

LDF Annual Monitoring Report 2008 - 09

Reflecting on the progress of Westminster City Council's spatial planning policies and built environment initiatives in delivering sustainable development



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LDF Annual Monitoring Report 2008-09

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Executive Summary

- 1 The City of Westminster is the heart of London figuratively and literally. Westminster is a commercial and cultural centre of international importance and is distinguished by the presence of government functions. The city is also home to a significant residential population of 230,000.
- 2 The council has made good progress preparing its Local Development Framework (LDF). The Core Strategy – a key spatial policy document that will influence the development of the experience of the city over the next 20 years – was published in November 2009. The timetable for the preparation of the Core Strategy and some other LDF documents has changed from that identified in the Local Development Scheme from 2008. Provisional revised dates for the preparation of LDF documents and the deletion of other LDF documents are set out in the AMR. The council continues to be committed to creating an LDF that supports residents and befits the most important commercial, cultural and historic centre in the UK.
- 3 The council continues to exceed government targets for determining planning applications and development management activities continue to be effective. Implementation of West End based action plans aimed at enhancing central London; delivering programmes to protect the environment; initiating schemes to regenerate the city's street markets; and work to stimulate economic recovery have all had an important role delivering sustainable development. Notably, the council has undertaken a range of innovative measures to raise the quality of the built environment, for example, the council's year long design initiative.
- 4 The assessment of Westminster Unitary Development Plan, 2007 (UDP) spatial policies identifies some policy approaches which need to be refined (for example, economic development in North Westminster, community facilities, creative industries). However, overall it reveals a positive picture of the effective implementation Westminster's spatial policies:
 - A total of 34,127 square metres (sqm) of new office floorspace was completed.
 - 27,545 sqm of the new office space was completed in the Central Activities Zone, and just under 13,000 sqm of residential floorspace was completed
 - over 28,000sqm additional retail floor space was completed in Westminster, over 90% of which was in the Central Activities Zone
 - 685 housing units have been delivered, meaning that the council has met (and slightly exceeded) the London Plan annual target for housing delivery of 680 units per annum
 - the housing trajectory, informed by the council's 5-15 Year Rolling Housing Land Supply, suggests the council's policy approach is likely to deliver sufficient housing to meet the London Plan target.
- 5 The positive contribution of the spatial policies set out in the UDP is highly significant, not least in relation to the delivery of housing, and protection of the council's natural and built environment. Looking forward the LDF is right at the centre of, and crucial to, the council's vision and commitment to be a Living City of opportunity for its residents, businesses and visitors.

1 Introduction

The 5th Westminster LDF Annual Monitoring Report

1.1 This is the City of Westminster's **Local Development Framework (LDF)** Annual Monitoring Report¹ for 1st April 2008 to 31st March 2009 (AMR 2008-09). The AMR 2008-09:

- 1 provides contextual information about Westminster;
- 2 reports on the council's progress preparing Westminster's LDF and development management activities;
- 3 presents spatial planning data, including that related to Core Indicators² identified by the government, in order to assess the implementation of the council's current planning policies. Emerging approaches to monitoring, including monitoring infrastructure delivery, which are also briefly outlined
- 4 highlights the significant effects of current policy approaches on wider economic, social and environmental objectives
- 5 highlight the council's innovative built environment initiatives
- 6 concludes by highlighting the crucial role of spatial planning in delivering sustainable development

¹This AMR accords with regulation 48 of the Town and Country Planning [Local Development] [England] Regulations 2004

²Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

London's Heart: Unique Opportunities, Unique Challenges

1.2 At the heart of London figuratively and literally, Westminster is one of the country's most important commercial centres. An international cultural centre, Westminster is also distinguished by the presence of government and is home to 230,000 important residents including The Queen and the Prime Minister. In short Westminster is an exciting and altogether unique place.

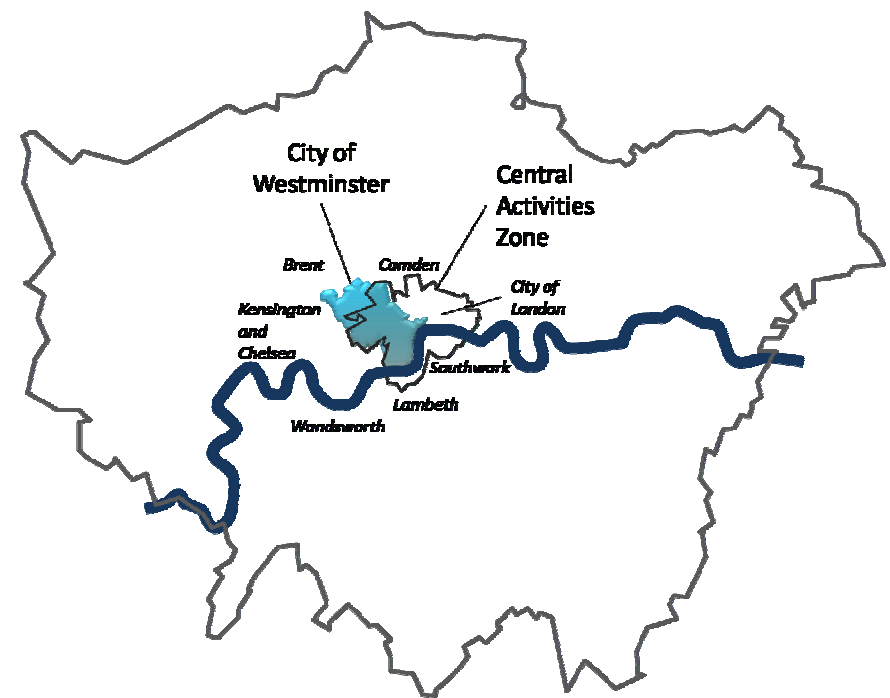


Figure 1.2 Westminster at the Heart of Greater London

1.3 Westminster has 47,000 businesses and 577,000 jobs representing about 14% of the total in London³. The economy is diverse.

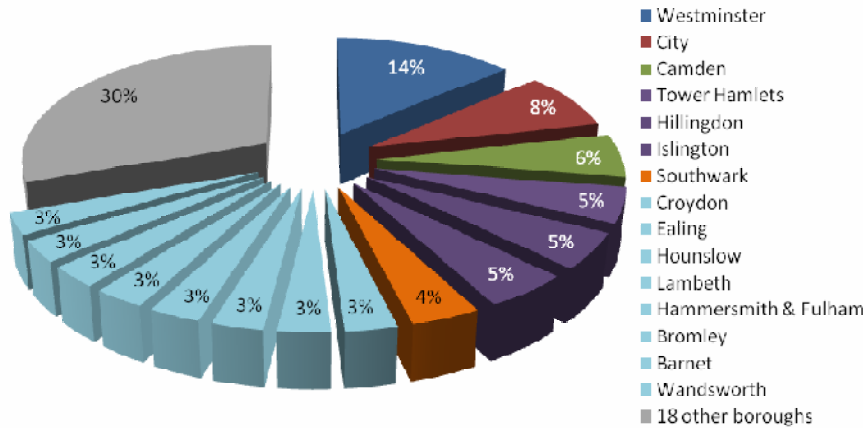


Figure 1.1 Proportion of London's Jobs within each Borough (Boroughs with over 100,000 jobs shown) 2007⁴

1.4 Westminster and indeed the UK's "West End" boasts more retail space than Paris and Rome, and its shops alone generate annual revenue in excess of £5.5bn. The West End is home not only to the biggest concentration of retailing in Europe, but also to the £1bn a year theatre industry, the world's biggest concentration of media companies and boasts more restaurants and bars than any other part of the UK. In total the West End's diverse economy accounts for 19% of London's GDP. While this has not made it immune to the downturn it has meant in general terms the city has been more resilient than places dependent on the finance sector.

³ Annual Business Inquiry, 2007

⁴ Office for National Statistics, 2009

1.5 Despite the high levels of business activity Westminster's Queens Park and Church Street wards are amongst the top 10% in deprived wards in the country. Considerable pockets of deprivation also exist in Harrow Road, Westbourne and parts of the south of the city.

1.6 There is a small but significant residential community in the centre of the city. The north and south of the city are largely residential areas in character. The profile of the housing sector also differs markedly from other areas. House prices are the second highest in the country and the city has a large private rented sector, comprising over one-third of households (see figure 2.1), compared to 20% for London and only 13% for England as a whole.

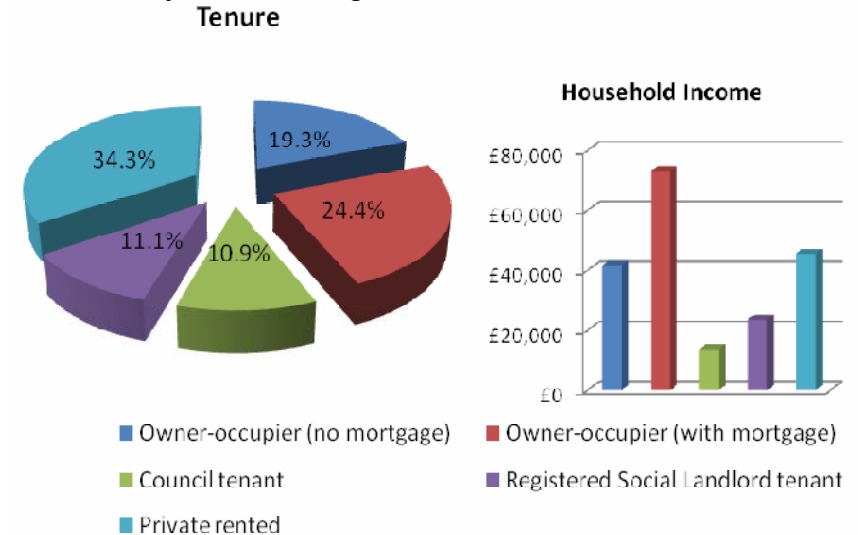


Figure 1.2 Household Tenure and Income, 2006⁵

⁵ Housing Needs Assessment, 2006

1.7 Westminster has in excess of 11,000 listed buildings the most of any local authority in the country and a massive 75% of the city is covered by Conservation Area designations. Westminster also has some 250 hectares of historic Royal Parks and 21 listed historic squares and gardens. Westminster has 85 'London Squares' which enjoy protection under the London Squares Preservation Act 1931. The city is crossed by 4 important viewing corridors including ones to Westminster's World Heritage Site: the Palace of Westminster and Westminster Abbey.



1.8 Despite its intensely urban aspect Westminster has a diverse ecology containing 32 sites of importance for nature conservation. There are 438 hectares of parkland in the city. The 5 Royal Parks in the central area of the city comprise the majority of the parkland but there are also smaller parks

and garden squares. The River Thames to the south and the Grand Union Canal and Regents Canal in the north of the city also provide valuable habitats.

1.9 The population swells by about 1 million every day as visitors and workers expand the residential population. This adds to the vitality of the city but places enormous pressure on transport and the city's public realm. Access to public transport is exceptionally high, although areas in the north of the city are less well served than elsewhere. Westminster has four mainline rail termini, 32 Underground stations and all but two tube lines run through Westminster. Additionally, some 79 bus services pass through Westminster's streets. While access to transport is good there remain problems of *capacity*; Victoria Station alone deals with 195 million passenger movements a year. The intensity of activity also puts pressure on footpaths/ pavement space, sometimes leading to slower travel and overcrowded conditions.

1.10 Westminster also has very high levels of through traffic and traffic congestion which contributes to problems of poor air quality; Westminster has some of the worst air quality in Europe. Noise pollution is a significant problem in the city; transport and construction related noise is a particular problem for residents⁶. Finally, like most other parts of the world, climate change is a real and growing problem and because of its central location Westminster suffers disproportionately from the effects of London's Urban Heat Island.

⁶ Westminster Noise Attitudes Survey, 2008

2 Delivering a high quality statutory spatial and development planning

Developing Westminster's LDF

2.1 The City of Westminster is unique, finding itself at the top and bottom of social, environmental and economic measures. The city requires a bespoke planning framework to respond to the opportunities and challenges over the next 20 years. The current local development plan for Westminster is the Unitary Development Plan (UDP) 2007; the culmination of several years work by the council, business, amenity societies and individual residents and represents a solid start as will be evidenced from later sections of this AMR.

2.2 For the last two years the council has been working to produce the two Development Plan Documents that will eventually replace the UDP, namely: Westminster's **Core Strategy** (which sets out the overall plan for development in the city) and the **City Management Plan** which will contain detailed development management policies. These key Development Plan Documents together with the Mayor of London's published spatial strategy - the London Plan – will form the statutory Development Plan by which planning applications will be determined. Additional planning guidance is set out in Supplementary Planning Documents. These Supplementary Planning Documents can take the form of planning briefs, conservation area assessments, or guidance on particular policies such as planning obligations.

2.3 These documents, along with this AMR and the Statement of Community Involvement, are collectively known as **Westminster Local Development Framework (LDF)** as illustrated in Figure 2.1. The timetable for production of LDF documents, including any for the consultation periods are set out as far a possible in project plan called Westminster Local Development, 2009 Scheme. A summary of progress preparing the local development documents in the Local Development Scheme is set out below. Appendix 1 of this AMR sets out the council's progress against the timetable set out in the LDS.

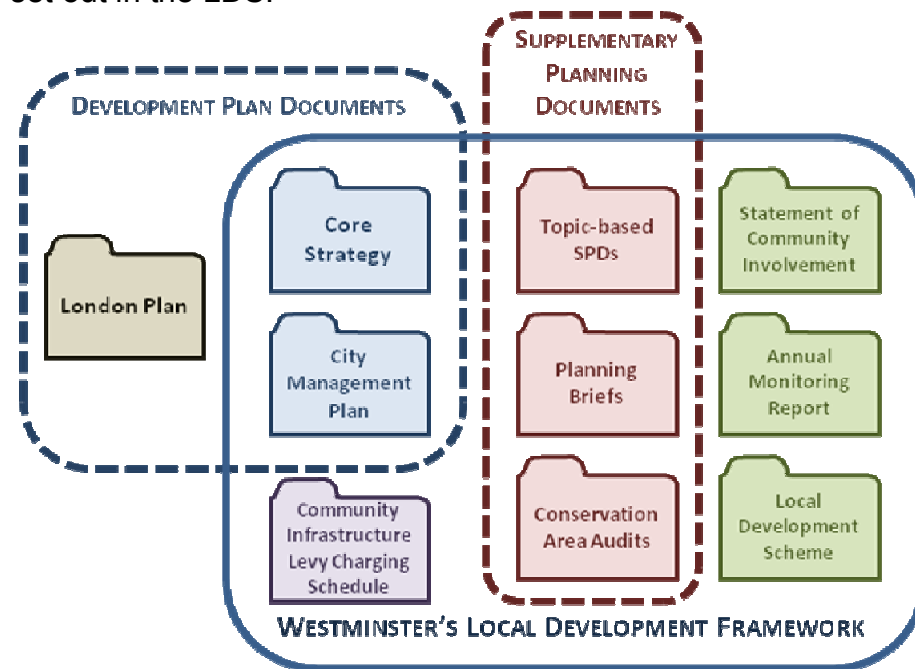


Figure 2.1: Diagram showing Westminster Local Development Framework

Progress Preparing Westminster's Core Strategy

2.4 The timetable for preparation of the Core Strategy is running slightly behind that in the LDS.

- Issues and Options were consulted on over the summer 2007
- Preferred Options were consulted on from 24th July - 30th September 2008
- Publication Draft was programmed to be published in March or April 2009 then submitted to the Secretary of State in May 2009. It was actually published on 9 November 2009. This delay was to allow time to address comments received from Government Office for London (GOL) provided in March 2009, which involved significant re-consultation with GOL and the GLA. It was further delayed to avoid consultation over the summer break and submission is likely to be spring 2010. The revised timetable discussed and agreed with GOL and the GLA and put on the website has been adhered to.
- Adoption was programmed for 2010 subject to the outcome of an independent examination on the Core Strategy. The anticipated adoption date is now March – April 2011

2.5 Each stage of consultation has been extremely valuable in developing the Core Strategy which recognises the multidimensional nature of Westminster - as a home, a workplace, a learning hub and a holiday destination. The emerging policy approaches also seek to recognise the multiple dimensions of the experience of a place: the spatial, temporal and sensory (see Figure 2.2).

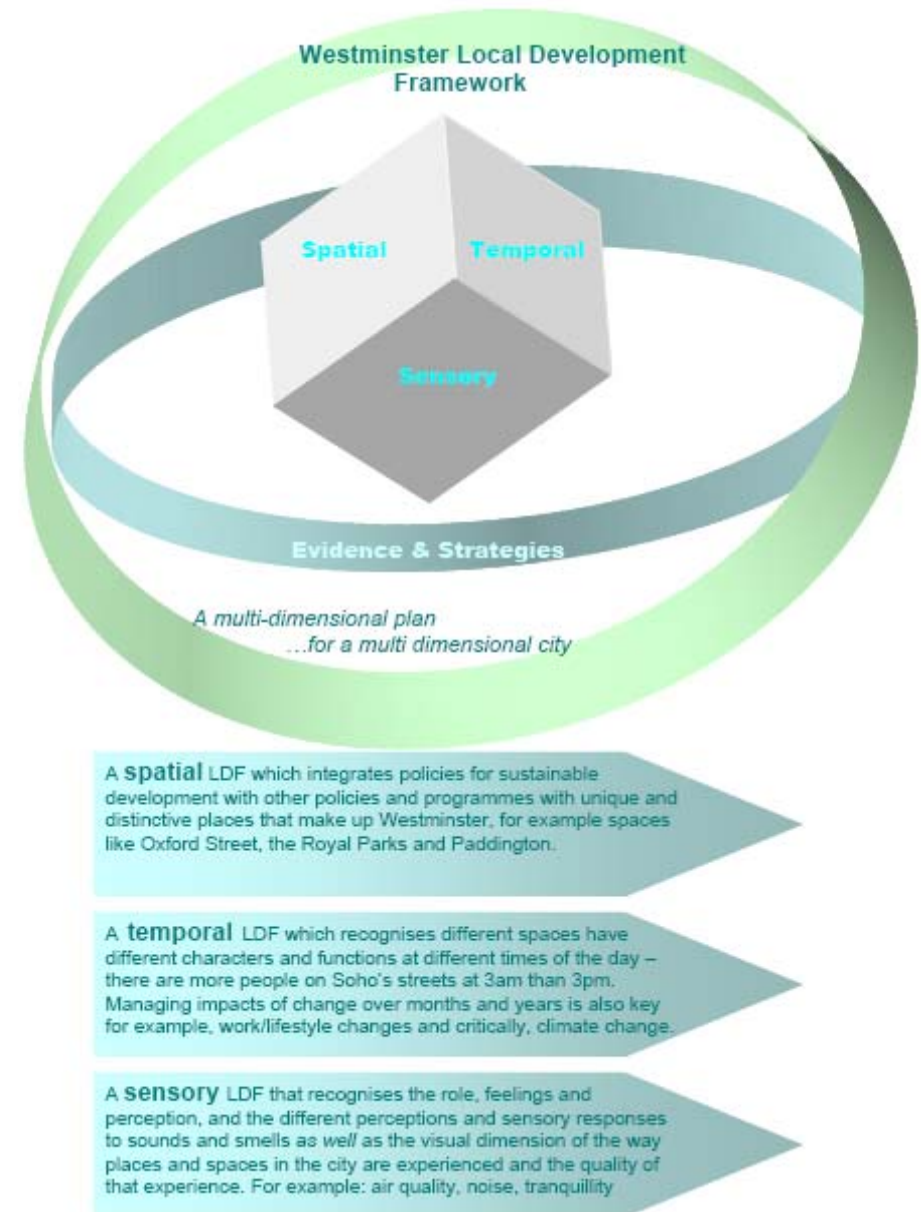


Figure 2.2 Planning for a multifaceted city

2.6 An important part of the development of the Core Strategy has been collating and assessing evidence and research. Equally fundamental has been listening to the views and considering the comments of local stakeholders. The Consultation Statement (including the Key Issue Schedule) published alongside the Core Strategy goes beyond necessary requirements and clearly shows out how all comments were carefully considered in preparing the Core Strategy Publication Draft, November 2009.

Progress on the City Management Plan

2.7 The timetable for preparation of the City Management Plan is on track with that set out in the Local Development Scheme. Intensive consultation was carried out in 2009 and initial work has started. However, changes to the timetable of the Core Strategy has a knock on effect to the programme for the City Management Plan and these dates have now been revised back as government advice is that subsequent documents will not be scheduled for EIP within 6 months of the Core Strategy, and to ensure adequate resources can be devoted to these key LDF documents.

- Evidence gathering and initial consultation took place from May to November 2008.
- On-going consultation January to June 2009. This will now continue until Publication Draft City Management Plan
- Publication draft City Management Plan was planned for December 2009 - February 2010. This will now take place in March to April 2011.
- Adoption was scheduled for February – March 2011. This is now anticipated to take place in summer 2012

2.8 As with the Core Strategy the approach of actively seeking involvement and acting on responses is being carried through to work on the City Management Plan. One of the first stages of preparation has been to start a discussion with residents, business and the development industry.

2.9 A series of evening workshops were held over the summer 2009 to encourage people to discuss issues, and help shape the policies used for development management purposes. Eleven workshops were held in June, July and August each introduced by a Councillor, with a facilitator running the meeting, and Council experts assisting in the discussions. The debates were structured around briefing notes, and were all recorded. This ongoing programme of engagement will now continue as the document is developed.

Progress preparing Supplementary Planning Documents (SPDS)

2.10 During this AMR's monitoring period 2008-9, 12 conservation area audits were adopted as Supplementary Planning Documents (bringing the total to 43) along with adoption of a further 3 planning briefs for key development sites in the city (Appendix 1 contains details of key dates). The scope and requirement for many of the SPDS identified in the Local Development Scheme 2008 is currently under review as indicated Appendix 1. It is anticipated that a revised version of the LDS with updated timelines will be published in early 2010.

