

# 291 Harrow Road / 1-2 Elmfield Way and adjoining land, London W9 planning brief



City of Westminster

Supplementary Planning Document

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## Foreword

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This planning brief has been prepared as a Supplementary Planning Document (SPD). Its role is to provide site specific information to supplement the policies and the proposals outlined in Westminster's Core Strategy (adopted January 2011), and the detailed policies which have been saved in Part 2 of Westminster's Unitary Development Plan. It also incorporates policies for the site as identified in the Mayor's London Plan, adopted on 22 July 2011.

Based on the history of the site it identifies suitable land uses and guides the development of a sustainable high quality housing scheme with specialist, affordable intermediate key worker housing for NHS staff and market housing. The site is required to provide some small scale business uses and provides the opportunity to provide social and community facilities in the form of a multi use games area or other similar facility.

It is now up to individual schemes to come forward to show these policies can be delivered on this complicated site. Apart from the advice set out here any potential application should also seek to incorporate the detailed guidance in the forthcoming City Management Plan.



**Councillor Robert Davis DL**

**Deputy Leader of Westminster City Council.  
Cabinet Member for the Built Environment**

## Executive Summary

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This brief has been prepared in response to a request from NHS Westminster and City Council's Corporate Property Unit to provide guidance on the approach to developing this site. The site includes 291 Harrow Road, 1-2 Elmfield Way and the adjacent land. 291 Harrow Road and 1-2 Elmfield Way are in the ownership of NHS Westminster. The adjacent land is in the ownership of the Department of Health / Secretary of State for Health. These sites together offer a comprehensive development opportunity.

The brief has been prepared in response to the development opportunity presented by the assembly of these three parcels of land. The council is committed to setting out a clear planning framework for the development of Westminster. The objective of this planning brief is therefore to set out the council's considerations relating to the development potential of the 291 Harrow Road, 1-2 Elmfield Way and the adjoining land.

The Council's policy approach protects the specialist housing currently on site, this means any future scheme will need to replace the existing facilities at 291 Harrow Road and 1-2 Elmfield Way. The adjoining land has an extant planning permission for a hostel for NHS staff accommodation. Any future proposal for this site will need to address this affordable housing requirement. Social and community facilities are encouraged on this site, the reinstatement of the multi use games area is welcomed alongside other community uses like education or nursery facilities.

The site is located within the North Westminster Economic Development Area. The key policy for the development of this site is Core Strategy CS 12. In this area the policy outlines that development should contribute to increasing economic activity, or providing local services or improving the quality and tenure mix of housing. The proposals in this brief primarily aim to improve local services, the quality and tenure mix of housing and to contribute to economic activity locally.

This amended planning brief sets out the development options for the site and takes into consideration the views of stakeholders in the area.

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## 1. Introduction

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- 1.1. This planning brief relates to land at 291 Harrow Road, 1-2 Elmfield Way and the adjoining land. The site is located on the Harrow Road, with Elmfield Way providing a boundary to the site in the south and east. To the west of the site is Windsor Estate, former local authority housing development comprising of two blocks of flats. The surrounding area is predominantly residential in character, while in the wider area there are a range of healthcare uses. Historically the northern part of the site, 291 Harrow Road has remained in the same use for over 30 years. This site and the wider area, originally formed part of St Mary's Hospital which was re developed from the late 1980's.
- 1.2. The planning brief has been prepared in response to a request from NHS Westminster and Westminster's Corporate Property Unit to provide guidance on the approach to developing this site. The opportunity to develop this site relies on the transfer of these smaller parcels of land to Westminster City Council. 291 Harrow Road and 1-2 Elmfield Way are currently in the ownership of NHS Westminster, while the adjacent site is owned by the Department of Health (See Map 1). The re development of this site as a whole will result in an efficient use of land and maximise development potential enabling a range of uses to be delivered to meet the council's policies for development in this area.
- 1.3. The redevelopment of this site will require the improvement of existing facilities. Currently the building at 291 Harrow Road provides accommodation for 13 residential units, for people with learning disabilities, operated by Westminster Society a learning disabilities provider. 1-2 Elmfield Way is a supported housing scheme for 6 people with Autism is operated by Yarrow Housing, a learning disabilities service. Following the redevelopment of these facilities on site, the intention is to re house these residents in this new accommodation built on site. In the future this registered care provision will no longer be fit for purpose to meet the needs of its existing residents or demand for housing from people with learning and physical disabilities in the area.
- 1.4. The purpose of the brief is to set out the City Council's planning considerations relating to the disposal and potential development opportunities on the site. This brief contains an overview of all relevant policies to guide scheme as set out in the recently adopted Core Strategy (2011) and Westminster's Unitary Development Plan (2007). Any future proposal will also need to consider the detailed policies contained in the city council forthcoming City Management Plan.

## **2. Background, the Site, Planning History and Surrounding Location**

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### **2.1. Background**

- 2.1.1. The site was originally part of St Mary's Hospital, Harrow Road W9. Built at the turn of the century, St Mary's Hospital and a staff hostel were the main uses that occupied the site alongside other medical uses see Map 2 which shows these in more detail. In 1986 this site and the wider area were part of a planning brief.
- 2.1.2. 291 Harrow Road provides residential accommodation for people with learning disabilities this accommodation dates back to 1981. Adjacent to this is supported housing at 1-2 Elmfield Way, which provides accommodation for people with Autistic Spectrum Disorder, these properties date back to 1995. The units at 1-2 Elmfield Way were part of a package of planning benefits secured in the redevelopment of the St Mary's Hospital in the late 1980's.
- 2.1.3. Historically the ownership and use of the site have provided community benefits including specialist housing and medical uses. In accordance with the Core Strategy (2011) and the saved policies in the UDP (2007) the existing specialist housing and requirement for affordable housing for medical uses is protected and will need to be re provided when the site is redeveloped.
- 2.1.4. The southern part of the site, adjacent to 1-2 Elmfield Way is mainly vacant land with a temporary permission for a multi use games area (MUGA). This site is historically known as the N3 site (relating to a historic planning consent for nursing hostel on this site).

### **2.2 Land Assembly and Potential Disposal of the Site.**

- 2.2.1. The majority of the site has been in the ownership of NHS Westminster since the turn of the century, with the southern part of the site in the ownership of the Secretary of State. On behalf of the Secretary of State, NHS London planned to transfer the adjoining site the N3 site to NHS Westminster as a 'book transfer'. This proposal would have led to the transfer of the asset to NHS Westminster without a payment. However an 'annual capital charge payment' would be payable to the Department of Health. NHS Westminster would then own the whole of the site this could then be transferred to a developer at no cost as either a long lease or freehold with restrictions. This approach would have assisted in assembling a larger site, delivering a comprehensive and a viable development opportunity.
- 2.2.2. In April 2010 arrangements for managing this project changed. Westminster City Council took responsibility for leading the project, resulting in a review of the transfer arrangements. The outcome of this review has identified that land can be transferred using the grant mechanism. This involves NHS Westminster advancing the Council or any future Registered Provider (RP) the market value of the land so that the Council or RP can purchase the land from NHS Westminster. One of the conditions of this land transfer by the Secretary of State for Health and NHS Westminster is that the site is re developed as accommodation for people with learning disabilities and key worker housing for NHS and social services. The details of the land transfer are still being worked through by the City Council and NHS Westminster.

### **2.3. Development Objectives**

- 2.3.1. The purpose behind the land assembly of this site by NHS Westminster and transfer to Westminster City Council is to ensure the following objectives are met:
1. Improve community uses (by re providing specialist housing);
  2. Provide an additional specialist housing units (creating high quality supported housing for people with learning disabilities, physical disabilities and autism);
  3. Affordable housing in the form of intermediate key worker housing for NHS and social services staff; and
  4. Develop a proposal compliant with Westminster's Local Development Framework.

The land assembly and disposal of the site will allow Westminster City Council, a Registered Provider or private landowner to develop the site. NHS Westminster and the City Council's Corporate Property share these development objectives. (Previous proposals suggest indicative figure of 5 additional specialist housing units on site creating 24 new specialist housing units).

### **2.4. The Site**

- 2.4.1. The site is located within the Westbourne ward and covers approximately 0.4 ha bounded by Harrow Road to the north and Elmfield Way to the east and south. Woodfield Medical Centre is adjacent to site in the west and to the north west is Windsor Estate, comprised of Ascot House and Windsor Gardens. Windsor Estate has a mixed ownership with a third of the properties owned by City West Homes, other properties are owner occupied. To the east and south is the Carlton Gate development, built from the late 1980's and further south across the Grand Union Canal is the elevated section of the A40 Westway. The site is located within the North Westminster Economic Development Area (NWEDA). See Map 1 Site Plan.
- 2.4.2. The adjacent sites are in the ownership of the City Council, NHS Westminster and the private landowners. The uses are varied but still relate back to the original NHS uses on the site. See Map 3 Existing Uses.
- 2.4.3. 291 Harrow Road consists of a single storey purpose built registered care home for people with learning and physical disabilities. This brick built facility was developed in the 1980's. The site's frontage onto Harrow Road has been heavily landscaped with purpose built fencing and walls of shrubs to provide privacy to residents.
- 2.4.4. This building is a brick built single storey building which provides accommodation for 13 people with learning disabilities. Since the original application in 1981 there have been minor extensions to facility to provide more space. (See photographs on following page).





Side elevation of 291 Harrow Road



Front elevation of 291 Harrow Road

2.4.5. 1-2 Elmfield Way comprises of two, purpose built single storey flats. These properties were built as part of the St Mary's Hospital site redevelopment. This supported housing provides accommodation for 6 people with Autistic Spectrum Disorder.

