

CITY
PLAN
2019 – 2040

**LOCAL DEVELOPMENT
SCHEME**

NOVEMBER 2019

Preface

Westminster's planning focus reflects the principles set out in the renewed City for All strategy. The need to increase affordable housing, stimulate economic growth and protect our built heritage remain at the very heart of the council's ambitions.

This document sets out details of what planning policy documents we intend to produce in order to meet the objectives of a City for All. It has been prepared as a Local Development Scheme (LDS) under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) and regulations 7 and 8 of the Town and Country Planning (Local Development) (England) Regulations 2004.

As a result of major changes in national and regional policies, the timescale for the City Plan revision into account:

- the draft replacement London Plan (December 2017, examined in 2019);
- the revised National Planning Policy Framework (July 2018 and February 2019);
- publication of details of a new national methodology for establishing housing need; and;
- a number of detailed changes to national Planning Practice Guidance.

This LDS replaces the LDS issued in June 2019. It also details the timetable for additional documents which will assist with the effective implementation of the new City Plan.

The workstreams presented within this document are critical in informing - and cementing - Westminster's world-class city status both now and in the future.

Each requires meticulous analysis and external stakeholder involvement. As such, any timings must be flexible enough to ensure that all policies are given adequate time for robust completion. For that reason, we have included indicative timetables to give an overview, rather than an exact timing plan.

The contents of each document will be regularly monitored through the Authority Monitoring Report and updated as required.

Through review and analyses we can drive forward the council's ambitions for Westminster to be a city of excellence in all areas.

Table of contents

1. INTRODUCTION	6
2. DOCUMENT PROFILES	7
3. OTHER WORKSTREAMS	12
4. PROJECT MANAGEMENT	14

1. Introduction

This Local Development Scheme sets out the council's work programme for the documents that form its planning policy framework. It has been prepared in accordance with the requirements of section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) and regulations 7 and 8 of the Town and Country Planning (Local Development) (England) Regulations 2004.

It replaces the last version of the Local Development Scheme published in June 2019. Revisions have been necessary due to the progression of the City Plan and London Plan.

Within London, the Statutory Development Plan consists of three tiers. At the regional level, the Mayor of London produces the spatial strategy for all of London (known as the London Plan), which provides strategic direction that borough's local planning policies should be in 'general conformity' with. At a local authority level, boroughs produce Local Plans to further guide development in their areas. At a neighbourhood level, locally designated Neighbourhood Forums produce Neighbourhood Plans, which focus on issues of a specific local interest. In Westminster, the Statutory Development Plan therefore consists of:

- The London Plan (last adopted in 2016 and currently undergoing revision)
- The City Plan 2016 and saved UDP policies (all proposed to be replaced by the Development Plan Documents listed in section 2 of this Local Development Scheme)
- 'Made' Neighbourhood Plans (currently Knightsbridge Neighbourhood Plan).

The remainder of this document sets out details of what documents the council intends to produce as part of its planning policy framework. It includes details of documents that will have Development Plan status (known as Development Plan Documents), and other documents that will impact the planning process – such as Supplementary Planning Documents, the Statement of Community Involvement, and a review of the Community Infrastructure Levy Charging Schedule.