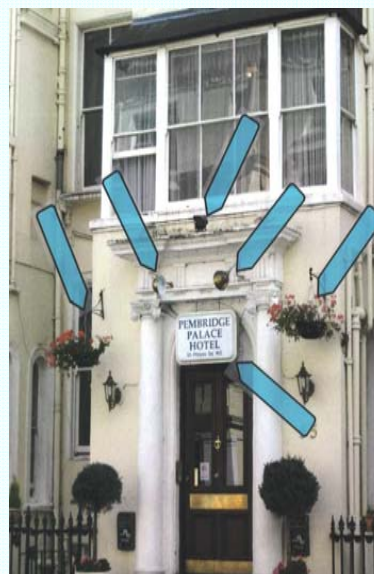
Development Planning

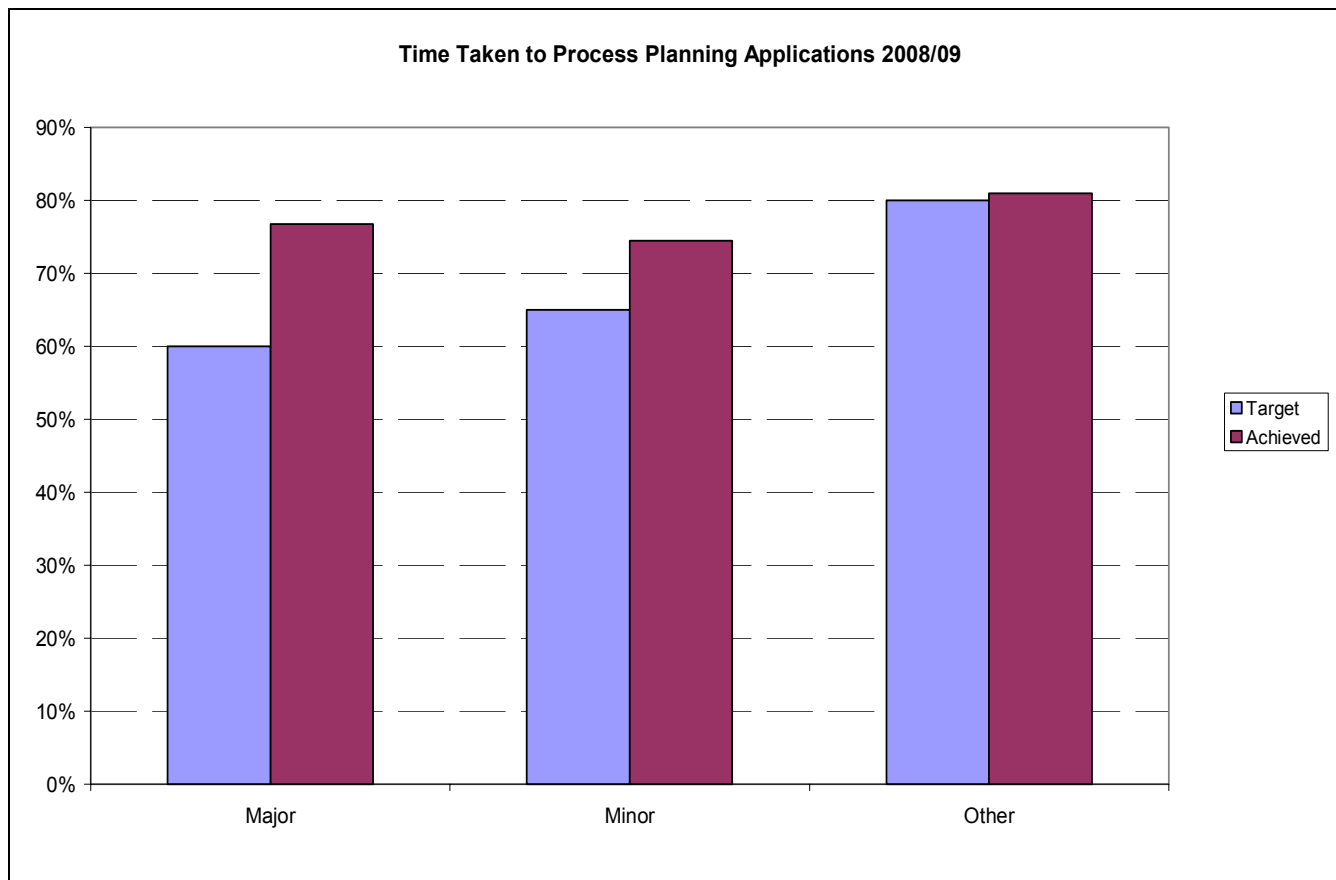
2.11 The planning policies prepared by the council and set out in the UDP are used to determine planning applications. Westminster receives an average of 10,000 planning applications a year, making it one of the busiest authorities in the country. During the period 2008-09 the council:

- received a total of 10,141 planning applications, including 2,794 applications on line (28% of the total and up from 14% last year)
- determined 79% of the total number of applications in less than eight weeks
- processed 1662 applications for listed building consent, around 5.5% of all applications for listed buildings in England.
- successfully defended 183 (79%) of planning appeals determined by Secretary of State in respect of applications made to the council
- exceeded the governments target for processing planning applications (see figure 2.1 below)
- successfully investigated and resolved 2411 reported breaches of planning control (see page 62)
- secured a total of £32,541,739 in financial contributions as part of signed agreements
- Refused 14% of planning applications received that would have had damaging impacts (sometimes it is what you don't see that counts).

Planning enforcement making a difference

Planning enforcement action by the council can be taken where something has been done without the appropriate planning permission or consent. Enforcement action cannot be taken if the works or changes of use do not require permission or consent, or if they are permitted by planning legislation. But where action can be taken, the intervention can make a huge difference and transform a very poor quality built environment to a high quality built environment.





Definitions

Major development is defined as:

- housing applications for 10 or more dwellings or where the site area is 0.5 hectares or more.
- non-housing uses where the floorspace is 1000 sqm or the site area is 0.5 hectares or more.
- changes of use at or exceeding the above thresholds.

Minor development is defined as those applications which do not meet the definition for major development above and are not a change of use, listed building, advertisement or householder development.

The “Other” category includes:

- Change of use (excluding where this is counted as a major application)
- Household applications
- Listed building applications
- Advertisement consent.

Development Type	Total Decisions	Total < 8 weeks	% < 8 weeks	Total 8 - 13 weeks	% 8 - 13 weeks	Total > 13 weeks	% >13 weeks
MAJOR	73	7	9.59	49	67.12	17	23.29
MINOR	2127	1584	74.47	222	10.44	321	3.95
ALL OTHER	4439	3609	81.30	385	8.67	445	10.02
TOTAL	6639	5200	78.33	656	9.88	783	11.79

Figure 2.1: Time taken to process planning applications monitored by the government (Communities and Local Government)

3 Assessing the implementation and effectiveness of spatial policies

The UDP Monitoring Framework

3.1 The processes for preparing and implementing spatial policies have been discussed in Section 2. In this section consideration of their actual impact and their effectiveness in delivering the councils spatial planning aims and policy objectives is given. While work to develop LDF documents is underway the **current** local development plan is still the Westminster Unitary Development Plan (UDP), adopted by the council in 2007. The UDP is used with the London Plan to determine planning applications received by the council. The UDP is therefore the focus of this assessment. The UDP sets out 6 spatial planning aims which are:

- A. Enhancing the attraction of central London
- B. Fostering economic vitality and diversity
- C. Building sustainable communities
- D. Integrating land use and transport policies and reducing the environmental impact of transport.
- E. Ensuring a high quality environment
- F. Working towards a more sustainable city

3.2 The policy assessment set out in the remainder of this section draws on data related to indicators which are used to assess the policy approach. The monitoring framework used is set out in Table 3.1 below. It is important to note that it is the council's policy approaches - not the indicators themselves that are the subject of this assessment.

Use of "Indicators" in this AMR

An indicator is simply data for a particular topic that is a useful indication of whether objectives or policies, in this case spatial planning polices, are achieved. It is often statistics but can take the form of qualitative data. This AMR presents data related to three indicator sets:

- **Core Indicators** identified by the government and for which data is required in LDF annual monitoring reports. There are currently 22 of these and this AMR covers all but two:
 - Core Indicator H6 Housing Quality – Building for Life Assessment has not been included. The council is still training officers to undertake the assessments and is also developing a monitoring approach to housing quality to be reported in subsequent AMRs.
 - Core Indicator IM1 Production of primary land won aggregates by mineral planning authority & Core Indicator M2 Production of secondary and recycled aggregates by mineral planning authority are irrelevant in an inner London context and are excluded.
- **National Indicators** that the government requires to monitor council performance that are relevant to spatial planning.
- **Local indicators** which the council has decided to collect. These are mainly related to planning permission and completion of developments but also include land use surveys and other environmental data.

Table 3.1 Westminster UDP Monitoring Framework

UDP Aim	Indicators
A. Enhancing the attraction of central London	<p>LI MIX1a: Gains from floorspace from mixed use development with a net increase of over 200sqm in CAZ</p> <p>LI MIX1b Non mixed use development with a net increase of over 200sqm in CAZ</p> <p>LI MIX2 All net floorspace change in CAZ/ CAZF</p> <p>LI C2a: Shopping Floorspace in CAZ</p> <p>LIMIX 3: Total net completions by use class in Paddington SPA</p> <p>LI T&E3a: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size</p> <p>LI T&E3b: Refused Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size</p> <p>LI T&E1 Hotels and Hotel Bed rooms by Area</p> <p>LISP3 Permissions for arts, cultural and educational use</p> <p>LI T&E4: Number of Theatres and Expansion of Theatre Floorspace</p> <p>Local Indicator SP2: Portland Place Special Policy Area Survey Results, March 2009</p> <p>LI SP1 Permissions for Medical Uses in Harley Street Special Policy Area</p> <p>LI SP4 Permissions for showrooms in Marylebone Special Policy Area</p> <p>LI SP4 Permissions for showrooms in Marylebone Special Policy Area</p>
B. Fostering economic vitality and diversity	<p>CI BD1 Total amount of additional floorspace – by type,</p> <p>CI BD2 Total amount of employment floorspace on previously developed land</p> <p>CI BD3 Employment land available by type;</p> <p>CI BD4 Total amount of floorspace for town centre use (Includes CAZ/CAZF, PSPA, District and Local Shopping Centres)</p> <p>LI C1 Office floorspace completed by area (CAZ, Paddington SPA, Creative Industries SPA, North West Westminster)</p> <p>LI C2b Shopping Floorspace Completions by Area</p>
C. Building sustainable communities	<p>CI H1 Plan Period and Housing Targets; CI H2(a) Net additional dwellings in previous years, CI H2(b) Net additional dwellings in reporting year and NI154 Net Additional Homes Provided, CI H2(c) Net additional dwellings in future years and NI159 Supply of Ready to Develop Housing Sites, CI H2(d) Managed delivery target</p>

UDP Aim	Indicators
	<p>LI H1 Loss of Housing</p> <p>LI H5 Empty properties brought into use for housing</p> <p>LIH6 Housing Trajectory and Non Self Contained and Vacant Units</p> <p>CI H5 Gross Affordable Housing Completions (National Indicator 155)</p> <p>LI H2 Affordable Housing as a Percentage of all Housing Completions</p> <p>LI H4 Housing by Tenure and Room Size (Completed gross units)</p> <p>LI H3 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund</p> <p>LI T&E2 Temporary Sleeping Accommodation</p> <p>LI SOC 1 Permitted Social and Community floorspace</p>
D. Integrating land use and transport policies and reducing the environmental impact of transport.	<p>Assessment of individual assessments of data on planning permissions supplemented by drawing on other transport datasets used in connection with transport monitoring.</p>
E. Ensuring a high quality environment	<p>LI DES5 Design Awards</p> <p>LI DES1 Appeals Won on Design Grounds</p> <p>LI DES2 Listed Buildings at Risk 2008-09</p> <p>LI DES3 Approvals for Demolition of Listed Buildings</p> <p>LI DES4 Approvals for Demolition in Conservation Areas</p> <p>LI SP4 Development in the Thames Special Policy Area</p>
F. Working towards a more sustainable city	<p>CIW1 Capacity of new waste management facilities by waste planning authority; CIE1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds; CI E3 Renewable energy generation; CI E2: Change in areas of biodiversity importance</p> <p>LI En5: Sustainable Analysis of Planning Applications</p> <p>LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)</p> <p>NI 193: Municipal waste landfilled (The proportion of municipal waste sent to landfill 2008-09)</p> <p>CIW2 Amount of municipal waste arising, and managed by management type by waste planning authority</p> <p>LI En3: Loss of Designated Open Space</p>

Understanding the Data and Assessments in this Section

- 3.3 A monitoring framework of this type, based on indicators, is a widely used method of assessing policies and one strongly advocated in relevant government guidance on monitoring. This type of framework can have a useful role in helping to assess whether a policy is generally on track. However, not all policies can be adequately assessed by reference to this type of data as some complex policy approaches are difficult to reduce to one or even a group of indicators.
- 3.4 The UDP aims set out in paragraph 3.1 above are used to structure the remainder of this section (and page 15 provides a quick reference guide on how to interpret this). Relevant indicator results are presented in relation to each UDP theme. The data focuses primarily on the period 1 April 2008 – 31 March 2009, the period this AMR covers. However, data from outside this period is also highlighted where available and provide context for the results. Data is set out in a series of tables of figures and explanation of the tables is provided under each to aid clarity.
- 3.5 The data is in parts complex but serves an essential function in helping the development of policy approaches as will become evident from later sections of this AMR and are necessary to meet government expectations for monitoring of spatial planning policies.
- 3.6 Following presentation of the data assessment is made of whether the related policy approaches in the UDP are being implemented effectively. These assessments draw on the indicator data presented in and in some cases supplements this by reference to additional research studies or consultation responses.

Monitoring Infrastructure Delivery

- 3.7 Before turning to the detailed assessment it is worth highlighting the council infrastructure planning activities. Westminster's success as a world city and its triple roles as a place to live, commercial centre and tourist attraction places heavy demands on infrastructure. Residents and businesses alike rely on the availability of high infrastructure including social, transport and utilities related infrastructure provision. The assessment set out in the remainder of this section addresses a range of infrastructure related issue matters, for example, social and community facilities, open space provisions, transport where they are addressed in UDP policy approaches.
- 3.8 Government Planning Policy Statement 12: Local Spatial Planning invites Westminster and other local authorities to indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of their core strategy. As signalled in last years AMR, the council is developing its infrastructure delivery planning processes in close cooperation with other Central London Forward boroughs and a technical assessment of infrastructure demand has recently been completed¹. As subsequent AMRs shift to consideration of the Core Strategy infrastructure monitoring is likely to become a more significant component.

¹ Westminster Infrastructure Plan 2006-2026 Technical Assessment

Example

3A. Indicator Results and Policy Analysis: Enhancing the Attraction of Central London

Table 3.16 LI SP4 Permissions for showrooms in Marylebone Special Policy Area

Name of Street	Total loss of showroom on street – 2000-2008
Barnes Street	1
Eastcastle Street	9
Great Portland Street	2
Great Titchfield Street	2
Little Portland Street	1
Margaret Street	6
Mortimer Street	1

Title of the table or figure and indicator reference code Prefix: "LI" for Local Indicator, CI for Core Indicator and NI for National Indicator

Data table showing results for period specified (note there are several of these in each section)

Tables 3.15 and 3.16 above show that since 2000 there has been a general decline in the number of wholesale showroom uses in the East Marylebone Special Policy Area; the greatest losses have been in Eastcastle Street and Margaret Street. However, 2008 survey confirms that there are still 96 wholesale showrooms operating in the area, with 50% of these located on Great Portland Street and Great Titchfield Street.

Description of what the data table or figure above shows

Table 3.16 Policy Assessment - Enhancing the Attraction of Central London

UDP Summary Policy Approach	UDP Policy References	Assessment
Promoting mixed Uses in CAZ Protecting activities which contribute to London's World City functions and seeking mixed use development in Westminster Central Activities Zone (CAZ)	STRA1-4 STRA11 CENT1-4 STRA12 COM 2, COM 3	+ The current monitoring period has seen 7 mixed use schemes, in the CAZ, bring forward 27,545 sqm of office floorspace, and which have delivered just under 13,000 sqm of new residential floorspace and 73 residential units. This figure excludes an additional 46 residential units delivered through land use swaps, as part of mixed use schemes, and within the vicinity. The mixed use schemes resulted in a contribution of just over £5.5 million to the affordable housing fund and £120,000 for environmental improvements. Although to date these schemes have mainly been office led, there are significant amounts of other commercial

Policy Assessment Table at end of each section

Commentary implementation of the policy approach and its effectiveness based on the data tables and figures shown above or other

Summary of UDP Policy Approach

Relevant UDP Policy References - see UDP for full text

Quick easy reference indicator of whether implementation of the policy is positive (+), negative (-) or neutral (=) and/ or monitoring data unclear (?)

3A. Indicator Results and Policy Analysis: Enhancing the Attraction of Central London

Table 3.1 LI MIX1a: Gains from floorspace from mixed use development with a net increase of over 200sqm in CAZ/CAZF

Year	Land Use Swaps	Mixed Use Schemes	A1 SQM	A2 SQM	A3 SQM	A4 SQM	B1 SQM	B8 SQM	C1 SQM	C3 SQM	D1 SQM	D2 SQM	SG SQM	Residential Units	Hotel Rooms	Contribution to Affordable Housing fund (£)	Contribution to Environmental Improvements (£)
2004	0	3	674	0	607	0	5378	0	0	4755	0	0	-7485	37	0	0	115000
2005-06	1	1	0	0	0	0	665	0	0	650	0	0	-1315	6	0	250000	100000
2006-07	1	5	-7453	421	0	0	7365	0	0	5746	0	-1045	0	37	0	1055540	70000
2007-08	0	2	540	0	-363	0	6357	0	225	4928	0	0	-1505	43	2	1527514	168000
2008-09	3	7	-7771	-1143	1559	0	2754 1	0	0	12819	-533	2475	-2025	73	0	5638700	120000
Total	5	18	-14010	-722	1803	0	4730 6	0	225	28898	-533	1430	-12330	196	2	8471754	573000
Under Construction	4	26	13003	-314	3339	-289	7873	0	3699 8.	53573	-207.	-1107	-16074	297	-31	1462547 6	3865470
Un-implemented	3	27	1120	-240	-595	-43	2593 7	0	6420 9	76992	-7052	-778	9113	478	859	6662165	8212575

The monitoring period 2008-09 has seen a net gain of 27,545 sqm office floorspace and just under 13,000 sqm of residential floorspace, providing 73 residential units delivered in 7 mixed use schemes. A further 46 new residential units were provided in the vicinity of these sites as part of land use swaps. The mixed use schemes contributed just over £5.5 million to the affordable housing fund and £120,000 for environmental improvements. Most of the retail loss within the current monitoring period is the result of the completion of the Dickens and Jones scheme which involved a change of use of 13,000 sqm retail floorspace to other Central London uses, including offices and a large restaurant and café. The 2,025 sqm loss in Sui Generis floorspace is the result of the completion of two schemes, one a change of use from wholesale showroom use and the other involving the loss of a mixed entertainment use.

Over the longer period (2004- 2008/9), just over 47,000 sqm new office floorspace has been delivered (60% of this from schemes completed in 2008 -2009). In this period some 29,000 sqm of residential floorspace has been completed, delivering a total of 196 residential units, from 18 mixed use schemes, with a contribution of over £8.5 million to the affordable housing fund and £170,000 to

environmental improvements. These schemes have also delivered floorspace gains in restaurant and café use, hotels and assembly and leisure use. The number of land use swaps has increased over this period with 5 completed in total and a further 4 schemes currently under construction.

Much of the mixed use in the CAZ has come from office led schemes; however, there is currently just under 37,000 sqm of hotel floorspace and 13,000 sqm of retail floorspace under construction and these along with the 8,000 sqm of office floorspace have contributed towards the 52,573 sqm of residential floorspace currently coming forward from mixed use schemes. These schemes will also contribute of just over £14.5 million to the affordable housing fund and just under £4 million towards environmental improvements.

Table 3.2: LI MIX1b Non mixed use development with a net increase of over 200sqm in CAZ/CAZF

Year	Land Use Swaps	Non Mixed Use Schemes	A1 SQM	A2 SQM	A3 SQM	A4 SQM	B1 SQM	B8 SQM	C1 SQM	C3 SQM	D1 SQM	D2 SQM	SG SQM	Residential Units	Hotel Rooms	Contribution to Affordable Housing fund (£)	Contribution to Environmental Improvements (£)
2004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2005-06	1	4	0	0	0	0	2633	0	0	0	0	0	0	0	0	1807260	0
2006-07	0	2	0	0	0	0	679	0	0	0	0	0	0	0	0	0	50000
2007-08	0	2	0	0	0	0	1047	0	0	0	0	0	0	0	0	265000	0
2008-09		4	0	0	0	0	3603	0	0	0	0	0	0	0	0	3292125	0
Total	1	12	0	0	0	0	7962	0	0	0	0	0	0	0	0	5364385	50000
Under Construction	2	6	0	0	0	0	3618	0	13359	0	0	0	0	0	0	2435860	195450
Un-implemented	2	6	1069	0	0	0	2657	0	0	0	0	0	0	0	0	1836518	0

Non Mixed Use Schemes

The current monitoring period (2008-09) saw the completion of 4 office led schemes, involving an increase of 3,603 sqm new office floorspace in the CAZ. These schemes involve relatively small increases in commercial space and did not provide additional residential floorspace. Together they contributed just over £3 million to the affordable housing fund.

Over the longer period (2004-2008/9) 12 office led schemes have been completed which has resulted in just under 8,000 sqm of new office floorspace and contributions of just over £5 million to the affordable housing fund and £50,000 to environmental improvements. These schemes, resulting in an increase in over 200 sqm of office floorspace in the CAZ, represent 40% of all such schemes approved. However, it should be noted that the average office increase in these schemes was 660 sqm compared to 2, 630 sqm for the 18 mixed use schemes. This is indicative that it can be more difficult to provide residential accommodation in small schemes and that the number of residential units that were forfeited is relatively small in favour of payments to the affordable housing fund.

There is currently 3,618 sqm of office floorspace and 13,359 sqm of hotel floorspace under construction which has resulted in contributions of just under £2.5 million to the affordable housing fund and £195,450 towards environmental improvements.

Table 3.3 LI MIX2 All net floorspace change in CAZ/ CAZF

Year	A1 Retail SQM*	B1 Office SQM	C1 Hotel SQM	Hotel Rooms	C3 Residential SQM	Residential Units	Affordable Units
2004	10250	9511	9715	120	24623	138	0
2005-06	6636	-46676	11961	225	118651	632	70
2006-07	1136	-22391	23097	439	45681	523	10
2007-08	5512	-1494	225	2	41840	248	12
2008-09	-4067	30970	4826	68	25514	170	23
Total	19467	-30080	49824	854	256309	1711	115
Under Construction	15825	42651	68122	412	177250	690	58
Unimplemented	1093	57933	77935	1021	116376	692	137

* Floorspace for A1 Retail Uses includes that in locations designated in the UDP as Primary Frontages

The monitoring period 2008-09 saw an increase of just under 31,000 sqm of completed office floorspace, within the CAZ and CAZ Frontages. Previous monitoring periods (in particular 2005-06 and 2006-07), saw net losses of office floorspace, which was due to the development of three large former office buildings into residential. There is currently 42,651 sqm new office floorspace under construction.