2.4.6. This existing specialist housing provides support for:

- People of all ages with learning disabilities who live in the borough in the family home who wish to move, but continue to live in Westminster,
- People with learning disabilities who live in supported housing or residential care in the borough and have developed additional mobility needs requiring them to move from their current accommodation, and
- People with learning disabilities who are placed outside of the borough because of a lack of suitable provision in Westminster to meet their housing and support needs and who wish to return to the borough to be close to family.



Front elevation of 1-2 Elmfield Way



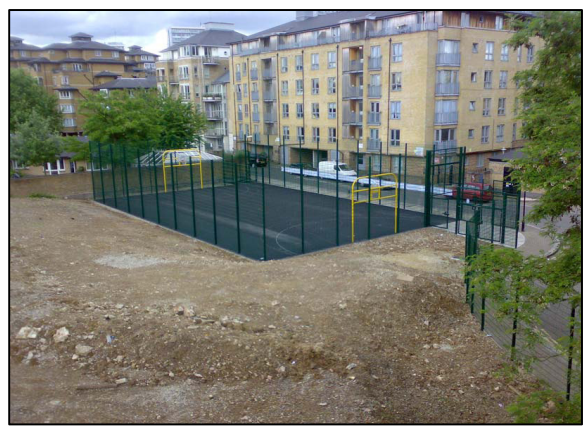
Side elevation of 1-2 Elmfield Way

2.4.7. In 2009 the former Westminster Primary Care Trust, now the restructured NHS Westminster, reviewed the quality of the accommodation on this site. Following this it was felt that over time these facilities would no longer be fit for purpose, unable to meet the increasing demands for supported housing from people with complex needs and physical disabilities. The re development of this site would allow the City Council and NHS Westminster to increase the provision of specialist housing, helping to meet the needs of people with Autistic Spectrum Disorder in Westminster, providing high quality and accessible facilities for those with physical disabilities.

2.4.8. On the southern part of the site is the multi use games area (MUGA), the rest of the site is vacant. This is the last pocket of land, left undeveloped from the Carlton Gate scheme.



Inside MUGA on N3 Site



View of MUGA

## 2.5. Planning History

2.5.1. 291 Harrow Road was developed in 1988, since then there have been a few applications for a variety of minor alterations mainly small extensions, additional fire escapes and replacement windows.

2.5.2. On 11<sup>th</sup> January 1988 outline permission was granted for the redevelopment of the St Mary's Hospital site. This application was to provide a mixed redevelopment of residential units, hostel accommodation for NHS staff, a health centre and disabled flats at 1-2 Elmfield Way. This permission was implemented resulting in the development known as Carlton Gate. Map 3 shows the full extent of the Carlton Gate housing development.

2.5.3. The majority of the uses detailed in the outline planning permission were built including 1-2 Elmfield Way which was the subject of a reserved matters approval in 1993. The provision of these units was secured by the 1988 legal agreement. Since the flats were developed in 1994, there have only been applications for a variety of minor alterations mainly to extend the site.

2.5.4. On the 11<sup>th</sup> January 1988 the council planning permission was granted subject to a section 52 agreement under the Town and Country Planning Act 1971 which contained planning obligations. The planning permission was also subject to a number of

conditions, one of which was Condition [7.] “The nursing accommodation of 105 dwellings hereby permitted shall only be used as residential dwellings or as hostel accommodation for health authority staff, and not for any other use as defined by Class C1 of the Town and Country (Use Classes) Order 1987.” The planning permission for this site is subject to an agreement made under Section 52 of the 1971 Act containing various planning obligations regarding the site. Section 52 has since been replaced by Section 106 under the 1990. This issue was identified by the GLC and was covered by the Westminster’s District Plan 1987 and formed part of the requirements for the site as detailed in the original 1986 planning brief.

- 2.5.5. The accommodation required in the application was for 105 units for NHS staff, broadly three blocks of hostel accommodation. Although two of the hostel blocks were built known as Ashgrove Court and Lockbridge Court, the third block known as N3 was not built. See Map 3. Ashgrove Court provides 29 x four bedroom flats, in total 116 bedrooms. While Lockbridge Court provides a wider range of flats including 21 x three bedroom flats, 3 x four bedroom flats 23 x five bedroom flats one x one bedroom flats in total 191 bedrooms. These two developments provided solely key worker housing. Despite the Carlton Gate development providing 307 bedrooms and 77 units the scheme has not fully met the original number of units specified in the outline consent. However once built not all of these blocks were occupied by medical staff and remained vacant. This resulted in an application to modify the condition in the mid 1990’s, so the accommodation could be occupied by another user. This was presented to the planning committee and this application was allowed and 15% of the units, in both blocks were occupied by tenants of Registered Providers. The requirement to increase the supply of accommodation for medical staff was then and is still today important to institutions and staff, providing housing to meet student’s needs. Therefore there is still a condition to provide the remaining affordable housing units 113 units on the site for staff.
- 2.5.6. The adjoining land (N3 site), also has an extant planning permission approved in 1993, for a hostel block for nursing staff. Since this application the site has remained vacant for over 20 years.
- 2.5.7. In accordance with UDP Policy H6 Hostels and Specialist Housing Needs, existing hostels or in this case planning consents are protected. Therefore there is still a requirement to provide the remaining affordable housing units on the site. In response to consultation on the draft planning brief, Inner North West London PCT’s (INWLPCT – which includes NHS Westminster) identified that they require the site for self contained intermediate key worker housing for NHS staff and social care workers, instead of shared bed sit units in the form of a hostel.
- 2.5.8. In 2010, the adjoining land (N3 site) was granted a temporary planning consent for an Multi Use Games Area (MUGA). This temporary use will continue on the site until 31<sup>st</sup> August 2012.



Phase Two Carlton Gate Swallow and Swift Lodge



Phase One Carlton Gate Barnard and Falcon Lodge



Phase One Carlton Gate



Phase One Carlton Gate Johnson Lodge



Phase Three Carlton Gate Elm Court



Phase Three Carlton Gate Elm and Larch Court



Phase Three Carlton Gate Union, Oxford and Leicester Court.



Phase One Lockbridge Court

## 2.6 Surrounding Location

- 2.6.1. The site fronts onto Harrow Road, almost opposite local shopping centre of 336-372 Harrow Road. In this parade there is a mix of A1 retail and non-A1 retail uses, together these provide a range of shops and services to support the local residential community. UDP Policy SS 7 Local Centers protects this local centre.
- 2.6.2. The Council's policies state that proposals within the North Westminster Economic Development Area should contribute towards creating more sustainable development. Policy designation CS 12 supports proposals that increase economic activity, or provide local services, or improve the quality and tenure mix of housing.
- 2.6.3. Map 4 shows community facilities in the area, this highlights the significant investment in area to provide social and community facilities to meet diverse needs of the population and aging infrastructure.



336 - 372 Harrow Road looking east



Parade opposite 291 Harrow Road looking west

## 3. Planning Policy Framework

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### 3.1. General Principles

The relevant statutory planning framework for this site is set out in: Planning Policy Guidance (PPGs) and Planning Policy Statements (PPS), The London Plan Spatial Development Strategy for Greater London (July 2011) and Westminster's Local Development Framework provides the local policies to guide development in Westminster. The recently adopted Core Strategy (CS) 2011 is the key document within the LDF; it provides the strategic policy approach to developing this site. The saved policies in the City of Westminster adopted Unitary Development Plan (UDP) 2007 this outlines the more detailed policies which will inform the development of the site. Supported by guidance provided in the City of Westminster Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs).

### 3.2. National Planning Guidance

3.2.1. The main guidance which is particularly relevant to this site includes:

PPS 1 Delivering Sustainable Development (January 2005)  
PPS 3 Housing (June 2010)  
PPS 9 Planning for the Historic Environment (August 2005)  
PPS 12 Local Spatial Planning (June 2008)  
PPS 13 Transport (as updated in January 2011)  
PPG 17 Planning for Open Space, Sport and Recreation (July 2002)  
PPS 22 Renewable Energy (August 2004)  
PPS 23 Planning for Pollution Control (November 2004)  
PPG 24 Planning and Noise (October 1994)  
PPS 25 Development and Flood Risk (March 2010).

3.2.2. Policy Statement on Planning for Schools Development (August 2011)

This policy statement sets out the government's commitment to support the development of state-funded schools and their delivery through the planning system. It is a material consideration in the development of this site. It outlines the presumption in favour of the development of state funded schools. State funded schools include Academies and free schools.

3.2.3. The Draft National Planning Policy Framework – Consultation Document (July 2011)

The document is part of the government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. This sets out the Government's economic, environment and social planning policies for England. Once agreed the National Planning Policy Framework will replace all Planning Policy Guidance and Planning Policy Statements. The framework requires the City Council to take a proactive, positive and collaborative approach to the development of schools by working with schools promoters to identify and resolve key issues before applications are submitted.

### 3.3. The London Plan

3.3.1. The London Plan 2011 is the regional 'Spatial Development Strategy', an overarching strategic plan, for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20 -25 years. It forms

part of the Development Plan for Westminster and any proposal will be assessed against the policies in the London Plan.

### **3.4. Westminster's Local Policies – Westminster's Local Development Framework**

3.4.1 Westminster's Core Strategy is a Development Planning Document and is the principle planning document within the Local Development Framework. The Core Strategy together with the London Plan and the saved policies of the UDP make up the statutory development plan for the City. Together these documents will guide all future development in Westminster. All development should accord with the relevant criteria as set out in the Core Strategy and the saved policies in Part 2 of the Unitary Development Plan see Map 5.

