

Statement of Common Ground between Westminster City Council and Queen's Park Community Council

Introduction

This Statement of Common Ground has been prepared jointly between Westminster City Council ('WCC') and Queen's Park Community Council ('QPCC'). It has been prepared to assist the Examination of the Queen's Park Neighbourhood Plan ('the Plan'), by informing the Examiner of areas of agreement and disagreement between both parties.

Background

As part of the Regulation 16 Public Consultation on the Queen's Park Neighbourhood Plan, WCC submitted a comprehensive response to the Plan. WCC considered that most of the Plan meets the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended). However, concern was raised over some of the policies in the plan and interpretation of some aspects of planning guidance and regulation. As part of the procedural matters, the Examiner requested that WCC and QPCC collaborate on a Statement of Common Ground to set out the modifications that are agreed by both parties and the reasoning for areas of disagreement.

Outstanding issues

QPCC have worked with WCC to resolve as much as possible areas of disagreement on the Plan. As a result of this work, only one outstanding issue remains, which is set out in Table 1.

Proposed modifications

QPCC have submitted an updated schedule of modifications to Plan, produced in conversation with and following advice from WCC. The proposed modifications are set out as tracked changes in red within the document for ease of review (Table 2). WCC considers that these modifications address the issues which had been raised through Westminster's formal response to the Regulation 16 Public Consultation on the Plan, with the exception of the outstanding area of disagreement set out in Table 1.

Table 1 — Areas of Disagreement

Section of the plan	WCC disagreement	QPCC response
<p>Policy 3 (Residential Gardens)</p>	<p>We welcome this additional reference to ‘significant’ loss of residential gardens as this helps clarify that it is not a blanket ban on any domestic extensions or outbuildings, which will in many cases, actually be permitted development. However, we still have some concerns in terms of how the policy as a whole will be applied in practice. It is currently unclear how a case officer would reach a decision on if a proposal causes ‘significant’ loss, and how decisions will balance the right of occupiers to extend their properties against the negative impacts loss of garden land can have on local character and biodiversity. We believe the policy needs this detail in order to be effective.</p>	<p>As recommended the first line of the policy has been changed to read:</p> <p>Development which results in significant loss of residential gardens will not be permitted.</p> <p><i>QPCC understands permitted development rights and does not believe that it would benefit from greater clarity</i></p>

Table 2 — Schedule of Changes to the draft plan made as a result of WCC’s Comments on the submitted version (Regulation 16) of the Queen’s Park Neighbourhood Plan

Section/Policy	Proposed Amendments
<p>Why Queen’s Park needs a Neighbourhood Plan</p>	<p>Paragraph 1.3 to read:</p> <p>It is divided into four character areas:</p> <ul style="list-style-type: none"> • Queen’s Park Avenues Conservation Estate • Canal Terrace • The Mozart Estate and Queen’s Park Court • The late Victorian/Edwardian terraced houses to the east of Queen’s Park • The retail and business roads of Harrow Road and Kilburn Lane, both of which have roads with busy bus routes running through them <p>Paragraph 1.4 to read:</p> <p>Queen’s Park has much to be proud of. QPCC’s consultation revealed that residents’ greatest pride was in good community relations (see Consultation Document for further details). In one of the most diverse areas of London, they believed that people got on well with each other. Queen’s Park is very different to most of Westminster: it is poorer than many other neighbourhoods, with the same issues as other poor inner city areas.</p> <p><u>New paragraph to outline recent declarations to read:</u></p> <p>Following on from similar declarations at both local and national level, a climate emergency was declared in Queen's Park in February 2020. QPCC has pledged to become a carbon neutral council by 2022, and ward by 2040. As such all new developments, projects and policies should contribute towards this pledge.</p> <p>Paragraph 1.5 to read:</p> <p>A neighbourhood plan is extremely important. The Neighbourhood Plan has provided an opportunity for in-depth consultation with local people, for the first time, to find out their views and to enable these to be included in the planning process.</p>