In the current monitoring period 2008-09, just over 25,500 sqm new residential (Class C3) floorspace was completed, which resulted in 170 new residential units, of which 23 are affordable. Since 2004, some 256,300 sqm new residential floorspace has been provided, resulting in 1,711 new residential units, including 115 new affordable homes.

Despite the loss of just over 4,000 sqm of retail floorspace in the current monitoring period (mainly from the Dickens and Jones scheme), there has been an overall increase (since 2004) of 19,467sqm shopping floorspace in the CAZ (and CAZ frontages), with a further 16986sqm under construction. Almost 5,000 sqm new hotel floorspace came forward in 2008-09, and since 2004 there has been a total net increase of 49,824 sqm, resulting in 854 new hotel rooms.

Table 3.4 LI C2a: Shopping Floorspace in CAZ

	CAZ (excluding Primary Frontages)		Primary Frontages	
	Proposed	Net Change	Proposed	Net Change
2008-09	12668	8980	12872	-13048

Between April 2008 and March 2009 there was a net increase of nearly 9,000sqm A1 retail floor space within the CAZ boundary defined in the Adopted UDP (but excluding Primary Frontages). Despite almost 13,000sqm A1 floor space being proposed in the Primary Frontages, this was mainly related to the former Dickens and Jones department store site on Regent Street, and replaced less than half of the existing A1 floorspace that had been on that site, the remainder of which was lost to other uses at upper floors.

Table 3.5 LIMIX 3: Total net completions by use class in Paddington SPA

Year	A1 SQM	A2 SQM	A3 SQM	A4 SQM	B1 SQM	B1C SQM	B8 SQM	C1 SQM	C3 SQM	D1 SQM	D2 SQM	SG SQM	Residential Units	Affordable Units	Hotel Rooms
2004	-418	0	0	0	-2575	0	0	0	0	0	0	0	0	0	0
2005-06	-250	250	0	0	151598	0	0	0	19528	0	0	0	210	55	0
2006-07	342	0	290	0	165227	0	0	16	0	0	0	0	0	0	8
2007-08	0	0	0	0	574	0	0	0	0	0	0	0	0	0	0
2008-09	0	-70	347	0	0	0	0	11189	165	0	0	0	3	0	206
Total	-326	180	637	0	314824	0	0	11205	19693	0	0	0	213	55	214
Under Construction	1228	0	0	0	66168	3388	0	0	43085	0	0	0	410	75	0
Not yet implemented	0	0	622	0	0	0	0	0	0	0	0	0	0	0	0

Despite the lack of office completions between April 2008 and March 2009, since 2004 there has been a 31,482sqm increase in new office (Class B1) floorspace in Paddington. There is currently 66,168 sqm B1 floorspace currently under construction, including over 3,000 sqm of new light industrial (Class B1C).

Only 165 sqm new residential floorspace (bringing forward 3 new residential units) were completed during the current monitoring period, however, since 2004 Paddington has seen a net increase of 19,693 sqm residential floorspace, which has resulted in 213 new residential units (of which 55 are affordable). Some 43,000 sqm of new residential floorspace is currently under construction in Paddington, which once completed will result in 410 new residential units and 75 affordable residential units.

Between April 2008 and March 2009 one scheme brought forward 11,189 sqm of new hotel floorspace and 206 new hotel bedrooms. This represents by far the largest increase in hotel floorspace in Paddington since 2004.

There were no retail completions within the current monitoring period but there is 1,228 sqm retail floorspace currently under construction. There was a gain in restaurant and café floorspace and a loss of 70sqm of financial and professional floorspace.

Table 3.6 LI T&E3a: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size

Year	A3 Permissions			A4 Permissions			A5 Permissions			Other Entertainment Permissions		
	New	Loss	Extension	New	Loss	Ext	New	Loss	Ext	New	Loss	Extensions
2008-09												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	0	1	0	0	0	0	0	0	0	1	0	0
Inside CAZ	1	0	2	0	0	0	0	0	0	0	0	0
Stress Areas	0	0	2	0	2	0	0	0	1	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	0	0	0	0	0
Inside CAZ	4	0	1	0	0	0	0	0	0	2	0	0
Stress Areas	0	3	1	0	1	0	0	0	0	0	0	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	1	0	0	0	0	0	0	0	0	0	0
Inside CAZ	1	0	0	0	0	0	0	0	0	0	0	0
Stress Areas	0	1	0	0	0	0	0	0	0	0	1	0

Year	A3 Completions			A4 Completions			A5 Completions			Other Entertainment Completions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2008-09												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	2	2	5	0	0	0	0	0	0	0	0	0
Inside CAZ	3	0	2	0	0	0	0	0	0	0	0	3
Stress Areas	2	0	2	0	0	0	0	0	0	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	4	1	0	0	0	0	0	0	0	0	0	0
Inside CAZ	3	0	0	0	1	0	0	0	0	2	1	0
Stress Areas	2	0	0	0	0	0	0	0	0	0	1	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	0	0	3	1	0
Inside CAZ	0	1	0	0	0	0	0	0	0	0	1	0
Stress Areas	1	0	1	0	0	0	0	0	0	1	0	0

Table 3.7 LI T&E3b: Refused Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size

Year	A3 Permissions			A4 Permissions			A5 Permissions			Other Entertainment Permissions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2008-09												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	3		1		1	1	1					
Inside CAZ												
Stress Areas	1	1					1					
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ												
Inside CAZ	1											
Stress Areas		1										
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ												
Inside CAZ												
Stress Areas												

In terms of entertainment related planning permissions, the table 3.6 above illustrates that during 2008-09 the majority were in relation to A3 restaurant and café uses (18 permissions - 6 for new, 6 for a loss, 6 extensions), compared to 3 permissions for A4 bar and public house uses (all for a loss of use), one permission for takeaway (extension to existing premises) and 4 'other' permissions (3 new, 1 loss). There were no new permissions for any new entertainment uses within the Stress Areas, although there were 6 permissions for new café and restaurant uses within the Central Activities Zone (and three extensions to existing restaurants). There were 8 permissions for a loss of entertainment uses (4 A3 uses, 3 A4 uses, and 1 'other' use) within the Stress Areas. However there were 4 permissions to extend entertainment uses (3 restaurants, 1 takeaway) within the Stress Areas. Outside the Central Activities Zone and the Stress Areas, there were two permissions for a loss of restaurant/café use. There were only 4 permissions in the largest size category of over 500sqm, and 3 of these involved a loss of entertainment use.

In terms of the *implementation* of planning permissions i.e. completions during 2008-09, the majority of development activity involved A3 restaurant and café uses. There were 17 new restaurant and café uses, a loss of 4 restaurant and café uses, and extensions to 10 restaurant and café uses. In comparison, there was the loss of just one A4 bar/public house use, and no development activity involving A5 takeaways. However, in relation to 'other' entertainment uses – typically sui generis entertainment uses, there were six new premises completed (as well as 3 losses and 3 extensions). Within the Stress Areas there were 10 developments involving entertainment uses (8 in relation to A3 restaurants/cafes), of which 6 were for new entertainment uses, one for a loss of an entertainment, and three extensions to existing premises. Inside the Central Activities Zone there were 17 developments involving entertainment uses of which 8 were for new entertainment uses 4 for a loss and 5 extensions to existing premises. Outside the Central Activities Zone and Stress Areas there were 18 developments, of which 9 were for new entertainment uses, 4 for a loss, and 5 extensions to existing premises. Most new entertainment uses were small in size, under

150sqm, although many of these were extensions to existing premises. There were 5 new entertainment uses that were classified as 'large', of which 3 were located outside the Central Activities Zone and Stress Areas.

There were just 12 entertainment planning applications that were refused planning permission during the monitoring period. Of these, eight involved A3 restaurant and café uses, seven were located outside both the Central Activities Zone and Stress Areas, 3 were for a loss of entertainment uses and only 2 were refusals for an extension.

Table 3.8: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster) and Size 2004 – 2008-09

	A3 Permissions			A4 Permissions			A5 Permissions			Other Entertainment Permissions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2004- 2008-09												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	15	5	14	0	1	1	1	0	0	1	1	0
Inside CAZ	9	6	5	1	0	1	0	0	0	0	0	1
Stress Areas	27	1	11	0	3	2	0	0	1	0	2	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	14	1	0	0	3	0	0	0	0	0	2	0
Inside CAZ	18	2	2	1	9	1	0	0	0	5	6	0
Stress Areas	10	5	2	4	0	0	0	0	0	0	3	1
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	2	2	0	0	2	0	0	0	0	3	2	0
Inside CAZ	6	4	0	0	0	0	0	0	0	5	4	0
Stress Areas	6	3	0	0	1	0	0	0	0	6	6	0
Year	A3 Completions			A4 Completions			A5 Completions			Other Entertainment Completions		
2004- 2008-09	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	12	4	11	0	1	1	1	0	0	0	0	0
Inside CAZ	12	4	6	1	0	0	1	0	0	0	0	3
Stress Areas	16	0	7	0	1	0	0	0	0	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	8	3	0	2	0	0	0	0	0	2	2	0
Inside CAZ	12	3	3	0	5	0	0	0	0	4	3	1

Stress Areas	6	2	2	0	0	0	0	0	0	0	5	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	0	0	4	2	0
Inside CAZ	5	3	0	1	0	0	0	0	0	1	2	1
Stress Areas	4	1	1	1	0	0	0	0	0	2	2	0

Looking over a longer period Table 3.8 above presents the number of permissions and completions of entertainment uses over a five year period from 2004. It is clear that the majority of entertainment permissions and completions relate to A3 restaurant and café uses, and that they tend to be small and medium in size. A4 bars and public house uses, and 'other entertainment uses', have both experienced a net loss of the number of new premises permitted and completed. There are no clear trends in terms of geographic location, although there are fewer, larger entertainment uses permitted and completed outside the Central Activities Zone and Stress Areas.

Table 3.9 LI T&E1 Hotels and Hotel Bed rooms by Area

	CAZ		Paddington SPA		Rest of Westminster		Total	
	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change
2008-09	68	68	206	206	72	-11	346	263

Table 3.10 Hotels and Hotel Bed rooms by Area (2004-2009)

Year	CAZ Permitted Rooms	CAZ Net Change	Paddington SPA Proposed Rooms	Paddington SPA Net Change	Rest of Westminster Proposed	Rest of Westminster Net Change	Total Permitted Rooms	Total Net Change
2004	578	120	0	0	41	4	619	124
2005-06	225	225	0	0	523	32	748	257
2006-07	468	439	363	8	36	-3	867	444
2007-08	2	2	0	0	41	-58	43	-56
2008-09	68	68	206	206	72	-11	346	263
Total	1341	854	569	214	713	-36	2623	1032

The biggest gain in hotel bedrooms in the current monitoring period was in the Paddington Special Policy Area with a gain of 206 new bedrooms from one scheme. This represents by far the largest increase in hotel floorspace in Paddington since 2004. Although there was only a gain of 68 hotel bedrooms in the CAZ for 2008/09, over the last five years the largest gains in hotel space have been in the CAZ, providing a total net gain of 854 rooms since 2004. In the rest of Westminster, there was a net loss of 11 hotel bedrooms for the current monitoring period, and a total net loss of 36 bedrooms since 2004.

Table 3.11 LISP3 Permissions for Arts, Cultural And Educational Use

Year	Outside SPA sqm	Arts Culture & Education SPA sqm
2004-05	161	0
2005-06	1325	0
2006-07	965	0
2007-08	728	0
2008-09	11,060	328

There have been gains in a range of arts, culture and education floorspace in the current monitoring period, including 328 sqm floorspace for Imperial College within the Arts, Culture and Education Special Policy Area. The gain in arts and cultural uses outside of this area has provided 11,060sqm floorspace. This includes temporary permissions for theatre uses listed below.

Table 3.12: LI T&E4: Number of Theatres and Expansion of Theatre Floorspace

Year	Theatres
2008-09	<ul style="list-style-type: none"> Continued use of temp theatre over 5000 sqm erected in Kensington Gardens for “Peter Pan in Kensington Gardens” for four months in summer 09 Continued temp use of part of Haymarket cinema (400 sqm) for theatre to be part of interactive cinema/theatre production from July 2008 to December 2009

Table 3.13 LISP2: Portland Place Special Policy Area Survey Results, March 2009

INSTITUTE	ADDRESS	CATEGORY
Open Learning Foundation	3 Devonshire Street	FOUNDATION
Institute of Contemporary History and Leo Baeck Institute and Weiner Library	4 Devonshire Street	INSTITUTE
British Veterinary Association	7 Mansfield Street	INSTITUTE
Royal College of Midwives	15 Mansfield Street	INSTITUTE
The Nutfield Trust	59 New Cavendish Street	INSTITUTE
Energy Institute	61 New Cavendish Street	INSTITUTE
Institute of Chartered Secretaries and Administrators	16 Park Crescent	INSTITUTE
Medical Research Council	20 Park Crescent	INSTITUTE
Association of Anaesthetists of Great Britain & Ireland	21 Portland Place	INSTITUTE
The UK Central Council for Nursing Midwifery and Health Visiting	23 Portland Place	INSTITUTE
Associated Board of the Royal Schools of Music	24 Portland Place	INSTITUTE
Swedish Embassy	27 Portland Place	DIPLOMATIC
The Royal Institute of Public Health and Hygiene	28 Portland Place	INSTITUTE
Chinese Embassy	31 Portland Place	DIPLOMATIC
Polish Embassy Cultural Institute	34 Portland Place	DIPLOMATIC
The British Medical Ultrasound Society	36 Portland Place	INSTITUTE
Royal College of Radiologists	38 Portland Place	INSTITUTE
Architects Benevolent Society	43 Portland Place	FOUNDATION
The Kenya High Commission	45 Portland Place	DIPLOMATIC
Red Mansion Foundation	46 Portland Place	FOUNDATION
Polish Embassy	47 Portland Place	DIPLOMATIC
Chinese Embassy	49 Portland Place	DIPLOMATIC
Chinese Embassy	50 Portland Place	DIPLOMATIC
Australian Broadcasting Corporation	54 Portland Place	INSTITUTE
Royal Institute of British Architects	66 Portland Place	INSTITUTE
RAF Benevolent Fund	67 Portland Place	FOUNDATION
The Institute of Physics	76 Portland Place	INSTITUTE
Calouste Gulbenkein Foundation	98 Portland Place	FOUNDATION

This land use survey, carried out in March 2009 shows the location of diplomatic, foundation and institutional uses in the Portland Place SPA. It shows a continued concentration of institutional uses which are primarily located along Portland Place.

Table 3.14 LI SP1 Permissions for Medical Uses in Harley Street Special Policy Area

Year	Net Medical sqm
2004-05	7670
2005-06	6828
2006-07	8367
2007-08	2741
2008-09	1884

In 2008 - 09 1,884 sqm of medical floor space was permitted in the Harley Street Special Policy Area. This is the lowest increase for permitted applications since 2004/5 but still represents a net increase in the amount of medical floorspace permitted in this location

Table 3.15 LI SP4 Permissions for showrooms in the Marylebone Special Policy Area

Year	No of Showrooms in Special Policy Area by year (From 2000)
2000	148
2007	118
2008	96

Table 3.16 LI SP4 Permissions for showrooms in Marylebone Special Policy Area

Name of Street	Total loss of showroom on street – 2000-2008
Berners Street	1
Eastcastle Street	9
Great Portland Street	2
Great Titchfield Street	2
Little Portland Street	1
Margaret Street	6
Mortimer Street	1

Since 2000 there has been a general decline in the number of wholesale showroom uses in the East Marylebone Special Policy Area; the greatest losses have been in Eastcastle Street and Margaret Street which lie on the periphery of the special policy area. Changes within the fashion industry and a desire by occupiers to be located near to the main cluster of showrooms on Great Portland Street have led to this decline. However, survey data has confirmed that there are still 96 wholesale showrooms operating in the area, with 50% of these located on Great Portland Street and Great Titchfield Street.

Table 3.17 Policy Assessment - Enhancing the Attraction of Central London

UDP Summary Policy Approach	UDP Policy References	Assessment
<p>Promoting mixed Uses in CAZ Protecting activities which contribute to London's World City functions and seeking mixed use development in Westminster's Central Activities Zone (CAZ) including residential uses. Target: Equivalent residential floorspace where office development exceeds 200sqm</p>	<p>STRA1-4 STRA11 CENT1-4 STRA12 COM 2, COM 3</p>	<p>✚ The current monitoring period has seen 7 mixed use schemes in the CAZ bring forward 27,545 sqm of office floorspace and just under 13,000 sqm of new residential floorspace (73 residential units). This figure excludes an additional 46 residential units delivered through land use swaps, as part of mixed use schemes, and within the vicinity. The mixed use schemes resulted in a contribution of just over £5.5 million to the affordable housing fund and £120,000 for environmental improvements. Although to date these schemes have mainly been office led, there are significant amounts of other commercial floorspace (in particular hotel and retail) currently under construction which, in accordance with CENT 3, will also bring forward residential floorspace. There is currently 52,000 sqm of residential floorspace under construction. An additional 4 office led schemes were completed in 2008-09 resulting in an increase of 3,603 sqm of new office floorspace. Such schemes have resulted from the hierarchy of requirements in CENT 3 and COM 2 and where evidence has been provided by developers that it is not practical or appropriate to provide on site residential and following this, that they are unable to provide off-site residential in the vicinity, or other appropriate uses, in keeping with the character of the area. In such cases a contribution to the affordable housing fund is required and in the current monitoring period this has resulted in a contribution of just over £3 million.</p> <p>Over the long term (2004 – 2008-09) office led schemes (of 200 sqm +), which resulted in the provision of housing on site, accounted for 60% of all schemes approved. This indicates that this policy is successful, and that the main policy exceptions to on or off-site provision of housing were for relatively small increases in commercial floorspace where it was not considered practical or appropriate to provide on site housing.</p>
<p>Promoting mixed use development, including central London uses in Paddington Special Policy Area</p>	<p>STRA8, PSPA 2</p>	<p>✚ In previous years Paddington has seen significant increases in office floorspace, providing much of the new office floorspace in Westminster and additional retail, restaurant /café and residential floorspace within the Paddington SPA. Despite the lack of office completions this year, the current monitoring period saw the completion of a new 206 bedroom hotel and an increase in restaurant/café floorspace. There is just over 66,000 sqm B1 floorspace currently under construction in the area, including new light industrial floorspace and new residential and retail floorspace also in the pipeline. Paddington remains an important location in Westminster for mixed use development and implementation of this policy approach has been successful as seen at the end of this section of the AMR (see Spotlight on Paddington, page 63).</p>
<p>To enhance and maintain the West End and Knightsbridge international shopping centre</p>	<p>STRA 11, SS3-5</p>	<p>✚ Despite over 28,000sqm additional A1 retail floor space being proposed in Westminster 2008-09 (financial year), almost half of which was proposed for the International Shopping Centres Primary Shopping Frontages (13,000sqm), the amount of A1 floor space in the International Shopping Centres decreased in Westminster during this time suggesting that the aims of these policies were not being achieved. However, almost all of</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
		<p>the A1 loss in the International Shopping Centres arose from the loss of the already vacated Dickens and Jones department store at 224-244 Regent Street, Primary Shopping Frontage, which represented a loss of over 13,000sqm retail floor space at just one site. Most of this floorspace was on the upper floors and the ground floor still remains in retail use.</p> <p>Considerable work is ongoing as part of the ORB Action plan which focuses on enhancing the Oxford Street, Regent Street and Bond Street areas and maintaining their status as prime international retail locations. Work this year has included the formation of two-way diagonal crossings at Oxford Circus, to enhance the public realm and ease pedestrian overcrowding (see Section 4 of this report for further details).</p>
<p>Managing Entertainment uses UDP policies control new entertainment uses, dependent on their location, size and type of activity, in order to safeguard residential amenity, local environmental quality and the established character and function of various parts of the city. The council is more lenient towards smaller café and restaurant uses, but takes a stricter approach with larger entertainment uses more intensive uses in stress areas and outside the central commercial areas</p>	<p>STRA 13, STRA 16, CENT 2 TACE 8-10</p>	<p>+ In line with the policy approach, most entertainment related planning permissions and development activity have been in relation to A3 café and restaurant uses. In terms of size there are less large entertainment premises being both permitted and completed in comparison to small and medium size entertainment uses. In line with the policy there are fewer permissions and completions of more intensive uses such as bars and public houses and takeaways. However, there are a greater number of large 'other' entertainment uses that have been completed (4) in the monitoring year in comparison to small and medium sized 'other' entertainment premises (2). 'Other' entertainment uses are typically mixed restaurant-bar-nightclub uses. Although the numbers involved are not significant, this is an issue that requires further ongoing scrutiny to ensure that the current and future policy approach is not sidestepped.</p> <p>Most planning permissions for a loss of entertainment uses were located within the Stress Areas where a stricter approach to entertainment uses is taken. Areas of Westminster outside the Stress Areas and Central Activities Zone – typically more residential in nature - were subject to just one planning permission for a new entertainment use (high end spa in Thayer Street)and two permissions for a loss of entertainment use. However there was a greater degree of entertainment use development in these residential areas.</p>
<p>New hotels are guided to Central Westminster and the Paddington Special Policy Area. Conversion to non-hotel uses outside central Westminster where there is over-concentration of hotels is encouraged.</p>	<p>STRA 12, TACE 1-2, TACE 4, PSPA 4</p>	<p>+The pattern of hotel development in Westminster this year and in recent years reflects the policy approach. In 2008-09 the biggest gain of hotel space was in the Paddington Special Policy Area with 206 new bedrooms arising from 1 scheme, and 68 new bedrooms in CAZ. The number of bedrooms outside Central Westminster decreased. Since 2004 there has been a net gain of 1032 rooms in Westminster.</p>
<p>Arts and culture uses are encouraged. An Arts, Culture and Education Special Policy Area is designated around Exhibition Road and Kensington Gore where</p>	<p>STRA 9, STRA 12, TACE 5-7</p>	<p>+ In line with policy objectives, a range of arts and cultural uses have been permitted within Westminster, providing over 11,000 sqm of floorspace during 2008-09 including temporary theatre uses. The Arts, Culture and Education Special Policy Area was set up to protect and consolidate those strategically important uses around Exhibition Road and Kensington Gore. There has been a gain of 328 sqm floorspace for Imperial</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
arts, cultural and educational uses are protected.		College in the current monitoring period and no reduction in the amount of arts, culture or educational floorspace since 2004, indicating the policy to protect these uses is being achieved.
<p>Maintaining the character of special policy areas within the CAZ including:</p> <ul style="list-style-type: none"> -Protecting wholesale showroom uses in East Marylebone Special Policy Area - Protecting private medical facilities in the Harley Street Special Policy Areas - Protecting institutional uses in Portland Place Special Policy areas <p>(Note Thames Special Policy Areas is addressed in section 3E)</p>	<p>COM12 STRA 9, SOC 5 STRA 9, COM6, COM 7</p>	<p>=/+ Survey results for the East Marylebone SPA show that despite a loss of wholesale showroom uses in the area as a whole there remains a significant cluster on and around Great Portland Street and Great Titchfield Street. It is proposed to reduce the boundary of the SPA as indicated on the Core Strategy Proposals Map – Publication Draft November 2009.</p> <p>=/+ In Harley Street during 2008-09 a total of 1,184 sqm of floor space has granted planning permission - the lowest figure for permissions since 2004-05. This reduced amount of permissions could represent the overall pattern of dip in development activity across the city. Despite this policy is still securing an overall increase in applications granted for these uses, there have been no losses in the private medical facilities and related professional and support services, indicating that the policy to protect these uses is still being achieved.</p> <p>=/+Survey results for the Portland Place SPA in 2009 reveals a continued clustering of diplomatic, foundation and other institutions although there have been some reductions from previous years and evidence from landowners submitted as part of the Core Strategy process corroborates this shift. As a result there is a proposed reduction in the Portland Place SPA boundary, as shown on the Core Strategy Proposals Map – Publication Draft November 2009.</p>

3B. Indicator Results and Policy Analysis: Fostering economic vitality and diversity

Table 3.18 Indicator BD1 Total amount of additional floorspace – by type, Core Indicator BD2 Total amount of employment floorspace on previously developed land, Core Indicator BD3 Employment land available by type

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	203270	0	443	0	928	204641
BD1	Net	34127	0	-1728	0	-2155	30244
BD2	Gross	203270	0	443	0	928	204641
BD2	% Previously developed land	100	0	100	0	100	100
BD3	Hectares	20.3	0	0.04	0	0.09	20.43

In 2008 -2009, 34,127 sqm of new office (Use Class B1a) floorspace was completed. The net loss of 1,728 sqm light industrial (Use Class B1c) floorspace is mainly the result of one scheme which included the loss of a film/recording studio. Similarly, the net loss of 2,155 sqm storage and distribution (Use Class B8) floorspace has come from the completion of a single scheme. As would be expected in Westminster all development has taken place on previously developed land.