3.4.2 The Core Strategy was adopted on the 26<sup>th</sup> January 2011, as the most recent policy document it provides the key policies for the development of this site. The Core Strategy replaces all of the part one strategic policies of the UDP (2007) and sets out the vision for the development of Westminster as a whole.

3.4.3. The Council is developing the second policy document in the Local Development Framework, the City Management Plan (CMP). This Development Planning Document will contain more detailed criteria based development management policies against which planning applications will be considered. This emerging DPD and the policies it will include will in time be a material consideration in the determination of planning applications. The weight attached to the policies depends on the stage the policy has reached in the policy development process. At present the CMP is only at the options stage but overtime the CMP will gain more weight and the policies it contains will need to apply in developing any proposals for this site. The CMP will replace Part 2 of the UDP.

3.4.4. The process for developing this document is as follows: the initial CMP policy options document published in January 2011, an informal draft was published for a further period of public consultation in October / November 2011. Formal Publication and Submission Draft version will follow. The document is likely to be adopted in 2013. The Core Strategy and the following the adoption of the City Management Plan these together will replace the UDP 2007.

3.4.5. Development on this site is likely to commence from 2012 due to land assembly issues, by then the City Management Plan policies will be developed and will inform proposals for this site and will be a consideration of any planning application.

3.4.6. The key policy to guide the development of this site is the Policy CS12 North Westminster Economic Development Area (NWEDA). In this area development should contribute to increasing economic activity, or provide local services, or improve the quality and tenure mix of housing. To support development in the area the policy also identifies a range of development opportunities that should be considered when developing proposal for this site. The full policy can be found in the Core Strategy.

3.4.7. Other relevant Core Strategy policies which apply to this site are:

- Policy CS 14 - 16 Housing (including the interim note regarding the implementation of affordable housing prior to the adoption of the City Management Plan),



- Policies CS27 - CS31 includes a range of policies which contribute towards creating attractive places. These include policies on Design, Air Quality, Noise, Planning Obligations and Delivering Infrastructure, Social and Community Facilities, Open Space, Renewable Energy, Pedestrian Movement and Sustainable Transport.

### **3.5. City of Westminster's Unitary Development Plan (2007)**

3.5.1. The development of this site will need to comply with 'saved policies' contained in the Unitary Development Plan (UDP). The UDP was adopted in 2007, in accordance with the Planning and Compulsory Purchase Act 2004, its policies were saved for three years. Prior to the expiry of these policies the council carried out a policy assessment to establish those no longer required. These were submitted to the Secretary of State for agreement. This resulted in most of the policies being saved. In the interim period until the adoption of the CMP the 2007, UDP policies will be used alongside the recently adopted Core Strategy Policies.

### **3.6. Westminster's Supplementary Planning Guidance and Supplementary Planning Documents.**

3.6.1. In developing proposals for this site developers should review Westminster's existing supplementary planning guidance and supplementary planning documents. These provide more detailed advice on specific issues.

3.6.2. The City of Westminster Open Space Strategy was adopted in 2007, this Supplementary Planning Document (SPD) provides a framework for protecting and improving open spaces. It provides an assessment of spaces, informs decision making about spaces, and raises standards for managing spaces. The action plan which accompanies the SPD identifies specific actions to bring forward more open spaces in the area.

3.6.3. In the strategy the site was identified as being deficient in publicly accessible open space, with a lack of open space of less than 0.4 ha considered suitable for informal play. This designation can be seen on Map 5. Policy CS 34 Open Space seeks to protect and enhance Westminster's open space network, to address deficiencies and meet future open space needs. Therefore any future proposals for this site will increase the number of homes in the area and the overall number of children as a result the Council will expect any proposal to address this deficiency in any scheme.

3.6.4. The continued use of the multi use games area on the site would be welcomed on this site as it will contribute to play provision locally. However, it will not fully address the strategies playspace requirements. Incorporating playspace and other opportunities for play on the site will require a well designed site layout to meet all the objectives of this proposal.

3.6.5. The City of Westminster Supplementary Planning Guidance on Planning Obligations was adopted in 2008, this outlines a number of more detailed obligations which depending on uses could be required on this site. Final proposals will need to be reviewed in light of these obligations.

## 4. Potential Land Uses

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### 4.1. General Principles

- 4.1.1. This section considers the possible range of land uses which may be acceptable in any proposed redevelopment of this site. The land uses suggested below identify potential development opportunities, these uses are not an exhaustive list of options for redevelopment. Any future proposals for the site would need to consider the impact on townscape, residential amenity of the surrounding area. The following mix of uses on the site that are encouraged by the Council should be predominantly specialist housing, residential uses, B1 office space, social and community uses. In order to deliver the essential range of uses, any future scheme must be carefully designed to maximise the site's potential to deliver key services, facilities and other uses to create a viable scheme.
- 4.1.2. The Council supports the development of this site, which will be expected to provide a range of benefits for local residents. To reflect this some flexibility in tenure mix may be given to proposals providing additional specialist housing, and housing for NHS staff in excess of the Affordable Housing policy requirements.

### 4.2. Residential.

- 4.2.1. In accordance with the Core Strategy Policy CS12 for North Westminster Economic Development Area (NWEDA) is the key policy for the development of the site this site should increase economic activity, provide improved local services, improve the quality and tenure mix of housing.
- 4.2.2. The opportunities for residential development within the area are supported by other policies including Core Strategy Policies 14 to 16 and more detailed policies contained in Housing Chapter 3 of the Unitary Development Plan, together these will guide the proposals for this site.
- 4.2.3. On this site the following housing types are encouraged:
- re provision of specialist housing ,
  - intermediate housing for Key workers,
  - affordable housing, and
  - market housing.
- 4.2.4. This specialist housing is protected and will need to be re provided in accordance with the Core Strategy Policy CS 15 Meeting Housing Needs, and UDP Policy H6. NHS Westminster has identified it needs to improve these facilities and expand to meet existing future demand, therefore creating additional specialist units when developing site is essential.
- 4.2.5. Affordable Housing - Intermediate housing for Key workers  
Core Strategy Policy CS 16 Affordable Housing sets out the requirements for affordable housing provision in schemes proposing 10 or more additional units or 1,000 sqm additional residential floorspace, whichever is lower, as it is accepted that schemes proposing over 1,000 sq m could reasonably accommodate 10 units. This threshold policy reflects London Plan Policy 3.13.

- 4.2.6. The UDP Policy H4 identifies the specific proportion of affordable housing on-site. While Westminster's Interim Affordable Housing Note sets out the application of affordable housing policies CS16 and UDP Policy H4 in the period between the adoption of the Core Strategy and the City Management Plan, in accordance with this note a minimum of 35% affordable housing is required on this site.
- 4.2.7. UDP Policy H4 (D) supports key worker housing on this site. In accordance with the policy this housing should be maintained as affordable for successive occupants in perpetuity. This would need to be secured in any legal agreement relating to the development.
- 4.2.8. The Inner North West London PCT (which includes NHS Westminster) has identified that they need intermediate affordable key worker housing in health and social care, in line with the previous permitted planning use. Therefore on this site 100% intermediate housing is viable, rather than a mix of social and intermediate housing. However if this type of housing is not provided for any reason the affordable housing mix below will apply.
- 4.2.9. Affordable Housing Mix  
The London Plan states there should be a 60:40 social rented: intermediate housing split. Intermediate housing should reflect the types of housing outlined in the London Plan and will need to be agreed with the council's Director of Housing and the Director of Built Environment. The new 'Affordable Rent' tenure comes into effect from 1 April 2011. Any Affordable Rent homes will need to meet a range of household incomes reflecting identified local needs. The Council's Housing Development Manager (Fergus Coleman, 020 7641 2129) will provide affordability guidelines at the pre-planning stage. It should be noted that grant funding for affordable housing will, if available at all, mainly be aimed at 'Affordable Rent' properties, therefore nil grant should be presumed.
- 4.2.10. Government Changes to Affordable Housing  
The introduction of Affordable Rent as a form of affordable housing tenure was announced in the October 2010 Comprehensive Spending Review (CSR), along with a reduction in the affordable housing budget from £8.5bn in 2008-2011 to £4.4bn over the next 4 years. The aim of Affordable Rent is to assist in the delivery of new social housing and provide an offer 'which is more diverse for the range of people accessing social housing, providing alternatives to traditional social rent .
- 4.2.11. From April 2011-2012 Registered Providers (RP) will be able to charge rents on new tenancies at levels of up to 80% of gross local market rent (inclusive of service charges) for an equivalent property for that size and location.
- 4.2.12. These changes are also accompanied by welfare reform, with a universal credit replacing current benefits from 2013 which will be capped at £350 for a single household and £500 per week for a single parent or family for households that are not working.
- 4.2.13. Westminster recognises that owing to the high market rent levels that apply across the City, including those areas of the City where lower quartile rents are evident, rents charged at 80% of market rent are unlikely to be affordable to most working households

in the City and those households who are reliant upon benefits and who may be affected by the proposed welfare reforms from 2013.

4.2.14. Consequently, a development partner anticipating providing affordable housing on this site will, need to agree suitable rent levels to be charged on affordable homes with Housing Officers at Westminster that are affordable to both working and non working households in the City.