	<p>The Neighbourhood Plan has provided an opportunity for in-depth consultation with local people, to fully understand their views on locally important issues, and ensure these are addressed through the planning process where possible.</p> <p>Paragraph 1.7 to read:</p> <p>Our consultation process resulted in very clear views of what people wanted. The process started in 2013 when there was strong opposition from the community to the redevelopment of Jubilee Sports Centre – a valued community asset in the centre of Queen’s Park. This development highlighted the need for greater community involvement at an early stage in the planning process.</p> <p>Paragraph 1.9 to read:</p> <p>QPCC’s consultation showed that the main concerns of the community were the state of Harrow Road and the need for improvements in Queen’s Park Gardens. Issues with Harrow Road are longstanding and there is a general feeling that nothing can or will be done. A neighbourhood plan gives a much better chance of action being taken, and, indeed, QPCC has been involved with the Harrow Road Masterplan.</p> <p><u>A major concern for residents was the state of the Harrow Road. In March 2021 Westminster City Council appointed a consultant to work on the development of the Harrow Road place plan. A successful bid by the Council for funding from the GLA’s Good Growth Fund has been matched by WCC. It will result in major improvements to the Harrow Road. This covers three sections along the Harrow Road, one of which is in Queen’s Park.</u></p>
<p>How the neighbourhood Plan fits into the planning system</p>	<p>London box to read:</p> <p>The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. A draft new London Plan currently being developed.</p> <p>Paragraph 1.13 to read:</p>

~~Neighbourhood plans have to generally adhere to the local authority's strategic planning policies and the objective is that neighbourhood plans do not head in different directions from these.~~

~~Neighbourhood plans must also have regard to the National Planning Policy Framework, contribute to the achievement of sustainable development, and not be incompatible with planning obligations.~~

Neighbourhood plans should be prepared in conformity with national policy in the NPPF and strategic policy in the London Plan and the Westminster City Plan. Taken together, the London Plan, Westminster City Plan, and Queen's Park Neighbourhood Plan will form the Development Plan for the purposes of determining planning applications in the Queen's Park Neighbourhood Area.

Paragraph 1.14 to read:

The Westminster City Plan includes both strategic and more detailed policies to manage the city and deliver Westminster's future sustainable development. ~~As the most recent policies, these should be looked at first, alongside 'saved' policies from the Unitary Development Plan (UDP), which continue in force beside the City Plan. The current City Plan has also replaced a number of saved policies.~~

Delete Paragraph 1.16:

~~The strategic policies in the City Plan were prepared to ensure consistency with the National Planning Policy Framework (NPPF), which was published in March 2012 and updated in February 2019. They also take account of the London Plan.~~

~~These strategic 'S' policies must be adhered to in neighbourhood plans. The detailed policies are also part of the City Plan, and neighbourhood plans should take account of these, in addition to the 'saved' UDP policies, which continue to play a role in the determination of planning applications.~~

Renumber following paragraphs to reflect deletion of paragraph 1.16.

Paragraph 1.18 to read:

	<p>Westminster City Council approved the new City Plan in November 2019. Although at draft stage and under review by the Secretary of State, it is considered throughout this document.</p> <p>The new London Plan was adopted in March 2021. The new Westminster City Plan has been through independent examination, found sound, and is expected to be formally adopted in April 2021.</p> <p>Paragraph 1.20 to read:</p> <p>Westminster City Council has recently implemented a CIL which commenced on 1st May 2016. The Council has differentiated between various charging zones and will levy CIL on residential and commercial development (retail, offices, hotels, nightclubs and casinos).</p> <p>Neighbourhood CIL is distributed to designated Neighbourhood Areas. In the Queen’s Park area, the charges amount to £200 per square metre for all qualifying residential development, and £50 per square metre for the relevant commercial development. A neighbourhood is entitled to 15% of the CIL receipts raised in their area, capped at £100 per dwelling in the neighbourhood (25% uncapped once a neighbourhood plan is in place).</p> <p>Paragraph 1.21 to read:</p> <p>Unlike other parts of Westminster, where the funding is retained by the City Council and spent in consultation with the neighbourhood, the 15% of CIL to which Queen’s Park is entitled is passed to QPCC, who spends it. relevant community groups (including neighbourhood forums), in Queen’s Park the neighbourhood portion of CIL is passed directly to the Queen’s Park Community Council. Any CIL spending by the Community Council must be reported back to Westminster City Council.</p>
<p>Local Planning context policy objectives</p>	<p>M 1.1: map to be updated to most up-to-date version</p> <p>M 1.3: map to be updated to most up-to-date version</p> <p>Each policy heading to be updated to include relevant policies:</p> <ul style="list-style-type: none"> – Amenities: Policies 1 and 2 – Environment and Open Space: Policies 3, 4 and 5

