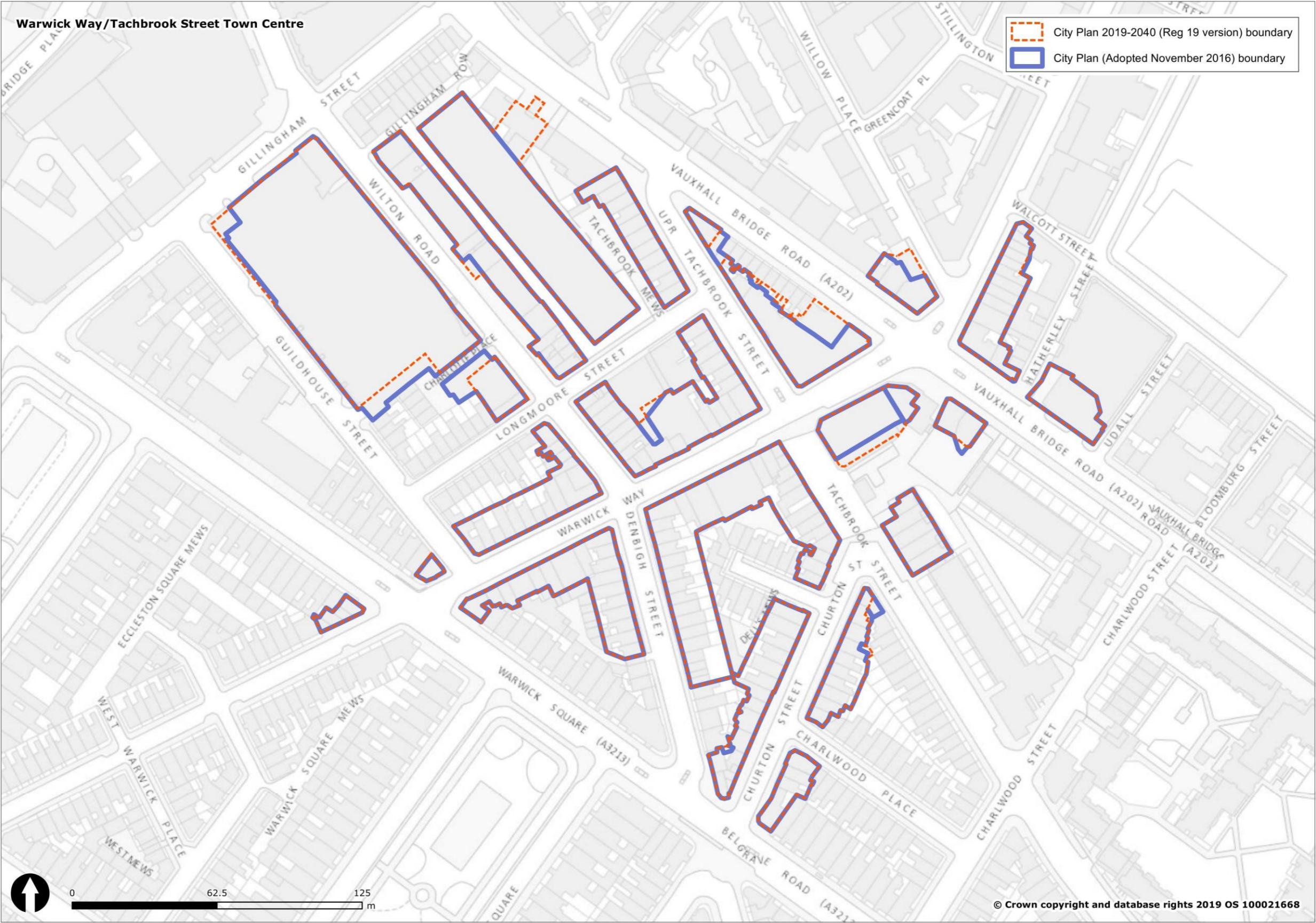


Figure 19 Piccadilly Town Centre

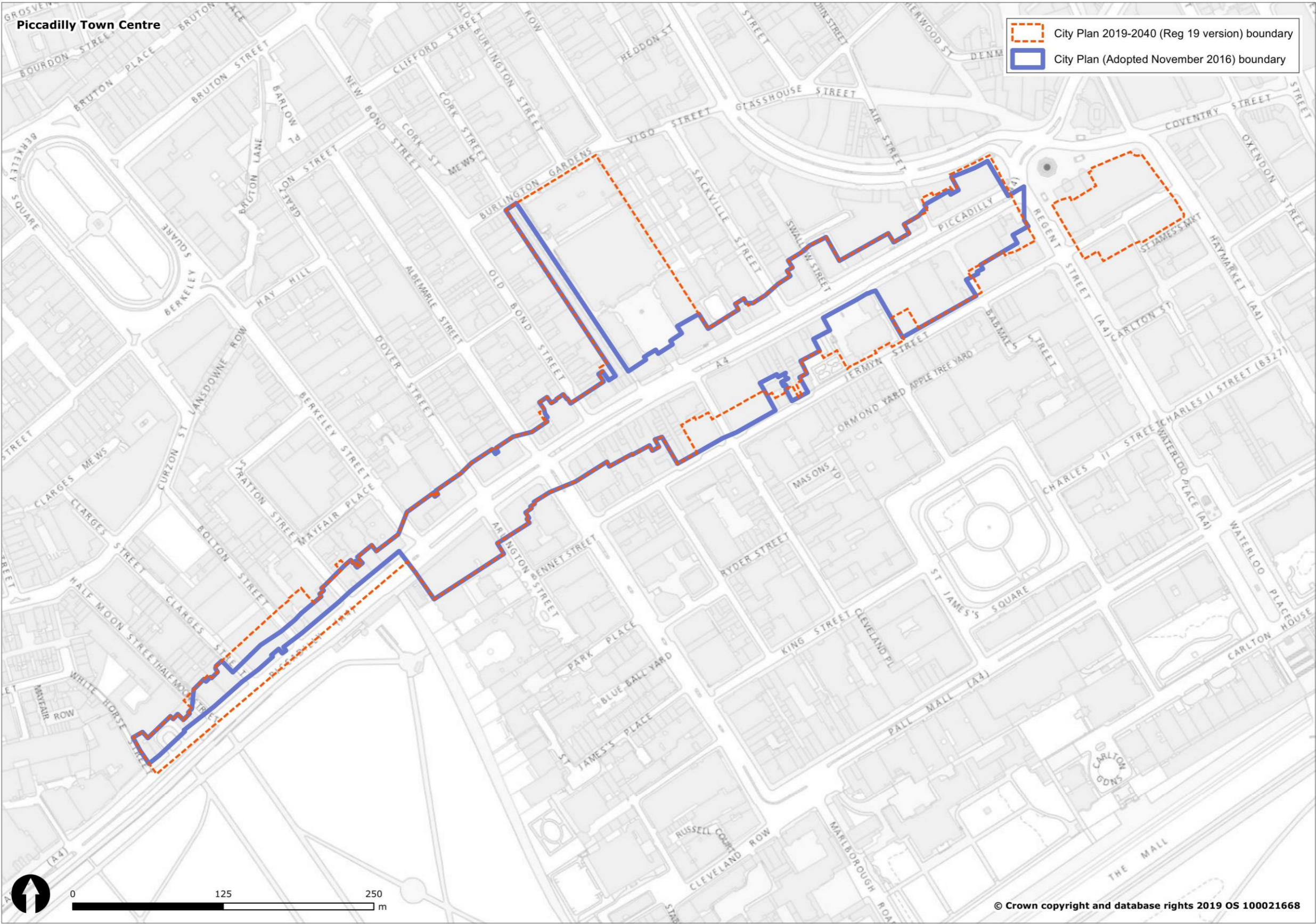


Figure 20 Charlotte Street / Fitzrovia Town Centre

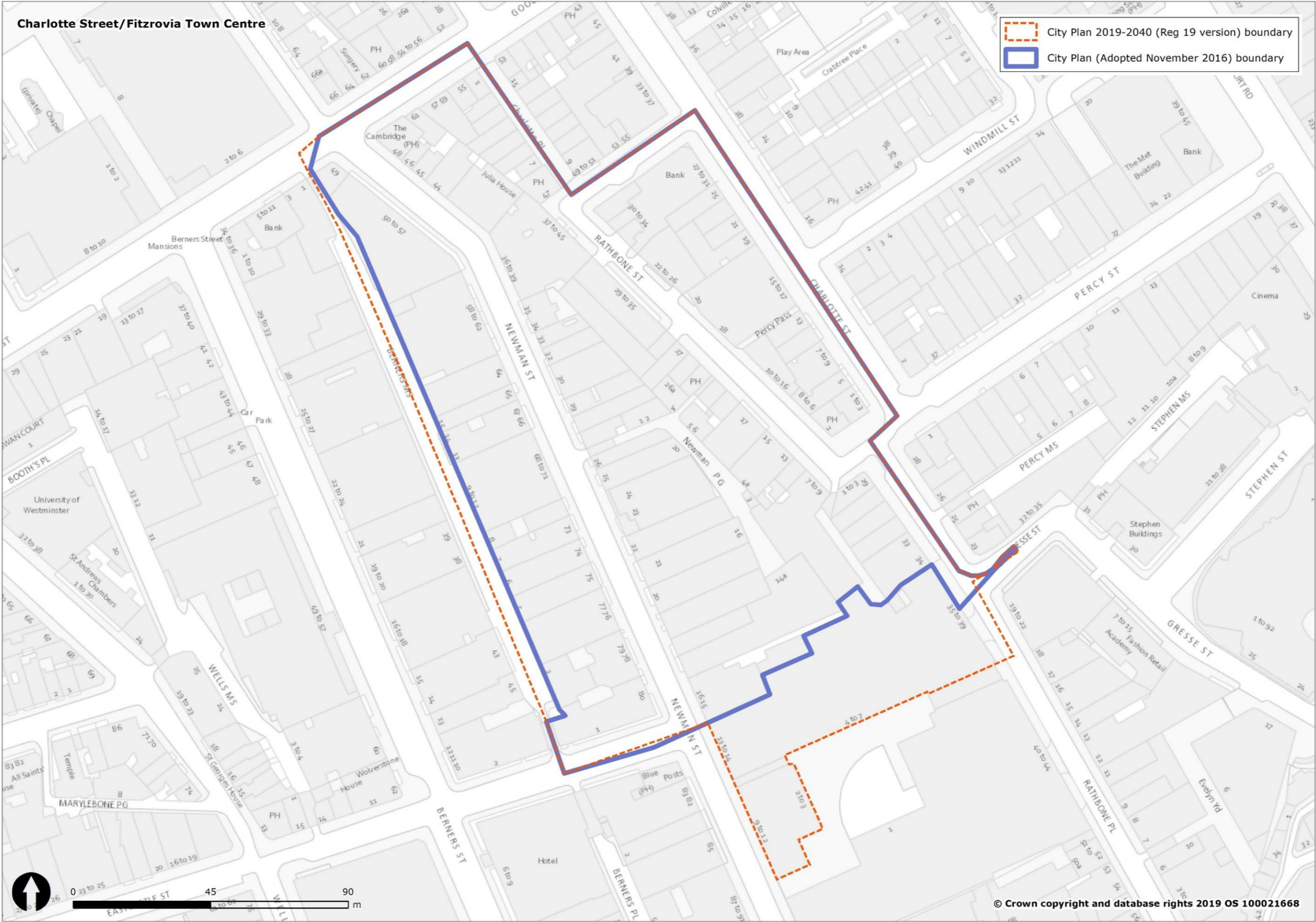


Figure 21 Wigmore Street Town Centre

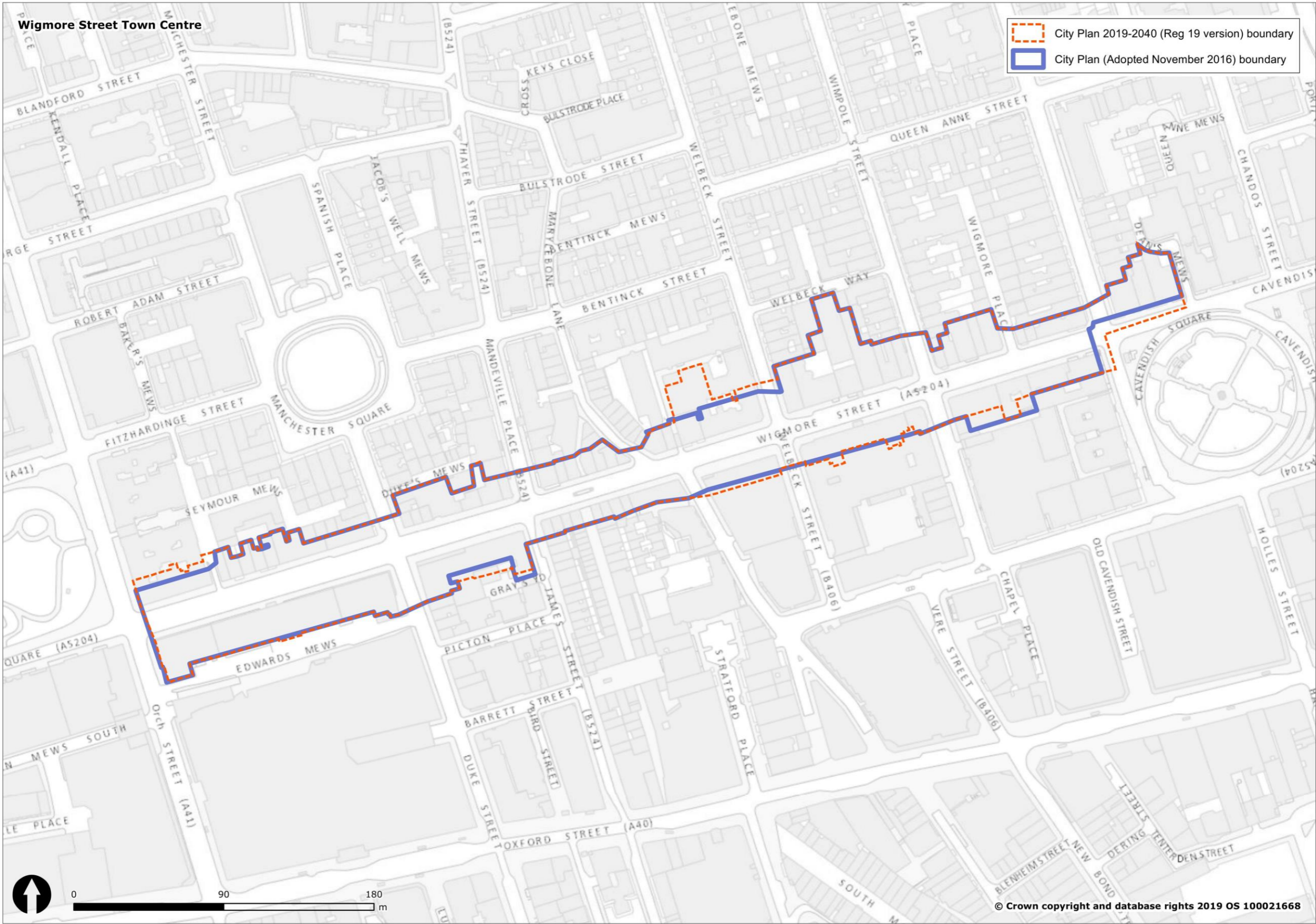


Figure 22 South Audley/Mount Street Town Centre

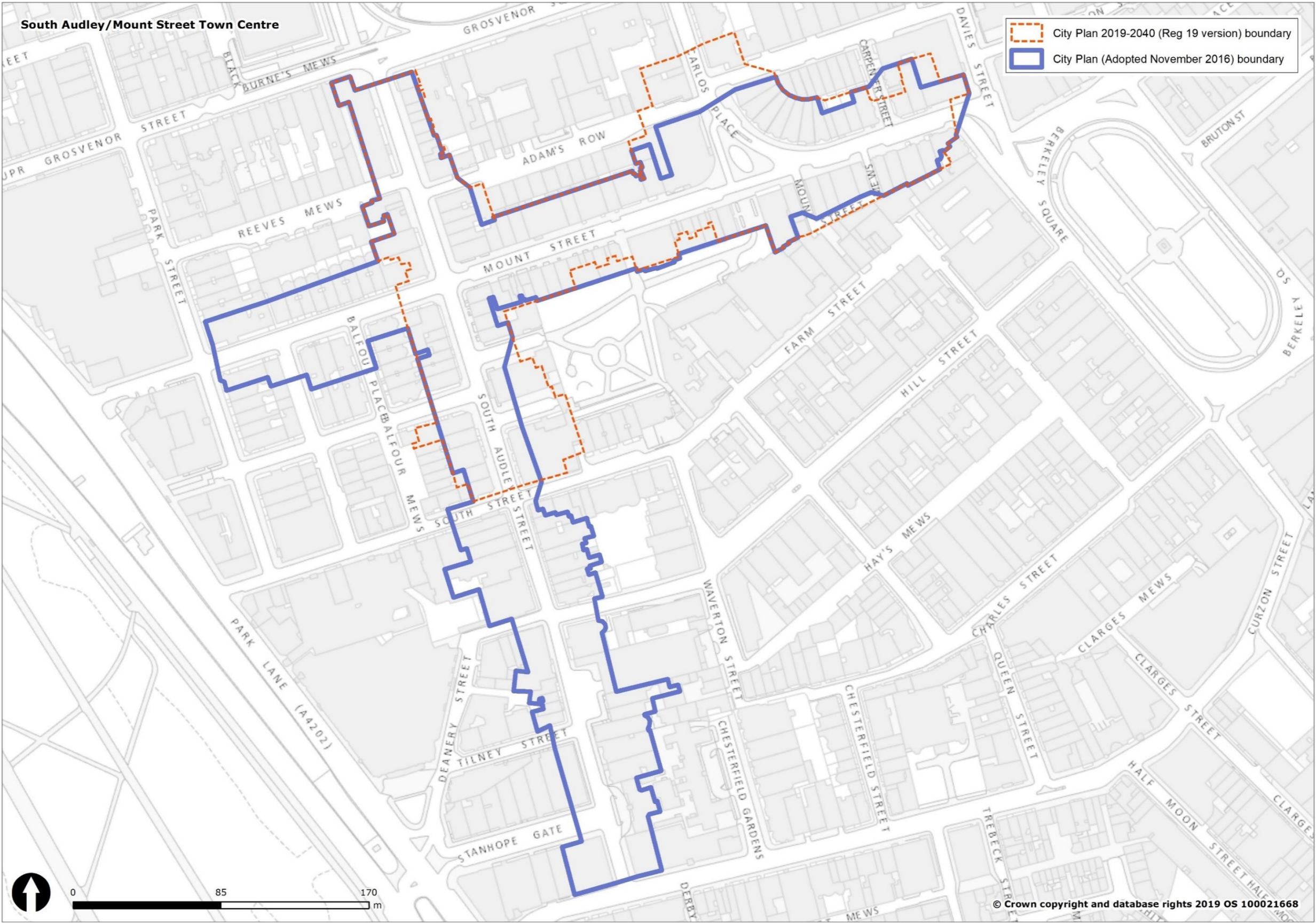