4.2.15. The City Council's Housing Department has produced a Affordable Rent Statement setting out the Council's approach to Affordable Rent. The City Council's expects Affordable Rent levels to be sustainable to households without housing benefit with incomes set out in table 2. The Mayors affordability guidance in the London Plan has been used, that net income is 70% of gross and housing costs should not exceed 40% of net income. The Incomes reflect lower quartile to median incomes of households registered for intermediate housing in Westminster and do not exceed the gross annual median income for Westminster.

Table 1: Affordable Rent Thresholds supported by the City Council

<b>Beds</b>	<b>Gross Affordability Threshold*</b>	<b>Weekly Gross Affordable Rent Range</b>
1	£25k-32k	£135 - £172
2	£27.5-£36k	£148 - £194
3+	£29k-£39k	£156 - £210

4.2.16. The reduction in the Homes and Communities Agency's (HCA) housing capital funding budget (grant), combined with the ability of RPs to charge rents at up to 80% of market, marks a shift in the funding for future affordable housing from a capital grant based system to a revenue based system facilitated through charging higher rents on new homes and a proportion of existing RP voids, combined with other forms of cross subsidy provided through disposals or market housing.

4.2.17. The HCA have confirmed that in most cases, grant will only be made available towards the delivery of new affordable housing where the tenure is Affordable Rent and that other forms of affordable housing such as intermediate rent will no longer be eligible for grant. Grant may be available for shared ownership homes, but only where it is shown that grant is required and shared ownership is provided in combination with new Affordable Rent homes.

4.2.18. Grant funding for new social rent will only be considered in certain circumstances including those relating to regeneration of existing housing schemes where replacement social rented accommodation is part of the regeneration offer to local residents. Indications from the HCA are that the levels of grant funding if available are likely to be significantly reduced.

- 4.2.19. Affordable housing to meet the needs of households eligible for intermediate housing will be required to reflect a range of household incomes of those registered with the City Council for intermediate housing opportunities. This should include those households on lower quartile incomes. Housing will therefore expect that intermediate housing to be provided on this site shall be affordable to the following 3 income bands for those registered with the City Council in the proportions set out below:
- 25% - between lower quartile incomes and the mid point between lower quartile and median incomes
  - 25% - between the mid point between lower quartile incomes to median incomes and median incomes
  - 50% - median to permitted income thresholds set out by the Homes and Communities agency for intermediate housing

Priority groups for intermediate housing in Westminster can be found in Appendix 1.

#### 4.2.20. Optimising Housing

In accordance with Policy CS 14 the developer should look to optimise all types of housing on the site, ensuring a well designed scheme is proposed in accordance with townscape requirements and Policy CS 28 to ensure no negative impact on residential amenity.

#### 4.2.21. Housing Unit Size

UDP Policy H5 (B) requires a range of housing sizes. The council normally requires on all housing developments 33% of housing units to be family sized (i.e. 4+ habitable rooms, providing 3+ bedrooms) and will require 5% of this family housing will be required to have 5 or more habitable rooms. On this site the council would consider the re – provision of specialist housing element to be an exception to Policy H5 as these units are likely to be mainly one or two person flats and address a specific housing need.

#### 4.2.22. Room Sizes

Westminster's Standards for Residential Units 1991 and the London Housing Design Guide 2010 (Interim Edition) contains guidance which will need to be applied to determine room sizes across the development. This will guide the proportion and mix of social and intermediate housing across the site.

#### 4.2.23. Lifetime Homes and Wheelchair Accessible Housing

UDP Policy H 8 requires that all in schemes of 25 or more housing units, 10% of all housing units for this site should be designed be wheelchair accessible or easily adaptable for residents who are wheelchair users. Adequate car parking will be a consideration for those properties that provide housing to lifetime homes standards.

#### 4.2.24. Housing Density

The site lies within a zoned residential density range of 250 – 500 habitable rooms per hectare (Policy H 11(A)) however, density will be of secondary importance after taking account of the individual requirements of the site and the merits of the scheme. The Council is generally more concerned that proposed developments meet other policies in the plan than the measure of housing density and it is likely that ultimately the acceptable residential density on this site will be defined by the acceptability of the bulk and mass of a future proposal in design and amenity terms.

4.2.25. UDP Policy H 10 (A) requires the provision of amenity space in the form of gardens. New development at the ground floor level should provide gardens.

#### **4.3. Social and Community Uses**

4.3.1. Core Strategy CS 33 Social and Community Infrastructure and UDP Policy SOC 1 protects and encourages these uses throughout Westminster.

4.3.2. UDP Policy H 10 (B) will need to be applied to this site, particularly as the site has the potential for a significant amount of housing. Any proposal of 50 or more additional residential units will require the provision of community facilities in order to mitigate the additional demands placed on local services. Policy SOC 1, of the UDP, Paragraph 6.2 sets out the type of uses that would be considered to be acceptable land uses on the site.

4.3.3. The provision of additional specialist housing in the form of residential care home for people with learning and physical disabilities and accommodation for people with Autistic Spectrum Disorder, is defined as a social and community use, C2 use class and could form part of the social and community requirement on site. The degree to which these uses contribute to meeting this requirement depends on the number of additional units provided.

4.3.4. Located within a densely populated residential area, in an area deficient in publically accessible open space >0.4ha considered suitable for informal play, and the additional provision of residential development on this site, will increase the need to provide open space for recreation. Therefore an appropriate community use would be open space, play space or replacement multi use games area.

4.3.5. The Council will welcome the provision of new open space of some sort on site in line with Policy CS34 and Westminster's Open Space Strategy (see paragraph 3.6.3 -3.6 4).

4.3.6. In line with the policies above the Council will welcome the re provision of the multi use games area or a similar facility as part of the redevelopment of this site. It is an aspiration of the council to maintain a MUGA on this site. The location of this facility meets the general principles of SOC 1 (B). A well designed proposal is required, which demonstrates consideration of the impact of a permanent MUGA or a similar facility on the residential amenity. Mitigation measures will be required to assist in reducing any negative impacts associated with a facility. One development option could be to create an indoor sports facility which could provide space for other community uses. More details on the existing multi use games area and standards of facility expected if re provided can be found in Appendix 2.

4.3.7. Examples of other acceptable uses on this site would be education or childcare facilities.

4.3.8. Recent government guidance as outlined in sections 3.2.2 to 3.2.4, in the Planning Policy Statement Planning for Schools Development and the Draft National Planning Policy Statement outlines the government's presumption in favour of the development of schools. Further to this advice any proposed school use will be supported and considered in accordance with other plan policies.

#### **4.4. Playspace, Private Amenity Space and Open Space**

- 4.4.1. Any proposal will be required to apply UDP Policy SOC 6 (A), where requires children's play space and facilities to be provided as part of new developments which include 25 or more family housing units. This requirement alongside the Open Space Strategy, strengthens the requirement for play space on this site.

#### **4.5. Business Uses**

- 4.5.1 On this site the key policy to be considered is Policy CS 12 North Westminster Economic Development Area (NWEDA) this is the latest policy for the area. The North West Westminster Special Policy Area policies are saved policies from the UDP and still apply to this site. These include Policies NWW 1 Small Scale Business Development, NWW 2 Large Scale Mixed Use Development and NWW 3 Townscape and Public Realm Enhancement. The aims of policies NWW 1 and NWW3 are broadly covered in Policy CS12 NWEDA and are reflected in the proposals in this brief.
- 4.5.2. However, a proposal to redevelop the site as a whole is unlikely to meet the requirements of Policy NWW 2, Large-Scale Mixed Use Development. To deliver this policy on sites of over 0.25 ha the housing component of any scheme should not exceed 50% of the total floorspace. In light of the long standing uses, policy requirements in the Core Strategy and UDP any development would need to re provide the existing specialist housing and provide affordable key worker housing, it is therefore considered that the housing element in any re development will exceed more than 50% of the total floorspace.
- 4.5.3. The City Council would be flexible in its application of UDP Policy NWW2, due to the exceptional circumstances of the planning history and existing uses on this site. Any proposal would need to meet the specialist and key worker housing requirements in order for the council to accept a smaller provision of business uses.
- 4.5.4. Business uses will accord with Policy CS12 NWEDA supporting economic growth locally. These uses could include smaller business uses like studios and workshops proposals which contribute towards providing training skills and employment opportunities for local people.
- 4.5.5. Limited business uses are required if specialist and key worker housing is a priority in developing this site, as this meets Policy CS 12 through the provision of local services (through specialist housing) and range of housing tenures (including the provision of market and intermediate housing). Dual use units could be a way of incorporating business uses onto the site at the ground floor level. These uses fronting onto Harrow Road could provide an attractive business location and active frontage. Business uses delivered in this way would provide flexible space which could be shared by small businesses. These units could be used by a public sector organisation's like NHS Westminster to provide office space, flexible space for consultations, drop in facilities for NHS Services or alternatively could provide affordable office space for the voluntary sector. If the latter is to be a successful this would need to be considered early on in proposal and an innovative management arrangement to fund this proposal established.
- 4.5.6. The provision of additional specialist housing on this site will create new employment opportunities. Currently the 291 Harrow Road provides employment for 34 staff and 1-2

Elmfield Way provides employment for 17 staff. Over time additional jobs will be provided associated with these new facilities.

#### **4.6. Unacceptable Uses.**

This is not an exhaustive list of unacceptable uses, however some examples of the types of uses that would not be appropriate:

- UDP Policy SS10 New retail accommodation in the development schemes outside of core CAZ applies to this site. This policy directs retail to local shopping centres, like 336 -372 Harrow Road Local Centre improve the vitality and viability of this centre. Therefore retail (A1 uses) are likely to be an unacceptable use on this site. Entertainment uses – night clubs and dance venues are not acceptable due to the impact on residential amenity and environmental quality, character and function of the residential area. Hot food takeaways (A5 uses) due to the existing concentration in the area.