	<ul style="list-style-type: none"> - Heritage, Design Quality and Sustainability: Policy 6 - Getting Around and Community Safety: Policies 7 and 8 - High Streets, Shops and Workspaces: Policy 9 - New Residential Opportunities: Policy 10
<p>Policy 1 Amenities</p>	<p>Policy to read:</p> <p>Development proposing the loss of community use will only be permitted where it can be demonstrated that the community use is no longer required by the local community, there is no longer any demand for it, or any alternative community use.</p> <p>Where it is identified that there is a continuing need for a community use, development proposals will be resisted unless applicants can demonstrate that there is adequate alternative provision easily accessible from the Neighbourhood Plan area which has the capacity to meet the needs of the community previously served by the lost use.</p> <p>Development proposals for new community uses will be supported, including the provision of artists’ workspaces and play space areas.</p> <p>Paragraph 2.4 to read:</p> <p>A number of community facilities have been identified in the original research on Queen’s Park that provide key benefits to the local community. There is also an aspiration to provide opportunities for artists’ workspaces and areas for play to supplement existing community facilities. It is acknowledged that the latest changes to the General Permitted Development Order¹ enable temporary permitted changes (for up to two years) from Use Classes D1 and D2 to a number of other uses (A1, A2, A3 and B1) and for D2 to a state funded school or registered nursery. Notwithstanding these potential permitted changes, it is important for the local community to have access to a range of cultural activities. Where new development proposals, including change of use, would lead to the loss of the community function in the Neighbourhood Plan area, evidence will be required to demonstrate that the facility no longer provides the community use it offered.</p>

	<p>Wherever possible, policy therefore seeks to protect existing community facilities. It is however recognised that recent changes to the Use Class Order¹ means that in some instances, the reformatting of existing space for alternative purposes may not always need planning permission.</p> <p>In cases where it is clear that there is still demand for the use of a community facility, proposals will be resisted unless it can be demonstrated that an alternative venue can accommodate the community use to a level that is at least the equivalent of the current service in its existing location.</p> <p>There is also an aspiration to provide opportunities for artists’ workspaces and areas for play to supplement existing community facilities.</p> <p>For the purposes of implementing this policy, uses listed in paragraph 17.1 of the Westminster City Plan are considered community uses.</p> <p>Footnote 1 to read:</p> <p>The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 and The Town and Country Planning (General Permitted Development) (England) Order 2015</p> <p>The Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 (No. 757)</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan – Strategic Policies: Policies S12 and S34 Draft City Plan (2019–2040) – Policy 30 London Plan: Policy 3.16</p> <p>Westminster City Plan (2019–2040): Policies 5 ‘Spatial Development Priorities: North West Economic Development Area’, 17 ‘Community infrastructure and facilities’</p> <p>London Plan 2021: Policy S1 ‘Developing London’s social infrastructure’ clauses F and G</p>
<p>Policy 2 Queen’s Park Hall</p>	<p>Policy to read:</p> <p>QPCC will support the use of Queen’s Park Hall as a community hall for the local community.</p>

	<p>Proposals for any development or change of use at Queen’s Park Hall will need to demonstrate how they support the continued use of the building for the benefit of the local community. Will assist in maintaining the building as an asset of community value.</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan — Strategic Policies: Policies S12 and S34 Draft City Plan (2019–2040) — Policy 30 London Plan: Policy 3.16 Westminster City Plan (2019–2040): Policy 17 ‘Community infrastructure and facilities’ London Plan 2021: Policy S1 ‘Developing London’s social infrastructure’ clauses F and G</p>
<p>Policy 3 Residential Gardens</p>	<p>Please see areas of disagreement above (Table 1).</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan — Strategic Policies: Policy S38 London Plan: Policy 2.18 Westminster City Plan (2019–2040): Policy 34 ‘Green infrastructure’ London Plan 2021: Policies G5 ‘Urban Greening’ and SI 13 ‘Sustainable drainage’</p>
<p>Policy 4 Allotments</p>	<p>Policy title to read:</p> <p>Allotments Community Food Growing</p> <p>Policy to read:</p> <p>Proposals for new allotments community growing spaces or an extension to existing allotments sites including the provision of space for community food growing, will be supported.</p> <p>Proposals that result in harm to or loss of community growing spaces allotments listed in Table 4 (to right) will not normally be permitted unless:</p> <ul style="list-style-type: none"> a) Replacement provision is made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders; and

b) Where clear and significant social, economic and environmental community benefits could be derived from the proposal.