Table 3.19: CI BD4 Total amount of floorspace for town centre use (Includes CAZ/CAZF, PSPA, District and Local Shopping Centres)

		A1	A2 Town Centre	D2 Town Centre	B1	Total
BD4	Gross (in town centres)	26490	1319	2131	197453	227393
BD4	Net (in town centres)	-4861	-354	459	31202	26446
BD4	Westminster Gross	28360	1319	3401	203270	236350
BD4	Westminster Net	-4076	-447	1729	34127	31333

Source: Pipelines

In 2008-09, there was a net loss of A-class town centre uses completed both in the designated town centres (CAZ/CAZ frontages, PSPA, and the designated shopping centres), and in Westminster overall. This is despite a small overall increase (approx 700sqm) in A-class uses outside of the designated town centres. During the same time there was a small net increase in D2 uses in the town centres, which comprised a number of health and fitness uses, 1,270sqm of which was outside the town centres listed above, with 36% of the total being within the designated centres. There was also a significant increase in the amount of B1 office floor space within the centres and Westminster overall, with over 31,000sqm additional office floor space completed in the centres, and an additional 2925sqm completed outside.

Overall there was a net gain of 26,446sqm completed town centre uses within the designated town centres during the monitoring period 2008-09, and an additional 4,887sqm completed outside the town centres. This represents less than 16% additional town centre floor space, located outside of the town centres.

Table 3.20 LI C1 Office floorspace completed by area (CAZ/CAZF, Paddington SPA, Creative Industries SPA, North West Westminster)

Year	Areas	Existing Floor space (Sqm)	Proposed Floor Space (sqm)	Net Change (Sqm)
2008-09	Central Activities Zone	166251	197221	30970
2008-09	Paddington SPA	0	0	0
2008-09	North-West Westminster SPA	0	0	0
2008-09	Rest of Westminster	2892	6049	3157
2008-09	All of Westminster	169143	203270	34127

Table 3.21 Office floorspace completed by area over 5 years (CAZ, Paddington SPA, Creative Industries SPA, North West Westminster)

Year	Areas	Existing Floor space	Proposed Floor Space	Net Change (Sqm)
2004 – 2008-09	Central Activities Zone	621668	591588	-30080
2004 – 2008-09	Paddington SPA	41654	356478	314824
2004 – 2008-09	North-West Westminster SPA	0	915	915
2004 – 2008-09	Rest of Westminster	26910	39723	12813
2004 – 2008-09	All of Westminster	690232	988704	298472

There has been a net gain of 34,127 sqm of new office floorspace added to the existing stock in Westminster in 2008-09, with almost 31,000 sqm of this coming from completions in the Central Activities Zone (CAZ). Other additional office floorspace results from the completion of schemes at Marylebone Station and 99 New Cavendish Street, which are currently just outside the CAZ but are proposed to be included within this boundary in the Publication Draft Core Strategy, November 2009.

Over the longer term (between 2004 and 2008-09), 298,472sqm new office floorspace has been created in Westminster, with the majority of this coming from the Paddington SPA. The net loss of office floorspace within the CAZ is mainly the result of 3 large schemes (Romney House, 2 Marsham Street and 195-199 Knightsbridge) in previous monitoring periods 2005-06 and 2006-07 for residential use. Much of the total gain of office floorspace over this longer term resulted from the completion of an office scheme (in 2004) in Queen Anne Street, which is proposed to be included within the CAZ boundary in the Publication Draft Core Strategy, November 2009.

In the recent monitoring period 2008 -2009 no new office development has been completed in North Westminster. Since 2004 only 915sqm of office space was completed this was brought forward in the period 2007-08.

Table 3.22 LI C2b Shopping Floorspace Completions by Area

	CAZ A1 Floorspace		Primary Frontages A1 Floorspace		District Centres A1 Floorspace		Local Centres A1 Floorspace		Rest of Westminster A1 Floorspace		Total A1 Floorspace	
	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change
2008-09	12668	8980	12872	-13048	793	181	157	-974	1870	784	28360	-4077

Table 3.23 Shopping Floorspace Completions by Area 2004-2009

Year	CAZ Gross Change	CAZ Net Change	Primary Frontage Proposed	Primary Frontage Net Change	District Centre Proposed	District Centre Net Change	Local Centre Proposed	Local Centre Net Change	Rest Of Westminster Proposed	Rest Of Westminster Net Change	Total Proposed	Total Net Change
2004	7512	5560	5030	4690	1282	-438	65	-26	273	-142	14162	9644
2005-06	3369	994	7790	5642	2181	-904	80	-284	378	-323	13798	5125
2006-07	18272	2329	11585	-1193	209	-479	502	-430	5022	2455	35590	2682
2007-08	14275	4582	2825	930	63	-898	398	114	371	-750	17932	3978
2008-09	12668	8980	12872	-13048	793	181	157	-974	1870	784	28360	-4077
TOTALS	56096	22445	40102	-2979	4528	-2538	1202	-1600	7914	2024	109842	17352

During financial year 2008-09 over 28,000sqm additional A1 retail floor space was completed in Westminster, over 90% of which (25,540sqm) was in the Central Activities Zone, with 45% of the total completed within the Primary Shopping Frontages. Without the loss of the 13,128sqm Dickens and Jones department store 224-244 Regent Street (application number 06/06286/FULL), there would have been a small increase in A1 retail floor space in the Primary Shopping Frontages of 80sqm, which would have resulted in over 9,000sqm additional A1 retail floor space in the CAZ overall.

In total 93% (26,490sqm) of the completed A1 floor space was located within Westminster's hierarchy of designated shopping centres. The small loss of A1 retail floor space in the Local Centres mainly resulted from changes of use to other A-class uses and residential at basement and upper floors.

Only 6.5% of the new retail floor space fell outside of Westminster's designated centres, which represented a net change of only 784sqm additional A1 floor space during the monitoring period.

Table 3.24 Policy Assessment Fostering Economic Vitality And Diversity

UDP Summary Policy Approach	UDP Policy References	Assessment
Office development is directed to the CAZ as part of the overall mixed use approach.	STRA 5, COM1, COM3, COM4, COM5, CENT1, CENT2, CE, NT3, CENT4	<p>+ The current monitoring period has seen a net increase in office floorspace in Westminster, 91% of which has come from office completions in the CAZ. These mixed use schemes in the CAZ have delivered just under 13,000 sqm new residential floorspace.</p> <p>The 9% of office floorspace in the rest of Westminster came from schemes just outside the CAZ, but are proposed to be included within this boundary in the Publication Draft Core Strategy.</p> <p>This suggests that the council's current policy approach is working.</p>
Office development is promoted in Paddington as part of the overall mixed use approach	STRA 5, COM1, PSPA 3	<p>+ In previous years Paddington has seen significant increases in office floorspace, providing much of the new office floorspace in Westminster. Despite the lack of completions this year, there is just over 66,000 sqm B1 floorspace currently under construction in the area, including new light industrial floorspace. The current monitoring period saw the completion of a new 206 bedroom hotel and an increase in restaurant/café floorspace.</p> <p>Paddington remains an important location in Westminster for generating a range of employment uses, as indicated in the current monitoring period, and which illustrates the effectiveness of the policy approach.</p>
Employment uses are especially encouraged in North West Westminster to support economic regeneration. Protection is given to small scale business and is required as part of large scale mixed use developments.	STRA 5, COM1, NW1, NW2,	<p>- This year's figures reveal no further increases in office floorspace in the North West Westminster area. In the period between 2004/5 and 2008/9 office floorspace amounted to 915 sqm in this area, this represents only 0.03% of all completed office floorspace monitored in the whole of Westminster.</p> <p>This demonstrates that the existing policy approach to this area has not been as effective as the council would desire. The emerging policy in the Core Strategy – Publication Draft, November 2009 seeks to achieve a more holistic approach to regenerating the area, which should be more effective at attracting economic development into the area.</p>
New light industrial floorspace is encouraged in the Creative Industry Special Policy Area and small scale light industrial uses will be protected where there is no adverse effect on residential amenity.	COM9, COM10	<p>- The Use Class Order does not differentiate between Class B1a (office) and Class B1c (light Industrial) which makes the protection of light industrial floorspace within Westminster difficult to achieve, and significantly compromises the effectiveness of the policy. This is evident in the loss of just under 2,000 sqm light industrial floorspace, in the current monitoring period. The City Council values the contribution of creative industries to Westminster and the recommendations in The Creative Industries Report, October 2007 have been used in the formulation of policies in the Draft Publication Core Strategy November 2009. Rather than protect, the draft policies seek to ensure that new light industrial floorspace is provided in new commercial schemes and secured by legal agreement. This approach has already been successful in Paddington, with some 3,000 new light industrial floorspace currently under construction.</p> <p>The report makes reference to a number of secondary clusters of creative industries located in Paddington/</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
		<p>Bayswater (a software cluster), Westbourne area (music and performing arts and designer fashion), Maida Vale (linked to the BBC Maida Vale Studios) and a further cluster in the far north west around Queens Park (video, film and photography). The emerging policy approach for north Westminster as outlined in the Core Strategy publication draft seeks to strengthen the policy approach in this area by encouraging a range of B1 uses including workshops and studios which support these sectors. It is hoped the policy for North Westminster Economic Development Area will secure significant increases in a range of businesses.</p>
<p>Retail (A1) uses are generally protected and the predominantly A1 retail function is to be maintained in existing District Centres and Local Centres. However, in some cases loss of A1 may be permitted outside Core Frontages in these centres.</p>	<p>STRA 10, SS1-2, 6-13</p>	<p>=/+ In total 93% (26,490sqm) of the completed A1 floor space 2008-09 was located within Westminster's hierarchy of designated shopping centres. Outside the CAZ, UDP policies protect 7 District Shopping Centres, and 39 Local Centres. In 2007-08, there was a net loss of almost 900 sqm of retail floorspace in the District Centres, which comprised of a loss of A1 use at basement level as part of a scheme to provide a mixed-use development. In 2008-09 there was a net gain of 181sqm in these centres, which included 461 additional sqm floorspace in Marylebone High Street. The council's UDP places a high priority in protecting retail uses in the District Centres – especially at ground floor level to help maintain an active retail frontage. This monitoring period is the first out of the last 5 to witness net retail growth within the designated District Shopping Centres. This suggests that the policy approach for the District Centres is generally appropriate in that there is still demand for retail in these centres, and that they are, particularly in the case of Marylebone High Street, attracting retail growth. The council's Civic Streets project continues to lead to improvements in the shopping environment of each of the District Centres.</p> <p>The small loss of A1 retail floor space in the Local Centres mainly resulted from changes of use to other A-class uses and residential uses at basement and upper floors. A1 uses in the upper and lower floors of the Local Centres are not specifically protected under existing UDP policy. The limited loss of A1 at ground floor levels suggests the UDP's protection policies are working.</p>

3C. Indicator Results and Policy Analysis: Building sustainable communities

Table 3.25 CI H1 Plan Period and Housing Targets

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1 Adopted Local Plan (UDP, 2007)	1/1/1997	31/12/2016	19480	Unitary Development Plan, 2007
H1b RSS (London Plan)	1/4/2007	31/3/2017	6800	Greater London Authority London Plan (London Housing Capacity Study 2004)

Table 3.26 CI H2(a) Net additional dwellings in previous years, CI H2(b) Net additional dwellings in reporting year and NI154 Net Additional Homes Provided, CI H2(c) Net additional dwellings in future years and NI159 Supply of Ready to Develop Housing Sites, CI H2(d) Managed delivery target

	1997	1998	1999	2000	2001	2002	2003	2004	2005-06	2006-07	2007-08
H2a	1075	1145	1539	1156	912	537	1286	539	1513	657	683
H2c (a) net additions											
H2c (b) hectares											
H2c (c) Target	974	974	974	974	974	974	974	974	974	680	680
H2d	18405	17260	15721	14565	13653	13116	11830	11291	9778	6143	5460

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17		
H2b	716										
H2c (a) net additions		677	660	421	799	1452	436	680			
H2c (b) hectares	3.44	1.59	3.05	2.49	8.08	7.16	3.52	2.93			
H2c (c) Target	680	680	680	680	680	680	680	680			
H2d	4744	4067	3407	2986	2187	735	299	-381			

Projected net units and hectareage are partly aspirational coming from planning brief sites. Most residential units come from small windfall sites in Westminster.

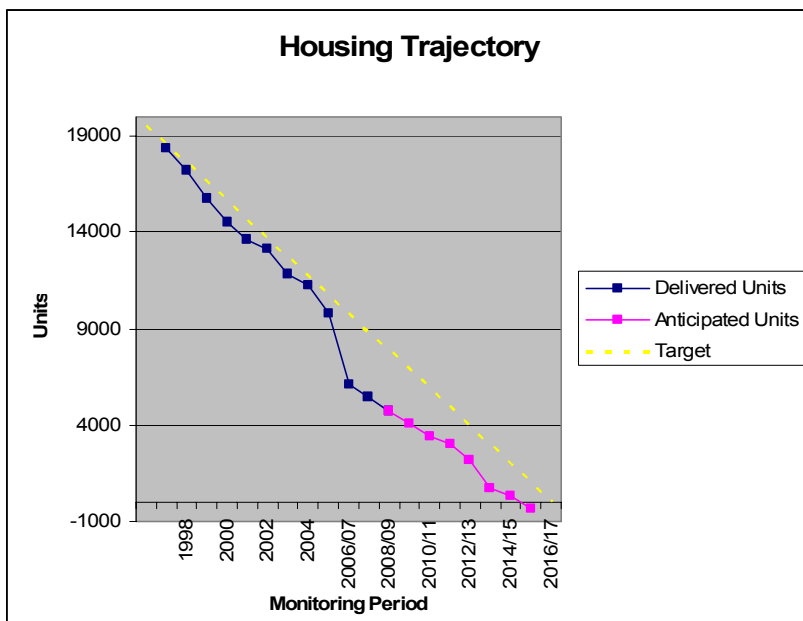


Figure 3.1a LIH6 Housing Trajectory

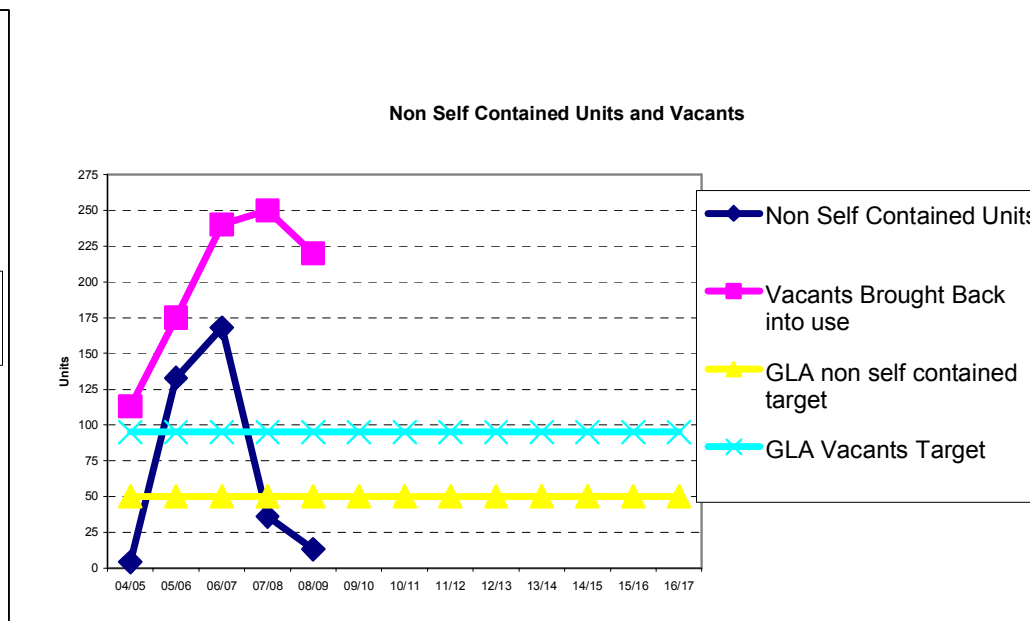


Figure 3.1b Non Self Contained and Vacant Units

Figure 3.1a shows the trajectory of housing delivery over time in relation to Westminster’s 20 year housing target of 19,480 units, which was implemented on 1/1/1997. Whilst the delivery of units from 1997 to 2004 was relatively consistent, the graph shows an unusually large gain in units for the period 2005/06. There are two reasons for this; firstly, unusually for Westminster there were 5 large schemes delivering over 100 units each completed in 2005/06, including a 222 unit scheme in the Paddington SPA and a 204 unit scheme in Knightsbridge; secondly, this period was the start of financial year accounting and so 2005/06 is a 15 month 'year'. Looking forward from the current monitoring period (2008/09), the graph shows anticipated housing delivery up to the period where it is forecast that the 20 year housing target will be met (2015/16). Anticipated units are calculated from schemes listed in the 5-15 year Housing Land Supply Assessment (see Appendix 2), and then by adding an allowance for small schemes under 10 units, and an allowance for windfall sites of 10 or more units.

Figure 3.1b shows non Self Contained Units and vacant units. Delivery of non-self contained units can be seen to fluctuate over recent years - ranging from 4 units in 2004/05, to 168 units in 2006/07, to 13 units in 2008/09. This reflects the uneven delivery of large schemes of non self contained units, such as extra care housing for the elderly, or student accommodation. The GLA target is for delivery of 50 units per annum, and whilst this target was not met in the monitoring period 2008/09, a total of 354 non-self contained units have been delivered over the past five years, which exceeds the GLA target for this period by 104 units.

In addition to non-self contained units, this graph also shows the number of vacant units that have been brought into use for housing, as well as the GLA target of 95 units per annum. For each of the past five monitoring periods the number of vacant units brought back into use have exceeded the GLA target, and since 2004 a total of 998 vacants have been brought back into use giving an average of just under 200 per year - over double the GLA target.

Five year housing assessment (see Appendix 2)

The housing trajectory set out above draws on the Five Years Assessment of housing set out in Appendix 1 of this AMR. The assessment covers expected delivery of housing between January 2010 and March 2015. Westminster's housing requirement will be set out in the sub-regional Strategic Housing Market Assessment (SHMA) due for publication, January 2010. The last Housing Needs Study (published 2007) showed Westminster required 5,621 additional affordable homes per annum to meet need. It did not provide a figure for market housing, but the affordable requirement alone far outstrips the amount of housing that an already densely built up city centre authority could possibly provide. As this figure is totally unrealistic, and as an interim measure before publication of the SHMA, the 5 yr housing requirement for this period has been calculated by using Westminster's housing target in the London Plan, which is 680 units per annum, multiplied by 5 for April 2010 – March 2015 plus one quarter of 680 for the first three months of 2010 which gives a total of 3570 units.

The 5 year schedule includes all sites expected to deliver 10 or more (gross) units, 64 sites in total, by 2015. It is composed as follows:

- Sites with planning permission where construction has commenced (29 sites)
- Sites with planning permission where construction has not commenced but discussions with the developer indicate that works will commence in the near future and completion is expected before April 2015 (22 sites)
- Westminster Council Community Build sites where discussions have been taking place with Housing and CityWest Homes, funding secured but a planning application/permission not yet submitted/granted (3 sites)
- Sites subject of a residential planning application, not yet determined, where landowner indicates that housing development will be completed within the period (8 sites)
- Sites with an adopted planning brief where landowner indicates that housing development will be completed within the period (2 sites)

Annual delivery is expected as follows (in net numbers of units):

Jan – March 2010	= 480
2010/2011	= 460
2011/2012	= 221
2012/2013	= 599
2013/2014	=1202
2014/2015	= 108
Unknown delivery date	= 28
TOTAL	= 3098

This is 472 units short of the 3570 LP target but does not include completions from small sites below 10 units (which historically has sometimes been as much as 35% of total units) so this target is likely to be met (and possibly exceeded). UDP and publication draft Core Strategy protect housing so losses in Westminster are very minimal, usually the result of housing 'swaps' and 'de-conversion' of houses divided into flats. In the 5 yr period 2004 – 2009, 18 units were lost. If this is projected into the 2010-2015 period, it reduces the net delivery figure for the period to 3080.

