

Changes made as a result of WCCs comments

The red print indicates where points need to be discussed with Michela

Changes to General Drafting

- Factual errors where found have been corrected
- All maps will be numbered
- All the yellow boxes titled ‘ Links to Strategic Policies’ have been updated to include the draft London and draft Westminster City Plans

Why Queen’s Park Needs a Neighbourhood Plan

Please change the Character Areas page 7 1.3 to read as follows:

1.3 It is divided into five character areas:

- Queens Park Estate Conservation Area
- Canal Terrace
- The Mozart Estate, Queen’s Park Court and Avenues Gardens
- The late Victorian terraced houses to the east of Queen’s Park
- The retail and business areas of Harrow Road and Kilburn Lane

1.4 Please delete (see Consultation Document for further details)

1.5 Please add to the end of 1.5 What essentially has happened in Queen’s Park is that a new layer of important input has been added to the planning process and this layer has included the views of residents. Initially no one in Queen’s Park was involved but now there are councillors, officers of QPCC and individual volunteers who understand the whole process. They know that each layer of government has input and relates to other layers with different concerns

1.7 Please delete, ‘private housing and affordable housing’ please add after ‘replaced by’19 new affordable houses alongside private residential please delete ‘a small community sports centre’ and put in ‘ a 3 badminton court sports hall and flexible community hall which can be used for exercise classes as well as community meetings and events.

1.9 Please delete the word Masterplan (the last word of paragraph 1) please add Harrow Road ‘Place Plan’. Please then cut and paste all Westminster’s comments starting with the word identifies and ending with confirmed.

Changes for How the Neighbourhood Plan fits into the planning system

Page 7 changes

Please delete the last line in the London box and add ‘The new London Plan is expected to be adopted in Spring 2021

In the Borough box please add The new Westminster City Plan is expected to be adopted in 2021

Page 9

1.13 Please delete the current 1.13 and replace with the bullet point 3 from the words ‘neighbourhood plans shouldup to the end of the paragraph

1.18 Delete this para after Westminster City Council and replace it with ‘formally submitted a draft to inspectors, which technically started the City Plan examination but the final City Plan will not be adopted until following the final Inspectors’ report and a formal council decision to adopt the plan which is expected in 2021

1.19 Please add the sentence ‘The new London Plan is expected to be adopted in Spring 2021

1.20 Delete A neighbourhood area and replace with designated Neighbourhood Areas

1.22 Add the sentence that Queens Park is the only neighbourhood area where a community council exists and for this reason they retain 15% of the CIL

Changes for Local planning context Policy Objectives

Please add the following sentence which show which policies sit within which objectives

In the box Amenities add Policies 1 and 2

In Environment and Open Spaces Policies 3 4 and 5

In Heritage Design Quality and Sustainability Policy 6

In Getting around and Community Safety Policies 7 and 8

In High Streets, Shops and workspaces Policy 9

In New Residential Opportunities Policy 10

Response to WCCs Comments on Policies

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| <p>Policy 1 Amenities</p> | <ul style="list-style-type: none"> • Add ‘Community uses refers to the list in 18.1 of the City Plan. QPCC recognises that in some instances the policy will not be able to be applied as change of uses within the new class E are not considered as development • QPCC will add the sentence ‘Developers are required to demonstrate that there is no demand for an alternative social and community use.’ to paragraph 2 of the policy • 2.4 The sentence ‘It is acknowledged...registered nursery. will be deleted. Footnote 1 will be deleted |
| <p>Policy 2 Queen’s Park Hall</p> | <ul style="list-style-type: none"> • WCC has confirmed that The ACV for Queen’s Park Hall has been renewed (Feb 2021) for a further 5 years. QPCC understands that this in separate legislation and not controlled through planning policy |
| <p>Policy 3 Residential Gardens</p> | <ul style="list-style-type: none"> • The word significant will be added to read ‘to prevent significant loss of private residential gardens’ . QPCC planning committee would like to leave the policy wording as it is. This may be an area of disagreement with Westminster. The committee fully understands the rights to extend their properties including permitted development rights |
| <p>Policy 4 Allotments</p> | <ul style="list-style-type: none"> • Please add the following: Queens Park has 2 small plots for allotments: Harrington Road Allotments: There is a rectangular plot approximately 10m x25m divided into 10 areas which are approximately 1m x4m The Mozart Garden Lancefield Court Healthy Living Garden Allotments Lieve House Lancefield St. This is an L shaped site divided into about 8 small plots |
| <p>Policy 5 Queen’s Park Hut</p> | <ul style="list-style-type: none"> • No open space is being developed. This project has been approved by WCC. They have confirmed that we don’t need planning permission for the alterations being made. AXIS are doing the work and are Westminster Council approved builders. The work would have been completed by now but has been delayed by COVID |
| <p>Policy 6 Design</p> | <p><u>Titles and description of the distinct design areas in Queens Park</u></p> |