Paragraph 2.13 to read:

The evidence base notes the existing community ~~gardening~~ growing projects based at Harrington Court and the Leeve House ~~Allotments~~.

- Harrington Road: There is a rectangular plot approximately 10m x 25m divided into 10 areas which are approximately 1m x 4m.
- The Mozart Garden Lancefield Court Healthy Living Garden, Leeve House, Lancefield St: This is an L shaped site divided into about 8 small plots.

~~Allotments~~ Community growing spaces are an important ~~community~~ resource helping to promote residents' health and wellbeing; providing access to green space and improving knowledge and understanding of local food growing. This is particularly important in an area that has a number of health challenges, as identified in the evidence base.

Paragraph 2.14 to read:

This policy aims to encourage new community growing projects as well as protect existing sites for residents' long-term use and benefit. For the purposes of implementing the policy, the types of development that could cause unacceptable levels of harm to existing provision include development proposals that would:

- impede public access to such space, thereby reducing their community benefit; or
- compromise the role and function of such space, through the introduction of excessive overshadowing.

~~QPCC's Social Welfare Working Group~~ is actively looking for new ~~allotment space~~ community growing opportunities. ~~QPCC's Environment and Open Spaces Working Group~~ also manages an orchard in Queen's Park Gardens ~~planted by local residents~~ in pursuit of engaging more people in planting, picking and eating. ~~Local residents have recently planted an orchard in the gardens, and have also sponsored fruit trees.~~

Table 4 to be removed:

~~TABLE-4
Harrington Gardens~~

	<p>Leeve House Allotments</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan – Strategic Policies: Policies S35 and S38 London Plan: Policies 2.18 and 7.18 Westminster City Plan (2019-2040): Policies 5 ‘Spatial Development Priorities: North West Economic Development Area’, 34 ‘Green infrastructure’ London Plan: Policy G8 ‘Food Growing’</p>
<p>Policy 5 Queen’s Park Hut</p>	<p>Whole policy to be deleted and contents of this section moved to the ‘Projects’ section.</p> <p>Paragraph 2.16 to be deleted.</p> <p><i>Following policies and paragraph numbering to be reviewed in light of the deletion of this policy.</i></p>
<p>Policy 6 Design</p>	<p>Policy to read:</p> <p>Proposals for new developments must achieve an exemplary standard of sustainable and inclusive urban design and architecture that respects the character of distinct areas within the neighbourhood plan area. including:</p> <ul style="list-style-type: none"> • Queens Park Estate Conservation Area • Mozart Estate • The Edwardian Houses and Streets • Canal Terrace • Harrow Road Shops <p>The Community Council will produce Planning Information Guides for the relevant areas to assist in the delivery of good design.</p> <p>Design which meets high standards of environmental performance to mitigate for and adapt to address climate change the climate emergency will be supported, subject to considerations with respect to the character of the area.</p> <p>New or renovated shop frontages should complement the architectural design of the rest of the building where that building has historic or architectural merit. Signs for shop fronts should be well-designed at a suitable scale, and if illuminated, should be lit appropriately and discreetly.</p>

Paragraph 2.20 to read:

Respect and safeguard our neighbourhood's heritage and character and enhance its design quality whilst seeking appropriate ways to make the area more sustainable.

- Protect historic buildings and the area's conservation and design quality
- Preserve and/or enhance the character, appearance and settings of the conservation area and listed buildings through high quality design, materials and finishes
- Support ~~upgrades to the building fabric that contribute to energy saving retrofitting that brings residential and business premises in line with the Passivhaus Standard and a low carbon agenda~~ the achievement of net zero emissions whilst demonstrating high design quality and integration with the existing heritage of the area
- Enhance the special character of Queen's Park through its public realm, buildings, trees and gardens
- Embrace new design whilst respecting and preserving the character of the area

Paragraph 2.21 to read:

~~Queen's Park residential and retail area is divided into distinctive character areas: see Character Areas.~~

~~Queen's Park is made up of several character areas which are defined by the period in which they were built, their architecture and purpose. These include:~~