Figure 23 Jermyn Street Town Centre

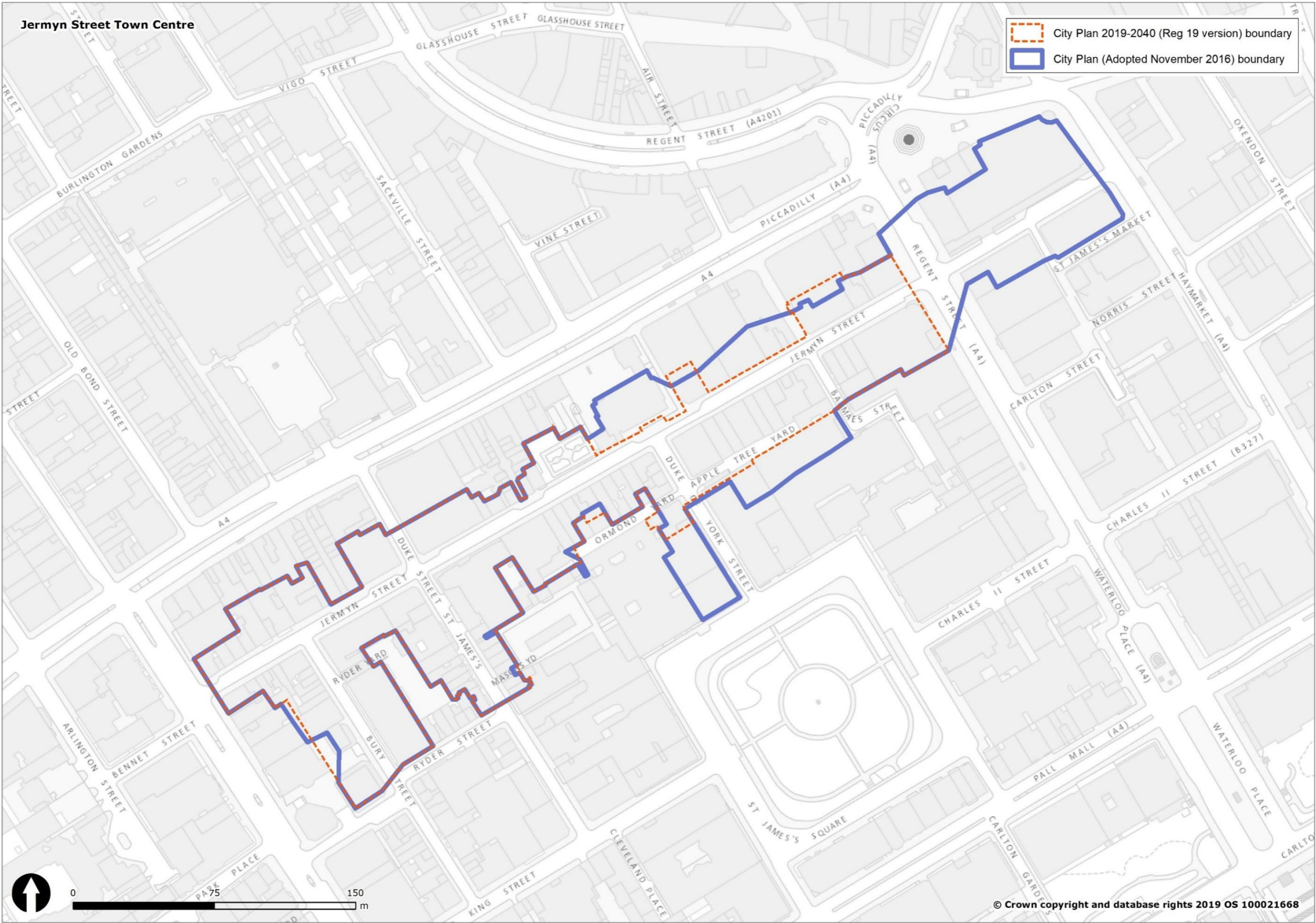


Figure 24 Chiltern Street Town Centre

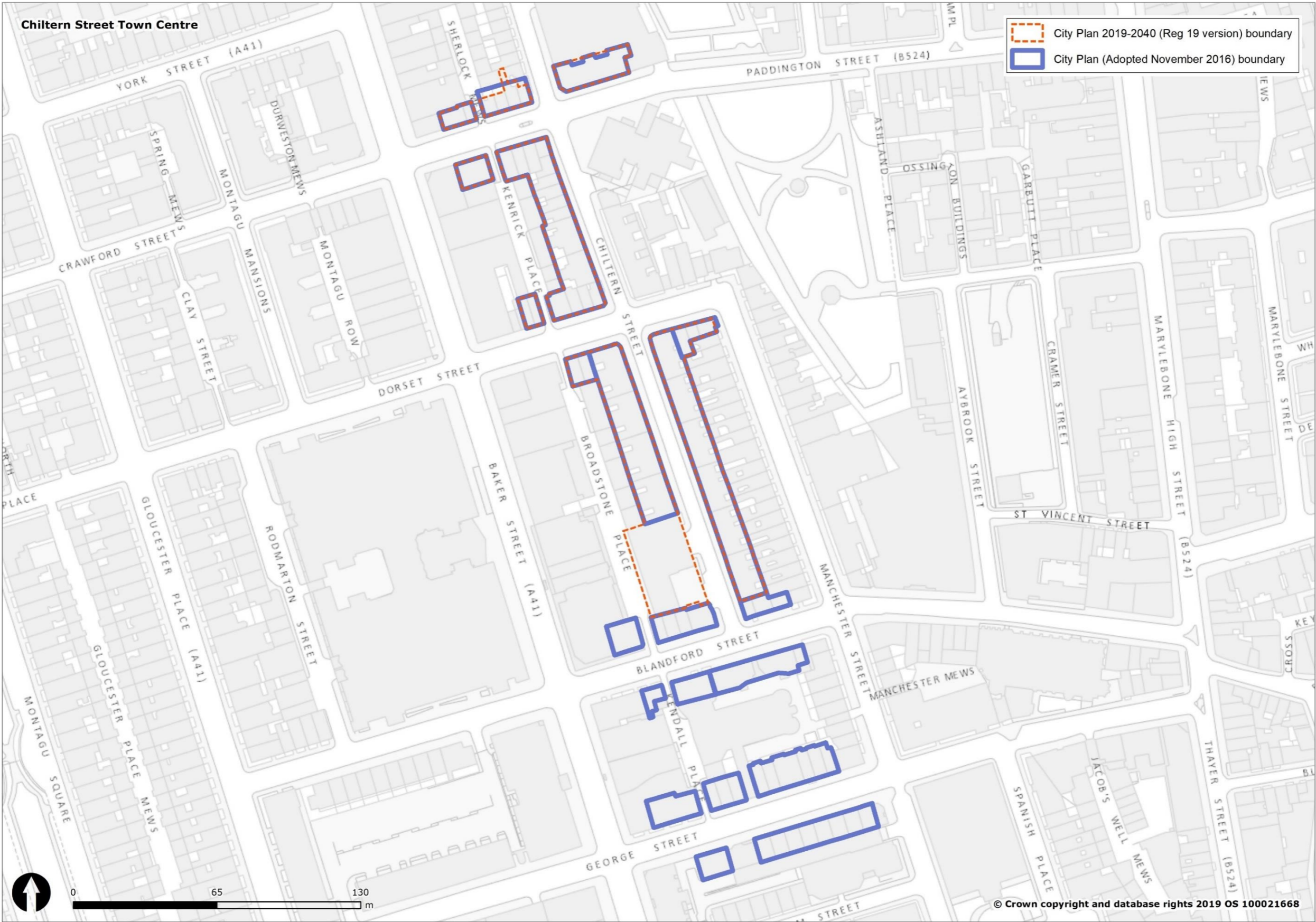


Figure 25 Queensway/Westbourne Grove Town Centre

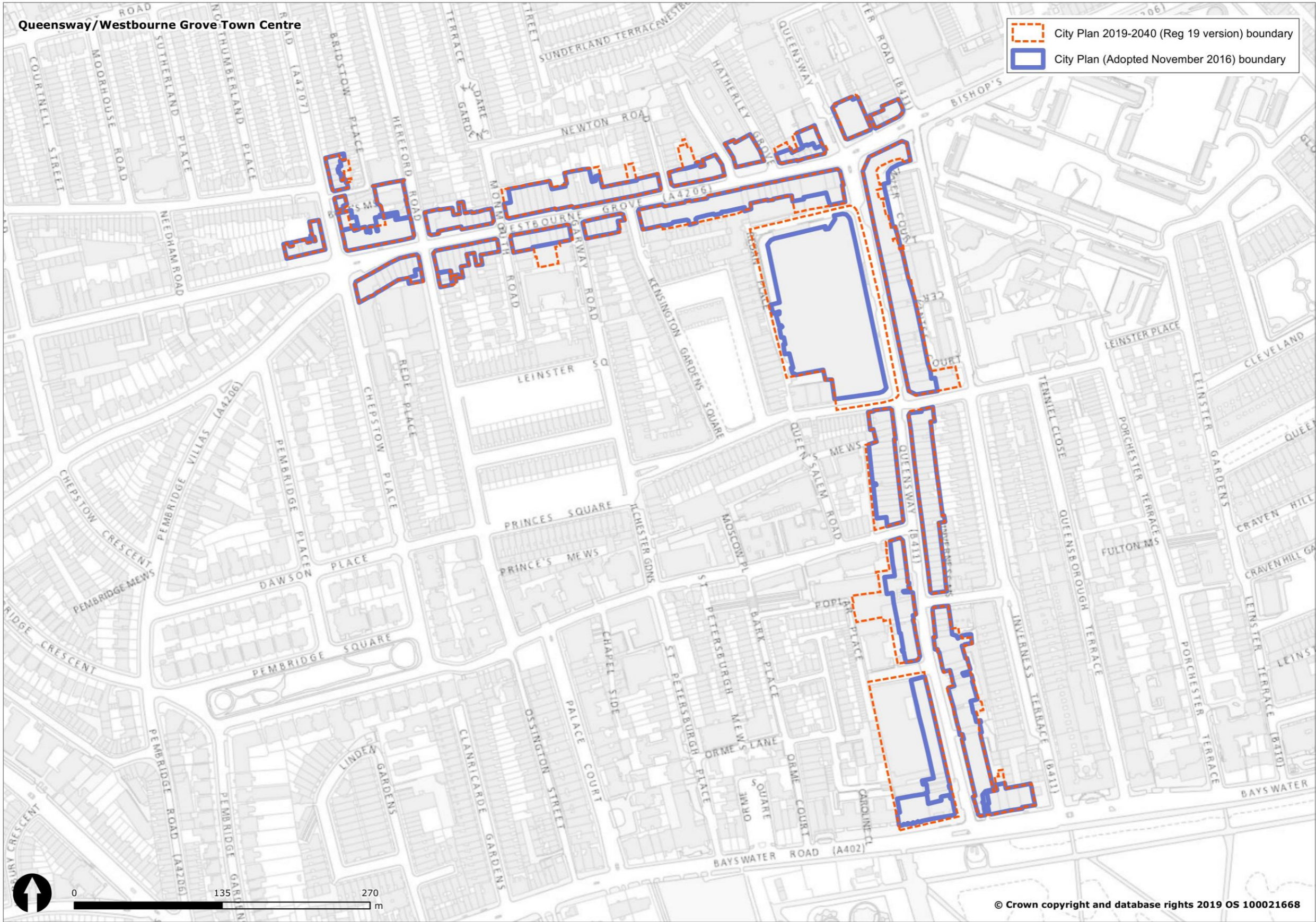


Figure 26 Church Street/Edgware Road Town Centre

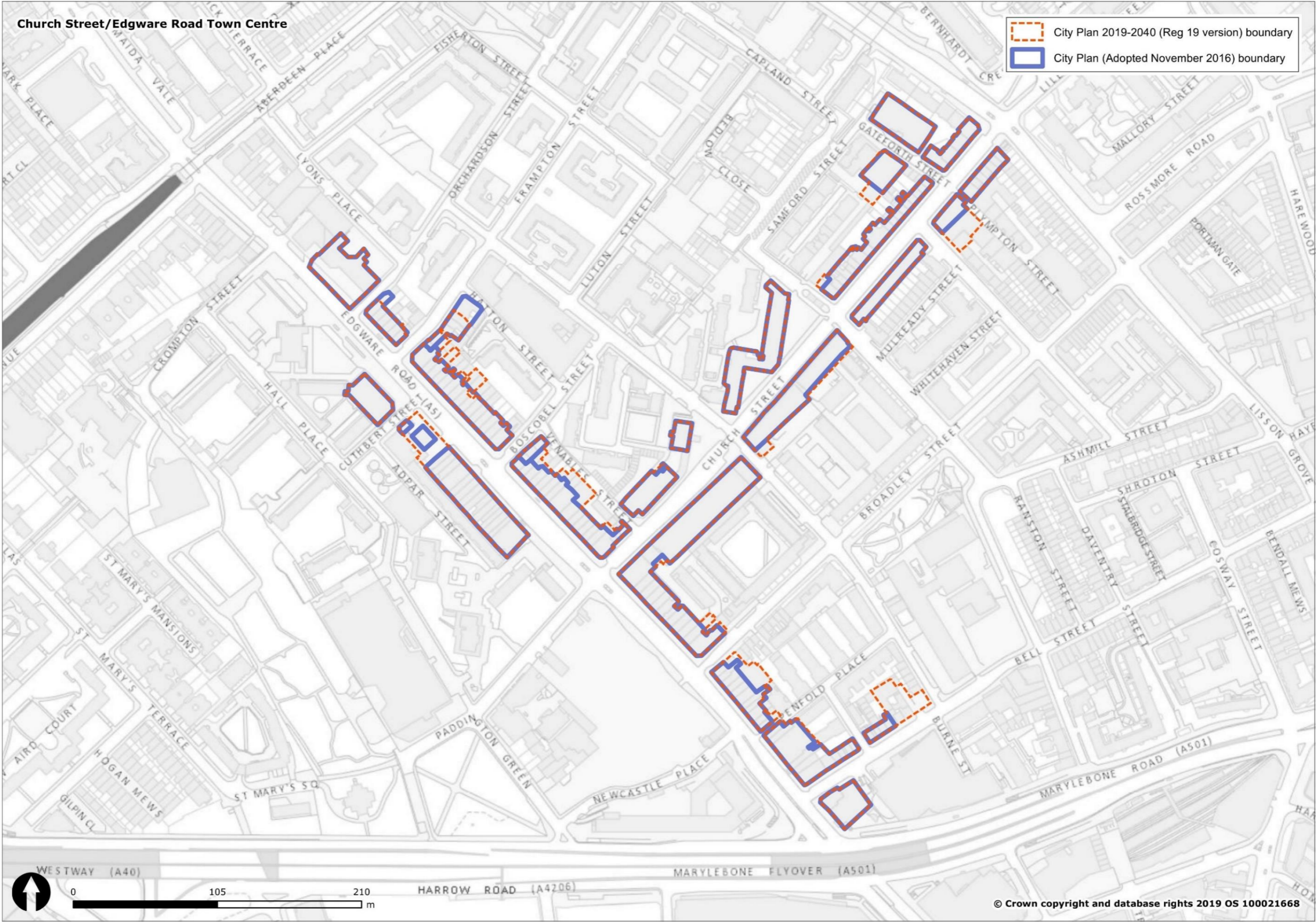


Figure 27 Harrow Road Town Centre



Figure 28 Praed Street Town Centre