Each area is defined by the age it was built, the architecture and the purpose

- Queens Park Estate Conservation Area

These are the 1500 small cottages including 53 grade 2 listed properties. They were built by The Artisans Labourers' and General Dwelling Company between 1874-1881. It was designated conservation area in 1978. The Planning Information Guide to the Queen's Park Estate Conservation Area (Feb 2018)

Westminster Planning confirmed in the guide that as of Nov 2017 this was an accurate summary of their policy position. It will now be included as a background document to the plan.

- Canal Terrace

This is a terrace of 29 houses called Canal Terrace 431-487 Harrow Road. They became part of the Avenues Estate Conservation Area in 1991. The Canal Terrace Conservation Design Guide was agreed with Westminster Council in April 2020

Both guides will sit alongside the 1995 Queens Park Estate Conservation Area but will also act as an update. We will discuss with Michela appropriate wording

- Canal Moorings and development of Harrow Road Community Garden and infill property is a stretch of land between Canal Terrace 487 Harrow Road and The Flora Pub

QPCC is currently working with WCC, the Canal and River Trust and London Waterways Project on plans to redesign this area

- The Retail Area of the Harrow Road in Maida Hill and Queen's Park

There are no plans for a design guide at present and QPCC would be working with WCC and Maida Hill Forum were one developed

- The Mozart Estate Queen's Park Court and Avenues Gardens

These estates were built after the second world war. At this time QPCC has no plans to develop a design guide

- The late Victorian terraced houses to the east of Queen's Park in Bravington, Portnal and Ashmore Roads.

There are no plans for a design guide at present

- The retail areas of Kilburn Lane

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| | <p>Brent Council Plans have not yet been finalised for this area. Part of Queen’s Park Westminster is on the south side of Kilburn Lane. QPCC expects to be involved in the decision making and design process in the future</p> <p><u>Change to para 2.22</u></p> <p>The reference to Westminster Planning North and Conservation has been deleted and replaced with Westminster Planning Department</p> |
| <p>Policy 7 Improving Cycling Structure</p> | <ul style="list-style-type: none"> • The policy title will be changed to Improving the cycling environment • Delete ‘where appropriate’ Policy 7 para 1 • Delete where appropriate for a and b. Add reasonably priced to b <i>There is still work to be done on this but none of the planning committee are cyclists</i> |
| <p>Policy 8 Safeguarding pedestrian Access in the Harrow Road</p> | <p>This policy was particularly included many years ago when there were consistent complaints about no pedestrian phase at the tri borough junction at Harrow Road, Kilburn Lane and Ladbroke Grove. QPCC was part of a cross borough and residents organisations plans for change. This has resulted in a new pedestrian phase in the lights which has just been completed.</p> <ul style="list-style-type: none"> • Policy 8 introductory paragraph please add to that ‘they should ensure that as much as is practicable the area is accessible and inclusive • Please add to 2.32 this sentence. This policy only applies to the area within QPCC Neighbourhood Plan. There are 4 more pedestrian crossings in the Harrow Road QPCC one is partly Maida Hill and partly in Queen’s Park. No one has mentioned any concern with these crossings in the last 9 years |
| <p>Policy 9 Commercial Development</p> | <ul style="list-style-type: none"> • In para 2 of Policy 9 please add ‘provide active frontages which ’ after ‘ Canal Terrace that’ • In para I please change Kilburn Road to Kilburn Lane |
| <p>Policy 10 Residential opportunities</p> | <ul style="list-style-type: none"> • Add a new sub objective to 2.42 which read provide a range of homes that can meet different needs and can complement the existing housing offer |