#### **4.7. Summary of Development Opportunities**

To address the points raised in this section when developing the site the following land uses or combinations of these uses would be acceptable:

- re provide the existing and additional Specialist Housing units,
- mixture of Specialist, affordable and market housing,
- other social and community use/s – including a Free School,
- the council encourages the re instatement of the multi use games area or similar facility, and
- limited B1 space.



## 5. Townscape and Sustainable Design

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### 5.1. The Site and Existing Buildings

- 5.1.1. The existing buildings on the site are not listed or located within a conservation area. These buildings are not of architectural or historic interest therefore any future proposals to demolish these buildings as part of a scheme for the redevelopment of the site would be supported. If proposals do come forward for their demolition in advance of a planning permission for redevelopment, the demolition is therefore only likely to be subject to the 'prior approval process' under part 31 of the Town and Country Planning (General Permitted Development) Order 1995. The only issues that the local planning authority can control under this procedure are the methods of demolition, and the proposed restoration of the site, not the principle of demolition in townscape terms.
- 5.1.2. A few isolated trees existing on this site. These have limited townscape impact. These trees do not have to be retained on the site however trees should be planted as part of the redevelopment. There are larger trees to the rear of the site, part of the 1-20 Ascot House site. These trees may possibly have roots which have grown onto the boundary of 291 Harrow Road. These could affect the development of this part of the site.

### 5.2. Local Context

- 5.2.1. The context of the site is set by the Harrow Road which dominates the northern part of the site and the recent Carlton Gate and Winsdor Estate housing development to the south and west. Carlton Gate is a modern development built in the late 1980's to mid 1990's while Winsdor Estate was an earlier local authority housing scheme built in 1965. These residential developments on three sides of the site create a strong residential character in the area and an enclosed feel to the site.
- 5.2.2. The close proximity of the Harrow Road creates a range of environmental issues including air and noise pollution. In accordance with Policies CS 30 Air Quality and Policy CS 31 Noise to mitigate negative impacts design measures should be integrated into any scheme.

### 5.3. Scale, Mass and Form of Development.

- 5.3.1. In addition to architectural and townscape considerations, the height and massing of any development would be informed by UDP Policy ENV13. Proposals must demonstrate that residential amenity is not adversely affected in terms of a material loss of daylight, sunlight, increased sense of enclosure in habitable rooms of adjacent residential buildings or loss of privacy.
- 5.3.2. The careful consideration of surrounding residential community is required at the design stage and during construction. On this scheme the City Council will require daylight, sunlight and over shadowing studies to ensure there is not material loss of daylight and sunlight to existing residential properties. The scheme should be in accordance with BRE guidelines.
- 5.3.3. The front elevation to Harrow Road should align with the front elevation of adjacent flats to the west (Ascot House), with landscaped defensible space between the building and the front boundary treatment. In the re design of the site, consideration would be given to

design solutions to allow any B1 use to front onto the street creating an active frontage onto Harrow Road and help complement the local shopping centre located opposite the site. The development of Harrow Road frontage, including the line of its rear elevation, should have regard in its massing and siting to not project significantly beyond the line of the rear elevation to Ascot House and adversely impacting upon the amenity of flats within Ascot House.

- 5.3.4. Buildings within the site to the south of Harrow Road should provide suitably designed frontages onto Elmfield Way. These buildings should be designed to over look public routes and open space to provide passive surveillance and aid security on the site and in the surrounding area. In the design and layout of the buildings, consideration should be given to the requirement to maintain a more direct relationship and overlooking of the street. In some cases if a specialist use or other housing is being accommodated at ground floor level garden or community space will need to be provided, this may need to be balanced with the possible desire for residential privacy.
- 5.3.5. The design, layout and form should be developed to create coherent relationships to buildings beyond the site boundaries. Any proposals for the development of boundaries to the site should take cue from the adjacent Carlton Gate Scheme.
- 5.3.6. The Carlton Gate development is at its highest is seven storey's high at the south east corner, with its scale stepping down in height towards the north-west onto Harrow Road. Development fronting onto Harrow Road should be no greater than five storey's in height. The top storey should be of a pitched roof form (a mansard roof) this will allow the buildings to act as a transition between the five/six storey's of Swallow Court and the four storey Ascot House. The scale of the development behind the Harrow Road frontage should be informed by the scale of the adjacent buildings and not create a negative impact on the amenity of surrounding residents. five storey's is a suitable height overlooking the Carlton Gate development.
- 5.3.7. Proposals to develop this site should take into consideration the scale and mass of surrounding buildings. The scale and mass of Carlton Gate development is quite imposing, this combined with larger buildings on the wider site, buildings like the Woodfield Road mental hospital and day care facilities create the feel of a densely developed area. Therefore in the design, mass and layout of buildings the provision of open space, playspace and landscaping is important and should be carefully considered to create a balanced development, which relates well with it's surroundings.
- 5.3.8. To create space within this development consideration should be given to rear court yards, open spaces, multi use games area, play space and landscaped spaces between buildings. These spaces will provide valuable amenity space for residents. Spaces should be designed so they can be seen from the frontages of buildings, glimpsed views to these spaces will helping to create a space in the arrangement of buildings, creating a break in the shape of a building or group of buildings. However care should be taken to ensure these remain enclosed by the development with spaces remaining private for the use of residents, this will define private and the public space within the scheme.
- 5.3.9 Residential buildings on the site should have a distinctive character to contribute to the variety of development along Harrow Road. The buildings need not be uniform but could be individually expressed to add interest to the development. The buildings should be of a

suitable scale and form and incorporate sufficient detailing and richness to make an attractive and stimulating development whilst still maintaining a high degree of harmony with each other. These buildings should comprise of high quality, durable and sustainable materials. Developing the site in this way will ensure the scheme addresses the character, urban grain and scale of the existing buildings and the spaces between them, meeting the criteria set out in UDP Policy DES 1.

- 5.3.10. All proposals for the site should be of a high architectural quality. Affordable and Specialist housing on this site should be integrated into the overall layout and should be indistinguishable from market housing.
- 5.3.11. Residential buildings should make use of balconies, terraces and roof gardens to provide add visual interest to the façade and add richness to the development. Balconies, terraces and roof gardens should provide genuine usable space which will add to the amenity space provided within scheme. These spaces can create valuable amenity space, improving the residential environment meeting the requirements of CS 28, UDP Policy ENV 13 and the requirements of the Mayor's housing standards. These spaces should be designed so they do not create unacceptable degrees of overlooking. Appropriate management of these spaces will be required to prevent them being used as external storage areas.
- 5.3.12. These residential buildings should also be equipped with a central location for communal satellite dishes. Any plant or machinery should be incorporated into the fabric of the building design, alongside provision for cleaning and maintenance.

#### **5.4. Sustainable Design Principles**

- 5.4.1. Any future development will be need to be of the highest standards of sustainable and inclusive design and architectural quality, to meet the design principles outlined in Westminster's Core Strategy and Unitary Development Plan and to enhance appearance of the local environment. Policy CS 27 Design, UDP Policy DES 1 Principles of Urban Design and Conservation and Objective 5 of the London Plan are important to achieve this vision for the site.
- 5.4.2 The site has an opportunity to develop best practice in the design and construction of new buildings. The Mayor of London, London Housing Design Guide (Interim Edition) August 2010, provides an overview of the sustainable design requirements in the adopted London Plan. While at the local level the council's Supplementary Planning Guidance on Sustainable Buildings (2003) provides guidance on all the relevant aspects which need consideration at both the design and construction stage. This is expected to be replaced with a Supplementary Planning Document on Sustainable Design in the Autumn 2011. Both should be referenced and implemented in developing the scheme for this site.
- 5.4.3 The potential mix of uses, including the location of specialist, affordable and market housing with open space, play space or games space, will require particular skill and a careful design solution to ensure issues of noise, nuisance and access within the site are addressed while still allowing for passive surveillance.
- 5.4.4. To meet these policies this development should be of the highest design standard and minimise energy use and emissions that contribute to climate change during the life cycle of the development. It should also ensure the reduction, reuse or recycling of resources

and materials, including water, waste and aggregates, is designed into the scheme to allow for adaptation with materials that are durable.

- 5.4.5. If the site is re developed to provide accommodation for people with learning and physical disabilities accommodation, inclusive design is essential to allow residents to live independently or engage with their neighbours.

## **5.5. Sustainability Assessment and Code for Sustainable Homes**

- 5.5.1. The London Plan states, in paragraph 5.26 that the government has implemented the Code for Sustainable Homes (CSH) as a national standard for the sustainable design and construction of new homes. The Mayor's approach is compatible with this, and it is expected that new development in London will seek to achieve the highest Code levels possible. Paragraph 5.19 goes onto state that the London Plan's minimum targets for energy are equivalent to Code Level 4.
- 5.5.2. Development is encouraged to undertake a community environment assessment such as the Building Research Establishment Environmental Assessment Method (BREEAM) Communities. This will ensure that major aspects of sustainability are integrated and considered within this site. It will also aid the delivery of BREEAM or Code for Sustainable Homes assessments on individual sites, which will determine the developments acceptability against policy CS27.
- 5.5.3. Any development of this site will be required to achieve the highest standard through using the Code for Sustainable Homes (CSH) and BREEAM, as these assessments measures the overall sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. All housing is expected to be built to Code 4, and from 2016 all housing will need to meet Code 5. The City Council will be seeking through forthcoming CMP policies, higher CSH and BREEAM standards in line with Core Strategy policy CS27, and above the Interim London Housing Design Guide, which sets a target of Code Level 4.