- ~~Queen's Park Estate Conservation Area (1500 small cottages, including 53 grade 2 listed properties, built by The Artizans Labourers and General Dwelling Company between 1874-1881)~~
- ~~Canal Terrace, a terrace of 29 houses located at 431-487 Harrow Road.~~
- ~~The Mozart, Queen's Park Court and Avenues Gardens Estates built in Queen's Park after the second world war.~~
- ~~The late Victorian/Edwardian terraced houses to the east of Queen's Park (Bravington, Portnall and Ashmore Road)~~
- ~~The retail and business roads of Harrow Road and Kilburn Lane~~

~~Further guidance on the unique character of these areas and how development should respond to it is set out in the following documents:~~

- The Queen's Park Estate Design Guide (1995)
- Queen's Park Estate Conservation Area Planning Information Guide (2017); and
- The Canal Terrace Conservation Design Guide (2020).

Additional guidance may be produced as required in agreement with Westminster City Council.

Paragraph 2.22 to be deleted:

~~Design Guides for each area have or are being developed. Each design guide is called a planning information guide and follows discussion with Westminster Planning North and Conservation and Heritage. For the Queen's Park Planning Information Guide November 1st 2017, Westminster City Council have agreed that it is an accurate summary of their policy position. Each of the following guides will aim to have this confirmation.~~

Renumber following paragraphs to reflect deletion of paragraph 2.22.

Paragraph 2.25 to read:

Good design is required to ensure that heritage and local character ~~is~~ are protected, in particular with regard to building scale, form, massing, setback and materials. Supporting high standards of environmental performance in any new proposals for development will assist in making efficient use of resources, and mitigating potential impacts with respect to ~~climate change~~ the climate emergency. This requires a balance to be struck between what is introduced by way of new development whilst ensuring the character of the area is respected.

Links to Strategic Policies to read:

~~Westminster's City Plan – Strategic Policies: Policies S25 and S28~~

~~Draft City Plan (2019–2040) – Policy 37~~

~~London Plan: Policy 7.4~~

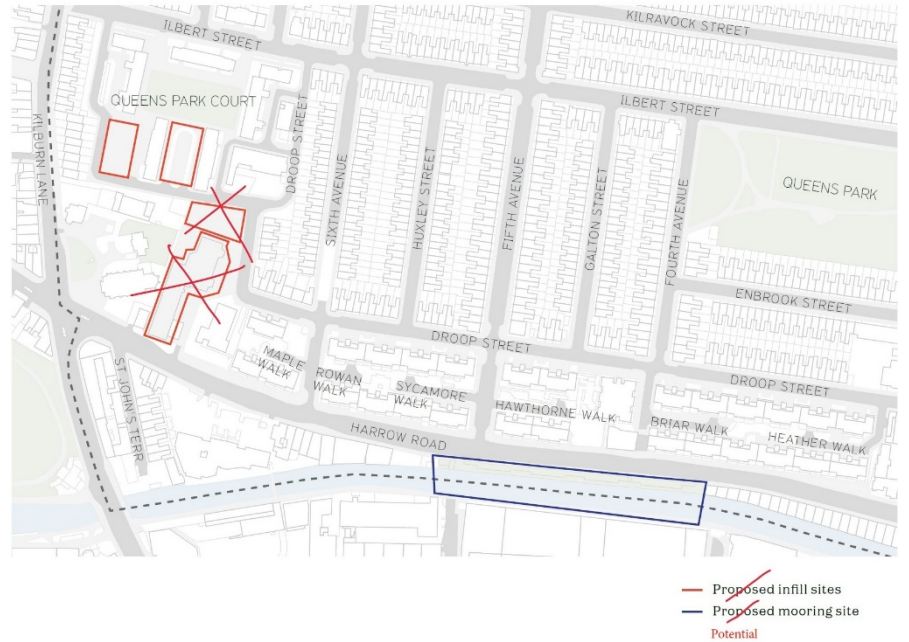
London Plan 2021: Policies HC1 'Heritage Conservation and Growth', SI 2 'Minimising Greenhouse Gas Emissions', D1 'London's form, character and capacity for growth', D4 'Delivering Good Design'

Westminster City Plan (2019-2040): Policies 38 'Design principles', 39 'Westminster's heritage' and 40 'Townscape and architecture'