2. Document profiles

Title	City Plan 2019-2040 (and Policies Map)
Role and content	<p>The City Plan will provide a comprehensive strategy of how much growth should be accommodated and where in Westminster over the period 2019 – 2040. It will include policies to help determine planning applications for a range of land uses and provide a strategic framework for neighbourhood plans. Key priorities include affordable housing, economic growth and heritage.</p> <p>This plan will be accompanied by a Policies Map that will help identify land use designations and serve as a useful tool in determining planning applications. Once adopted, the plan will replace the 2016 City Plan, and all saved policies from the UDP.</p>
Conformity	Consistent with NPPF and general conformity with the London Plan
Indicative timetable	<ul style="list-style-type: none"> • Notification of the intent to prepare the revision (Regulation 18) – [June - July 2017 - <i>complete</i>] • Informal consultation on Draft Plan – [November – December 2018 - <i>complete</i>] • Formal Regulation 19 consultation on the Submission Draft Plan – [June – July 2019 - <i>complete</i>] • Submission to the Secretary of State – [November 2019] • Examination by Independent Inspector – [Winter 2019/20] • Inspector’s Report – [Spring 2020] • Adoption – [Spring/Summer 2020]
Arrangements for review	<p>The effectiveness of the policies will be annually assessed through the Authority Monitoring Report, using the key performance indicators included within the City Plan. A review will automatically be required within 5 years of its adoption in accordance with the Town and Country Planning (Local Planning) (Amendment) Regulations. As the new London Plan is yet to be adopted, and it has been examined against the previous NPPF, the Secretary of State has made clear that post adoption an early review of the London Plan that is compliant with the latest NPPF will be required. Future changes to the London Plan may therefore also trigger partial reviews of strategic elements of the City Plan before a full review of the City Plan is required.</p>

Title	Review of Community Infrastructure Levy (CIL) Charging Schedule
Role and content	This details the types of development required to pay Westminster Council a levy, and cost per square metre of development. These charges are in addition to the Mayor of London's Community Infrastructure Levy.
Conformity	Consistent with NPPF and CIL regulations
Indicative timetable	<ul style="list-style-type: none"> • Evidence gathering/ preparation [Spring 2020] • Consultation and engagement [Summer 2020] • Examination [Autumn 2020] • Adoption [Winter 2020]
Arrangements for review	The Schedule's effectiveness will be monitored through the Authority Monitoring Report and reviewed as appropriate.

Title	Site Allocations Development Plan Document
Role and content	The City Plan identifies key development sites which are expected to deliver growth. The Site Allocations DPD will establish specific site requirements against which planning applications will be considered to ensure each site fulfils its potential.
Conformity	Consistent with the NPPF and strategic policies in the City Plan, general conformity with the London Plan.
Indicative timetable	<ul style="list-style-type: none"> • Regulation 18 Notification of the intent to prepare a Site Allocation DPD – [Early 2020] • Regulation 19 consultation on draft DPD – [Summer/Autumn 2020] • Submission to Secretary of State and Examination – [Winter 2020/21] • Adoption – [Spring/Summer 2021]
Arrangements for review	The development of sites in line with the DPD will be monitored through the Authority Monitoring Report and the DPD will be subject to review following any changes made to the City Plan.

Title	Waste Data Study
Role and content	The council will be carrying out a full waste data study to variously support the green, healthy and sustainability drive of the City Plan via its shift to a circular economy, as per the Government’s emerging Resource and Waste Strategy, the NPPW and supporting London to become net self-sufficient in the management of its waste as per the draft London Plan. The study will inform on-going work on the council’s potentially pooling its apportionment.
Conformity	Consistent with, and supplement, policies in City Plan, Government’s emerging Resources and Waste Strategy, the NPPW and the draft London Plan apportionment target.
Indicative timetable	<p>A broad guide the programme of works is anticipated as follows:</p> <ul style="list-style-type: none"> • Evidence gathering/ preparation [Winter 2019/January 2020] • Consultation and engagement on Statement of Common Ground [Spring 2020 - <i>dependent upon City Plan work and updates to South East London Joint Waste technical Paper as member Local Plans work on progress</i>] • Adoption* [2020]
Arrangements for review	To be reviewed as appropriate and guided by the South East London Joint Waste Planning Group

Title	Statement of Community Involvement
Role and content	Stakeholder involvement is a critical part of the planning process. The Statement of Community Involvement was last reviewed in 2014, and therefore needs to be updated to take account of additional requirements as determined by new Neighbourhood Planning Regulations and the PAS Review of Westminster's Planning Service.
Conformity	Planning and Compulsory Purchase Act 2004 and subsequent regulations.
Indicative timetable	<ul style="list-style-type: none"> • Evidence gathering/ preparation [Spring 2020] • Consultation and engagement [Autumn 2020] • Adoption [Winter 2020]
Arrangements for review	To be reviewed as appropriate, and in response to any relevant changes in planning legislation.