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| | <ul style="list-style-type: none"> • 2.40 Please change the first sentence so that it reads: ‘Due to the built up nature of the Neighbourhood Plan area opportunities for new development are limited. Opportunities for redevelopment, infill and intensification of residential areas may be appropriate.’ • Please change the order of Policy 10 so that the Narrow boats proposal and bullet points 1 and 2 come after bullet points 3-6. Bullet point 4 should not be a bullet point and should be worded differently so that it reads: Proposals for infill developments and intensification of residential uses that include provision for new affordable housing and intermediate housing • 2.43 Please add a sentence at the end which reads Discussions have taken place with The Canal and Rivers Trust since the inception of the project • Westminster Council Planning department has the Pre Application proposals for The Harrow Road Moorings and Community Garden which has been developed by London Waterways Project and QPCC • At a meeting on March 4th QPCC was told that £1,600,000 had been raised to pay for 3 WCC projects on the canal of which ours is one. There is a further meeting on March 8th to discuss our Canal Project with WCC, the Canal and River Trust and London Waterways Projects on March 8th |
| <p>Chapter 3 Projects</p> | <ul style="list-style-type: none"> • 5.10 Page 37 Please add QPCC has been working with PALS/Community Services and Parks teams to improve play spaces • GF will submit the Queen’s Park Estate Conservation Area Planning Information Guide (Nov 17) w to WCC • QPCC knows that it can’t commit to any change to parking arrangements ahead of any discussion with the Council’s parking team as QPCC very successfully did in 2015 • Project 3.3 Delete Westminster City Council Planning Committee and replace with WCC Planning <p>Update of Projects</p> <p>Page 37, Project 2.3: change from “to work with Westminster City Council on opportunities for play streets in the area.” to “To continue the development of play streets developed in 2020 with Westminster City Council .</p> |

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| | <ul style="list-style-type: none"> · Page 37, Project 2.5: change from “To continue the support of planting and replacement of damaged trees. QPCC is working with Westminster City Council and the Westminster Tree Trust to plant new trees throughout the area” to “To work with Westminster City Council, the Westminster Tree Trust and other partners to double the number of trees in the ward by 2040 and continue to support the replacement of damaged trees ” · Page 37, Project 2.9: add “To commission ‘Net Zero Queen’s Park’ report which will lay out a roadmap towards net zero emissions by 2040.” · Page 38, Project 3.4: add “To work with Westminster City Council planning committee to produce a design guide for retrofitting of properties to increase energy efficiency and include renewable energy production across Queen’s Park.” <p>Page 38 Project 4.1 This has already been achieved. In addition WCC has a 20mph limit throughout the ward which QPCC strongly supports</p> <ul style="list-style-type: none"> · Page 38, Project 4.2: add “Including the development of cycle crossings at three dead-ends in the ward located at the junction of: Ilbert Street with Kilburn Lane, Fourth Avenue with Harrow Road, and Ashmore Road with Kilburn Lane.” |
| <p>Annex 1: Evidence Base</p> | <p>Please note that the evidence base was completed by Publica in 2015. QPCC closely follows all the planning developments and would request that we do not need to update this as most of the information is readily available on The WCC website</p> <p>Changes have been made to answer the bullet points:</p> <ul style="list-style-type: none"> • Page 43 final para please add • While there is a loss of swimming pool at Jubilee there is actually a net gain of physical activity, sport and leisure space given the existence of the Moberly Centre (with two pools). Whilst Moberly is in Brent it is owned and operated by WCC and therefore the full range of concessions are available to Westminster residents including free swimming for under 19s and those over 60. The new Jubilee will include a Community Leisure Centre which will include a 3-court sports hall and community hall suitable for exercise classes and community events. • Page 54 should be deleted as it is out of date and answered elsewhere |

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| | <ul style="list-style-type: none">• Page 58 The written 2 paragraphs should be deleted• P66 change the name sports to Physical Activities Sports and Leisure Updated 2021• Please delete sentence 2 and 3 para 2 and para 3 and 4 of Sports and replace with• 'Both Moberly and Jubilee were in poor condition and that the Active Queen's Park project actually delivered a 30% increase in physical activity, leisure and sport facilities across Queen's Park and that the existing Jubilee site couldn't accommodate a facility of this size or scale due to site and planning constraints. Moberly is a £28m new facility including an 8-court sports hall (the biggest in the Active Westminster portfolio), a 25m pool and additional teaching pool with moveable floor plus large health and fitness suites, dedicated gymnastics hall, multi-purpose community space, a café etc. Sport England and London Marathon Trust both contributed funding to the cost of Moberly and the vast majority of the funding was secured via a development agreement and sale of the private homes delivering excellent value for money for council tax payers. The free to use Multi Use Games Areas (MUGA) was upgraded at Queen's Park Gardens as part of the Active Queen's Park programme as well as free to use outdoor fitness equipment, in addition a 3G synthetic was pitch installed at St. Augustine's School with community access for bookable activity.' |
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