<p>Policy 7 Improving Cycling Infrastructure</p>	<p>Policy title to read:</p> <p>Improving the cycling infrastructure environment</p> <p>Policy to read:</p> <p>Major Development proposals, where appropriate, will be required to be supported by measures to improve road safety, air quality, and facilities for cyclists, subject to the published cycle standards set out by the London Plan. Proposals that Measures will be expected to:</p> <ul style="list-style-type: none"> a) Provide cycle parking at key services and facilities. where appropriate b) Provide sheltered and secure cycle storage for residents. where appropriate <p>will be supported in principle.</p> <p>Remove last part of Paragraph 2.31:</p> <p>(...) The London Plan sets out standards for cycle parking and Appendix 2 of Westminster’s Draft City Plan includes further information on cycle parking standards for new developments.</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan — Strategic Policies: Policy S41 Draft City Plan — Policy 24 and Appendix 2 London Plan: Policy 6.9 Westminster City Plan (2019-2040): Policy 25 ‘Walking and cycling’ London Plan 2021: Policy T5 ‘Cycling’</p>
<p>Policy 8 Safeguarding pedestrian Access in the Harrow Road</p>	<p>Policy to read:</p> <p>Development proposals where appropriate, will be required to be supported by measures that provide for improved pedestrian access. They should ensure, that as much as is practicable, the area is accessible and inclusive. The measures will need to demonstrate that:</p> <ul style="list-style-type: none"> a) Sufficient pavement space is maintained for pedestrians; and b) Accessibility for disabled people and those with pushchairs is safeguarded. <p>Proposals that permit the use of the pavement in front of the shops up to a depth of 1m will be permitted provided that the remainder of the pavement will be accessible to all users.</p>

	<p>Paragraph 2.32 to read:</p> <p>The evidence base identifies that there are areas of potential street ‘clutter’ within the Neighbourhood Plan area. A particular issue occurs in Harrow Road where some retailers encroach on to the pavement with their shop goods. This introduces obstacles for pedestrians and reduces the accessibility of the shopping area. It is recognised that planning policy cannot directly deal with the matter of goods being displayed within the permitted 1m depth of pavements, but Policy 8 seeks to address the matter when new development proposals are brought forward. In due course, this will help improve the urban environment on Harrow Road, along with the wider area and improve conditions for pedestrians. This policy only applies to the area within the QPCC Neighbourhood Plan.</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan – Strategic Policies: Policy S41 Draft City Plan – Policy 16 London Plan: Policy 6.9 Westminster City Plan (2019-2040): Policies 25 ‘Walking and cycling’, 43 ‘Public realm’, 44 ‘Security measures in the public realm’ London Plan 2021: Policy T2 ‘Healthy Streets’</p>
<p>Policy 9 Commercial Development</p>	<p>Policy to read:</p> <p>Proposals will be supported for developments that maintain or improve retail and commercial uses within the shopping frontages in Harrow Road District Centre and Kilburn Road Lane Local Centre.</p> <p>Development proposals for Canal Terrace that provide active frontages which improve the community, retail, commercial, and social uses offer whilst preserving design within the area will be supported. Proposals that support additional active uses will also be supported.</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan – Strategic Policies: Policies S12, S21, 15D Draft City Plan – Policies 5 and 15 Westminster City Plan (2019-2040): Policies 5 ‘Spatial Development Priorities: North West Economic Development Area’, 14 ‘Town centres, high streets and the CAZ’, 17 ‘Community infrastructure and facilities’</p>

	London Plan 2021: Policy SD6 'Town Centres and High Streets'
<p>Policy 10 New residential opportunities</p>	<p>Policy to read:</p> <p>Proposals for narrowboats to be permanently moored for residential use on the Grand Union Canal will be supported, subject to meeting the following criteria:</p> <ul style="list-style-type: none"> • Demonstrate that there will not be an adverse impact on the amenity of neighbouring uses/ buildings; and • Ensure that any necessary infrastructure required to service the boats will be provided. • Proposals for infill development that include provision for affordable residential dwellings. <p>Proposals for the redevelopment, infill and intensification of residential uses that include provision for new affordable housing and intermediate housing will be supported, subject to the schemes:</p> <ul style="list-style-type: none"> • Being of high-quality design; and • Providing sufficient amenity space for inhabitants, including the provision of open space and play space.; and • Ensuring they are sympathetic to the character of the area where they are located. <p>Proposals for narrowboats to be permanently moored for residential use on the Grand Union Canal will be supported, subject to meeting the following criteria:</p> <ul style="list-style-type: none"> • Demonstrate that there will not be an adverse impact on the amenity of neighbouring uses/ buildings.;and • Ensure that any necessary infrastructure required to service the boats will be provided. <p>Map on page 31 to be updated to reflect the below changes:</p>



Paragraph 2.40 to read:

It is recognised that due to the built up nature of the Neighbourhood Plan area, ~~there will be few housing developments proposed in the area.~~ obvious opportunities for new development will likely be limited. However, where new opportunities for redevelopment, infill and intensification of residential areas do emerge, they can make an important contribution to much needed new housing.