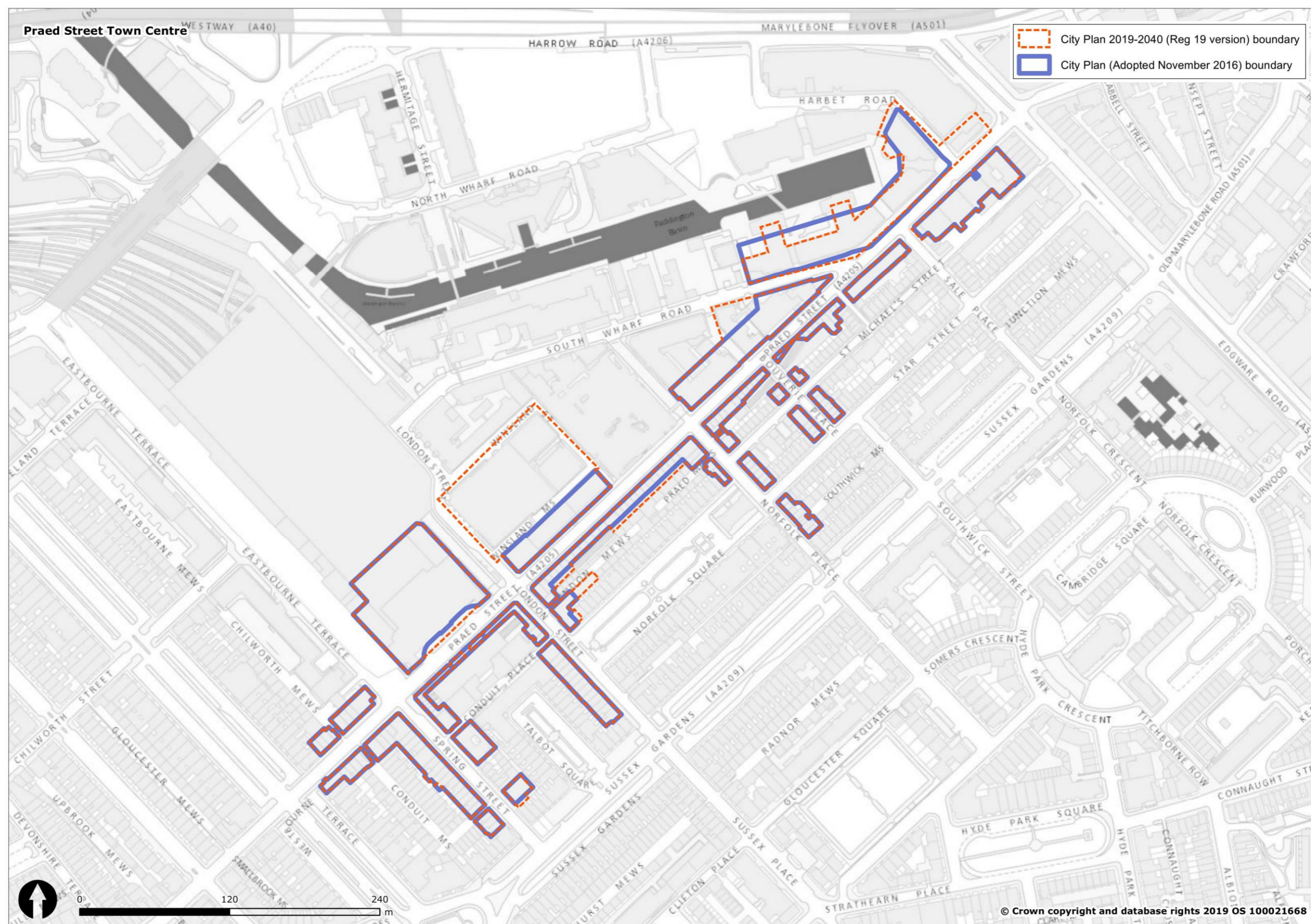


Figure 29 St John's Wood Town Centre

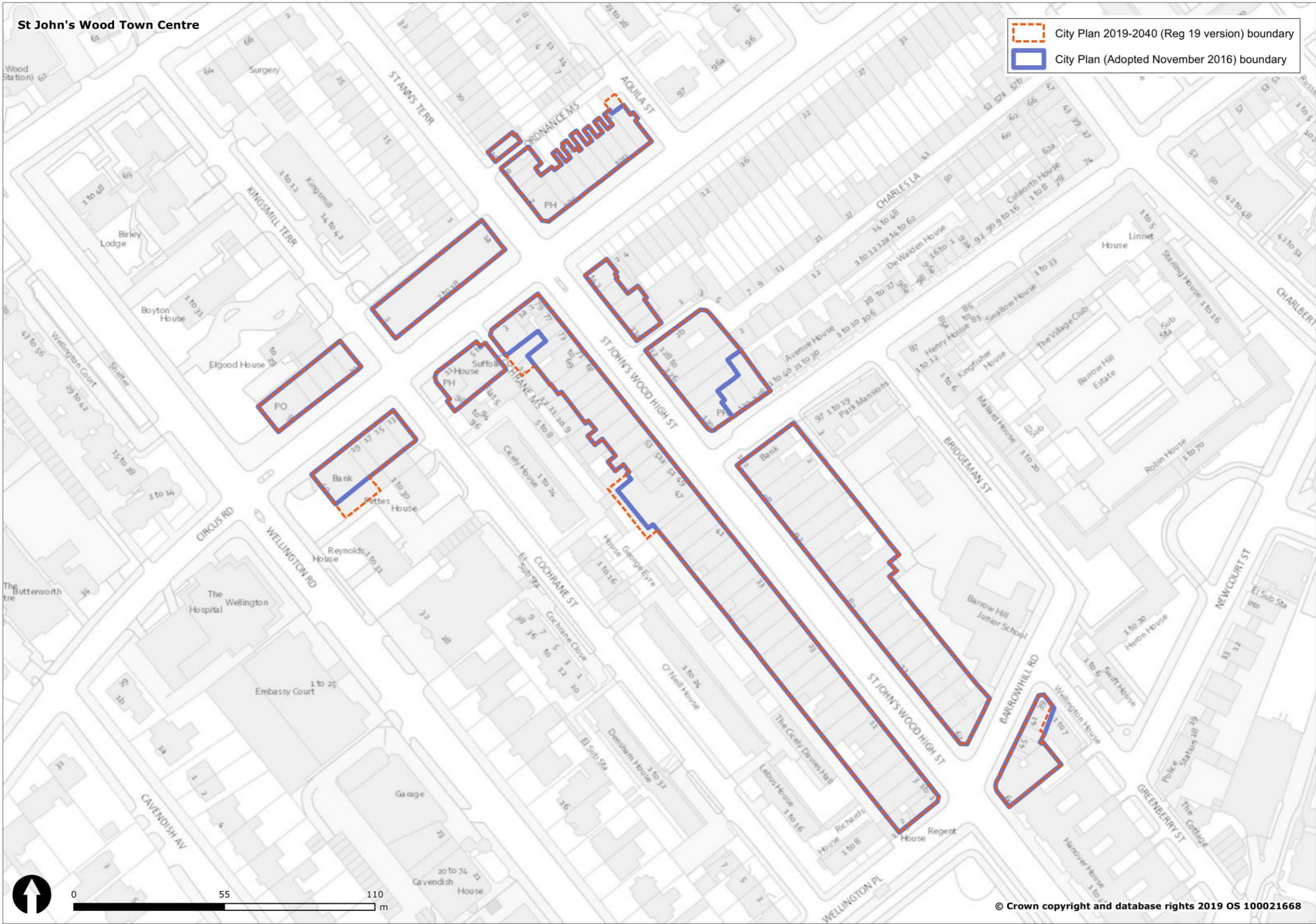




Figure 31 Cleveland Street Town Centre

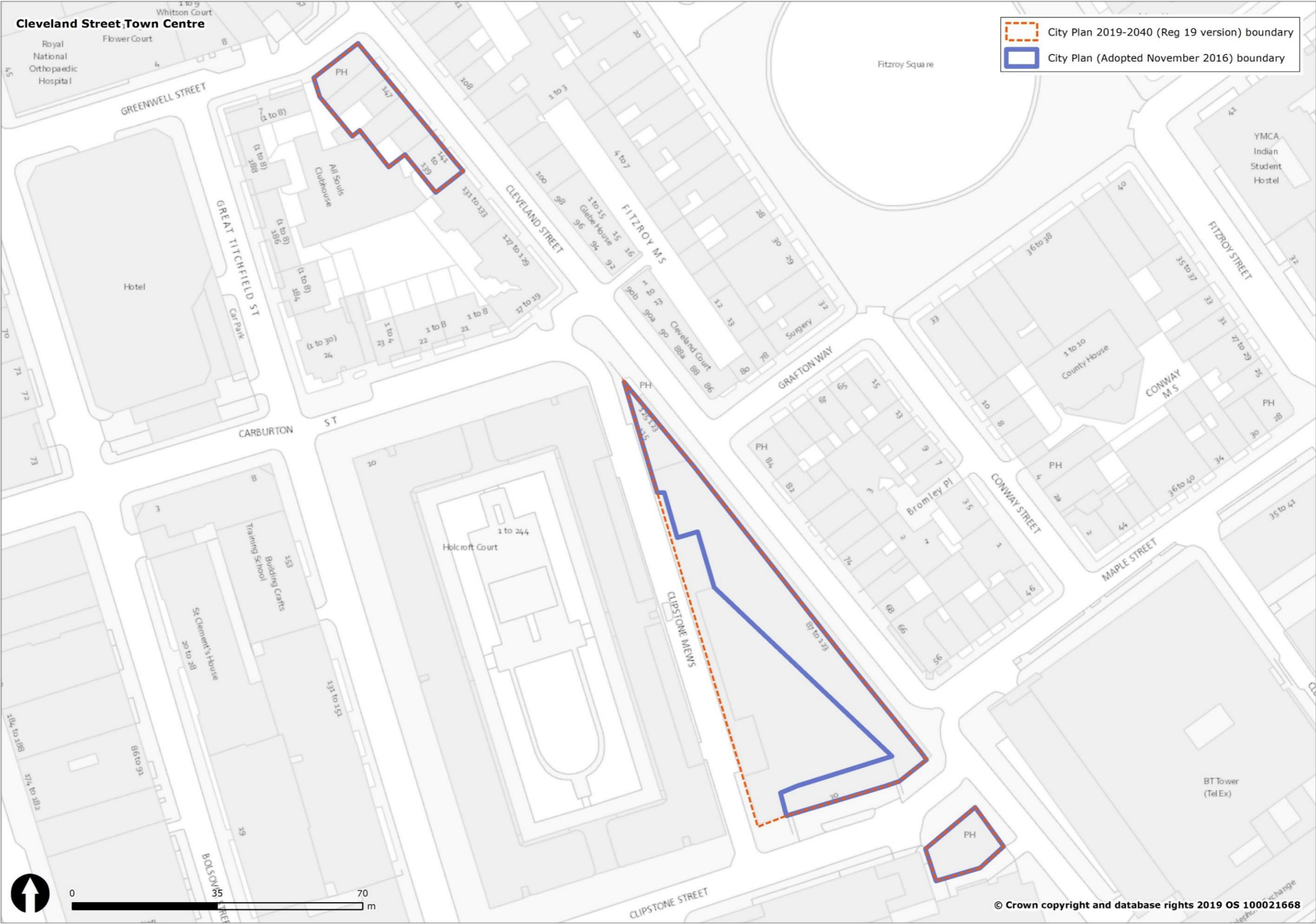


Figure 32 Crawford Street/Seymour Place/York Street Town Centre

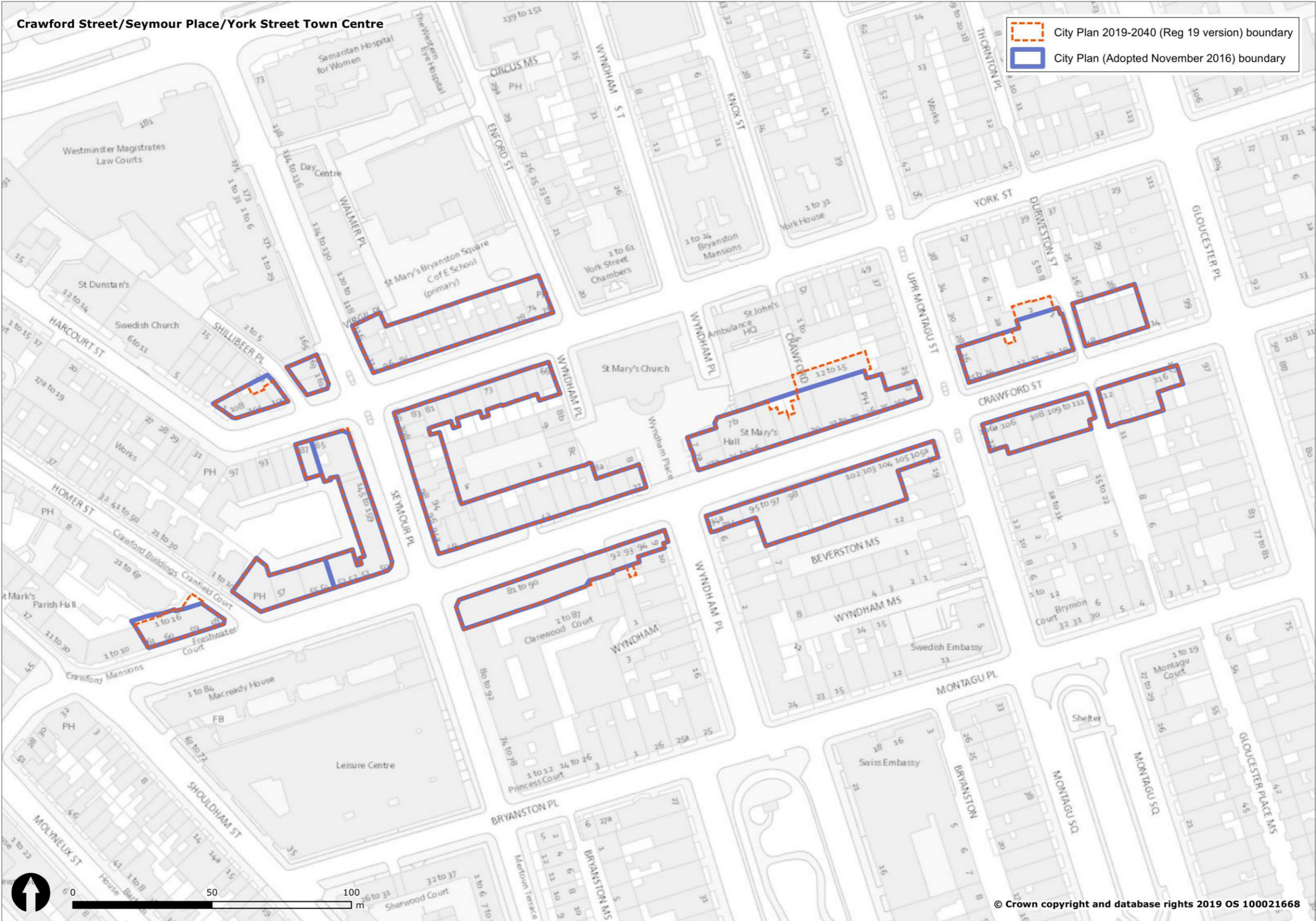


Figure 33 Moreton Street Town Centre



Figure 34 New Cavendish Street Town Centre