## **5.6. Energy Use and Renewable Energies**

- 5.6.1. The London Plan (2011) in policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy (in order of preference):
- using less energy (Be lean);
  - supplying energy efficiently (Be clean), and
  - using renewable energy (Be green).
- 5.6.2. At the local level Westminster's Core Strategy Policies CS 27, CS 38, and CS 39 supports this approach of energy efficiency through design, the delivery of community heating and cooling into new and existing sites, and the installation of renewable technologies that should maximise on-site renewable energy generation to achieve at least 20% reduction in carbon dioxide emissions and if feasible work towards a zero carbon scheme.

## **5.7. Waste**

- 5.7.1. In accordance with Policy CS43 this development is required to provide on-site recycling and composting waste management facilities.UDP Policy ENV 12 provides further detail on this should be achieved through the provision of recycling facilities and space within development to sort through recyclable materials. To assist developers in providing

facilities the Council has produced a guide called 'Waste and Recycling Storage Requirements' (March 2008) this provides further information to be considered at the design stage.

## **5.8. Noise**

5.8.1. Across Westminster the Council is seeking to reduce noise levels. Noise levels in the City exceed the guidelines levels set by the World Health Organisation. To address this the Core Strategy Policy CS31 requires development to minimise and contain noise and vibration, as well as ensure that the development provides an acceptable noise and vibration climate. The northern part of the site fronts onto Harrow Road therefore this part of the site will suffer more from noise pollution than the rest of the site. It is important that design measures preventing noise and vibration are integrated into the scheme at the design stage to ensure the development minimises noise pollution and creates quiet indoor environments. A scheme which provides a mix of uses will need to consider the impact the surrounding uses will have on the sites residential development. More details on the types of design measures required are set out in UDP Policy ENV 6, UDP Policy ENV 7 and Westminster's Noise Strategy 2010 - 2015.

## **5.9. Air Quality**

5.9.1. In 1999 Westminster was designated an Air Quality Management Area as it has some of the poorest air quality in the country. This designation brings the requirement to reduce air pollution, to achieve this, the Council monitors the levels of air pollution, and has developed an Air Quality Strategy and Action Plan 2001. The City Council has recently published a draft replacement Air Quality Strategy.

5.9.2. The redevelopment and construction stage will generate temporary air pollution however measures taken during the construction process will reduce these. Due to sites proximity to Harrow Road and the Westway air pollution is a key consideration at the design stage. Sustainable design measures which use appropriate technology, careful site layout and landscaped areas with trees and vegetation, including roof gardens and terraces, will assist in the overall reduction of air pollution during the lifetime of the development. UDP Policy ENV 5 provides more detailed advice on ways to manage air pollution.

## **5.10. Nature Conservation and Biodiversity**

5.10.1. The Mayor's Biodiversity Study, London Biodiversity Action Plan together with Westminster's Core Strategy Policies CS 37 and Biodiversity Action Plan encourage the development of habitats and species in Westminster. The development of new spaces on this site should add to the amenity of the site creating spaces for nature, creating an attractive environment for residents, adding to people's enjoyment of their homes and sense of well being.

5.10.2. Any development recommended to consult the following documents and guidance when developing schemes:

- English Nature report Green Roofs: their Existing Status and Potential for conserving Biodiversity in Urban areas (Report Number 498)
- Design for Biodiversity
- Biodiversity by design
- Improving Londoner's Access to Nature

- Right Trees for a climate Change
- Adapting to Climate Change; a Checklist for Development
- [www.livingroofs.org.uk](http://www.livingroofs.org.uk)

5.10.3. Green roofs, living roofs and living walls aid cooling, insulate buildings from extreme temperatures and can mitigate against the need for air conditioning units. They also have wider environmental benefits providing opportunities for increasing biodiversity and vegetation, attenuating storm water surface run-off. Living roofs and walls in private spaces, balconies, roof terraces contribute to improving biodiversity across Westminster developing opportunities for habitats for wildlife. These green spaces can enhance the look of buildings and create attractive spaces for residents and users of the building. Green roofs and living walls assist in addressing air pollution by absorbing air pollution. Living roofs are also compatible with the installation of solar photovoltaic panels (PV) on A-frames on roofs, with co-benefits in terms of shading on parts of the living roof which has a beneficial impact encouraging wider biodiversity and the PV installation benefitting from the cooling effect, preventing overheating of the PV system.

### **5.11. Climate Change Adaptation**

5.11.1. The risk of the likelihood of “extreme heat” temperatures occurring is increasing, as the UK Climate Impacts Programme (UKCIP09) states that there will be an increase in temperatures within the urban environment due to a changing climate. New communities within Westminster should be designed to address current changes and the future challenges that a changing climate will bring, tackling issues such as overheating, water usage, extreme weather events, and safe use of outdoor spaces.

5.11.2. Overheating should be addressed by using the London Cooling Hierarchy and the installation of energy intensive cooling mechanisms should only be used as a last resort, with passive cooling preferred and expected. If necessary, chilled beams are one way of cooling a building using the Combined Cooling Heat Power system, rather than traditional air conditioning.

5.11.3. Sustainable Urban Drainage Systems (SUDS) either capture rainwater run-off from buildings or ensures this water soaks away effectively supporting landscaping on site.

5.11.4. Outdoor spaces should be designed to limit the amount of direct sunlight onto users and offer a cooling outdoor space that can be used in a changing climate.

### **5.12. Public Realm**

5.12.1. Harrow Road and Elmfield Way provide pedestrian footways and public access around the edge of the site. There is no public right of way through the site, due to the existing self contained uses and the fencing surrounding the N3 site. In redeveloping the site future uses may require a new pedestrian route/s through the site. If this is the case this will need to be carefully designed into the scheme to allow movement through parts of the site while still respecting the privacy of residents within the scheme. Policy NWW3 applies to this site and seeks to improve the overall townscape and public realm in Harrow Road.

5.12.2. The adopted Westminster Way 2011 Supplementary Planning Document should be used by developer to guide the design of the public realm, including surface and boundary

treatments, materials, planting, street furniture and play/games facilities to be of the highest quality.

5.12.3. In accordance with UDP Policy DES 7 the provision of public art work, including sculpture, statuary and mural decoration, will be encouraged where permission is sought for suitable schemes of development. Proposed artwork should be of a high standard of design and execution, created from high quality materials and spatially related to the development scheme and where fixed to a building, be integral to the design of that building.

### **5.13. Flood Risk**

- 5.13.1. The Environment Agency has identified this part of Westminster as Flood Zone 1, with a low risk less than 0.1% chance of flooding. The council carried out a Strategic Flood Risk Assessment (SFRA) in 2007 to identify areas which were most at risk of flooding.
- 5.13.2. The SFRA and final report showed that although the site is in Zone 1, to the south of the site, on the un adopted street Elmfield Way, there was a high risk of surface water flooding. This flooding could be caused by either an intense rain fall event, by a blocked or a burst water drain. In this assessment it was estimated that in Elmfield Way between 200 to 400 mm water could be expected. Flooding in this area would be worsened by the topography, a significant depression in this road creating a difference in levels where flood water will pool.
- 5.13.3. In light of the findings of the SFRA and in accordance with Core Strategy Policy CS 29 it is important that various design measures are built into the new development to reduce the risk of flooding. Some of these design measures which will help to prevent flooding include, green roofs, open spaces, these store water allowing it to evaporate naturally, permeable paving, filter drains these allow water to drain away and provide opportunities for rainwater harvesting and recycling of water within the scheme. A Sustainable Urban Drainage System (SUDS) is essential as it provides a means of controlling water at source to avoid surface water run –off contributing to the existing problems in the area. Rain water harvesting by SUDS can be recycled and low flush or dual flush technology can used service toilets throughout the development.
- 5.13.4. However SUDS are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage. Any SUDS system should be well maintained and managed sustainable drainage system is also required to prevent it becoming ineffective, potentially increasing overflow, and consequently having an impact on the sewage network.
- 5.13.5. This site links downstream to the Maida Vale catchment an area of known sewer flooding. Therefore Thames Water require developers to demonstrate via a drainage strategy that there is adequate capacity both on and off the site to serve the redevelopment and that it would not lead to problems for existing users. Impact studies will need to be carried out to understand the impact of this redevelopment on Thames Water infrastructure. If a capacity problem is identified and no improvements are programmed by Thames Water, the developer may be required to fund appropriate improvements which must be completed prior to occupation of the development.
- 5.13.6. The estimated time required to deliver necessary infrastructure, for example
- local network upgrades take around 18 months

- sewage treatment works upgrades can take 3-5years  
Developers or the council will consult Thames Water at the earliest opportunity to discuss any future proposals.

#### **5.14. Land Contamination**

5.14.1. In accordance with Planning Policy Statement 23; Model Procedures for Management of Contaminated Land CR11, UDP Policy ENV 8 and a detailed site investigation will be required to establish if the land or buildings on the site are contaminated. These documents provide a risk management framework when dealing with land affected by contamination. In light of the planning history a former hospital site and as part of the site has been vacant a detailed site investigation is necessary.

#### **5.15. Environmental Impact Assessment**

5.15.1. Due to the size (less than 0.5 hectare) and possible future uses on this site there is unlikely to be a need for an Environmental Impact Assessment. Applicants may wish to apply to the city council for the screening opinion s to ascertain whether an Environmental assessment is required.