Title	Supplementary Planning Documents (SPDs)
Role and content	<p>Following adoption of the City Plan, the council will undertake a comprehensive review of all existing topic-based Supplementary Planning Documents (SPDs). These will be updated and replaced as necessary. At this stage, it is envisaged that there may be new SPDs which cover:</p> <ul style="list-style-type: none"> • Planning obligations and affordable housing • Design and Public Realm • Heritage • Environment • Local Enforcement • The North Bank • West End <p>The majority of these documents will be applicable city-wide. However, some will apply only to specific areas or projects e.g. North Bank.</p>
Conformity	Consistent with, and supplement, policies in City Plan
Indicative timetable	<p>The phased production and consultation on individual SPDs may be necessary, but as a broad guide the programme of works is anticipated as follows:</p> <ul style="list-style-type: none"> • Evidence gathering/ preparation [2019/20] • Consultation and engagement [Summer 2020] • Adoption [Late 2020]
Arrangements for review	These documents will be monitored through the Authority Monitoring Report, with further reviews or additional SPDs produced as and when required.

3. Other Workstreams

Conservation Area Appraisals

Westminster has 56 conservation areas, nine of which are without an adopted conservation area audit. Audits of these conservation areas (listed below) will therefore be prioritised.

Conservation Areas without an audit	Notes on review
Belgravia	A draft audit was consulted upon in 2013. A review and re-consultation is likely to be necessary prior to adoption.
Haymarket	Could be combined into one audit
Leicester Square	
Regent's Park	Could be combined into one audit
Royal Parks	
Covent Garden	-
Maida Vale	-
Mayfair	-
Regent Street	-

Neighbourhood Planning

The council has a statutory obligation to provide advice and support to local communities preparing Neighbourhood Plans through the Localism Act (2011). Westminster has 21 designated neighbourhood areas. Of these, 16 Neighbourhood Forums have responsibility for preparing Neighbourhood Plans in their areas. As these plans are not prepared by the council (and their timetables depend on community progress) they have not been included in the document profiles section of this LDS. To date the most advanced Neighbourhood Plans are Knightsbridge ('made' in December 2018), and Mayfair (referendum held in October 2019). Several other Neighbourhood Plans are currently being drafted. Once 'made', neighbourhood plans form part of the Development Plan for Westminster.

4. Project management

Governance and Resources

Documents listed in this LDS are governed by a cross-directorate officer group - the City Plan Governance Group. This includes the Executive Directors of Policy, Performance and Communications, as well as Growth, Planning and Housing and the Chief Executive.

The Governance Group has regular meetings with the Cabinet Member for Place Shaping and Planning, in an advisory capacity. These meetings serve to inform the Cabinet Member and provide context from which decisions can be made.

In addition to Cabinet Member approval, final adoption of the documents with Development Plan status will require adoption at Full Council.

The City and Planning Policy team has the primary responsibility for preparing the City Plan and other documents within this LDS. The team currently consists of:

- 1 x City and Planning Policy Team Leader
- 3.5 x Principal Policy Officers
- 2 x Policy Officers
- 1 x Planning Apprentice

Support is also provided by the Policy, Performance and Communications Department and from other Directorates including Growth, Planning and Housing and City Management and Communities.

Risk Assessment

The indicative timetables in this document are considered realistic. Each has taken into account staff resources, stakeholder involvement, external involvement from the Planning Inspectorate as well as the council's own decision making process. The LDS and the timings within it will be reviewed and updated at least every three years.

Monitoring and Review

Progress on the preparation of the City Plan, Neighbourhood Plans, and any Supplementary Planning Documents 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. If necessary, additional updates, or indeed, new supplementary planning documents may be proposed.

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City of Westminster