Development Planning officers have supplied most of the information in the schedule, including the status of the site and its likely delivery date based on discussions they have with developers from pre-inquiry discussions, through construction phase. Meetings are also held with our housing department to progress Community Build schemes. Regular on-going meetings are also held with all agencies involved in the city's 3 Opportunity Areas (Paddington, Victoria and Tottenham Court Road) so that the schedules contain the most up to date information possible. In addition, regular meetings are had with the umbrella organisation for property owners in Westminster, the Westminster Property Association, Registered Social Landlords in the regular HACE (Housing Association Chief Executives) meeting, and with infrastructure providers such as Crossrail

Table 3.27 LI H1 Loss of Housing

Year	Net Loss of Units (Schemes with complete loss of residential units)
2004	5
2005-06	3
2006-07	0
2007-08	1
2008-09	9
Under construction	13
Unimplemented	23

Table 3.28 LI H5 Empty properties brought into use for housing

Year	Housing Units
2004-05	113
2005-06	175
2006-07	240
2007-08	250
2008-09	220

2008-09 saw the loss of 9 housing units, with 13 units lost through schemes that are under construction, and 23 lost through unimplemented schemes. However, five of the nine units lost were part of land use swaps, and therefore have been re-provided elsewhere.

For the period 2008-09 a total of 220 empty properties were brought into use for housing, which is over double the GLA target of 95 units per annum. It can therefore be seen that the re-use of empty properties continues to make a significant contribution to housing delivery

Table 3.29 CI H5 Gross Affordable Housing Completions (National Indicator 155)*

Gross Affordable Housing Completions 2008-09		
Social rent homes provided	Intermediate homes provided	Affordable homes total
214	92	306

* Note this Includes affordable units brought back into use from voids which do not need planning permission

A total of 306 new affordable homes were completed in 2008-9 (232 of which constituted a net increase). 70% of the new affordable homes completed were social and 30% intermediate. The proportion of intermediate units is higher than would be expected from UDP policy where the proportion of intermediate units required in individual schemes varies according to the size of schemes up to a maximum of 30%. However, the tenure split achieved accords well with the London Plan 70:30 split.

Table 3.30 LI H2 Affordable Housing as a Percentage of all Housing Completions

Year	A All Housing Total	B Housing units- schemes below AHT (% of (A) total housing)	C Housing units – schemes above AHT (% of (A) total housing)	D All Affordable housing units (% of (A) total housing)	E Affordable housing units (% of © all units in schemes above AHT)	Required Percentage of Affordable Housing	Actual Percentage of Affordable Housing
1997	1075	519 (48.3)	556 (51.7)	181 (16.8)	32.5	25%	20.6%
1998	1145	543 (47.4)	602 (52.6)	247 (21.6)	41.0		
1999	1539	581 (37.8)	958 (62.2)	198 (12.9)	21.0		
2000	1156	467 (40.4)	689 (59.6)	385 (33.3)	55.9		
2001	912	92 (10.1)	820 (89.9)	301 (33.0)	36.7	30%	29.2%
2002	537	28 (5.3)	509 (94.7)	347 (64.6)	68.1		
2003	1286	232 (18.0)	1054 (82.0)	154 (12.0)	14.6		
2004	539	256 (47.5)	283 (53.0)	153 (28.4)	54.0		
2005-06	1513	274 (18.1)	1239 (81.8)	298 (19.7)	24.1	50% > 30%	17.7%
2006-07	657	199 (30.3)	458 (69.7)	29 (4.4)	6.3		
2007-08	683	191 (28.0)	492 (72.0)	74 (10.8)	15.0		
2008-09	716	203 (28.4)	513 (72.0)	232 (32.4)	45.2		

NOTE: AHT stands for Affordable Housing Threshold, and refers to the number of units above which will be required

Figures have changed since first reported due to more accurate completion data coming direct from RSL's and the Housing Corporation via the LDD and this allows for more cross checking.

The monitoring period 2008-09 saw the delivery of 716 housing units, 513 of which were delivered by schemes above the affordable housing threshold (i.e. schemes of 10 more additional units or sites larger than 0.3ha), which in turn resulted in the delivery of 232 affordable units. As a proportion of units delivered through schemes above the affordable housing threshold, 45.2% were affordable, although the proportion of affordable housing for all units drops to 32.4% as a result of the large number of units delivered through small schemes (under 10 units). It should be noted that delivery of affordable housing can fluctuate greatly as the result of the phased development of large schemes, which can, for example, deliver all private units one year and all affordable units the next.

Table 3.31 LI H4 Housing by Tenure and Room Size (Completed gross units)

Year	Size	Private	Intermediate	Social Rented	Total
2008-09	Studio	n/a	n/a	n/a	n/a
2008-09	1 bedroom	281	89	7	377
2008-09	2 bedroom	260	0	59	319
2008-09	3 bedroom	140	3	67	210
2008-09	4 bedroom	36	0	5	41
2008-09	5+ bedrooms	7	0	3	10

These are partial figures as not all residential schemes monitored have a residential mix recorded against them.

During the 2008-09 75.5% of completed gross units were private, 9.6% were intermediate, and 14.7% were social rented. Whilst the overall provision of intermediate housing was low, the social/intermediate split was 70:30, thus according with regional guidance. Intermediate housing policy requirements will be reviewed as part of the development of the City Management Plan.

Table 3.32 LI H3 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund

Year	Affordable Housing units on site	Affordable Housing units off site	Potential Payments to the Affordable Housing Fund*
2005-06	298	n/a	£9,137,365
2006-07	29	n/a	£24,444,995
2007-08	74	n/a	£17,415,064
2008-09	232	n/a	£21,701,290

Table 3.31 above shows the number of affordable housing units delivered on site (off site affordable is not monitored at this stage) as well as the potential payments to the affordable housing fund for the past four monitoring periods. The affordable housing fund plays an essential role in the provision of affordable housing in Westminster by bridging the funding gap between HCA funding for affordable and the actual RSL build costs of those units. It should be noted that payments to the Affordable Housing Fund includes both payments in lieu of affordable housing and payments required by the mixed use policy. The figure shown is that secured as part of signed agreements but these sums will only be received by the council if the permission is implemented.

Table 3.33 CI H3 New and converted dwellings on previously developed land

New and converted dwellings on previously developed land 2008-09	Total
Gross	952
% Previously developed land	100

With the exception of the Royal Parks, which are protected from development under Policy ENV 14, all land in Westminster has been previously developed.

Table 3.34 CI H4 Net additional pitches (gypsy and traveller)

Net additional pitches (gypsy and traveller) 2008-09	Permanent	Transit	Total
	0	0	0

Westminster was shown to have zero need in the Gypsy and Traveller Accommodation Assessment (GTAA) and to have no suitable sites for pitches.

Table 3.35 LI T&E2 Temporary Sleeping Accommodation

Year	Short Term Letting Investigations	Enforcement Notices Issued
2007-08	810	8
2008-09	250	23

Short term letting [STL] is defined as temporary sleeping accommodation occupied by the same person for less than 90 consecutive nights. It is concentrated in central areas that are in close proximity to services, tourist attractions and commercial centres. This practice causes several problems for Westminster. It reduces the availability of permanent housing and long lease housing forcing up rental values and it can affect the amenity of residents who share a block where short-term letting is prevalent. In 2008-09 there were 810 short term letting investigations, and 8 enforcement notices issued. In the year 2007-08 there were 250 short term letting investigations opened and 23 Enforcement Notices were issued. Due to the time lag which occurs in the enforcement process, short term letting investigations opened in 2007-08 are unlikely to be turned into Enforcement Notices in the same period. The figures represent a significant increase in the number of short term lets investigations compared to the 2006/07 period, and a trebling compared to 2007/08. This could illustrate the effectiveness of the policy over the last few years, as short term letting has been rigorously pursued due to its detrimental effects.

Table 3.36 LI SOC 1 Permitted Social and Community floorspace

Year	Type of Community Use	Net Sqm
2008-09	Sports & Leisure	-1791
2008-09	Medical Uses (excludes Harley Street analysis)	10209
2008-09	Places of Worship	1771
2008-09	Schools	0

2008-09	Nursery	65
2008-09	Community Use	-5611
2008-09	Other Community use (SG)	623

In 2008-09 permissions have been granted which will lead to a loss in sport and leisure category at 27– 28 Kingley Street and at 37-38 Baker Street. The 27-28 Kingley Street site permission is for retail uses and offices and the 37-38 Baker Street permission includes a mix of uses including retail, leisure, restaurants, coffee shops and medical uses managed by a private health care operator. In both cases in accordance with the mixed use policy housing was provided off site.

Bow Street Magistrates Court is to be replaced by a hotel, bar and museum. Despite this loss of 5611 sqm in community floorspace the scheme includes museum floorspace. New social and community uses have been permitted in 2008-09 with a new diagnostic and treatment centre at 15 -17 Lodge Road of 5835 sqm and a proposed new church in 43 Palace Street of 1757sqm. Community arts space and a CCTV control room have been provided within the Trocadero scheme.

Table 3.37 Policy Assessment - Building Sustainable Communities

UDP Summary Policy Approach	UDP Policy References	Assessment
<p>New housing provision will be encouraged and loss of housing will be discouraged. Target: To provide an average of 680 new residential units per annum.</p>	<p>STRA14, H1, H3,</p>	<p>+ Westminster’s housing target was reduced by the publication of the Mayor of London’s Early Alterations to the London Plan in December 2006. This reduced the average annual target from 974 to 680, and applies for the 10 years 2006/07 to 2015/16. This reflects the lack of large brownfield sites available compared to other parts of London. In the eight years prior to the reduction of the housing target an average of 1,024 units were delivered per annum in Westminster. From 2006/07, when the revised target was introduced, to 2008-09 an average of 685 units were delivered per annum, just exceeding the revised target.</p> <p>Anticipated housing delivery for 2009/10 to 2015/16 is 5,125 units, with an average of 732 units per annum over 7 years, which would exceed the Mayor’s target. However, on 12th October 2009 the draft replacement London Plan was published, which proposes a new housing target for Westminster of 770 units per annum, which therefore exceeds anticipated housing delivery. Furthermore, in the long term housing delivery is expected to fall as the number of large sites in the city diminishes, with anticipated housing delivery for 2020/21 to 2024/25 being 500 units per annum.</p> <p>There has been a minimal loss of housing over the monitoring period with just 18 units lost over 2004-2009, of which 9 units were lost in 2008/09. A further 13 units have been lost through schemes that are under construction, and 23 as part of unimplemented schemes. Five of the nine units lost were part of land use swaps, and therefore have been re-provided elsewhere, whilst two were lost to offices (Class B1), and two to</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
		<p>a private members club (sui generis).</p> <p>The re-use of empty properties continues to make a significant contribution to housing delivery; contributing 220 units in 2008/09, down slightly from 250 units in 2007/08. However, this is over double the GLA target of 95 units per annum. The council's empty homes programme has therefore been effective in maximising the availability of housing and making efficient use of land and property.</p> <p>Overall, the policy approach can be seen to be effective, with minimal losses of housing units without re-provision elsewhere. Where there are losses, these are inevitably to meet other existing or emerging policy objectives (e.g. the provision of family sized homes).</p>
<p>To protect affordable housing and ensure provision on sites of 0.3 ha or for applications of 10 or more dwellings at the levels required in policy H10 Targets: Affordable housing required in a range from 10-50% across the city.</p>	<p>STRA 14, STRA 15, H4</p>	<p>+ Unlike other London boroughs, the high price of land in Westminster means that Registered Social Landlords (RSLs) are generally unable to develop new sites in the city. In the earlier years RSLs were still able to bid for land in Westminster so there were a not insignificant amount of 100% affordable schemes. In recent years these have become rare, accounting for one or two small schemes per year. The City Council has therefore been almost entirely reliant on private housing development to provide affordable housing. Despite consistently exceeding the overall borough housing target for Westminster (currently 680 units per annum); the numbers and proportions of new affordable homes produced in the city continue to fall short of the 50% strategic London Plan target and Westminster's own 50% target set out in UDP policy STRA 14. Delivery of affordable housing has steadily risen in recent years; from 29 affordable units in 2006/07 to 232 units in 2008/09. For the latter period 513 housing units were delivered by schemes surpassing the affordable housing threshold (i.e. schemes of 10 more additional units or sites larger than 0.3ha) of which 45.2% were affordable units. Furthermore, there are a range of circumstances whereby the proportion of affordable housing sought is stepped from 10% to 50%. In light of this, affordable housing provision of 45.2% of units in schemes over the threshold is more than acceptable in terms of UDP policy. However, there were also 203 housing units delivered by small schemes (i.e. less than 10 units) which reduce overall affordable housing delivery to 32.4%, although this is still the highest proportion of affordable units delivered since 2002/03.</p> <p>It can therefore be seen that Policy H4 has been broadly effective delivering affordable housing on schemes surpassing the affordable housing threshold, although the overall proportion of affordable housing has been unavoidably diluted by the large number of units delivered through small schemes.</p> <p>Payments to the affordable housing fund have been relatively consistent over the past three monitoring periods; ranging from £24.4 million in 2007/07, down to £17.4 million in 2007/08, and up to £21.7 million in 2008/09. However, these figures include both payments in lieu of affordable housing and payments in lieu of on or off-site residential units required by the mixed use policy. Both policy H4 and COM2/CENT3 make</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
		<p>provision for payments in lieu when it is not reasonable or practical, or appropriate in the case of mixed use, to provide housing on-site; these can encompass a variety of circumstances but payments in lieu are most commonly accepted in small schemes where on-site provision of a small number of units can be problematic. The affordable housing fund in Westminster plays an essential role in the provision of affordable housing in Westminster by bridging the funding gap between HCA funding for affordable and the actual RSL build costs of those units. Without this 'top up' from the affordable housing fund, fewer affordable units would be built. The fund will also play a vital role in delivering affordable housing in the council's forthcoming Housing Renewal Programme.</p> <p>There is approximately £35.8m in the affordable housing account (December 2009), of which £18m is currently contractually committed to affordable housing schemes that are already under way. These contractually committed schemes include both RSL led developments (such as Grosvenor Waterside and Peabody Avenue) plus CityWest Homes led schemes including Temporary to Settled, and the Overcrowded and Intermediate Rent programmes. This leaves approximately £17.8m contractually uncommitted, but a number of new affordable housing proposals are currently being worked up with the City Council's housing charity which may need up to £10m of affordable housing funds. This would leave approximately £7.8m available for future affordable housing initiatives.</p> <p>The Core Strategy Publication Draft, November 2009 takes an even firmer stance than the UDP to on-site provision of affordable housing in that contributions in lieu are an option that the council will only accept if a cascade of other options (including off-site provision) have been thoroughly explored and proved impractical or unfeasible.</p>
<p>Providing a range of housing sizes by ensuring an appropriate mix of housing is provided including 33% of units to have at least 3 bedrooms and 5% 4 or more bedrooms. Conversions of single dwelling houses to more than one unit</p>	<p>STRA 15, H5</p>	<p>=/+The period 2008-09 saw the delivery of a good mix of housing in both private and social rented tenures. Overall, 39.4% of completed units were 1 bedroom, 33.3% were two bedroom, and 21.9% were three bedroom. Policy H5 states that the council will normally require 33% of units to be family-sized (3 or more bedrooms), although it is explained that this policy will be applied with some flexibility. For the period 2008-09 27.3% of gross completed units were family-sized, whilst 5.3% had four or more bedrooms, thus exceeding the 5% target set out in Policy H5 (B). However, only 3 larger intermediate units have been delivered. Because of the economics of intermediate housing provision, there are particular difficulties bringing this type of housing forward in Westminster.</p> <p>There was a large degree of disparity between the delivery of family-sized units by tenure, which accounted for 25.3% of private, 3.3% of intermediate, and 53.2% social rented units. Whilst delivery of intermediate family housing was very low, it was nevertheless an improvement on the previous monitoring period, in which none were delivered. Intermediate housing will be reviewed as part of the development of the City</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
		Management Plan. Housing officers and partner organisations, such as the Dolphin Square Foundation, are currently looking at ways to increase intermediate provision in the city.
Preventing the use of housing by non permanent residents by not allowing temporary sleeping accommodation and taking enforcement action against such uses.	H2, TACE3	+In 2008-09 there were 810 short term letting investigations, and 8 enforcement notices issued. In 2007-08 there were 250 short term letting investigations opened and 23 Enforcement Notices were issued. Due to the time lag which occurs in the enforcement process, short term letting investigations opened in 2007-08 are unlikely to be turned into Enforcement Notices in the same period. The figures represent a significant increase in the number of short term lets investigations compared to the 2006-07 period, and a trebling compared to 2007-08. This could illustrate the effectiveness of the policy over the last few years, as short term letting has been rigorously pursued due to its detrimental effects.
Hostels and special needs housing will be permitted where appropriate and hostels are protected unless there is no demand from similar organisations. Planning permission will only be granted for the change of use to housing.	H6	+Delivery of non-self contained units, including hostels, has fluctuated over recent years; ranging from 4 units in 2004-05, to 168 units in 2006/07, to 13 units in 2008-09. This reflects the uneven delivery of large schemes of non self contained units, such as extracare housing for the elderly, or student accommodation. The GLA target is 50 units per annum, and whilst this target was not met in 2008/09, a total of 354 non-self contained units have been delivered over the past five years, which exceeds the GLA target for this period by 104 units. The policy approach can therefore be seen to be effective.
Housing in multiple occupation (HMOs) will be protected where it complies or can be made to comply with environmental health legislation, and is not in a Family Housing Area.	H7	+In 2008-09 there were four planning permissions relating to HMOs; two of which result in the total loss of HMO, and one in a partial loss (loss of 4 out of 9 bed sitting units). In all three cases loss was through change of use from sui generis to C3 (flats). Whilst Policy H7 would normally seek the retention of HMOs, or allow for conversion to a single family dwelling housing when within a Family Housing Area, these losses have a negligible impact on the overall number of HMOs in the city, of which there were 665 HMO's at the end of 2008-09.
Provision of homes for long term needs by requiring all new housing units to meet life time home standards and requiring 10% of units to be wheelchair accessible.	H8	+In Westminster small schemes (i.e. those of less than 10 units) account for a large proportion of housing units delivered each year, and in many of which it is not possible to provide the necessary external components for Lifetime Homes standard. Furthermore, due to the fact that, with the exception of the Royal Parks, all land in the borough has been previously developed, and that 75% of the city is covered by Conservation Areas, there are a large number of residential conversions of existing buildings, many of which are structurally unable to provide housing units that meet all 16 of the Lifetime Homes criteria. As a result, for the period 2008-09 only 9.2% of approved gross units met Lifetime Homes standards. Therefore, whilst it is not always possible for housing units in new schemes to meet all Lifetime Homes criteria, the council will seek to maximise Lifetime Homes features as far as possible, as well as insist on larger new build sites that are able to provide 100% Lifetime Homes (for example, the Chelsea Barracks Planning Brief requires all units to be designed to Lifetime Homes standards). Wheelchair accessible homes are required in 10% of units in schemes of 25 or more units. However, in 2008-

UDP Summary Policy Approach	UDP Policy References	Assessment
		09 only 1.6% of approved gross units were wheelchair accessible.
<p>Provision of local community services is encouraged including community facilities in general, childcare, education, health care and child facilities. Existing community facilities are protected and redevelopment should provide adequate replacement facilities. Target: No loss of floorspace without replacement facilities.</p> <p>Target: Sites of 50 or more residential units to have on site community facility</p>	STRA19, SOC 1-4, 7,8, PSPA 7, H10	<p>≡ On the sites at 27-28 Kingly Street and 37-67 Baker Street permission have been granted involving the loss of a gym. This is because they are defined as commercial uses in the UDP and historically have not been seen as social and community facilities as services are only accessible to the public on a commercial basis. As a result of this for the 27-28 Kingsley Street site no replacement social and community facility was included in the permission. On the 37-67 Baker Street site a replacement social and community facility was permitted which included a medical health use to be operated by a private operator. It is noted that during this monitoring period two sites have been completed which have more than 50 residential units and therefore should have an on site community facility. Provision was secured at one site but in the other site (predating formal adoption of the UDP) there was no on site provision.</p> <p>These losses in social community facilities will be addressed in the revised policy approach in the emerging Core Strategy. This seeks to protect all social and community facilities public and private. The detailed policy will be developed for the City Management Plan. The council is reviewing its Planning Obligations SPG, 2007 and will be firming up this guidance to ensure that these requirements are applied consistently.</p>
<p>Provision of amenity space and the CAZ open space is expected in all housing developments and provision of new play space or improvements to existing facilities as part of large schemes. Target: Children's playspace where 25 family size units are proposed</p>	H10 SOC 6	<p>≡ In 2008-09 two schemes included 25 or more family sized housing units, which are required to provide children's play space and facilities. The Abbey House scheme is infill development and the site constraints are such that it is not possible to provide any amenity space or children's play space on site. The Western Pumping Station scheme is part of the Grosvenor Waterside development, and although this scheme does not provide children's play space, this has been provided in an earlier phase of the development, thus meeting the policy requirement.</p>
<p>Telecoms equipment to be granted where appropriate.</p>	SOC 9	<p>No telecommunications applications have been submitted during 2008-09.</p>
<p>Planning permissions for sites for gypsies and travellers may be granted where appropriate.</p>	H9	<p>≡ The Gypsy and Traveller Accommodation Assessment states that Westminster has no need for pitches for gypsies and travellers. Westminster, as a built up central area, does not have any suitable sites for such pitches. The council received no planning applications for sites for gypsies and travellers in 2008-09.</p>
<p>Housing density should conform to the ranges of the Zones shown on the Proposals Map. Proposals for new housing developments that are above the density ranges may</p>	H11	<p>≡ The period 2008-09 saw the completion of 15 schemes delivering 10 or more units, of which 10 schemes exceed, 4 schemes were within, and one scheme was below the density zone ranges set out in Policy H11. The schemes that exceeded the density zone ranges contribute to other policy objectives, specifically Policy H3, which states that the council will seek to 'maximise the amount of land or buildings in housing use'. Whilst one scheme falls below the set density range, the issue of underdevelopment will be addressed in the revised</p>

UDP Summary Policy Approach	UDP Policy References	Assessment
be granted permission if they are close to public transport facilitates and open space and meet complimentary policies.		policy approach in the emerging Core Strategy, Policy CS14 of which states that 'the number of residential units on development sites will be optimised'.