## 6. Transport, Highways and Parking

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### 6.1. General Principles

- 6.1.1. Proposals for this site need to meet the criteria in Core Strategy Policy CS 40. Supporting sustainable transport modes and creating a permeable scheme.
- 6.1.2. Any scheme would be assessed to establish both the individual and cumulative impact any proposal will have in contributing to traffic generation, congestion, parking, safety, public transport, cyclists and pedestrians in line with UDP policy TRANS 14 (A).
- 6.1.3. The site has good transport infrastructure, located on the Harrow Road with the three bus services (18, 36 and N18) that run along Harrow Road. The site is served by two underground stations, Royal Oak and Westbourne Park underground stations which are both located at equal distance from the site and only a 10 minute walk away. The only vehicle access to the site is off Elmfield Way. Together these public transport modes provide travel options for residents on this site. However, the community has expressed concern about overcrowding on existing routes and the capacity of bus routes to take more passengers. The council has raised the issue of bus services on Harrow Road with Transport for London and will continue to keep this under review in an attempt to increase the capacity and frequency of services in the area.
- 6.1.4. The site has a Public Transport Accessibility Level (PTAL) score of 5 at the Harrow Road frontage, with a PTAL score ranging from 3-4 across the rest of the site, depending on proximity to Elmfield Way. This rating represents very good transport links, which means a reduction in car parking provision, could be considered on this site.

### 6.2. Access

- 6.2.1. Access is provided on the north eastern edge of the site via Elmfield Way. There are two entrances (See Map 6) one to a small vehicle drop off point and the other to a parking area serving 291 Harrow Road and 1-2 Elmfield Way. In redeveloping this site these entrances may change. Access is a key consideration on this site as Elmfield Way is un-adopted street, any scheme needing a new access point will need to secure consent from the landowner.
- 6.2.2. Harrow Road is designated a London Distributor Road a strategic road as set out in UDP Policy TRANS 16, the road provides a key route to distribute traffic to neighbouring boroughs. As Harrow Road is a busy road, Transport for London will not support access onto this road.

### 6.3. Car Parking / Cycle Parking

- 6.3.1. At present there is provision for 10 car parking spaces on the site. These are not sufficient to meet the demands of residents and users of the supported and specialist housing on site. Car parking provision on site will depend on the proposed use or mix of uses secured on site. To deliver suitable levels of car parking across the site the Council will apply the car parking standards as outlined in the UDP policies TRANS 21-25.
- 6.3.2. In accordance with Policy CS40 the site should encourage sustainable transport, this can be achieved through the provision of cycling facilities or vehicle charging points in the

development. UDP Policy TRANS 10 Appendix 4.2 sets the City Council's requirements for cycle parking. Different uses will require different levels of parking and have different impacts on traffic and congestion in the area. A requirement of any proposal is to state the scheme will attempt to offset the traffic and congestion impacts of any proposal.

- 6.3.3. As specialist housing is being re-provided on this site, the City Council will expect developers to prioritise parking provision for disabled people above other car parking requirements on this site. Details of how this would be achieved and managed would need to be provided with any future application. Other parking requirements may include mini bus spaces and /or spaces for ambulances and community transport vehicles which provide a service to residents on the site, therefore the site design should incorporate a drop off point.
- 6.3.4. Policy TRANS 23 applies to off street parking in residential developments. It states that for residential development generally the Council will provide on the basis of a maximum provision of 1 car space per residential unit of two bedrooms or less and 1.5 spaces for three or more bedrooms. The specialist housing will reduce the overall number of parking spaces that this scheme provides for other residential units and uses on the site. The provision of on-site car sharing or leasing scheme would need to be considered for all staff uses supporting the specialist housing or business uses on the site to take the pressure off car parking requirements on this site.
- 6.3.5. UDP Policy TRANS 20 sets out requirements for off-street servicing. The policy states that convenient access for service vehicles, including emergency vehicles, to meet the demand of the development should be accommodated on site. Changes to parking policies will be included in the City Management Plan.
- 6.3.6. As Elmfield Way is an (un adopted) private street, the council has no control over with regard to road maintenance or the parking arrangements see Map 6 for further details. As a result parking on this street is a problem and this cannot be addressed by the council. Therefore any redevelopment site needs to carefully consider the level of parking provided on site and offer practical solutions to meet resident's needs.

## 7. Planning Obligations

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- 7.1.1. This brief aims to enable the development of the site to proceed in accordance with any requirements outlined in the brief and to ensure that that the brief meets the objectives of the Core Strategy (2011) and the saved policies in UDP (2007), Supplementary Planning Guidance and Documents alongside meeting the needs of stakeholders and statutory consultees.
- 7.1.2. It gives the opportunity to establish any necessary planning benefits required to mitigate any negative impacts that might occur as part of the development of the scheme. It provides the early opportunity for stakeholders to outline their needs and requirements in the development of the scheme. There is a need in all development to balance the need to promote economic activity with mitigating the impacts of development. Planning benefits or 'Planning Obligations' are a way of managing growth and are secured through the use of planning conditions or section 106.
- 7.1.3. The policy approach to planning obligations is set out in Policy CS 32 of the Core Strategy. This policy sets out those specific requirements for individual sites as set out in the planning briefs.  
The following list outlines the different types of planning benefits and policy requirements that may be sought from the redevelopment of this site:
- The re provided specialist housing, should be protected on this site in accordance with policy CS15 & CS33.
  - Provision of Affordable housing with key worker / intermediate accommodation. This is to support health authority staff secure new homes. This needs to be provided in perpetuity in accordance with Policy H4.
  - In accordance with Policy NWW3 there will be a requirement to contribute towards townscape and public realm improvements.
  - For proposals which involve a net increase of more than 500 sqm of office use contribution will be required towards Cross Rail.
  - A deed of variation on the site and,
  - To mitigate any negative impacts from this scheme to residents and surrounding businesses a code of considerate practice will be encouraged in developing this site.
- 7.1.4. Deed of variation on the site  
In the mid 1990's the council amended condition 7 of the original planning permission to allow 15% of all the original NHS staff accommodation to be rented to tenants of Registered Social Landlords (now know as Registered Providers). This application would have generated a new planning permission number and therefore this site will be subject to a deed of variation to evidence the change in the detail in the planning permission to which the Section 52 Agreement relates to. Any future application to vary conditions to the planning permission will also require a Deed of Variation.
- 7.1.5. Code of Construction Practice  
To deal with the impact of construction on the amenity of the area and the environment in general, (particularly for residents), the council will require, (through s106 agreements) any developers to produce codes of construction practice and comply with these. These will define environmental standards and outline procedures pertaining to construction works. The code will provide assurances to residents, businesses and the general public

about the standards that they can expect during construction. This includes environmental, public health and safety aspects affecting interests in the vicinity of the proposed construction site. A site specific code of construction practice would be encouraged to be written for this development, with the primary aim being to protect residential amenity.

- 7.1.6. The council has produced guidance on planning obligations; the Supplementary Planning Guidance on Planning Obligations was adopted in January 2008. This document is currently being reviewed.

## Contacts and Further Information

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## Glossary

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This glossary contains words, phrases and names of organisations that are mentioned in this brief and are relevant to the planning process.

Affordable housing	Subsidised housing at below market prices or rents intended for those households who cannot afford housing at market rates. The accommodation is usually managed by a Registered Social Landlord. The London Plan (adopted 2011) contains a more up to date and fuller version and defines intermediate housing.
Affordable rented Housing	Rented housing provided by registered providers of social housing, that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents. The definition of affordable rent is sourced from PPS 3 June 2011.
Affordable business floorspace	Business accommodation at the lower end or below market value. This can include accommodation for B1(a), B1(b) and B1(c) as defined in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments or retail units.
Amenity	The pleasant or advantageous features of a place which contribute to its overall character and the enjoyment of residents or visitors.
B1 Use Class	Business – offices, research and development, light industry appropriate in a residential area in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Biodiversity	The diversity, or variety, of plants, animals and other living things in a particular locality. It encompasses habitat diversity and genetic diversity. Arising from a belief that biodiversity is of value in its own right and has social and economic value for human society, international treaties and national planning policy expect local development plans to identify and protect a hierarchy of existing areas of biodiversity importance and to provide for the creation of new priority habitats.
C1 Use Class	Hotels – hotels, boarding and guest houses where no significant element of care is provided in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
C2 Use Class	Residential institutions – care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

C3 Use Class	Dwelling houses – family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Character	The distinctive or typical quality of a building or area; as described by historic fabric; appearance; townscape; and land uses.
Conservation Area	An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve and/or enhance.
D1 Use Class	Non-residential institutions – clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
D2 Use Class	Assembly and leisure – cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used) in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
District Shopping Centre	Service centre, usually with up to one hundred commercial premises of various kinds, with a predominantly retail function.
Entertainment Uses	<p>Comprises A3 Restaurants and cafés, A4 Public houses and bars, A5 Takeaways, and other entertainment uses including D2 live music and dance venues and <i>sui generis</i> uses nightclubs, casinos and amusement arcades in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.</p> <p>There are some uses (for example <i>sui generis</i> private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment) where the nature of the use and its impact on the local environment is such that these will be considered under the entertainment policies.</p> <p>The entertainment uses that are not considered within this definition are sports halls, swimming baths, gymnasiums, skating rinks, other indoor or outdoor sports or recreation areas, concert halls, cinemas and theatres.</p>