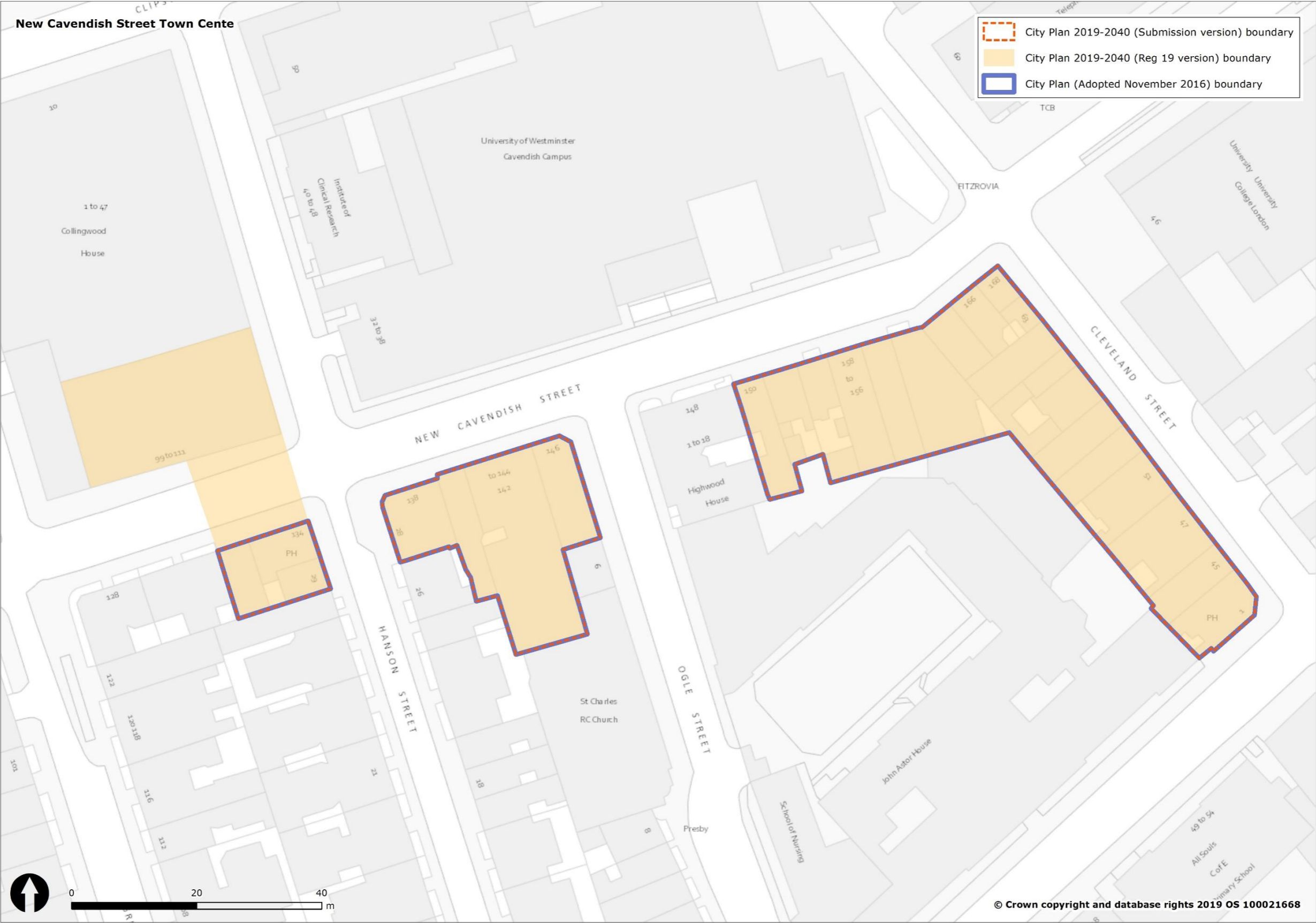


Figure 35 New Quebec Street Town Centre



Figure 36 Pimlico Town Centre

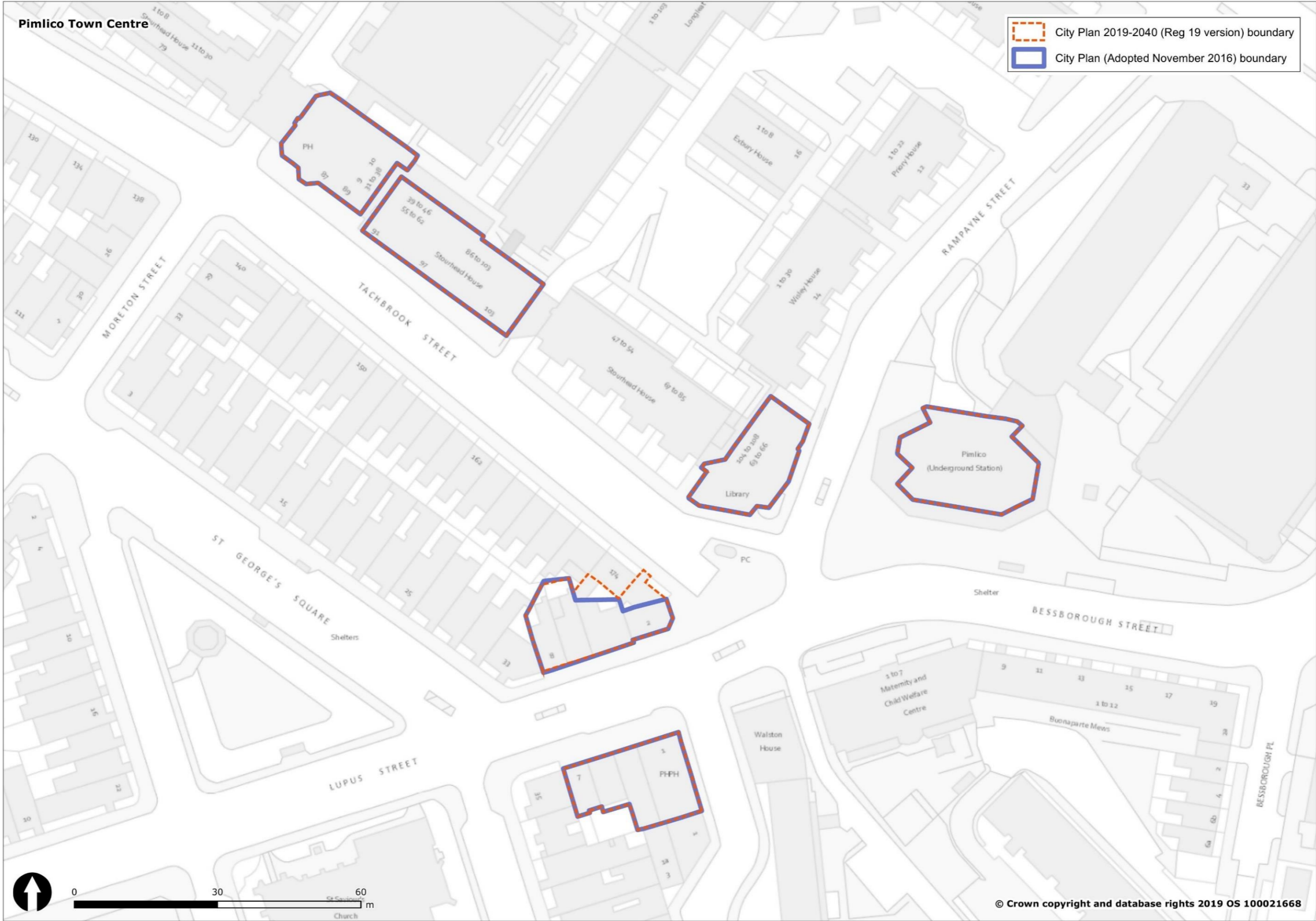


Figure 37 Seymour Place Town Centre

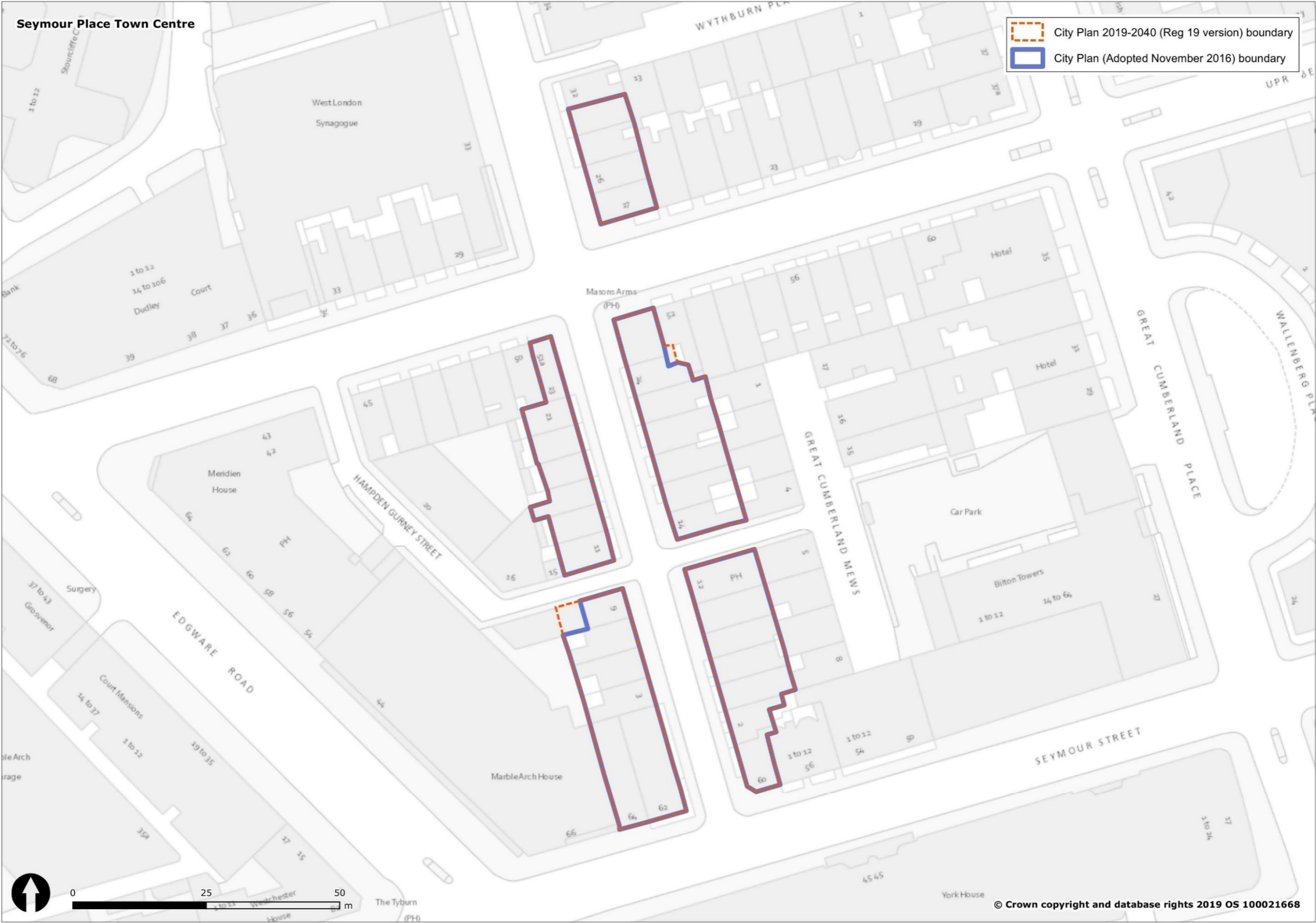


Figure 38 Shepherd Market Town Centre

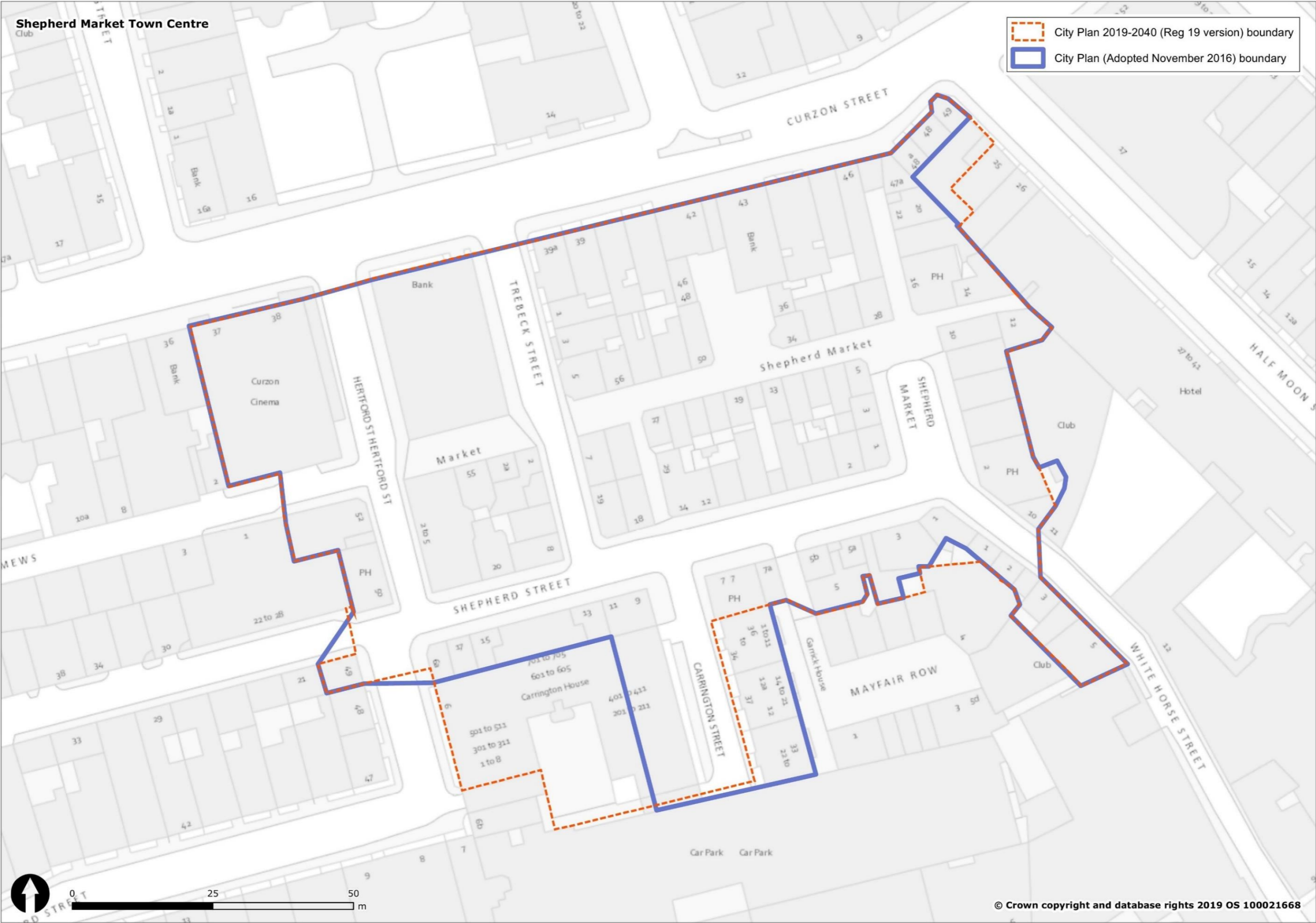
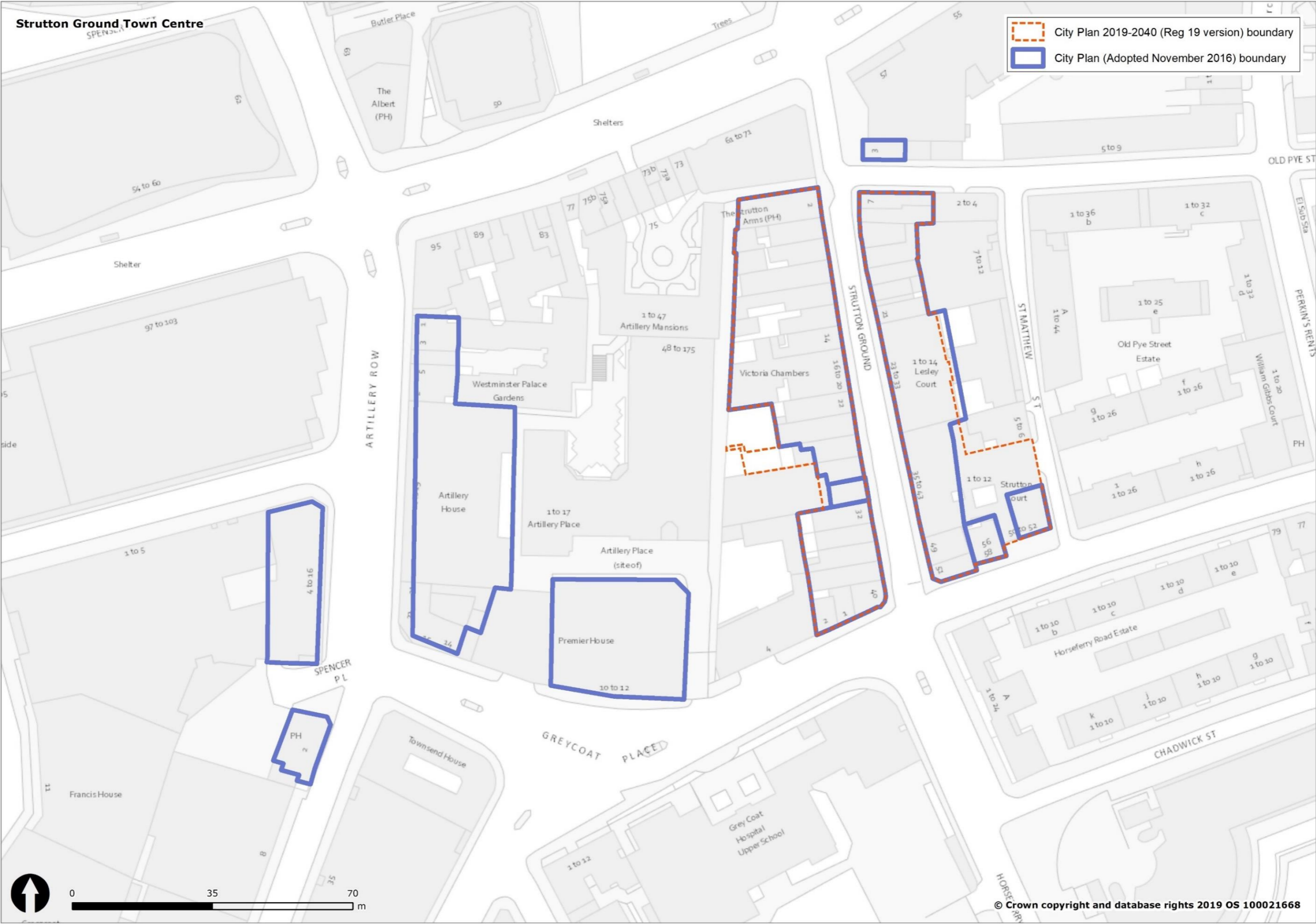


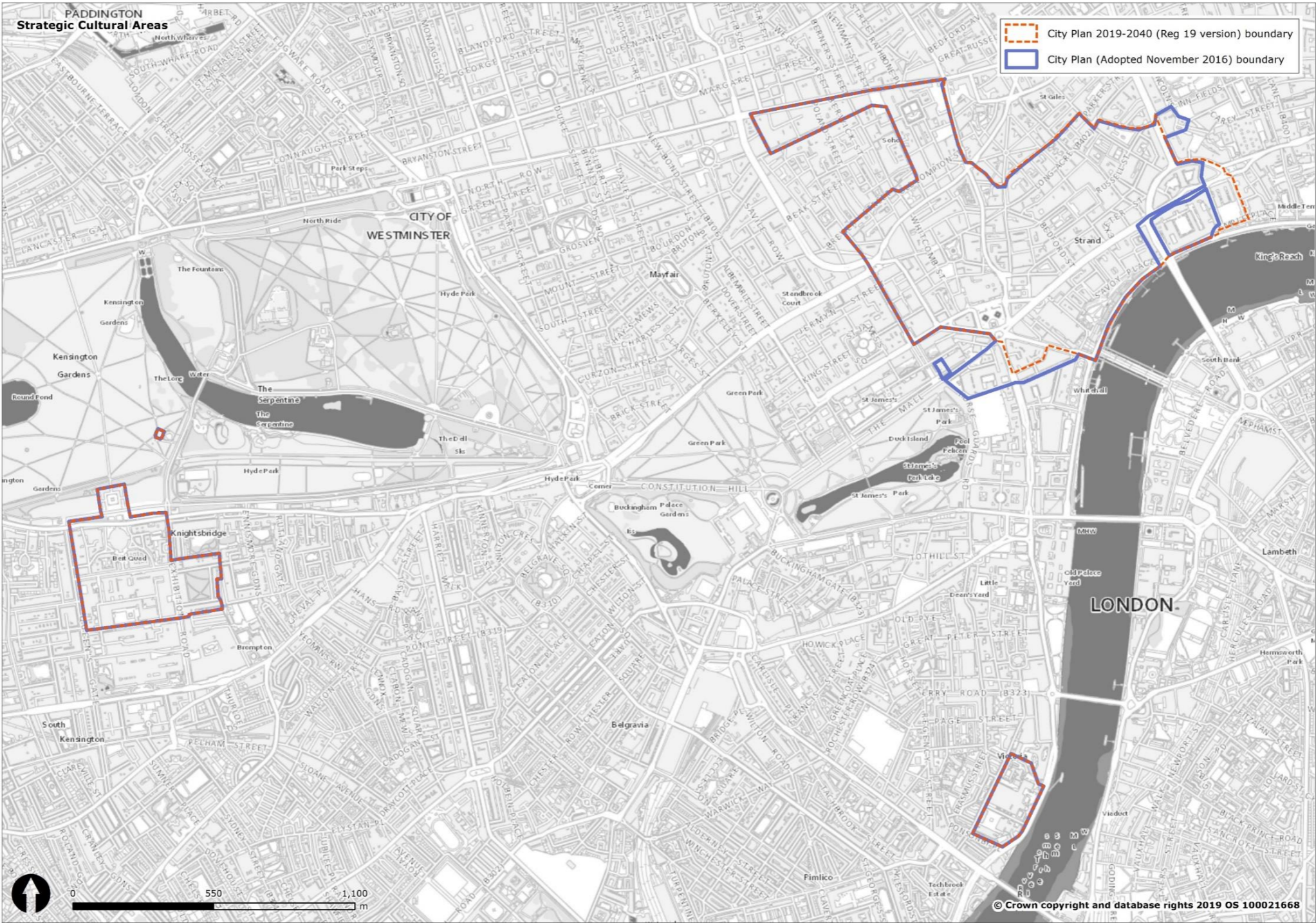
Figure 39 Strutton Ground Town Centre



3.6 Strategic Cultural Areas

Spatial designation	Reasoned Justification
West End	<ul style="list-style-type: none"><li>• The boundary has been simplified to the west and now includes all the area affected by the public realm &amp; cultural project for the Strand/Aldwych area.</li><li>• The boundary now aligns with the WERLSPA boundary towards the south.</li></ul>

