



City of Westminster

CITY PLAN

Westminster Local Development Scheme 2024 – 2027



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This local development scheme (LDS) sets out which new planning documents the council intends to produce over the three years between 2024 and 2027 either as part of the development plan, or to support its implementation.

In Westminster, the Statutory Development Plan currently consists of:

- The London Plan (adopted 2021) – the spatial strategy produced by the Mayor of London which provides strategic direction that borough’s local planning policies should be in ‘general conformity’ with
- Westminster’s City Plan 2019 - 2040 (adopted 2021)
- Knightsbridge Neighbourhood Plan (made 2018)
- Mayfair Neighbourhood Plan (made 2019)
- Soho Neighbourhood Plan (made 2021)
- Fitzrovia West Neighbourhood Plan (made 2021)
- Queen’s Park Neighbourhood Plan (made 2021)
- Pimlico Neighbourhood Plan (made 2022)

The LDS is intended to help local communities and other stakeholders with an interest in development in Westminster to understand the timescale for production of new and revised planning policies. It has been prepared in accordance with the requirements of section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).

The timetable in the LDS has been updated from the previous version published in October 2023 to take account of progress and delays to the production of the policy work programme. Under the previous administration (prior to May 2022) the council intended to produce Design and Heritage SPDs, however given the resource that is now dedicated to the documents listed below, these SPDs will not be progressed within the next three years. Nonetheless there is a strong existing and forthcoming policy framework to determining design and heritage matters in the city through:

- policies in the design and heritage chapter of the adopted City Plan;
- existing Conservation Area Audits which support the implementation of City Plan Policy 39 (Westminster’s heritage);
- Site Allocations in the forthcoming City Plan (which will provide site specific design criteria to ensure development responds to character and heritage for significant sites)
- neighbourhood plans - we encourage neighbourhood forums to address locally specific design issues through their plans.

Document Title and Type	Subject matter and geographical area	Indicative Timetable
<p>Westminster’s City Plan (Development Plan Document)</p>	<p>New council priorities mean that a partial review of the adopted City Plan 2019 – 2040 is prudent. The review will focus on affordable housing and retrofit policies.</p> <p>It will also include site allocations (which were previously being progressed for inclusion in a separate Site Allocations Development Plan Document). The site allocation policies will provide site-specific guidance to set out the aspirations we have for the sites, the contribution they can make to the city and to give certainty to help unlock their potential that may not otherwise come forward or be facilitated through the implementation of the thematic City Plan policies.</p> <p>The purpose of the site allocation policies is to clearly set out what land uses are suitable and the core principles which should be considered by applicants.</p>	<ul style="list-style-type: none"> • January 2022: Site allocations call for sites • Autumn 2022: Regulation 18 published for consultation • March/April 2024: Regulation 19 Draft Plan published for consultation • Summer/Autumn 2024: Submission to Secretary of State • Autumn 2024- Spring 2025: Examination • Summer 2025: Adoption
<p>Westminster’s City Plan (Development Plan Document)</p>	<p>The council intends to undertake a full review of all policies within the adopted City Plan. The timetable for the production of the full review will be in line with emerging Regulations following the introduction of the Levelling Up and Regeneration Act 2023. This LDS will be updated to reflect the new timeframes once the partial review has been completed and Regulations have been published.</p>	<ul style="list-style-type: none"> • Autumn 2025: Scoping for full review of City Plan 2019-2040
<p>Planning Obligations and Affordable Housing (Supplementary Planning Document)</p>	<p>The SPD sets out the policy context for the collection of Planning Obligations (PO) and the delivery of Affordable Housing (AH). It provides guidance on a number of issues e.g. income thresholds for intermediate housing, provision for affordable workspace and carbon offsetting.</p>	<ul style="list-style-type: none"> • Autumn 2022: Revising draft following first round of consultation • Summer 2023: Second round of consultation • Early 2024: Adoption
<p>Public Realm (Supplementary Planning Document)</p>	<p>Will provide consolidated and up-to-date guidance on the implementation of adopted City Plan policies related to the public realm. It will set out the council’s agreed approach to making, changing and managing public realm, which will ensure a consistent approach is taken to the design,</p>	<ul style="list-style-type: none"> • Spring 2024: Consultation • Winter 2024: Adoption

	<p>delivery and maintenance of the public realm in Westminster. It will assist council officers in assessing proposals and will guide those developing schemes to align with the approach set out by the council.</p>	
<p>Environment (Supplementary Planning Document)</p>	<p>The Environment SPD was adopted in 2021, yet updates to evidence and new priorities mean a review of the guidance therein is necessary. It will provide additional guidance to support the implementation of environment policies in the City Plan.</p>	<ul style="list-style-type: none"> • Winter 2022 –Winter 23: Scoping, evidence gathering and drafting • Spring/Summer 2024: Consultation • Autumn/Winter 2024: Adoption
<p>Neighbourhood Plans</p>	<p>At a neighbourhood level, locally designated Neighbourhood Forums or Community Councils produce Neighbourhood Plans, which focus on issues of a specific local interest.</p> <p>The council provides tailored advice and support to local communities preparing Neighbourhood Plans.</p> <p>Westminster has 21 designated neighbourhood areas. Of these, 16 Neighbourhood Forums and one Community Council have responsibility for preparing Neighbourhood Plans in their areas.</p>	<p>Timetables are dependent on the work of Neighbourhood Forums and is therefore out of the control of the council. The council’s website will be kept up to date as progress is made on Neighbourhood Plans.</p> <ul style="list-style-type: none"> • Referendum on the Belgravia Neighbourhood Plan is scheduled for February 2024, with the plan expected to be made shortly after if it receives a majority ‘yes’ vote. • The first formal stage of plan preparation (Regulation 14 consultation) has been completed for Maida Hill, Notting Hill East and St James’s Neighbourhood Plans with progression to the next stage (Regulation 16

		consultation) expected later in 2024.
Authority Monitoring Report (Policy monitoring document)	Statutory document that describes progress on planning policy document preparation and reports how planning policies are performing in practice.	AMRs will be published annually in Q1.

Conservation Area Appraisals

Westminster has an unrivalled heritage value, reflected by 78% of the city being subject to Conservation Area designations. In total, 56 Conservation Areas exist, and 49 of these have an existing Conservation Area Appraisal (CAA). While many of these Appraisals have long been in existence, they are still considered fit for purpose given their focus on the historic built environment. Beyond the priority documents listed above, the production of new Conservation Area Appraisals will be subject to resource constraints, with priority given to those Conservation Areas that do not benefit from an existing Appraisal. Currently, one CAA is in production for the Covent Garden Conservation Area, with commissioning underway for consultants to undertake the background evidence and appraisal.

Monitoring and Review

Progress on the preparation and successful implementation of the documents listed in this Local Development Scheme will be monitored annually through the Authority Monitoring Report (AMR).

Performance reports will take into account whether the proposed timescales presented in this document have been met, and assess the extent updated policies are achieving their intended goals. The outcomes of this monitoring may trigger a need to update the work programme set out in this Local Development Scheme; highlighting if adopted policies need revising, or new supplementary guidance to adopted policies is required. However, the Local Development Scheme and the timings within it will be reviewed and updated at least every three years. The government’s planning reform agenda may also necessitate a revision to this work programme once the details of this become clear.