3D. Indicator Results and Policy Analysis: Integrating land use and transport policies and reducing the environmental impact of transport

Table 3.38 Policy Assessment - Integrating land use and transport policies and reducing the environmental impact of transport

UDP Summary Policy Approach	UDP Policy References	Assessment
Encouraging and enhancing the environment and facilities that support walking and cycling	STRA 20, STRA 21(A) TRANS 2, TRANS 4, TRANS 9, TRANS 10 PSPA 5	?/ + In 2008-09 4 cycle schemes were implemented and also several “walking” schemes including a improvements to the public realm in Long Acre and St Martin’s in the Field. 24 Legible London signs were also installed throughout the West End to improve way finding throughout the area. The Council also began working with Transport for London on the Mayors Cycle Hire scheme identifying over 100 potential sites in Westminster and undertaking initial design and stakeholder consultation. An objective of the cycle hire scheme is to improve the public realm and reduction in obstructions (for example, fly parking) for pedestrians. A large number of off-street cycle parking places are approved as part of planning applications. See page 63 for more on transport in Paddington Special Policy Area.
Improving the quality, reliability and accessibility of public transport by implementation of the bus priority network, improvements to the main line rail termini, underground stations, interchange facilities and access and capacity improvements.	STRA 20, TRANS 7	+ This policy also supports major transport infrastructure improvement programmes including Crossrail and the Tottenham Court Road Opportunity Area. In addition, Westminster implemented 8 schemes to improve bus passenger journeys (improvements to bus stops and stands, as well as intersections with turning movements schemes) in 2008-09. These are designed to improve the reliability of bus journeys or improve the interface between the bus and the footway (for example, improved clearway signage to ensure the bus can approach a stop and deploy its ramp), resulting in an improved experience for bus passengers.
Reducing the environmental effect of transport by encouraging transport that is less polluting, particularly in respect of air pollutants and noise.	STRA 20, STRA 22, TRANS 1, TRANS 13, TRANS 14, TRANS 15, TRANS 17	? Through the introduction of electric car charging points (3 in 2008-09) Westminster continues to strive to encourage modes of transport which cause less pollution. Parking standards are in line with Government and Mayoral guidance and over the years have led to a reduction in the number of private non-residential parking spaces provided. Non-development related parking policies also discourage car use through the charges applied and the fact that the whole city is covered by controlled parking zones. The effect of these policies in 2008-09 alone is, however, impossible to quantify. As indicated above problems of air pollution and noise from motorised vehicles remain significant.
Reducing Traffic congestion and improving road safety	STRA 20, STRA 23, TRANS 18	- The council continues to implement a variety of schemes of hard and soft measures, as detailed in the councils Local Implementation Plan (TfL Congestion Charge – Impacts Monitoring – Sixth Annual Report: July 2008). In 2008-09 3 Local Safety Schemes were implemented. These were designed to improve safety and reduce road traffic casualties in line with the Mayor of London’s and Central Government casualty reduction targets, while improving the overall environmental for all road users. However, there was no significant change in traffic levels in 2008-09. The limited progress in reducing traffic levels does not mean the policy approach itself is incorrect or not being implemented through planning permission. Issues of delivery and wider implementation are relevant too and will be considered where appropriate in the Core Strategy.

UDP Summary Policy Approach	UDP Policy References	Assessment
Managing service, delivery and collection	STRA 24	<p>?</p> <p>This is achieved via planning control, which seeks that servicing is accommodated off-street to minimise its impacts. However, it is not monitored. See also STRA 22 above for commentary. The monitoring data available is limited and will need to be developed to analyse the policy approach</p>
Parking control	STRA 25, TRANS 11, TRANS 21-26	<p>?</p> <p>The council continues to operate an on-street regulated parking system across the whole borough. This is reviewed at a local level to accommodate demand shift. See also comments under STRA 22, above. The monitoring data available is limited and will need to be developed to analyse the policy approach</p>
Improving coach services and opposing any development of a single hub coach terminal as a replacement for Victoria	TRANS 6	<p>+</p> <p>The Council implemented two schemes to improve protection to residents from the impacts of coach activity. These were the St Georges Drive coach ban and extending existing bans off Great Cumberland Place. No new coach terminal was proposed within Westminster during this time and no major changes were made to Victoria Coach Station.</p>

3E. Indicator Results and Policy Analysis: Ensuring a high quality environment

The Civic Trust Awards scheme was established in 1959 to recognise the very best in architecture, design, planning, landscape and public art. 3 schemes located in Westminster won awards in 2009.

REISS HQ (Barrett Street W1)

A striking mixed use development which houses a flagship store, design studios, managerial hub, cutting rooms and penthouse. To the rear, 13 residential apartments have been created behind a retained Victorian facade. The whole front facade is concealed behind an opaque veil of acrylic panels lit by LED light strips so that the whole building glows in the dark.



WESTMINSTER ACADEMY at the NAIM DANGOOR CENTRE

Situated on the Harrow Road, this new secondary school seeks to create a completely different learning environment. The five storey building is designed around a dramatic open central atrium. Outside the facades are clad in bands of brightly coloured terracotta tiles in green and yellow, while

cantilevered balconies overlooking the terraced landscape provide sheltered outdoor spaces.

ONE VINE STREET (Commendation)

Set within the Regent Street Conservation Area, the Grade II listed Nash facades of Regent Street have been retained and restored, while behind, the site has been transformed into an integrated mixed use scheme



Figure 3.2 LI DES5 Design Awards

Table 3.39 LI DES1 Appeals Won on Design Grounds 2008-09

SQM Year	Appeal Dismissed in favour of the council	Appeals allowed against the council	Appeals part allowed/ part dismissed
2008-09	90	30	4

90 appeals were dismissed by the Planning Inspectorate in favour of the Council, 30 were allowed and 4 appeals were part allowed/part dismissed.

Table 3.40 LI DES2 Listed Buildings at Risk 2008-09

SQM Year	Buildings a Risk Priority C	Buildings at Risk Priority D	Total Number of Buildings at Risk
2008-09	15	16	31

For a building to be eligible for inclusion in the register, it must be a nationally designated site at risk of falling into disrepair or dereliction. The register includes Grade I and II* listed buildings, Grade II listed buildings in London, scheduled monuments, registered battlefields, protected wreck sites and registered parks and gardens. Westminster has over 11,000 listed buildings and structures, more than any other local authority in the country. There are 31 buildings in Westminster on English Heritage's at Risk Register. 15 of these buildings have a priority rating of C and above which put the buildings at risk of immediate to slow risk of deterioration without a solution agreed. 16 buildings have a priority of D or above which means a solution to rectify the buildings have been agreed or repair schemes are underway.

Table 3.41 LI DES3 Approvals for Demolition of Listed Buildings

SQM Year	Complete Loss of Listed Buildings	Partial loss of listed buildings
2008-09	0	39

There were no permitted complete losses of listed buildings in the period 2008-09. However, the Councils policies are flexible enough to have permitted partial demolition, mostly of extensions and internal floors and partitions in 39 listed buildings. These alterations ensure that the best of the historic fabric and importance of these buildings are maintained and that they do not fall into a state of disrepair and abandonment.

Table 3.42 LI DES4 Approvals for Demolition in Conservation Areas

SQM Year	Buildings Approved for demolition in conservation areas
2008-09	23

23 buildings were approved for demolition in Conservation Areas. These buildings will have been considered to make either a negative or insignificant contribution to the area or the proposed development is considered to enhance the conservation area.

Table 3.43 LI SP5 Development in the Thames Special Policy Area

SQM Year	A1 Retail SQM	A3 Café Restaurants sqm	A4 Pubs, & bars sqm	B1 Office SQM	C1 Hotel SQM	Hotel Rooms	C3 Residential SQM	Residential Units	Affordable Units
2004	81	0	0	0	0	0	1304	16	0
2005-06	25	0	68	950	0	0	25078	291	0
2006-07	121	192	0	-38	0	0	2061	24	0
2007-08	0	0	0	314	0	0	479	5	0
2008-09	0	495	0	0	25	1	21912	309	196
Total	227	687	68	1226	25	1	50834	645	196
Under Construction	0	59	0	593	-1381	-47	23694	353	69
Unimplemented	309	0	65	1608	0	0	6900	62	0

Note: No applications for new or extended piers on the Thames in the last 5 years

Since 2004, new development permitted in the Thames special policy area has included a mix of uses; housing, offices, cafes and shops but the majority of new development has been residential. Many of the permissions granted for A1 retail use and B1 office uses have remained unimplemented and applications for new offices have decreased. In 2008-09 the majority of development in the special policy area was providing new residential units and the largest residential development was at the Western Pumping Station which provided 299 residential units of which 196 are affordable. There have not been any applications for water related uses such as piers in the last five years.

Table 3.44 Policy Assessment – Ensuring a High Quality Environment

UDP Summary Policy Approach	UDP Policy	Assessment
Securing the highest standards of design and improving access to facilities and buildings	STRA27, STRA 18, DES1, DES 2, DES4, DES 5, DES 6, DES8 STRA26	+/? 2008-09 was the first year of Westminster's Excellence in Design initiative designed to improve standards of contemporary design. During this period, 90 design-related appeals were dismissed by the Planning Inspectorate in favour of the Council, 30 were allowed and 4 appeals were part allowed/part dismissed. Quality of new design in Westminster is reflected in the numbers of national design awards achieved by schemes in the area. In the Civic Trust Awards 2008, two schemes in Westminster received awards and one a commendation. Three schemes won RIBA awards one scheme in Westminster also won an RTPI London Planning Award. All applications are required to have a design and access statement and 46 applications were received during this period which were specifically making provision for facilities or improved access for people with disabilities. 83% of these were approved and none were refused. The monitoring data for assessing quality of design remains limited and need to be developed to analyse

UDP Summary Policy Approach	UDP Policy	Assessment
		what constitutes successful design.
Protecting and enhancing Conservation Areas and managing the World Heritage Site	STRA28, DES 9	<p>+/? Through 2008-09 the council has continued to work on a programme to review and appraise each of its 55 conservation areas, assessing boundaries and considering whether additional areas should be protected, as well as producing studies outlining a framework for protection of each area. 75% of Westminster is covered by conservation areas and 76% of conservation areas now have adopted or draft conservation area audits. In 2008-09, 11 conservation area audits were formally adopted as supplementary planning documents. In 2008-09, a number of extensions were designated to three conservation areas. After concerns were expressed by UNESCO in 2007 with regards to impacts of development on the setting of the Westminster World Heritage Site, a detailed state of conservation report with regards to the World Heritage Site was submitted to UNESCO by the DCMS in 2009. This report will be considered by UNESCO in 2009-10 and progress on any recommendations resulting from this will need to continue to be monitored.</p>
Protecting Listed buildings, historic parks and gardens and their setting. Preserving the archaeology heritage of the city.	STRA29, DES10, DES 11, DES 12	<p>+ Westminster has over 11,000 listed buildings and dealt with 1772 listed building consent applications in 2008-09; more than a quarter of listed building consents in London and 5.5 % of all listed building consent applications for England. In 2008-09 there were 31 buildings on the English Heritage Buildings at Risk register. 4 were removed from the previous year's register and 3 added. In addition to this overall reduction, a number of individual entries in the register were reduced in scope – for example the removal of individual houses from a terrace at risk. The council has continued to work to ensure that its archaeological heritage is protected and recorded, primarily through the use of planning conditions. There has been a continuing upward trend in the numbers of approval of details applications received on archaeology conditions, with 34 received in 2008, compared to 21 in 2007 and 17 in 2006. Archaeological significance continues to be recognised in conservation area audits as appropriate and the audits prepared in 2007-08 include an assessment of each area's archaeological potential.</p>
Managing important views across the city and ensuring that high buildings do not lead to any adverse effect on these.	STRA30, DES 3, DES 14	<p>+/? In 2008-09 Westminster responded to 13 consultations on proposals for tall buildings outside the borough boundaries to assess potential impact on views across the city; of these 3 were objections. A number of high buildings were, however, approved during this period and the impacts of these are uncertain. Westminster also participated actively in the consultation on the Greater London Authority's revised London View Management Framework to ensure this document reflects the importance of views across and within Westminster and regularly attended the World Heritage Site Coordinators meeting and responded to various consultations to lobby on the importance of protecting views of the World Heritage site through creation of a buffer zone. The conservation area audits identify important local views and the conservation area audits produced in 2008-09 all pinpointed important local views. Following publication of the revised view management framework, the planning department will continue to work to adopt its Supplementary Planning Document on Metropolitan Views to assist in the more effective implementation of policy and provide a basis for assessing applications for high buildings.</p>
Enhancing the River Thames,	STRA 31,	<p>+/? Since 2004, there have not been any applications for water related uses such as piers. Permission has</p>

UDP Summary Policy Approach	UDP Policy	Assessment
including the Thames Policy areas, and canals environs and carefully managing any mooring activities.	DES 13, RIV 1-8	been granted for a mix of uses including housing, offices, cafes and shops. The largest development was at Grosvenor Waterside which provided 299 units of which 196 are affordable. The draft Metropolitan views SPD expands upon the importance of many riverside views to the character of the City of Westminster. All of the conservation areas which front the river now have an up to date conservation area audit adopted as SPD, which describes and expands upon how the townscape within these areas relates to the riverside setting. The Thames Policy Area combines a number of strategic policy objectives. In developing the planning policy approach for this area in the Core Strategy more specific consideration to identifying appropriate indicators to assess the policy will be developed.
Promoting townscape improvements and public realm enhancement throughout the city and in shopping centres	DES7, NW3, SS14-17	+/? The planning department received 32 applications for the discharge of public art conditions in 2008-09. Over the same period, the Council's Public Art Advisory Panel considered 68 agenda items over the course of 5 meetings. 19 section 106 agreements were also drawn up involving public art in the year 2008-09. Schemes which have generated public realm improvements during this period include. Significant progress has also been made in delivering public realm improvements across the city including in local and district shopping centres (see also Section 4, for more on public realm improvements).

3F. Indicator Results and Policy Analysis: Working Towards a sustainable city

Table 3.45 LI En5: Sustainable Analysis of Planning Applications*

Sustainability Analysis Systems Category	Number of Applications			Total Applications with Sustainability Criteria
	Yes	Negotiated	Condition	
Environmental Performance Statement Submitted	22			22
EcoHomes/BREEM standard	9			9
Site Waste Management Plan submitted	5			5
Duct to take smells to high level		3	22	25
Noise issues		5	171	176
Waste storage facilities/recycling		19	275	294
Daylight/sunlight/enclosure/privacy (amenity)		12	39	51
Protection of trees from development		8	31	39
Landscaping		4	36	40
Preservation or recording of archaeology		1	11	12
Measures to minimise/prevent light pollution		1	2	3
Contaminated land		1	4	5
Biodiversity promotion		6	55	61
Protected species in SMINCs		0	5	5
Wildlife deficiency increased habitat		0	0	0
Sustainable Urban Drainage		0	3	3
Renewable energy		4	53	57
Water conservation		0	9	9
Total	36	64	716	816

*NOTE: Figures include permitted applications with a decision date between 1/04/2008 and 31/03/2009(328 approved applications provided sustainable benefits. The totals in the table are higher than this figure as some applications have multiple entries under the sustainability analysis system)

There were 328 approved applications during 2008-09 providing 816 sustainability features. The majority are included as a planning condition (88%) with much smaller proportions of sustainability features negotiated (8%) or included as part of the planning application outright (4%). The highest number of conditions relate to waste storage and recycling facilities within a development, although there were also a sizeable number of conditions to reduce the impact of noise, as well as the inclusion of biodiversity features and renewable energy regeneration. Waste storage facilities are also the most common *negotiated* sustainability benefit. Of the 36 benefits provided as part of the planning application, 61% involved the inclusion of an Environmental Performance Statement. This enables the proposed development to demonstrate its likely environmental impact. A comparison with the previous monitoring period (2007-08) illustrates that there has been a significant increase in the number of sustainability benefits that have been achieved as part of planning applications.

There were only 158 approved applications providing 381 sustainability benefits in 2007-08. However this is partly due to an improvement in the quality of data collected, in addition to an actual increase.

Table 3.46 CI E3 Renewable energy generation

57 planning applications included renewable energy generation

There has been an increase in the inclusion of renewable energy generation technologies as part of planning applications – there were 57 applications during 2008-9, up from 33 in 2006-07, and 32 in 2007-8. Notable developments of renewable energy generation include an office scheme on Grosvenor Street which installed a solar thermal water system and a bore hole heating and cooling system.

Table 3.47 LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)

Nitrogen Dioxide Automatic Monitoring: Comparison with Annual Mean Objective						
Location	Proportion of year with valid data%2008	Annual mean concentrations (µg/m ³)				
		2008	2007	2006	2005	2004
Charing Cross Library	>90%	79	86	72	73	76
Marylebone Road	>90%	115	102	111	112	110
Horseferry Road	>90%	40	37	51	48	46

Particulate Matter PM ₁₀ Gravimetric Monitoring: Comparison with Annual Mean Objective							
Site	Methodology	Proportion of year with valid data 2008 (%)	Annual mean concentrations (µg/m ³)				
			2008	2007	2006	2005	2004
Marylebone Road	Gravimetric	58	37	45	47	44	41
Horseferry Road	Gravimetric	91	22	28	28	28	25

Nitrogen dioxide (NO₂) levels have been monitored at three separate locations in order to compare against the long term target of an annual average of 40 microgrammes of NO₂ per cubic metre. In 2008 all three locations exceeded the average objective, with the Marylebone Road location significantly exceeding the target with an annual average of 115 microgrammes of NO₂ per cubic metre. This is a higher average than the previous four years in this location.

Particulate matter (PM₁₀) levels have been monitored at two separate locations against the long term target of 40 microgrammes per cubic metre. In 2008, neither location exceeded the target, although the Marylebone location has had levels above the target level for the previous four years.

Table 3.48 NI 193: Municipal waste landfilled (The proportion of municipal waste sent to landfill 2008-09)

Year	Waste
2006-07	18.3%
2007-08	17.7%
2008-09	14.5%

The amount of municipal waste sent to landfill as a proportion of all municipal waste has decreased year-on-year to the current level of 14.5%. Across London as a whole, 49% of all municipal waste is landfilled. In terms of tonnage, 27,170 tonnes of waste from Westminster was sent to landfill.

Table 3.49 NI 192: household waste recycled

Year	Recycling rate
2006-07	20.4%
2007-08	22.7%
2008-09	23.04%

There has been a year-on-year increase in the proportion of household waste that has been reused, recycled and composted up to 23% in 2008-09.

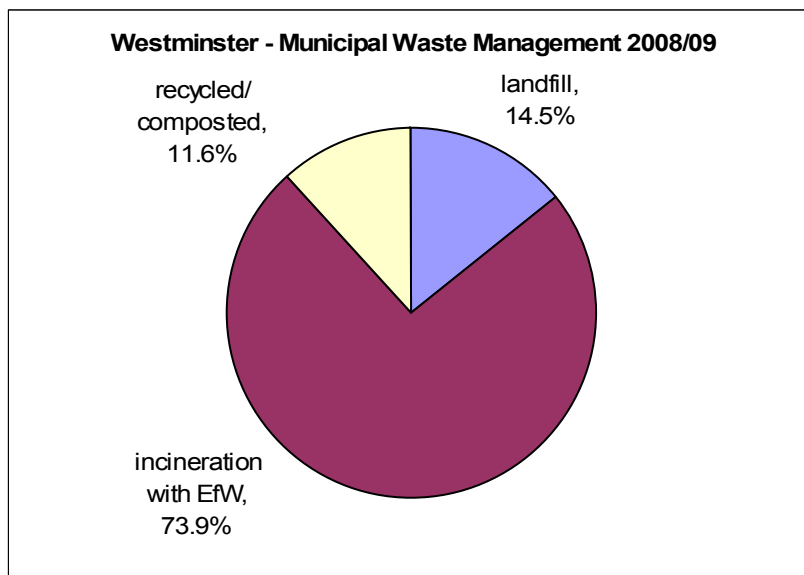
Table 3.50 CIW1 Capacity of new waste management facilities by waste planning authority

Year	Capacity of new waste management facilities
2008-09	0

No new waste management facilities were permitted during the monitoring period.

Table 3.51 CIW2 Amount of municipal waste arising, and managed by management type by waste planning authority

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ composting	Other	Total waste arising
Amount of Waste Arising (Tonnes)	27168	137993	0	21745	0	186904



During 2008-09 a total of 186,904 tonnes of municipal waste was collected in Westminster. 2008-09 was the first period in four years that levels of municipal waste have fallen. Incineration (with energy obtained from the process) is the main disposal method for municipal waste, accounting for nearly 74%. This is very different to the London-wide management of waste where nearly 50% of municipal waste is sent to landfill, and 22% incinerated.

Table 3.52 CIE1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds

Flooding	Water Quality	Total
0 out of 30 referrals to EA	0	0

No planning permissions were granted contrary to environment agency advice on flooding and water quality grounds.

Table 3.53 CI E2: Change in areas of biodiversity importance

Year	Loss (sqm)	Addition (sqm)	Total (sqm)
2008-09	30	2170	2140

There has been a large net increase in the size of 'areas of biodiversity importance', following the creation of 5 reedbed areas at the Serpentine in Hyde Park, and a new wetland area in Paddington Recreation Ground Maida Vale, as well as a pond at Lillington and Longmore Gardens. Whilst these have been created on existing green spaces they represent an increase in 'biodiversity value'.

The small loss was 30sqm of Metropolitan Open Land in Green Park which occurred as a result of an upgrade of Green Park Underground Station to improve disabled access to the park.

Table 3.54 LI En3: Loss of Designated Open Space

Year	Loss of Open Space (sqm)	Temporary Loss of Open Space(sqm)
2008-09	30	5700 sqm

There has been just one minor loss of open space within Green Park of 30 sqm of Metropolitan Open Land in Green Park for provision of step free access and associated works at Green Park Underground Station, including new lift from Piccadilly to the ticket hall; new access ramp from the ticket hall into Green Park. In addition, a temporary theatre using 5700sqm (0.57 ha) in Hyde Park was given an extended permission from August 2008 through to September 2009.