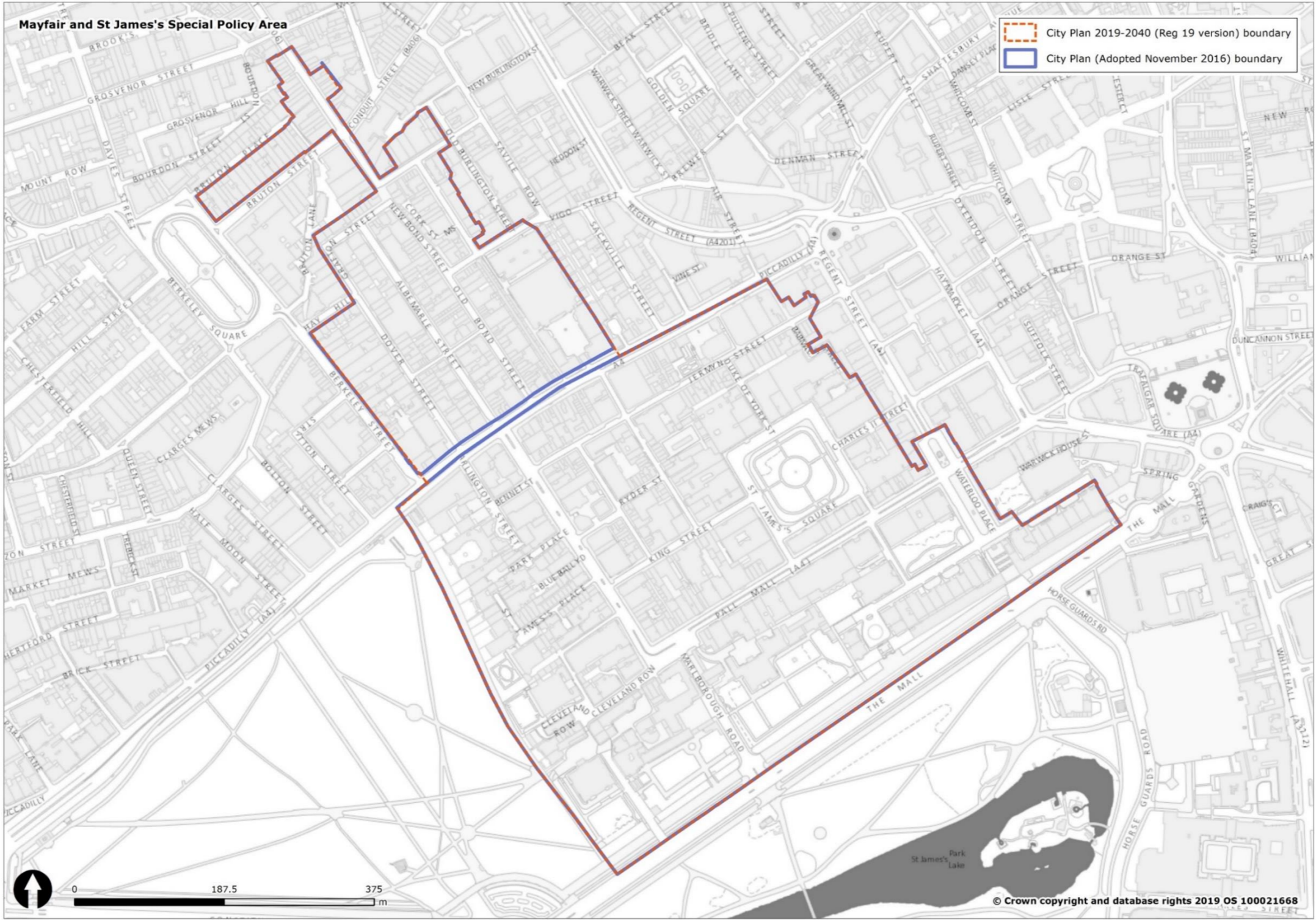
Figure 40 Strategic Cultural Areas



3.7 Special Policy Areas

Spatial designation	Reasoned Justification
Mayfair and St James's	<ul style="list-style-type: none"><li>Both areas have been merged to reflect the similar characteristics of each area, their shared boundary, and opportunity for a consolidated policy.</li></ul>

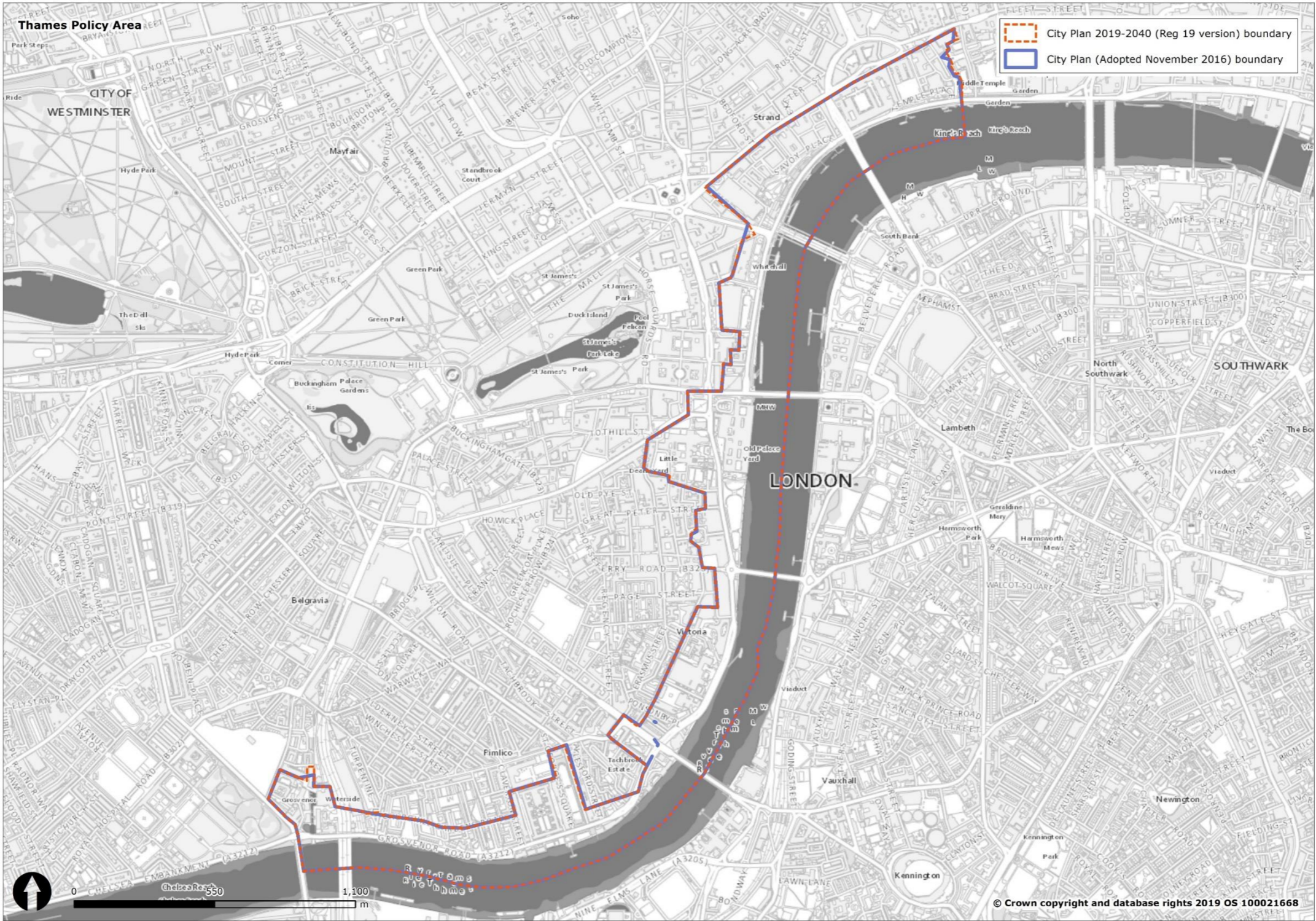
Figure 41 Mayfair and St James's Special Policy Area



3.8 Thames Policy Area

Spatial designation	Reasoned Justification
Thames Policy Area	<ul style="list-style-type: none"><li>Fixed existing inaccurate boundary, including incorporating the full extent of units which were already part of the designation.</li></ul>

Figure 42 Thames Policy Area



### 3.9 Key Development Sites

Spatial designation	Change	Site reference number in City Plan (November 2016) Policies Map	Site reference number in City Plan 2019-2040 Submission (November 2019) Policies Map	Reasoned Justification
St. Mary's Hospital	NO	A2	1	
Paddington Station & Environs	NO	A1	2	
Travis Perkins, 149-157 Harrow Road	YES	E2	3	<ul style="list-style-type: none"> <li>Old site boundary included public highway. Site boundary has been restricted to developable area.</li> </ul>
Edgware Road Station, Capital House & Griffith House	See Figure 43 YES	E3	4	<ul style="list-style-type: none"> <li>New boundary combines two sites as development in the area needs to be comprehensive.</li> </ul>
Paddington Exchange	NEW		5	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Paddington Green Police Station	NEW		6	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Church Street Site A	NEW		7	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Lilestone Street	YES	E8	8	<ul style="list-style-type: none"> <li>The site's boundary has changed to align with the Church Street Masterplan.</li> </ul>
Church Street Site B	See Figure 45 NEW		9	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Lisson Grove	NEW		10	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Church Street Site C	NEW		11	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Gateforth & Cockpit Theatre	NEW		12	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Royal Oak	YES	E1	13	<ul style="list-style-type: none"> <li>Site E1 has been split into two sites.</li> <li>Revised boundary to recognise the developable area.</li> </ul>
Westbourne Park Bus Garage	See Figure 46 YES	E1	14	<ul style="list-style-type: none"> <li>Site E1 has been separated into two sites.</li> <li>Revised boundary to recognise the developable area.</li> </ul>
Woodfield Road/Elmfield Way	See Figure 47 YES	E10	15	<ul style="list-style-type: none"> <li>Revised boundary to remove public highway.</li> </ul> <p>Proposed Minor Modification at Submission stage (see Minor Modifications document and Submission Policies Map):</p> <ul style="list-style-type: none"> <li>It is proposed to change the name of the site to "Harrow Road/Elmfield Way" so it better reflects its location.</li> </ul>
Terminus Place	See Figure 48 YES	B3	16	<ul style="list-style-type: none"> <li>Revised boundary to remove the bus station.</li> </ul>
Victoria Coach Station (Departures)	See Figure 49 NO	H6	17	
Victoria Coach Station (Arrivals)	NEW		18	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
Ebury Gate / Belgrave House	YES	H1	19	<ul style="list-style-type: none"> <li>Revised boundary to recognise the developable area above ground.</li> </ul>
Victoria Station and environs	See Figure 50 YES	B1	20	<ul style="list-style-type: none"> <li>Revised boundary to remove public highway.</li> </ul>
Portland House	See Figure 51 NO	B2	21	
Ebury Bridge Estate	NO	F2	22	
Broadway Complex	NEW		23	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>
8&11 Belgrave Road	NEW		24	<ul style="list-style-type: none"> <li>See Regulation 19 and Submission Policies Map.</li> </ul>

Queen Alexandra Military Hospital	NO	F1	25	
Hyde Park Barracks	YES	G3	26	<ul style="list-style-type: none"> <li>The boundary has changed to align with the Knightsbridge Neighbourhood Plan.</li> </ul>
Shaftesbury Avenue	See Figure 52 YES	H5	27	<ul style="list-style-type: none"> <li>Revised boundary to reflect likelihood of development.</li> </ul>
See Figure 53				
North Westminster Community School site, North Wharf Road, W2	REMOVE	A3		<ul style="list-style-type: none"> <li>Site was under construction for the last year, and the development was recently completed.</li> </ul>
55-56 North Wharf Road, W2	REMOVE	A4		<ul style="list-style-type: none"> <li>Site has been under construction since early 2016.</li> </ul>
Dudley House, North Wharf Road and 139-147 Harrow Road, W2	REMOVE	A5		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
1 Merchant Square, W2	REMOVE	A6		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
6 Merchant Square, W2	REMOVE	A7		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Tottenham Court Road Stations (Ticket Hall): Site bounded by 1-13 Oxford St, 1-6 Falconbery Court, 157-165 Charing Cross Road including the Astoria Theatre – the Astoria site, WC2	REMOVE	C1		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Tottenham Court Road (Eastern Ticket Hall): 135-155 Charing Cross Road and 12 Sutton Row – the Goslett Yard site, WC2	REMOVE	C2		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Tottenham Court Road Stations (Western Ticket Hall): Site bounded by 91-101 Oxford Street, 93-102 Dean Street, 1-12 Great Chapet Street and Diadem Court, W1.	REMOVE	C3		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
4-48 Oxford Street, 1-5 Tottenham Court, W1	REMOVE	C4		<ul style="list-style-type: none"> <li>Site has been developed.</li> </ul>
18-19 Hanover Square, W1	REMOVE	D1		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
65 Davies Street, W1	REMOVE	D2		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Land bounded by 129-147, 283-31 Edgware Road, 11-13 Paddington Green and Newcastle Place (West End Green), W2	REMOVE	E4		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Site bounded by Shroton Street, Cosway Street, Bell Street and Stalbridge Street, NW1	REMOVE	E5		<ul style="list-style-type: none"> <li>Site is not expected to yield more than 50 residential units; therefore it has been removed.</li> </ul>
Site bounded by Luton Street, Bedlow Close, Capland Street and 60 Penfold Street, NW1	REMOVE	E6		<ul style="list-style-type: none"> <li>Site has a planning application.</li> </ul>
Site bounded by Edgware Road, Hall Place and Compton Street, known as Parsons House North, W2	REMOVE	E7		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Westbourne Green, bounded by railway, Grand Union canal and Westbourne Green Park	REMOVE	E9		<ul style="list-style-type: none"> <li>Majority of residents voted against the regeneration of the estate.</li> </ul>
Southern Westminster	REMOVE	F3		<ul style="list-style-type: none"> <li>Site not currently considered deliverable.</li> </ul>
33 Horseferry Road, SW1	REMOVE	F4		<ul style="list-style-type: none"> <li>Site not currently considered deliverable.</li> </ul>
Ergon House corner of Horseferry Road and Dean Bradley Street and 9 Millbank, SW1	REMOVE	F5		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
48-56 Ebury Bridge Road	REMOVE	F6		<ul style="list-style-type: none"> <li>Site is not expected to yield more than 50 residential units, therefore it has been removed.</li> </ul>
St John's Wood Barracks, NW5	REMOVE	G1		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Tollgate Gardens	REMOVE	G2		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Areas of Surface Interest (Crossrail 2) – Lower Grosvenor Gardens	REMOVE	H2		<ul style="list-style-type: none"> <li>Site is not expected to yield more than 50 residential units, therefore it has been removed.</li> </ul>
Areas of Surface Interest (Crossrail 2) – Chelsea Barracks	REMOVE	H3		<ul style="list-style-type: none"> <li>Site is under construction.</li> </ul>
Areas of Surface Interest (Crossrail 2) – Rathbone Place / Evelyn Yard	REMOVE	H4		<ul style="list-style-type: none"> <li>Site has been developed.</li> </ul>

Areas of Surface Interest (Crossrail 2) – Terminal House, Buckingham Palace Road	REMOVE	H7		<ul style="list-style-type: none"> <li>Site is not expected to yield more than 50 residential units, therefore it has been removed.</li> </ul>
Areas of Surface Interest (Crossrail 2) – Soho Square (highway only)	REMOVE	H8		<ul style="list-style-type: none"> <li>Site is not expected to achieve substantive development, involves surface works to highway only.</li> </ul>