General Permitted Development Order	Regulations made by the Secretary of State, amended from time to time, defining a wide range of minor operation and changes of use which constitute development, but which can be carried out without obtaining specific planning permission.
Greater London Authority	Regional government organisation established by the Greater London Authority Act 1999. It comprises a directly elected Mayor, a separately elected Assembly body, and a number of officers, including those within the wider Greater London Authority family of agencies including Transport for London, the Metropolitan Police Authority, the London Fire and Emergency Planning Authority and the London Development Agency.
Highly Vulnerable Uses	Comprising basement dwellings, police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding, emergency dispersal points and installations requiring hazardous substances consent as set out in Planning Policy Statement 25.
Hostels	Residential accommodation, usually not self-contained, often for a particular group of people and classified as <i>sui generis</i> uses where no significant element of care is provided in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. This does not include 'youth hostels' as these are a type of visitor accommodation (C1 Use Class).
Inclusive design	Consideration at the design stage to ensure that development makes provision for everyone. Inclusive design addresses the needs of those with mobility difficulties, poor vision and other physical disabilities. Inclusive design also aims to meet the needs and convenience of others such as people with small children, those carrying heavy or bulky items and the elderly.
Inner North West London PCT	Management framework for 3 Primary Care Trusts in North West London includes Westminster, Kensington and Chelsea and Hammersmith and Fulham.
Layout	The way buildings, routes and open spaces are placed in relation to each other.
Legibility	The degree to which a place can be easily understood and moved through.
Listed Building	A building of special architectural or historic interest, as listed under s1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being of exceptional interest, Grade II* being particularly important



	buildings of more than special interest. Most Listed Buildings are Grade II.
Local Development Framework	The plan-making system set out in the Planning and Compulsory Purchase Act 2004, and comprising of a number of documents.
Local Shopping Centre	Small centre, usually containing convenience goods shops, local service uses, restaurants, cafés and pubs, mainly providing facilities for people living or working nearby.
London Plan	London's Spatial Development Strategy published by the Mayor of London under the provisions of the Planning and Compulsory Purchase Act 2004.
Major Shopping Centre	Predominantly retail centre providing a range of services to a wide catchment area, as designated on the Proposals Map.
Mayor of London	A directly elected Mayor with a wide range of functions relating to the governance of Greater London as set out in the GLA Act 2007.
Non-A1 retail uses	Comprises A2 Financial or professional services, A3 Restaurants and cafés, A4 Drinking establishments (not nightclubs), A5 Hot food takeaways in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Open space	Includes all parks and gardens, regardless of size (whether public or private); the River Thames and the canals and their towpaths; civic spaces; children's playgrounds, including school playgrounds; ball courts and other outdoor sports facilities; amenity green spaces, such as open spaces on housing estates; churchyards; and community gardens.
Permitted development	Development which is granted planning permission under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)(GPDO). This includes, for example, many changes of use such as a change from a restaurant (A3 Use Class) to a shop (A1 Use Class) as set out in the GPDO.
Planning obligation	An enforceable compact associated with the use and development of land. This may be either an agreement between a local planning authority and an organisation or individual having an interest in land; or a unilateral undertaking given by an applicant for planning permission. An obligation usually involves a restriction on the use or development of land; or a specific requirement about an operation or activity to be carried out on land; or a requirement that land should only be used in a specified way; or the payment of a sum or sums of money.

Planning permission	A written consent to the carrying out of “Development” issued by a local planning authority or, on appeal, by a Planning Inspector or the Secretary of State. The permission is normally subject to conditions and will lapse if the development is not started within a stated period of time. Planning permission for buildings may be in outline where the principle is approved, subject to the later submission of further applications for the approval of reserved matters.
Planning Policy Guidance and Planning Policy Statements	Publication issued by the Government department responsible for planning, setting out the principles to be taken into account by local planning authorities when exercising their planning functions.
Public Transport Accessibility Level (PTAL)	Simple, easily calculated approach that hinges on the distance from any point to the nearest public transport stop, and service frequency at that those stops. The result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport and a PTAL of 6b indicates excellent access by public transport.
Residential development	Comprises C3 Dwelling houses in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Registered Provider	Means a registered provider of social housing as defined in section 80(2) of the Housing and Regeneration Act 2008 and which is registered by the Homes and Communities Agency pursuant to Section 3 of that act and has not been removed from the register pursuant to Section 4 of that Act.
Section 106 agreement	An agreement made under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation.
Specialist housing	Affordable housing, hostels, Houses in Multiple Occupation, housing for those with special needs including elderly people, students, people with learning or physical disabilities, or mental health problems, or other supported accommodation. These fall within the C2 and C3 Use Classes, or are classified as <i>sui generis</i> uses.
Strategic Flood Risk Assessment	A document prepared by the local planning authority to provide information on areas that may flood and on all sources of flooding as required by Planning Policy Statement 25.
<i>Sui Generis</i> Uses	Those uses outside of any of the defined Use Classes in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, including those specifically listed in that Order as <i>sui generis</i> , including amusement centres, hostels providing no significant element of care, houses in multiple paying occupation, launderettes, nightclubs, petrol filling stations, shops selling and/or displaying motor

vehicles, taxi and minicab businesses, theatres. This list is not a comprehensive summary of all *sui generis* uses.

Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. There are five principles of sustainable development shared across the UK: living within environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; using sound science responsibly; and promoting good governance.

Sustainable transport modes

Walking, cycling and other non-vehicular means of movement; public transport including rail, Underground, buses, coaches, passenger ferry, light rail/tram and licensed cabs; and high occupancy and electric vehicles.

## Appendix 1

Appendix 1 Adopted priority groups for Intermediate Housing in the City of Westminster		
Social housing tenants giving up their property for nomination to WCC waiting list <b>and</b> ex Family Quota applicants (adult children of WCC tenants and leaseholders) <b>and</b> MoD serving personnel.	1	First offer within band to Social Housing tenants - all Council and RSL tenants living in Westminster.  Second offer to MoD serving personnel*  Third offer to ex-family quota category waiting list applicants with a WCC issued and confirmed list number as at 31 <sup>st</sup> March 2011.
Waiting List for Council Housing.	2	Homeless duty owed to re-house.
	3	All other Council Housing Waiting List categories.
Westminster residents	4	Currently living in Westminster.  (No nomination offer will be made until the term of residency is at least 12 months unless agreed by the Housing Development Manager.)
People working in Westminster	5	People employed in Westminster.  First preference within this group given to key workers meeting Westminster's definition**, over other professions.  (No nomination offer will be made until the period of employment in Westminster is at least 12 months unless agreed by the Housing Development Manager.)

Source City of Westminster Housing Unit.

\*Regular Service Personnel; Clinical Staff (excluding doctors/dentists); MoD Police Officer; Uniformed Staff in Defence Fire Service; Full- time Reserve Service; Surviving Partner of Regular Service Personnel who died in service within the last 12 months; Service personnel that have successfully completed basic phase 1 training; Ex – Regular Service Personnel.

\*\*Westminster key workers are: NHS Health Service Clinical Staff (Excluding doctors and dentists), Public Sector Teachers; Social Care Workers (with a professional qualification only).

### Housing unit size - Intermediate Housing.

Where intermediate housing is being provided rather than a mix of social and intermediate housing, Westminster will require an equal mix of 1, 2 and family sized intermediate homes.

## Appendix 2

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### **Appendix 2 Multi Use Games Area**

The existing multi use games area (MUGA) measures 25m by 16.5m. The hard surface court is set up for basketball and 5 a side football and other activities. The facility benefits from natural surveillance offered by Carlton Gate housing development. It is located away from busy main roads and provides a relatively safe and accessible location for young children. The facility was designed to meet the needs of local 8-13 years olds.

The need for a MUGA was originally identified by the Westbourne Forum and Stadium Housing Association. Evidence contained in the Open Space Strategy has informed the designation of this site as an area in need of play space in this location as detailed in both the UDP and the Core Strategy. Westbourne Neighbourhood Forum and Stadium Housing Association in order to progress proposals decided to consult the local community. The local MP negotiated the use of the site with the Department of Health with a lease taken on by Paddington Development Trust.

Users of the facility include the Neighbourhood Sports for a multi sports programme which includes 1.5 hour sessions per week and Westminster's Play Service. The games area provides informal and formal recreation for children and young people.

This brief encourages proposals to build a permanent multi use games area or similar facility on this site. This facility should be designed to minimise the impact on adjacent residents. As part of the consultation prior to the adoption of this planning brief it was demonstrated that that this facility is supported and meets the needs of local community by contributing to play space provision in an area deficient in publicly accessible open space and open space for informal play.

#### **Specifications**

For any re placement facility the Council would welcome a facility of a similar standard: Specifications are detailed below:

Total 250mm construction depth comprising 185mm of re-cycled (porous) stone above a geotextile membrane. The macadam surface (installed onto the stone) has a 40mm thick base course of 20mm or 14mm nominal aggregate sized macadam and a 25mm thick wearing course of 6mm nominal aggregate sized macadam. The area is marked out for football and basketball. Drainage is via a soakaway into the existing ground or linked into any Sustainable Urban Drainage System (SUDS) on the site.

The fence is 5m high it has been designed so the fence posts can be taken out of the ground sockets, the panels unbolted from the posts so it can be re used. In a similar way the goals ends and basketball hoops can be reused.

The surface is required to have no depressions or high spots in excess of 6mm, a porosity requirement for the surface such that no standing water is present 15 minutes after cessation of rain and a slip resistance requirement under wet and dry conditions for tarmac and lines.

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