Table 3.55 Policy Assessment - Working Towards a sustainable city

UDP Summary Policy Approach	UDP Policy	Assessment
Sustainable design, construction and management of buildings The policy approach aims to ensure the resource-efficiency and sustainability of buildings, and also to ensure that the environmental effects of developments are systematically assessed and considered.	STRA33, ENV 1, ENV 2, ENV3, ENV4, PSPA 6	<p>+ During 2008-09 over 300 applications were approved with 816 sustainability features. This represents a significant increase in the number of applications and features in comparison to the previous year's figures. In particular there has been an increase in the number of inclusions of renewable energy generation technologies.</p> <p>However, the vast majority of these sustainability features are still secured through the use of planning conditions rather than through the planning application outright.</p> <p>While the implementation of the policy has been successful in so far as promoting sustainability measures, more could be done to improve the sustainability performance of new development, and to have an increased range of features integrated as part of the planning application rather than as a planning condition. Ways of strengthening this policy approach are being pursued through the development of the Core Strategy.</p>
Pollution: air, water, land and noise The Council seeks to reduce air pollution and noise levels, to protect and conserve water, and to also encourage the redevelopment of contaminated land following remediation.	STRA34, ENV5, ENV6, ENV7, ENV, 8, ENV 9	<p>+ In support of the policy approach there has been an increase in measures incorporated within planning conditions to reduce the effects of pollution.</p> <p>There were 5 planning applications which have involved the tackling of contaminated land, and 3 applications with measures (secured through conditions) to minimise and prevent light pollution.</p> <p>Over 170 planning applications included planning conditions to mitigate the impact of noise.</p> <p>= However, in terms of air quality, average annual levels of nitrogen dioxide at the three monitored locations continue to significantly exceed the annual average target of 40 microgrammes per square metre. The location with the highest levels – Marylebone Road - also has recorded annual average of particular matter (PM₁₀) at a level just below the target, and exceeded this target in previous years.</p>
The policy approach to flooding ensures that developments use techniques to control surface water run-off, and to protect and enhance water courses.	ENV 9	<p>+ There were 3 permitted planning applications including provisions for sustainable urban drainage systems during 2008-09, which represents an increase in comparison to the previous monitoring report.</p>

UDP Summary Policy Approach	UDP Policy	Assessment
New waste management facilities will be assessed against national and regional waste policies, whilst the loss of street cleansing depots will be resisted. All developments must include provision for the storage of waste. Aim is to enable the reduction, reuse, and recycling of waste.	STRA 35, ENV 11, ENV 12	<p>+ The City Council continues to perform very well in relation to waste management:</p> <ul style="list-style-type: none"> • Rates of household recycling and composting are increasing (up to 23%); • The proportion of waste sent to landfill is falling (down to 14.5%) • Nearly 75% of waste is dealt with within London and incinerated as energy from waste plant. <p>Overall the amount of municipal waste produced in Westminster has fallen, although this is likely to be a result of economic downturn rather than policy influence. However no new waste management facilities were permitted within Westminster during the monitoring period 2008-09. Despite this, the council has permitted nearly 300 planning applications which have included waste storage facilities/recycling facilities as a planning condition or through negotiation.</p>
The Council seeks to conserve, enhance and increase Westminster's green and open spaces.	STRA 36, ENV 14, ENV 15	<p>+ In addition to a temporary use of part of Hyde Park for a theatre, there has only been a very minor loss of metropolitan open land at Green Park, in order to incorporate and improve disabled access.</p>
The policy approach aims to protect sites of importance for nature conservation and protect and enhance biodiversity across the city.	STRA 37, ENV 17	<p>+ Reflecting the policy approach to protect and enhance nature conservation and biodiversity, there was increase of over 2000sqm of areas of biodiversity importance. In addition, over 60 planning applications included features which promote biodiversity.</p>

3G. Indicator Results and Policy Analysis: Implementation related UDP Policies

Table 3.56 LI IMP Planning Obligations (Financial Contributions)

Type of Financial Contribution	Total financial contributions received by the council (£) 2008-09	Total financial contributions as part of signed agreements (£) 2008-09 ²
Affordable Housing	4,146,125	21,701,290
Car Club	2,000	2,000
CCTV / guardians	102,220	845,833
Community Benefits	-	716,900
Crossrail	-	120,000
Cycle paths / works	2,400	6,250
Education, training, employment	102,640	604,185
Environmental Inspectorate/ Code of Construction	-	165,000
Highway Works / Environmental Improvements / Footways	764,069	5,828,281
Management Plan	-	-
Open space / trees / greening	25,660	135,000
Parking Space Shortfall Mitigation	66,276	202,000
Paddington Area Traffic Environmental Management Study	-	-
Paddington Area Transport Study	-	-
Public Art	-	2,215,000
Public Transport Infrastructure	-	-
Paddington Social and Community Fund	-	-
Travel Plan	-	-
Victoria Area Transport Study	-	-
Total	5,211,391	32,541,739

This provides a summary of the financial planning obligations received by the council and those signed as part of agreements, but not yet received, by category in the period 2008–09. A planning obligation may be financial or a benefit in kind but, in line with government guidance it must be: relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects (Source: ODPM Circular 05/05).

² These contributions will only be received if the development proceeds

Table 3.57 Policy Assessment - Implementation related UDP Policies

UDP Policy Approach	UDP Policy References	Indicators Where Identified Relevant Targets / Measures
Commitment to securing Planning obligations to support the implementation of the UDP and in line with the current government guidance.	STRA 7	Financial contributions totalling £32,541,739 have been secured in the monitoring period. A range of benefits have been secured through the planning obligations process. This included the appointment of a Workplace Coordinator based at Crown Estate Regent Street offices. This is part of a project to support workless Westminster residents into jobs with existing Regent Street employers, as well as jobs flowing out of the construction and operation of the new Quadrant Development. Funding was also secured to help create a wetland and reedbed habitat at Regent's Park. This allowed birds, such as reed bunting and reed warblers, moths, such as the small elephant hawk moth and bulrush wainscot, amphibians, such as, smooth newt, frogs and toads and various dragonflies and damselflies to thrive where this had not been possible before. A review of the current SPG on Planning Obligations is being undertaken and a draft is likely to be published for consultation in 2010.
Commitment to a partnership approach to regeneration	STRA 6, PSPA 1	The council continues to build upon this approach (see section 4 of this AMR).
Commitment to monitoring and revising the UDP	STRA 38	Addressed through this annual monitoring report (see section 2 of this AMR).
Commitment to taking enforcement action where necessary and appropriate	STRA 39	The council has successfully investigated and resolved 2411 reported breaches of planning control and resolved 924 breaches as a result of direct action. The council also gained authority to issue 90 enforcement notices and 181 planning contravention notices. Successful prosecutions were made under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservations Areas) Act 1990 in connection with 4 separate properties.

Taking forward monitoring of spatial policies

3.9 While the requirement to produce an AMR of this type was set in the Planning Act 2004, the council has undertaken monitoring of its spatial planning activities since the early 1990s. The council are paying particular attention to development of monitoring capabilities in relation to a number of policy subjects, but in particular, for transport and design policies.

3.10 For transport policies, monitoring indicators will be expanded to include:

- Number of cycle parking spaces created by planning applications
- Number of car parking spaces lost and created by planning applications by type (residential verse non-residential)

3.11 For design policies, as well as work to develop the councils capacity to undertake monitoring associated with the Core Indicator on Building For Life – Housing Quality, monitoring indicators will be expanded to include:

- Progress on actions on management proposals within conservation area audits and in World Heritage Site Management Plans
- Applications with design reason for refusal

3.12 In addition, the council is also reviewing the indicator set and will be identifying new indicators to address the Core Strategy and City Management Plan policy. New or refined indicators are being developed in relation to:

- Development in the Opportunity Areas: Paddington; Tottenham Court Road; Victoria
- North Westminster Economic Development Area

- West End Special Retail Policy Area
- Savile Row Special Policy Area
- The revised Central Activities Zone shopping frontages boundaries and revised hierarchy of shopping areas

4 Significant Effects on Economic, Social and Environmental Objectives

- 4.1 The implementation of the council’s spatial policies is critical to the attainment of the council’s wider social, economic and environmental objectives as expressed in the Westminster City Plan (Sustainable Community Strategy) and development of the city.
- 4.2 Integral to the process of developing the Core Strategy has been a sustainability appraisal process. This process assesses the emerging policies against a set of social, economic and environmental objectives (as listed in Table 4.1). This framework was not in place for the development of the UDP but the analysis presented in section 3 indicates that the UDP has made a highly significant and contribution to the attainment of these sustainable development objectives.
- 4.3 A highly significant positive effect can be observed in relation to the provision of appropriate housing. The limited activities of Registered Social Landlords means that it is clear that delivery of affordable housing in particular has been highly dependent on the effective implementation of the UDP.
- 4.4 The UDP has also had a highly significant positive role in protecting open space and sites of nature conservation. An equally significant positive effect can be observed in relation to managing the city’s built heritage (including listed buildings and conservation areas), promoting sustainable design and improving the public realm.

Table 1.1 Westminster Sustainability Objectives

Sustainability Objective
1) To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities
2) To reduce crime and fear of crime
3) To ensure the provision of appropriate housing types to reduce homelessness; reduce overcrowded households and meet the demand for affordable housing and family sized units
4) To promote and improve health and well – being
5) To reduce greenhouse gas emissions and support climate change
6) To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings
7) To a) minimise flood risk, promote sustainable urban drainage and b) protect, surface and ground water quality
8) To protect, enhance and create environments that encourage and support biodiversity
9) To improve air quality
10) To reduce noise and impact of noise
11) To reduce the need to travel; the use of private motorised vehicular transport as well as encourage walking, cycling and the use of public transport
12) To reduce waste production and increase recycling, recovery and use of all waste
13) To protect and enhance the historic environment and architectural, archaeological and cultural heritage
14) To enhance public realm and street environment
15) To protect, enhance and seek opportunities to increase open space throughout the borough
16) To ensure equality of opportunity and improve local opportunities for education, training and employment
17) To maintain economic diversity, increase local opportunity and support sustainable economic growth.

4.5 Positive effects can be observed in relation to social and economic indicators (health, economic diversity etc) through the provision of business spaces and other environmental improvements. While spatial policies related to environmental matters are being implemented appropriately the impacts on actual levels of noise and air pollution and carbon emissions have been neutral. This in part is because of the wide range of polluting sources the control of which is beyond the scope of spatial planning: notably transport. However, in response, the council is taking action to address environmental issues more comprehensively (see also page 71).

Assessing Cumulative Policy Effects on Places

4.6 An important role of the AMR is to communicate the real effects of planning policies. While there is a need for detailed analysis of data and systematic consideration of sustainable effects it is important not to lose sight of the big picture. This perhaps points to the need for a greater focus on place creation (and not just planning pipeline data for discrete land uses) as the council evolves and improves the AMR year on year.

4.7 As a start in developing more place focussed monitoring the 'Spotlight On' section below focuses on Paddington. The experience in Paddington serves as a useful illustration of what the formulation and implementation of Westminster spatial policies actually means over the medium to long term, not just in the form of statistical returns to government, but in lasting positive change on the ground.



Spotlight on Paddington

4.8 During the 19th Century the building of the Paddington Basin arm of the Grand Union Canal (1801) and the railway (1837) allowed Paddington to become one of London's main industrial areas. The remnants of these uses were still evident in the 1980s and an area covering approximately 80 hectares was characterised by large areas of vacant and under used land.



Paddington Basin in the 1980s

4.9 Since the 1980's the council has played a key role in helping to structure the development processes and identify the priorities for the Paddington area. It was during this period that the City of Westminster was subject to significant development pressure as a consequence of the lack of development opportunities in central London. Given Westminster's unique built heritage the pressure on the council to make available suitable sites was significant. It

was in this context that the council identified Paddington as a growth area for commercial office space and larger scale development that could not be accommodated in the West End.

- 4.10 In response to this pressure, as well as recognition of the excellent transport links, in 1988 the council designated the area around Paddington Station and the canal as the Paddington Special Policy Area (PSPA). The purpose of designating the PSPA was to ensure that development would be co-ordinated and balanced with the aim of creating a place of interest and an area where people could both live and work.
- 4.11 Since 1988 the PSPA designation has remained in place and through the various iterations of the Westminster Unitary Development Plan (UDP) including the current one. The council did not create an overall master plan for the development of the PSPA but instead established a planning policy framework through the UDP. The fragmentation of land ownership in the area and likelihood that not all sites would come forward meant that master planning the site, while an obvious response, was not the most appropriate.
- 4.12 The policies set out in the UDP have created a robust structure for developers to work within and have allowed the fundamental principles and priorities for the area to remain the same. These are to deliver a balanced mixed use across the area that includes a mix of employment uses; a substantial proportion of housing; leisure, retail and community uses in a development of the highest quality of design and sustainable development. Another key priority has been to improve accessibility throughout the site in order to improve the physical connections between developments, as well as to the north and south Paddington,

and to enhance the recreational and amenity value of the canalside areas. This has duly been achieved with the provision of additional bridges across the canal, mostly secured as development contributions and public art, and the provision of new towpaths adjacent to the canal.

- 4.13 The development of the area has been characterised by partnership working to minimise any negative impacts and maximise the local benefits. The need for coordination was recognised as a key priority and in 1998 with the help of the council the Paddington Regeneration Partnership, later renamed the Paddington Waterside Partnership (PWP), was established. PWP are a partnership of developers, land owners and transport interests in the area who work alongside local agencies and communities to ensure the developments fit socially, economically and physically within its surroundings. Initiatives PWP have coordinated include Paddington First (job brokerage service), Time for Paddington (facilitates corporate community involvement in Paddington and north Westminster, by connecting companies and organisations to the local voluntary and community sector) and the implementation of the Paddington Business Improvement District.
- 4.14 In order to encourage and sustain area wide regeneration the council works in partnership with appropriate organisations to ensure that the planning and transportation benefits and impacts arising from the PSPA developments take account both of the needs and demands generated by different development proposals and also those of local communities. This includes establishing effective links with wider regeneration initiatives in the surrounding areas. The types of benefits that have been secured relate to the different proposals and have included:

- funding for traffic and environmental management
- funding for access to and improvements to public transport and improvement works to highways and subways
- implementation of the Code of Construction Practice and funding for Environmental Inspectorate
- environmental improvements
- provision for street cleansing depots
- development of jobs and training services particularly for local people and a local business support strategy
- support for school places and educational facilities
- support for the council's leisure strategy
- support for community based regeneration initiatives
- support for partnership arrangements to deliver any of the above and associated social projects.

4.15 Since the arrival of the Heathrow Express in 1998 and the completion of the first phase improvements to the Grade I listed Paddington Station initial phases of development have been completed. By 2008, over £2 billion had been invested in the area, 35 new companies had located here, 8,000 new jobs had been created and more than 900 homes completed. The creation of Paddington Waterside is well underway and is considered today to be an excellent example of sustainable urban brownfield regeneration.

4.16 This location continues to be the largest development area within the City of Westminster and a site of strategic importance in London. The Core Strategy Publication Draft, November 2009 continues to promote a redefined

'Paddington Opportunity Area' as Westminster's most significant opportunity for large-scale regeneration. It envisages at least 3,000 new homes and development capacity for 23,200 new jobs will be provided in the area between 2001 and 2026. The emerging policy approach refreshes aims and priorities for the area which overall seeks to create a thriving mixed-use sustainable neighbourhood and destination. Significant infrastructure works are also planned including further upgrades to Paddington Station and London Underground Stations, the provision of a new Crossrail station and the improvement of St Mary's Hospital. The council will continue to work in partnership with developers and key agencies to ensure that the benefits of these and other proposals are integrated within the area physically, economically and socially.



Paddington Basin by 2005

5 Westminster built environment initiatives

5.1 The council's built environment activities do not stop at statutory planning functions. The council has spearheaded a range of initiatives to create places Westminster's communities of residents, workers and visitors can take pride in. As well as supporting the implementation of the UDP these initiatives are vital to the attainment of the Westminster City Plan (Sustainable Communities Strategy).

Enhancing the attraction of Central London

5.2 To help the council secure the West End's future as a world-class location, the council is leading an ambitious programme of improvements. Initiatives to improve the quality of the West End experience include implementation of action plans generated and delivered jointly between the council and with local stakeholders. A draft Action Plan for Westminster Cathedral Piazza was published in March 2009 and significant progress has been made in delivering the action plans for the following areas:

- Chinatown
- Covent Garden
- Edgware Road
- Leicester Square
- Oxford, Regent and Bond Streets (ORB)
- Soho
- Theatreland

Westminster Cathedral Piazza – Draft Action Plan, launched 4th March 2009

The Westminster Cathedral Piazza Draft Action Plan has been developed in collaboration with the local community, businesses and other organisations, such as the Cathedral and The Passage. It contains a number of projects, schemes and initiatives aimed at providing a well-managed, high quality public realm and a clean, safe environment for all those who live, work and visit the area. It promotes the area and its unique features, whilst recognising its special significance as a place of worship, residential enclave and conservation area. Part of the remit of the draft action plan has been the establishment of a community safety office for the area which has been welcomed by residents and local businesses.



Fostering economic vitality and diversity

- 5.3 The council has again led the way amongst local authorities in re-investing its Local Authority Business Growth Incentive allocation in projects to directly benefit the business community and encourage entrepreneurship, through the Civic Enterprise Fund. Over £6m has been spent on projects benefiting Westminster's economy, with a wide range of projects.
- 5.4 In response to the economic downturn, a 'Business Advisory Service' was launched providing expert one to one consultancy support for small businesses struggling during the economic downturn. Additional resources were also made available enabling a car free 'VIP Day' to boost shopping in the West End. The Council has levered multi-million pound resources from external sources for the Westminster Works service which assist unemployed people into training and work, whilst providing a free recruitment service to employers
- 5.5 The council continues to work closely with CrossRiver and Westminster Small and Minority Businesses to develop supply relationships. Supply Cross River has begun delivering with major meet the buyer events and one to one training to help businesses compete for new contracts. The council is working with the London Development Agency to make its own contract opportunities available on the 'Compete For' scheme, helping to expand this contract opportunities portal that was established to advertise 2012 Olympic opportunities to small and medium sized enterprises.

- 5.6 The Great Western Studios used to occupy the former Lost Goods Building at Paddington New Yard, but this building is subject to a Compulsory Purchase Order by Crossrail requiring that the building be vacated by August 2009. An innovative funding package spearheaded by the council enabled the redevelopment of 65 Alfred Road near to Westminster Academy to provide a new home for Great Western Studios.
- 5.7 This safeguarded around 140 micro creative businesses in one of Westminster's regeneration areas. In the process, the new building will provide additional space (5202sqm in total) at affordable rents, providing a permanent home where the creative industries in this part of Westminster can grow and prosper. A new pedestrian route has also been created and public art committed to the canal towpath as part of the scheme.



Building sustainable communities

- 5.8 Westminster's street markets have a valuable role in improving access to providing fresh foods and other produce and encouraging entrepreneurship. Street markets can also play an important role in fostering civic pride and a sense of community¹. Building on work with Berwick Street Market Steering Group and Church Street Neighbourhood Management team (in relation to Church Street) the council has continued to improve the city's street markets.
- 5.9 The council commissioned independent research into how to revitalise the city's street markets. This study, Street Market Regeneration Study (Colin Buchanan) was published in July 2008. The findings of this study have now been reviewed and refined and a programme of street market improvement activity is well underway.
- 5.10 The council has pledged additional support for Westminster's street markets with Civic Enterprise Funding committed to support the development of Church Street, Tachbrook Street and Berwick Street markets. Considerable investment has been made in the establishment of a new market at Prince of Wales Junction. The market forms a key part of a £1m regeneration, which includes new paving, lighting, trees and seating areas and also boasts increased police patrols and two new CCTV cameras have been installed.



- 5.11 As part of the Civic Streets project, a plan to improve the management and promotion of Tachbrook Street market will be prepared drawing on lessons from the new Maida Hill market. As well as extensive public realm improvements all stalls will be encouraged to have a consistent appearance and contributions from the Neighbourhood Budgets of Warwick and Tachbrook Wards will be used to purchase a number of stalls for market traders and supplement the market infrastructure.
- 5.12 Market research has confirmed interest by market operators to run regular events and themed markets in the Tachbrook Street market area, making use of increased space for stalls in the new design, and further helping to promote the market and shopping area.

¹ Colin Buchanan, Street Market Regeneration Study for City of Westminster, July 2008

Integrating land use and transport policies and reducing the environmental impact of transport

- 5.13 The council continues to promote sustainable travel. Some 24 Legible London signs have been installed in the Oxford Regent and Bond Street area to assist people walking in that area. In addition, the council has expanded its electric vehicle charging infrastructure by installing an additional three electric vehicle recharging points: two on Albemarle Street and one on Carlisle Street. This brings the total number of charging points in the borough to 61.
- 5.14 Civic Streets has seen an acceleration of public realm improvement activity on the ground in 2008-09. Significant progress has been made in relation to the:
- Prince of Wales scheme - creating the first new street market in London for 50 years, and turning traffic dominated space into a community space where people can meet and linger
 - Praed Street scheme - widening footways on the shopping parade approaching Paddington Station and further increasing usable pedestrian space by surfacing over private forecourts in a new material demonstrating how we can improve the public realm all the way to the building line
 - Circus Road scheme - completing the Civic Streets makeover of St John's Wood shopping centre following the renewal of St John's Wood High Street in 2006.

Oxford Street Diagonals



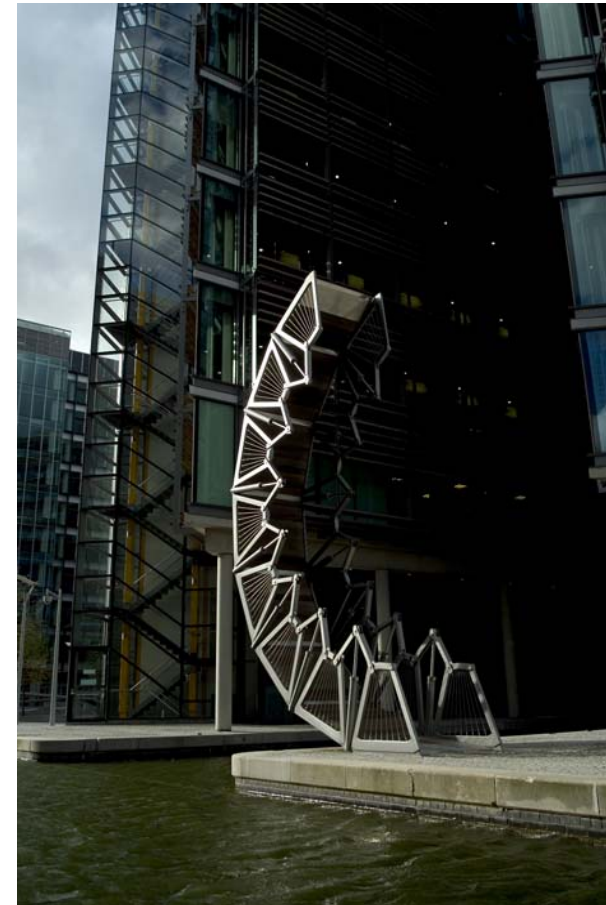
Taking a lead from Tokyo's famous Shibuya crossing, Europe's busiest diagonal crossing was unveiled on 2nd November 2009 allowing pedestrians to cross the busy intersection diagonally in an 'X' as well as straight ahead - meaning the junction will be able to handle double the number of pedestrians and ease overcrowding. The redesigned road has increased the amount of pavement space by 312sqm, up 69 % from its previous capacity of 453 sqm, and provides more room around the exits to Oxford Circus tube station.