Figure 43 Travis Perkins, 149-157 Harrow Road

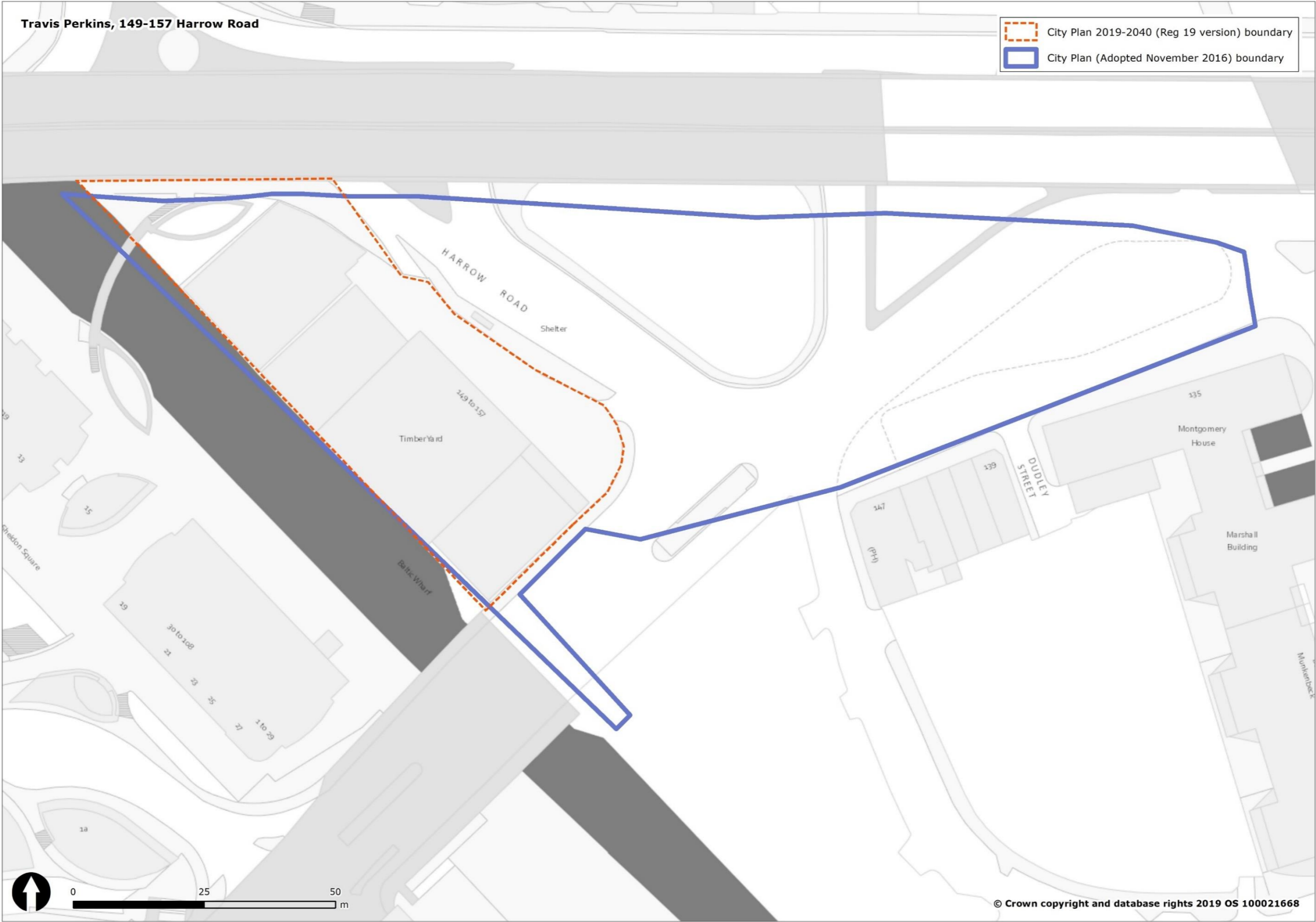


Figure 44 Edgware Road Station, Capital House & Griffith House

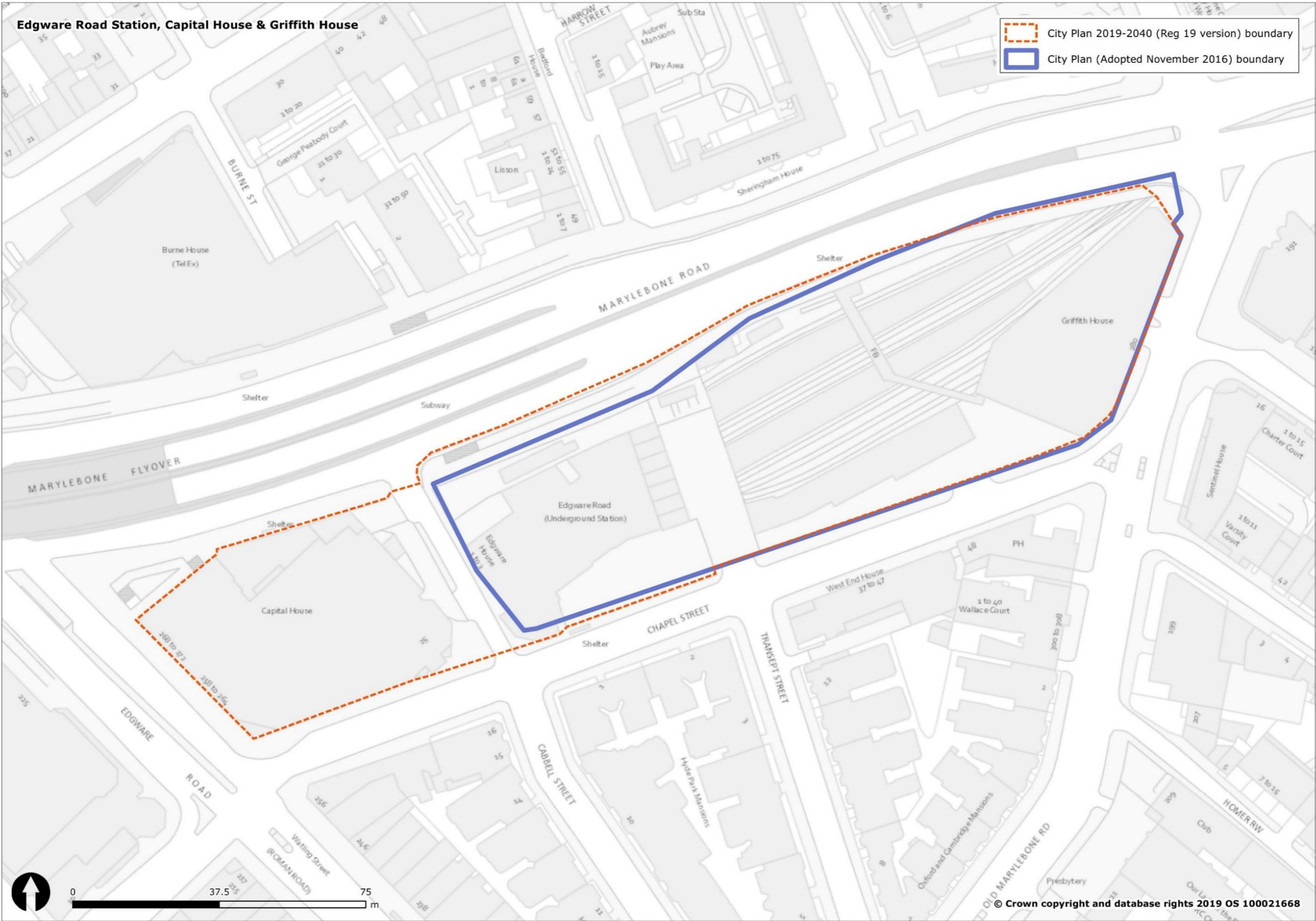


Figure 45 Lilestone Street

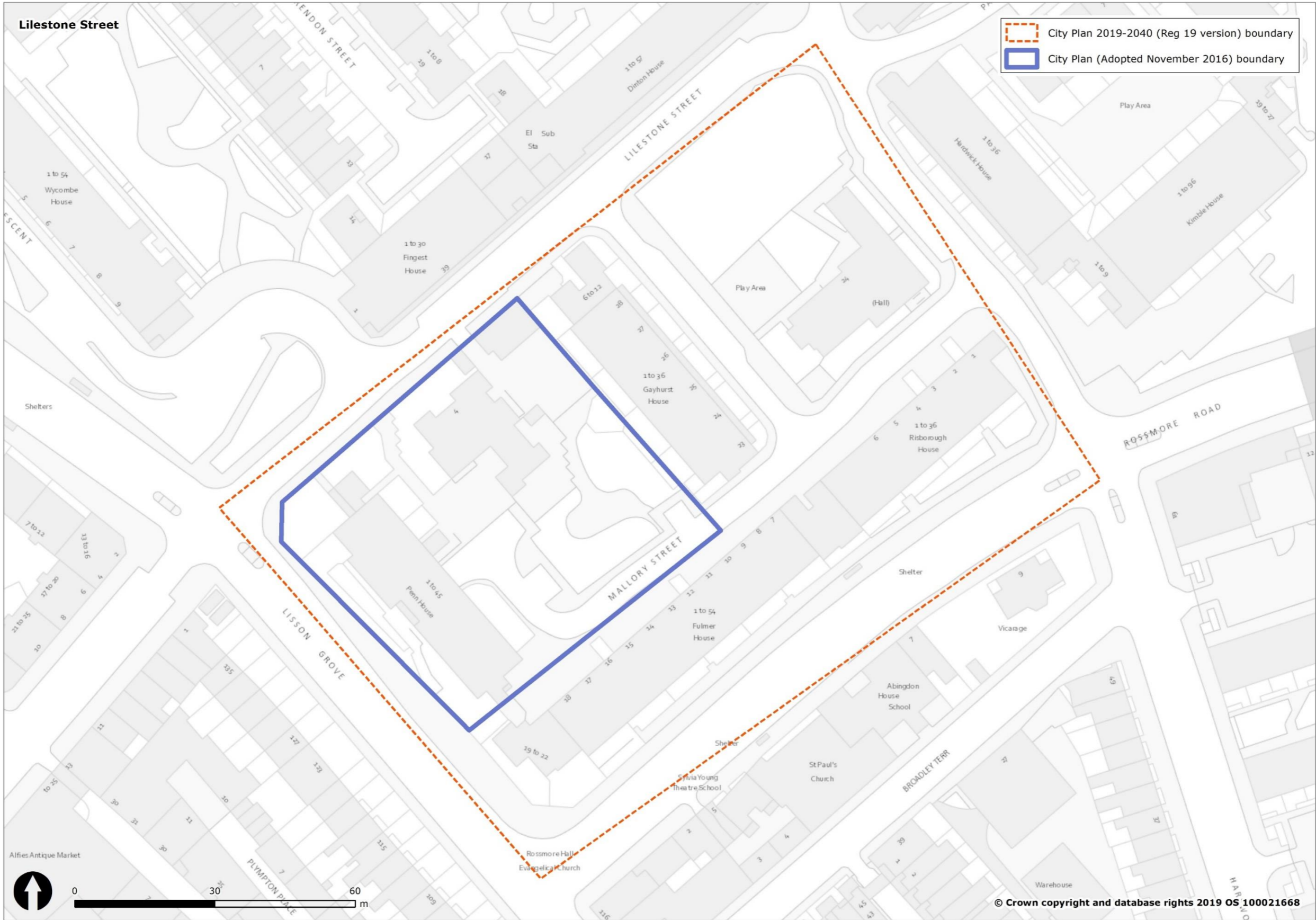


Figure 46 Royal Oak

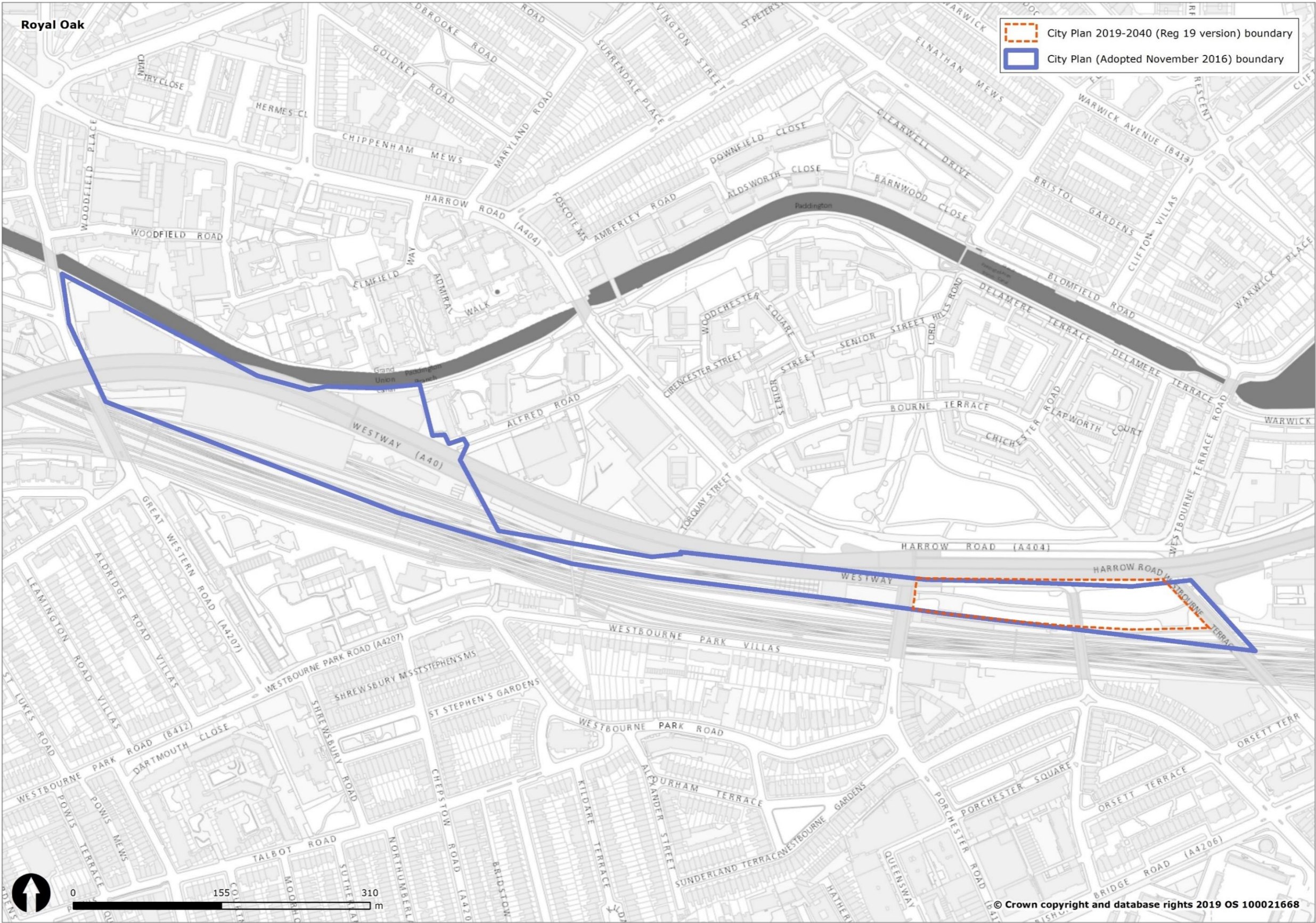


Figure 47 Westbourne Park Bus Garage