A significant proportion of the area consists of rented housing (56% from a registered social provider; and 20% in private rented tenure). Recent reforms introduced by the Housing and Planning Act (2016) may potentially change the nature of the social rented stock, providing further opportunities for residents to exercise their 'right to buy' properties. An objective has been identified below to protect the existing social rented stock, which will require discussion between QPCC and representatives of the various housing associations that operate within the Neighbourhood Plan area.


Paragraph 2.42 to read:


Continue developing a neighbourhood that welcomes a diverse mix of people and that is a great place to live, where there are new homes that are added and the existing housing stock is protected and enhanced.

- Protect the existing social rented stock

	<ul style="list-style-type: none"> - Ensure that a proportion of new homes are affordable to people on low incomes, though the provision of new affordable rented housing and intermediate housing - Resist the subdivision of family units - Provide a range of homes that can meet different needs and can complement the existing housing offer <p>Paragraph 2.43 to read:</p> <p>Support for this proposal on the Grand Union Canal is part of a wider aspiration to enhance the canal as a valuable asset to the area, providing a positive contribution to local character and transport links. Permanently moored boats for residential use increase residential provision in the area and also bring a positive contribution to the character of the canal by bringing it into further use. It is recognised that to enable this, additional moorings will need to be supported by adequate infrastructure provision. Discussions have taken place with The Canal and Rivers Trust since the inception of the project.</p> <p>Links to Strategic Policies to read:</p> <p>Westminster’s City Plan—Strategic Policies: Policies S14, S15 and S16 London Plan—Policy 3.8 Westminster City Plan (2019-2040): Policies 5 ‘Spatial Development Priorities: North West Economic Development Area’, 8 ‘Housing delivery’, 9 ‘Affordable housing’, 10 ‘Housing for specific groups’, 11 ‘Innovative housing delivery’, 31 ‘Waterways and waterbodies’ London Plan 2021: Policies H1 ‘Increasing Housing Supply’, H6 ‘Affordable Housing Tenure’</p>
<p>Chapter 3 Projects</p>	<p>Project 2.2 to read:</p> <p>To work with Westminster City Council Westminster’s PALS/Community Services and Parks Teams to analyse improve our playground facilities to see if so that they meet the needs of our local children and families. Seek to develop refurbishment and improvement projects.</p> <p>New project 2.9 to read:</p> <p>To develop a Net Zero Action Plan for Queen’s Park to ensure the ward reaches net-zero emissions by 2040, in line with Westminster-wide target.</p>

	<p>Former Policy 5 ‘Queen’s Park Garden hut’ to be moved here as new project 2.10.</p> <p>Project 3.2 to read:</p> <p>Review the Queen’s Park Estate Conservation Area Planning Information Guide to ensure it is up to date.</p> <p>Project 3.3 to read:</p> <p>Review the Canal Terrace Design Guide and update as necessary.</p> <p>To work with Westminster City Council Planning committee to produce a design guide for the conservation area of Canal Terrace that agrees a shop front design for the ground floor of the front and back of the terrace.</p> <p>Project 5.1, first paragraph to read:</p> <p>To work with Westminster City Council and Harrow Road Retailers Association for the retailers, businesses and workshop areas to explore opportunities to improve the parking arrangements to meet businesses’ needs, whilst ensuring this does not compromise objectives for a safe and attractive walking and cycling environment.</p> <p><i>(continues)</i></p>
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Signed on behalf of Queen’s Park Community Council		
	Signature	Date
Amelia Kent, Project Officer & Acting Community Development Officer, Queen’s Park Community Council		13/04/2021

Signed on behalf of Westminster City Council		
	Signature	Date
Michael Clarkson City Planning Policy Team Leader, Westminster City Council		13/04/2021