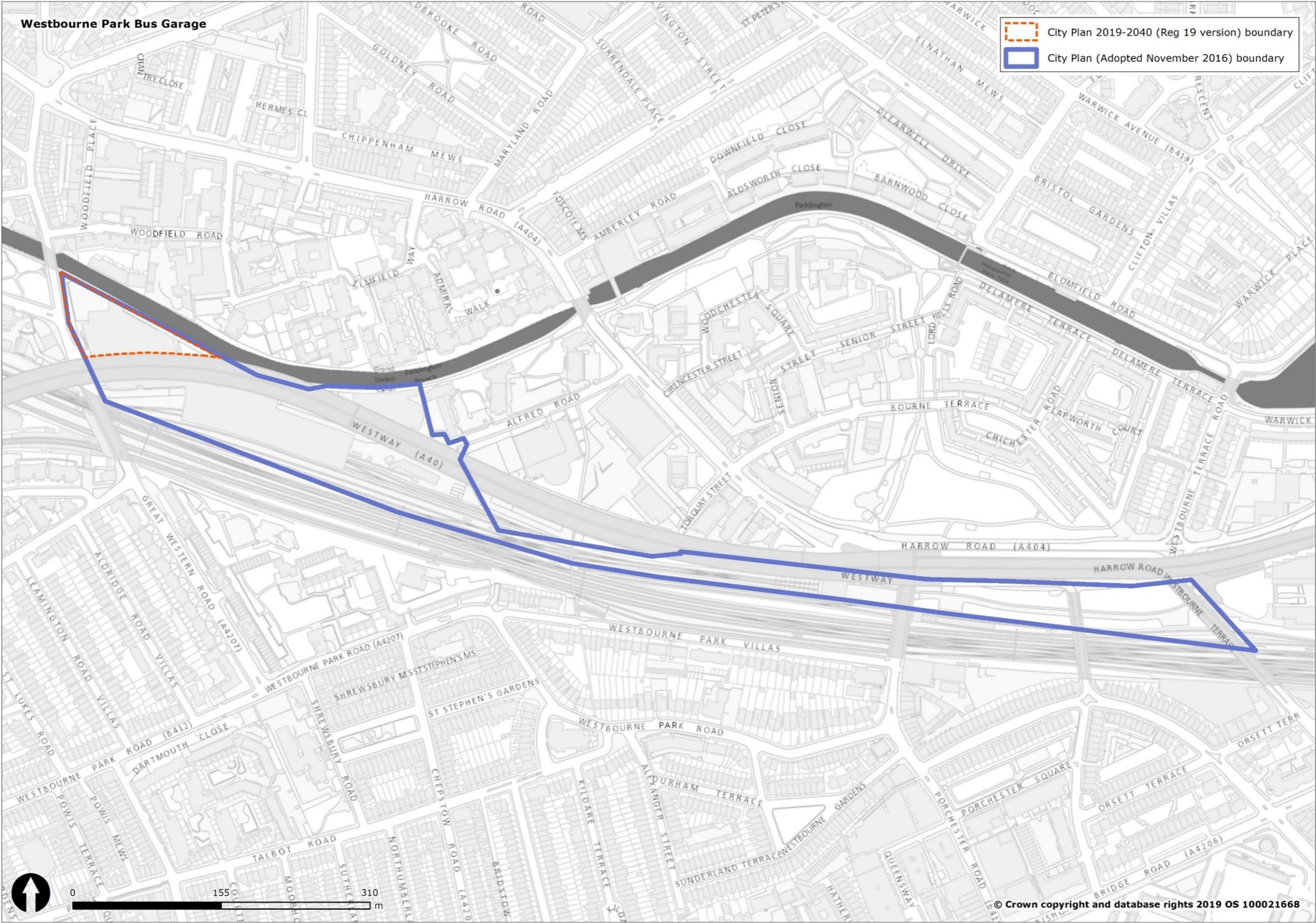


Figure 48 Harrow Road / Elmfield Way



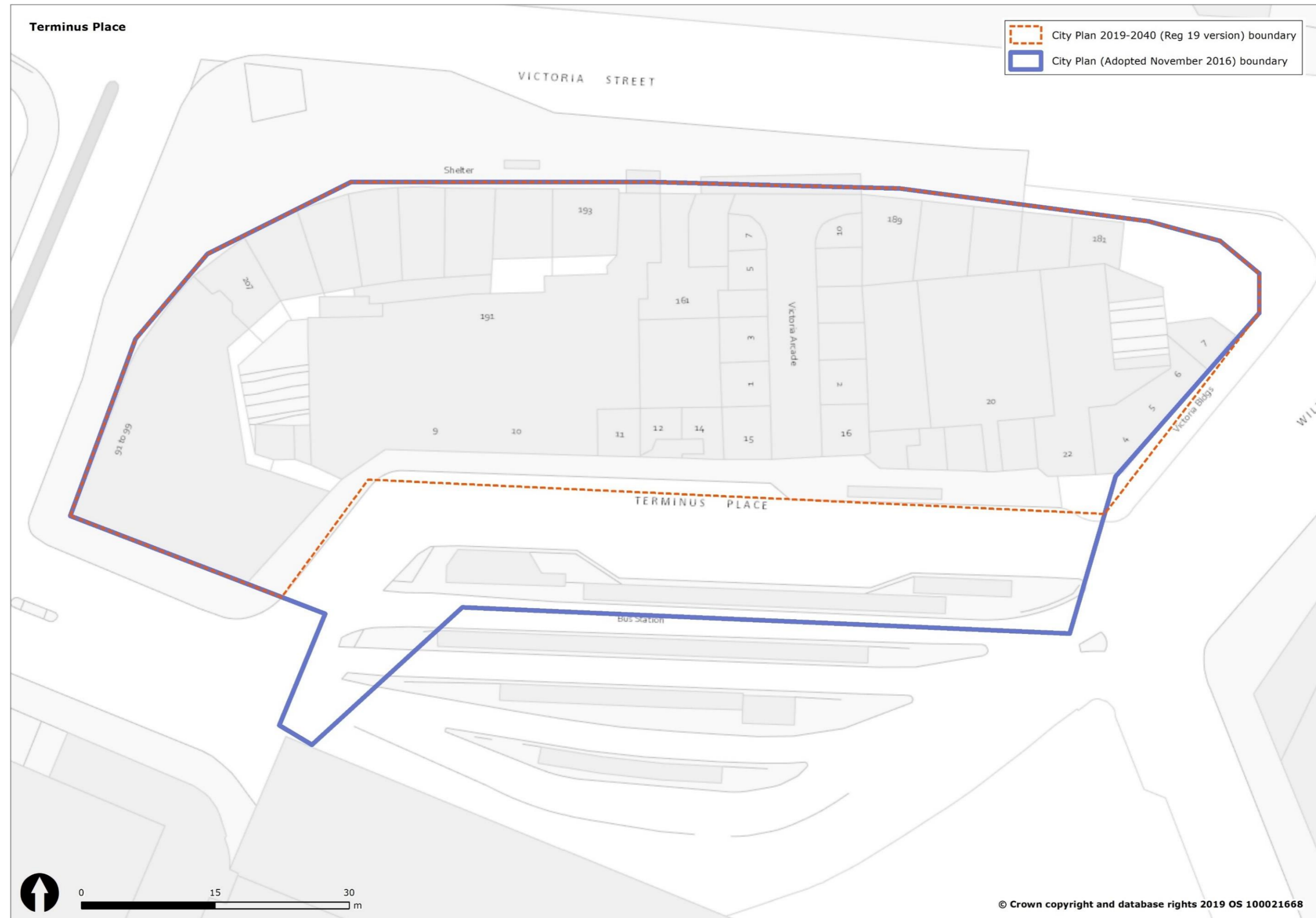


Figure 50 Ebury Gate / Belgrave House

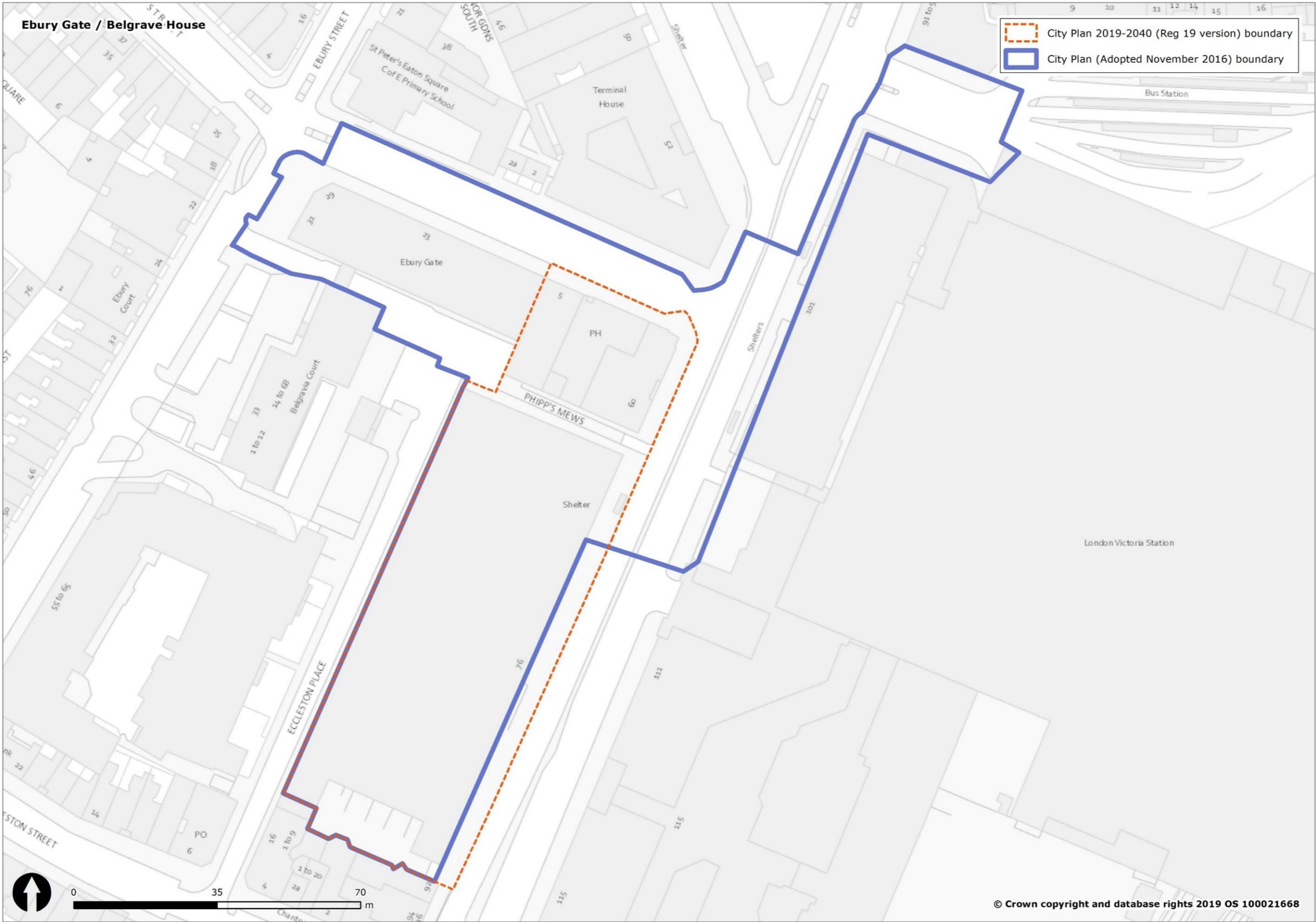


Figure 51 Victoria Station and Environs



Figure 52 Hyde Park Barracks

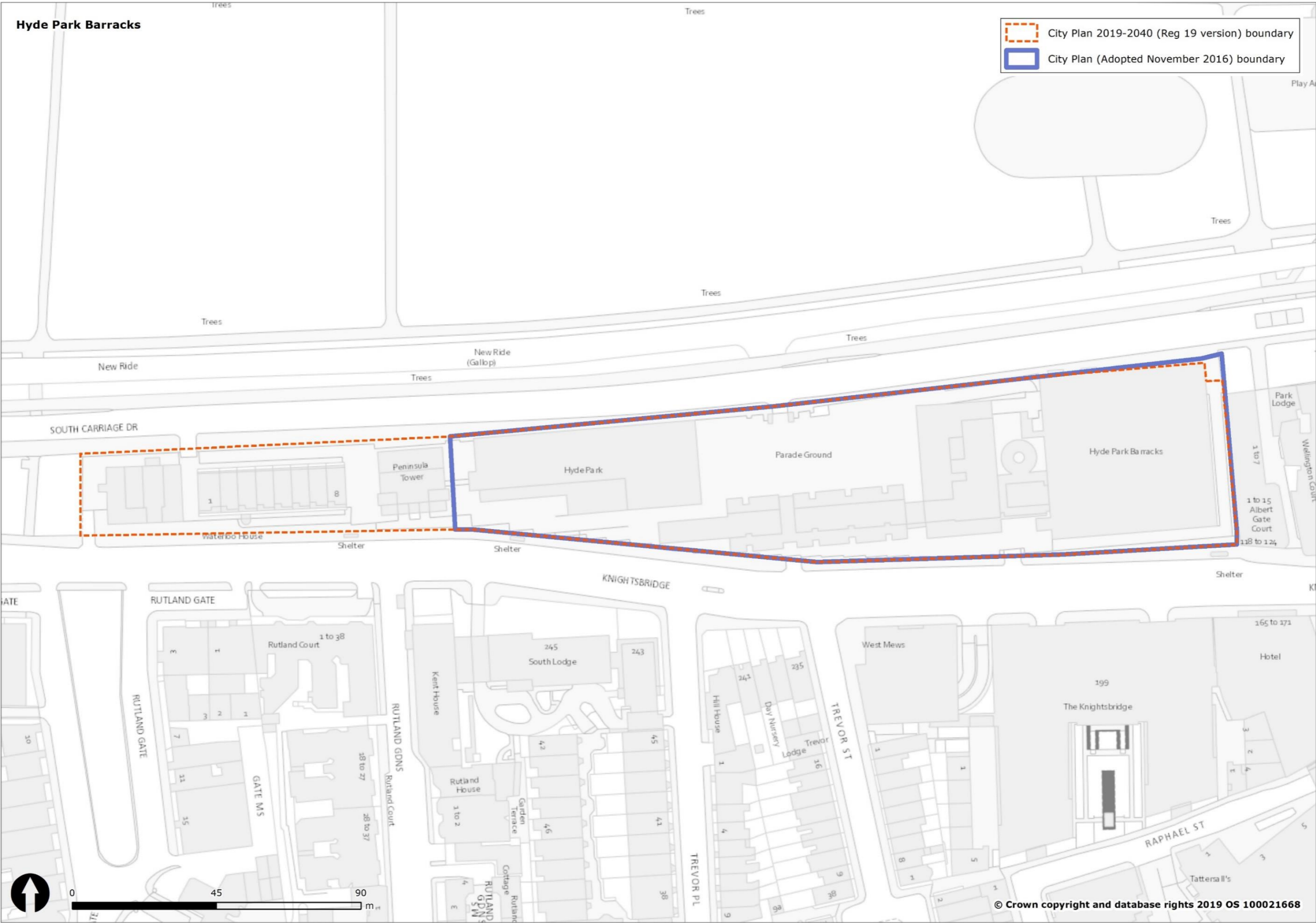


Figure 53 Shaftesbury Avenue



# **CITY PLAN**

**2019 – 2040**



City of Westminster