The new crossing, jointly funded by The Crown Estate, and Transport for London, builds on The Crown Estate's £750 million Regent Street regeneration programme and also forms part of wider £40m plans led by Westminster City Council to renew the West End ahead of 2012.

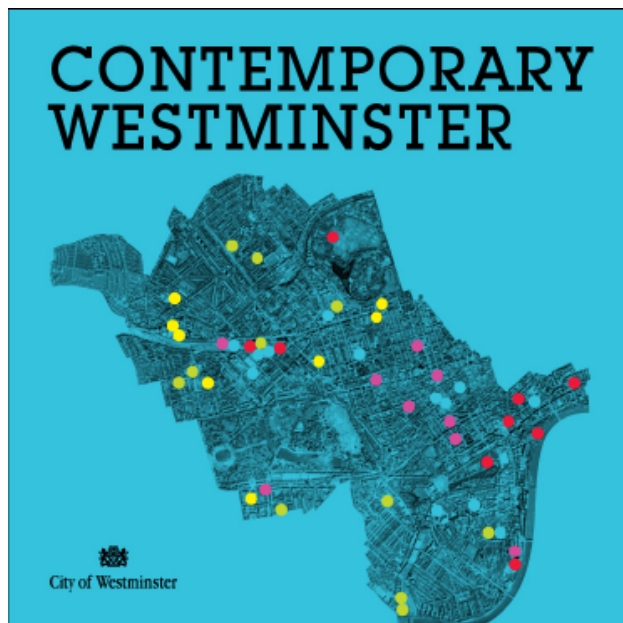
Ensuring a high quality environment

- 5.15 Westminster is committed to promoting high quality and innovative new design, even within historic contexts. To encourage high quality contemporary architecture, in 2008-09 the council introduced a Design Excellence Initiative. Through the year a series of events were held to stimulate debate and to promote higher standards of design. This initiative continues in 2009-10.
- 5.16 The initiative was launched by a number of design seminars. This included a seminar for the council's Major Developers Group, who represent some of the most influential developers, planning consultants and legal practitioners in London. Presentations were also made to the Westminster Property Association, who represent the major landowners in the City and the Westminster Amenity Societies Forum (WASF).
- 5.17 A further design seminar was held at City Hall with an invited audience of high profile architects and designers, representatives of the architecture press and key officers and councillors, including presentations by renowned academic architects Peter Cook and Neil Spiller.
- 5.18 The main event of the year was a major exhibition of new buildings in Westminster at the New London Architecture (NLA) Centre in Store Street which attracted over 2500 visitors from London and abroad each week. "Contemporary Westminster" showcased 50 examples of high quality modern buildings that had been built in Westminster since 2000. The exhibition highlighted that contemporary designs are permitted in Westminster and helped to emphasise the council's commitment to good design. The launch event happened on 3rd March 2009

with 150 of the city's architects, developers and landowners as well as councillors, officers and representatives of residents' associations attending. The exhibition also included a 'have your say' board where people were asked to vote for their favourite building. The most popular new structure in Westminster being the Rolling Bridge in Paddington.



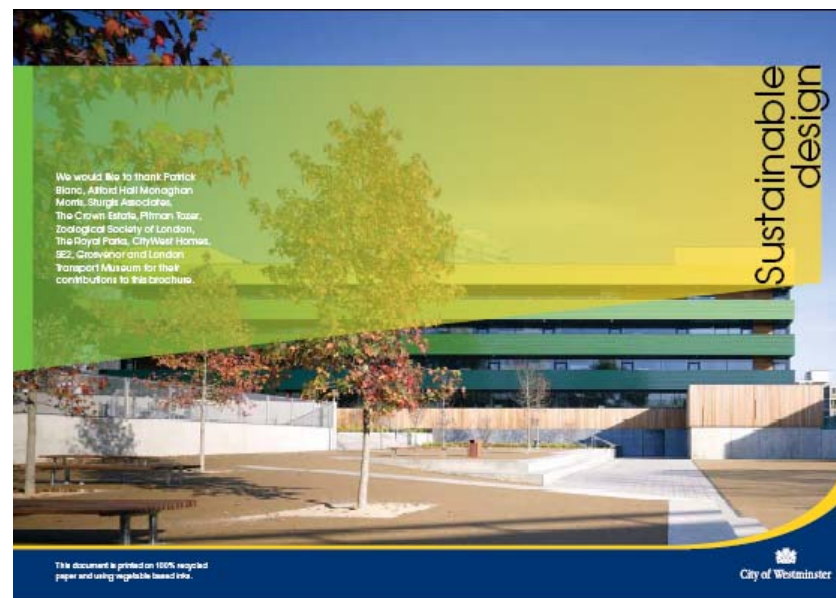
5.19 The booklet produced as a guide to the Exhibition is now used in meetings with developers and architects to explain the council's aspirations for good, contemporary design.



5.20 Integral to the discussion on the design has been the need to incorporate sustainable measures into new and existing development. There has been a particular focus on Retrofitting the historic environment. In Westminster reconciling listed building stock with the various challenging demands of sustainability, – including energy conservation, water consumption and waste management – is a huge challenge. A series of symposia on retrofitting historic buildings for sustainability have taken place, including *Sustainable Westminster: Retrofitting the Historic Environment* in April 2008, and *Long Life, Low Energy: Retrofitting Sustainability* in February 2009. The

objective of these symposia was to develop a shared knowledge base, feeding back information into the council's policy making activity as part of LDF documents including the Core Strategy, City Management Plan and supplementary planning document in particular the Sustainable Design SPD which is likely to be the subject of consultation in spring 2010.

5.21 To promote and celebrate local best practice for sustainable design, the council has produced a Sustainable Design Brochure. This includes examples of refurbished listed buildings that achieve high environmental standards.



Working towards a more sustainable city

- 5.22 Significant progress has been made on a wide-ranging programme of environmental schemes and projects under the banner of Westminster's Go Green Programme which aims to make the council an exemplar green authority. The council's work to tackle climate change has been extended to include significant partnership working in the city. This has included establishing a Carbon Charter for the Victoria area to encourage organisations to reduce their collective carbon footprint. This initiative brings together public agencies, commercial organizations, commercial landlords and tenants. To date, over 20 organisations (including Land Securities, Victoria Partnership and Grosvenor) have signed the charter.
- 5.23 The Westminster Carbon Alliance was launched on February 26th 2009 which aims to provide members with support in reducing their carbon emissions. A successful bid for European Regional Development Funding will enable the Alliance to deliver free energy assessments and action plans to smaller and medium size business as well as providing support to implement them.
- 5.24 A new sustainable schools work programme started in 2008 and work to revise the Air Quality Strategy and Action Plan continues and development of the council's first comprehensive noise strategy is nearing completion.
- 5.25 The up-dated Biodiversity Action Plan (BAP) was launched in May 2008. Work has continued to deliver action for the five priority species: hedgehog, tawny owl, house sparrow, bats, buttoned snout moth, and the seven

priority habitats: built environment, churchyards and cemeteries, parks and green spaces, private gardens, standing open water, tidal Thames, and veteran trees and decaying wood. A total of 13 parks and green spaces received the prestigious Green Flag Award.

- 5.26 Several successful biodiversity partnership projects have been completed, including the first phase of creating an environmental area at Paddington Recreation Ground. This includes woodland, wildflower meadows habitats and stag beetle loggeries. A pond and wetland area and an eco building and education programme are planned for later phases.



Pond dipping at Paddington Recreation Ground, 2009

6 Conclusions: Delivering Sustainable Development

Planning for a Living City

- 6.1 The unique characteristics of Westminster gives rise to significant and complex planning and city management challenges. The Core Strategy and other LDF documents provide a response to these and good progress is being made on their preparation. The council is dedicated to getting this right which means taking the time to properly consult local stakeholders and the development industry.
- 6.2 The council's performance in managing development through the planning applications and enforcement process continues to be excellent exceeding all relevant government targets and garnering high approval ratings from the development industry. The council's built environment activity does not stop at developing and implementing spatial policies; it goes further to embrace often ground breaking initiatives that are central to the council's vision of creating a living city of opportunity.

Reflections on the findings and actions

- 6.3 The assessment of the policy approaches set out in section 3 of this report reveal a positive picture in terms of the effective implementation of policies and the attainment of the key planning policy aims and objectives set out in the UDP. These successful policies, supported by consultation and a refreshed evidence base, are being taken forward in the emerging Core Strategy. This does not mean that there is no room for reflection and improvement. The council have identified some policy approaches are not being as effective as hoped indicating a need for change in approach:

- North Westminster Special Policy Area: no new business floorspace has been provided
 - Creative Industries (B1 light industrial focus): changes to the use class order affect the implementation of the policy
 - Social and community facilities: there is a need to consider quality as well as quantity issues and the role of facilities that are privately operated, for example, gyms.
- 6.4 These issues were highlighted in last years AMR and it should be noted that they have, without exception, been addressed by a revised policy approach in the Core Strategy Publication Draft, November 2009. Policy CS12 North Westminster Economic Development Area proposes a more dynamic and flexible approach to regeneration in this part of the city. Policy CS19 promotes a wider range of business floorspace including workshops and studios to support creative industries and small scale enterprises. Policy CS33 Social and Community Infrastructure puts the emphasis on quality as well as quantity of provision. The emerging policy approach and continues to expect community facilities as part of large scale development. Work on the City Management Plan will refine this approach and the review of Supplementary Planning Document on Planning Obligations will support and reinforce the policy approach.
- 6.5 Current UDP policy objectives related to sustainable design are largely being achieved but more rigorous standards in the London Plan and the council's own desire to raise the bar in terms of design quality have led the council to refresh these policy approaches in the Core Strategy Publication

Draft, November 2009 (see Policy CS27 Design, Policy CS39 Renewable Energy in particular).

- 6.6 More minor adjustments have been made to other policy approaches to improve their effectiveness and respond to changes in economic circumstances and development patterns, for example, raising the threshold from 200sqm to 400sqm for non office commercial uses before requiring equivalent provision of housing; and restricting the development of new entertainment uses over 500sqm (see Core Strategy Policy CS1 and Policy CS23). The Core Strategy also introduces a requirement for affordable housing in relation to residential development of 1000sqm which in the Westminster context is an effective lowering of the threshold due to the large number of larger housing units. This will bring more schemes into the requirement range for affordable housing and have a positive effect on provision (see Policy CS16).
- 6.7 Parallel to progressing the Core Strategy and other LDF documents the council will also be continuing to develop its indicator set and monitoring capabilities, particularly in relation to design and transport planning policies but also to take into account new monitoring requirements arising from the emerging policies in the Core Strategy. Thought is also being given to the future format of annual monitoring reports - such as a more specific focus on place creation and on infrastructure delivery- as we move to assessing the impacts of the Core Strategy.
- 6.8 The positive contribution of the UDP to date is highly significant, not least in relation to the delivery of housing, and protection of the council's natural and built environment. Looking forward, the LDF and Core Strategy in particular, are right at the centre of, and crucial to, the council's vision

and commitment to be a Living City a place where “*we respect the past and build for the future*”². The council continues to be committed to creating an LDF that residents and businesses support and that befits the most important commercial, cultural and historic centre in the UK.

² Leaders Speech, 2009

Appendix 1 Progress against the Local Development Scheme

This table lists all of the documents in Westminster's LDF which were adopted or were planned for consultation during the monitoring period 1 April 2009 to 31 March 2010. The final timetable will be set out in a revised Local Development Scheme due for publication by Summer 2010.

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
Development Plan Document		
Core Strategy DPD	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: January 2006 ➤ Issues and Options consultation stage [Reg. 25 of 2004 Regs]: May - June 2007 ➤ Preferred Options consultation stage [Reg. 26 of 2004 Regs]: July - September 2008 (on-going consultation meetings to mid-November 2008) ➤ Preparation of DPD: October 2008 - January 2009 ➤ Formal notification prior to submission [Reg. 27 of 2008 Regs]: March - April 2009 ➤ Submission to Secretary of State [Reg. 30 of 2008 Regs]: May 2009 ➤ Pre-examination meeting: July 2009 ➤ Public examination: September - October 2009 ➤ DPD Adoption: March - April 2010 	<p>Delayed to take into consideration comments from Government Office for London and to avoid consultation over summer. Proposed revisions to the timetable are as follows:</p> <ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: January 2006 ➤ Issues and Options consultation stage [Reg. 25 of 2004 Regs]: May - June 2007 ➤ Preferred Options consultation stage [Reg. 26 of 2004 Regs]: July - September 2008 (on-going consultation meetings to mid-November 2008) ➤ Formal notification prior to submission [Reg. 27 of 2008 Regs]: November 2009 - January 2010 ➤ Submission to Secretary of State [Reg. 30 of 2008 Regs]: April 2010 ➤ Pre-examination meeting: June 2010 ➤ Public examination: July -August 2010 ➤ DPD Adoption: March - April 2011
City Management Plan DPD (General Development Management Policies DPD)	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: May - November 2008 ➤ Notification of intent to prepare DPD [Reg. 25 of 2008 Regs]: October - November 2008 ➤ On-going consultation: January -June 2009 ➤ Formal notification prior to submission [Reg. 27 of 2008 Regs]: December 2009 - February 2010 ➤ Submission to Secretary of State [Reg. 30 of 2008 Regs]: April 2010 ➤ Pre-examination meeting: June 2010 ➤ Public examination: August - September 2010 ➤ DPD Adoption: February - March 2011 	<p>Delayed to run behind the Core Strategy timetable to ensure consistency and to stagger the resource demand for preparation of this document. Proposed revisions to the timetable are as follows:</p> <ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - May - November 2008 ➤ Notification of intent to prepare DPD [Reg. 25 of 2008 Regs] - October - November 2008 ➤ On-going consultation - from June 2009 ➤ Formal notification prior to submission [Reg. 27] - March - April 2011 ➤ Submission to Secretary of State [Reg. 30] - July 2011 ➤ Pre-examination meeting - September 2011 ➤ Public examination - October - November 2011 ➤ DPD Adoption - June - July 2012
Supplementary Planning Documents		

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
Topic Based		
Open Spaces Strategy	Adopted	➤ Not applicable adopted as an SPD as part of the LDF
Statues, Sculptures and Monuments	Adopted	➤ Not applicable adopted as an SPD and now part of the LDF
Entertainment	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - already occurred ➤ Prepare Draft SPD - Early Autumn 2008 ➤ Public Participation - Winter 2008/9 ➤ Representations and finalise SPD - Spring 2009 ➤ SPD Adoption - Spring 2009 	<ul style="list-style-type: none"> ➤ Timetable revised to take account of emerging City Management Plan ➤ Initial Draft – Summer 2006 (see Notes below) ➤ Completion – following adoption of the City Management Plan
Westminster Views	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: December 2006 -May 2007 ➤ Prepare Draft SPD: May- November 2007 ➤ Public Participation: December-January 2008 ➤ Representations and finalise SPD: February- October 2008 ➤ SPD Adoption: November- December 2008 	<ul style="list-style-type: none"> ➤ Draft SPD: December 2007 – January 2008 ➤ Adoption: To be confirmed and subject to discussions with the Greater London Authority
Westminster Way	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: April 2004 (consultation) January - August 2008 ➤ Prepare Draft SPD - October 2008 ➤ Public Participation - November - December 2008 ➤ Representations and finalise SPD - February - April 2009 ➤ SPD Adoption - May - June 2009 	<ul style="list-style-type: none"> ➤ Draft SPD: October 2008 ➤ Public Participation: November - December 2008 ➤ Representations and finalise SPD: Winter 2010/11 ➤ SPD Adoption – Autumn 2011
Tree Strategy	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - 2006 - 2008 ➤ Prepare Draft SPD - October 2008 ➤ Public Participation - October - December 2008 ➤ Representations and finalise SPD - January-February 2009 ➤ SPD Adoption - April 2009 	<ul style="list-style-type: none"> ➤ Draft SPD – April 2010 ➤ Adoption – April 2011
Shopfronts and Advertisements	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - August- November 2008 ➤ Prepare Draft SPD - December 2008-April 2009 ➤ Public Participation - April-June 2009 ➤ Representations and finalise SPD - August-September 2009 SPD Adoption -November 2009 	<ul style="list-style-type: none"> ➤ Draft SPD – April 2010 ➤ Adoption – April 2011
Conservation Area Audits		
Birdcage Walk	Adopted 16 June 2008	N/A
Broadway and Christchurch	Adopted 7 July 2008	N/A

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
Gardens		
Harley Street	Adopted 16 June 2008	N/A
Queensway	Adopted 16 June 2008	N/A
St John's Wood	Adopted 16 June 2008	N/A
Stratford Place	Adopted 16 June 2008	
Westminster Abbey and Parliament Square	Adopted 26 September 2008	
Westminster Cathedral	Adopted 4 September 2008	
Hallfield Estate	Adopted October 2008	
Dolphin Square	Adopted October 2008	
Dorset Square Conservation area Audit	Adopted March 2008	
Knightsbridge/Green & Albert Gate	Adopted, April 2008	
Peabody Estates & Peabody Avenue	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation: March-July 2008 ➤ Prepare Draft SPD: August 2008 ➤ Public Participation: December 2008-January 2009 ➤ Representations and finalise SPD: February-March 2009 ➤ SPD Adoption: April-May 2009 	Timetable under review
Belgravia	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - July-October 2008 ➤ Prepare Draft SPD - November 2008 ➤ Public Participation - February-April 2009 ➤ Representations and finalise SPD - April-May 2009 ➤ SPD Adoption - May-June 2009 	Draft SPD – December 2009 Adoption – April 2010
Vincent Square	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - July-August 2008 ➤ Prepare Draft SPD - September -December 2008 ➤ Public Participation - February-March 2008 ➤ Representations and finalise SPD - April-May 2008 ➤ SPD Adoption - May-June 2009 	Draft SPD - April 2009 SPD Adoption - February 2010
Mayfair	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - August-November 2008 ➤ Prepare Draft SPD - December 2008-April 2009 ➤ Public Participation - April-June 2009 	Draft SPD – Winter 2010/11 Adoption – Summer 2011

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
	<ul style="list-style-type: none"> ➤ Representations and finalise SPD - August-September 2009 ➤ SPD Adoption -November 2009 	
Planning briefs		
Amberley Road Adult Education Centre Planning Brief	Adopted	N/A
Ebury Bridge Adult Education Centre Planning Brief	Adopted	N/A
Moxon Street Car Park Planning Brief	Adopted	N/A
Crossrail: Paddington New Yard & Adj Land	Adopted September 2009	N/A
Crossrail: Paddington Station & Environs	Adopted November 2009	N/A
Crossrail: Bond St (Western Ticket Hall)	Adopted September 2009	N/A
Crossrail: Bond St (Eastern Ticket Hall)	Adopted September 2009	N/A
Crossrail: Tottenham Ct Rd (Western TH)	Adopted September 2009	N/A
Crossrail: Tottenham Ct Rd (Eastern TH)	Adopted September 2009	N/A
Dudley House & 149-157 Harrow Road	Adopted October 2009	N/A
North Westminster Community School	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - January 2008 to date ➤ Prepare Draft SPD - October - November 2008 ➤ Public Participation - November 2008 - January 2009 ➤ Representations and finalise SPD - January- February 2009 ➤ SPD Adoption – April 2009 	<ul style="list-style-type: none"> ➤ Draft SPD – March 2009 Adoption – March 2010
Victoria Area Planning Brief	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - Current - October 2008 ➤ Prepare Draft SPD - December 2008 ➤ Public Participation - December 2008 - February 2009 ➤ Representations and finalise SPD - Spring 2009 	<ul style="list-style-type: none"> ➤ Draft SPD – April 2010 ➤ Adoption – To be confirmed when resourcing issues are resolved.

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
	SPD Adoption - Mid 2009	
West End Green Planning Brief	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - Current to March 2009 ➤ Prepare Draft SPD - March 2009 ➤ Public Participation - March - April 2009 ➤ Representations and finalise SPD - May-June 2009 ➤ SPD Adoption - August 2009 	Subject to need and officer resources
St Mary's Hospital Planning Brief	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - Autumn 2008 ➤ Prepare Draft SPD - Autumn 2008 ➤ Public Participation - Early 2009 ➤ Representations and finalise SPD - Mid 2009 ➤ SPD Adoption - Autumn 2009 	Subject to discussions with the hospital trust and officer resources.
Oxford Street/Tottenham Court Road Sites Planning Brief Re-titled "East End of Tottenham Court Road"	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - Autumn 2008 ➤ Prepare Draft SPD - Spring 2009 ➤ Public Participation - Mid 2009 ➤ Representations and finalise SPD - Early Autumn 2009 ➤ SPD Adoption - Autumn 2009 	May not be progressed, or timing of public consultation and adoption may be delayed subject to on-going monitoring of the East Oxford Street area, and subject to officer resources
Victoria Coach Station	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - Currently on-going ➤ Prepare Draft SPD - no date yet as dependent upon outcome of TfL Strategic review into London-wide coach station requirements ➤ Public Participation - Will review / amend Victoria Area Planning Brief (VAPB) to take into account most recent briefing about TfL studies (see above). Likely to follow after VAPB. ➤ Representations and finalise SPD - tbc (see above) ➤ SPD Adoption - tbc (see above) 	Now to be incorporated in the Victoria Area Planning Brief
Victoria St, Buckingham Gate & Palace St planning brief	<ul style="list-style-type: none"> ➤ TBC 	Now to be incorporated in the Victoria Area Planning Brief
LDF Documents		Now to be incorporated in the Victoria Area Planning Brief
LDF Annual Monitoring Report	Prepared annually	Submitted to the Secretary of State in December each year and published the following January/ February.
Statement of Community Involvement	Adopted	N/A
CIL Charging Schedule (status as DPD or	<ul style="list-style-type: none"> ➤ Evidence gathering and initial consultation - September 2008 - summer 2009 	Westminster City Council has not yet determined whether it will introduce a Community Infrastructure Levy (CIL). The council are

Local Development Document	Stages of preparation as programmed and set out in the Local Development Scheme, 2008	Proposed Changes to Local Development Scheme, 2008 (indicative only final dates to be published in the revised Local Development Scheme)
otherwise not yet confirmed)	<ul style="list-style-type: none"> ➤ Draft Charging Schedule Publication - tbc ➤ Other requirements to be confirmed through CIL Regulations – tbc ➤ Adoption or other mechanism by which Charging Schedule comes into effect - January 2010 	undertaking research to help it assess the various options. On this basis, and until a decision has been reached, reference to a Charging Schedule in the Local Development Scheme will be deleted.

Appendix 2 Five to Fifteen Year Rolling Housing Land Supply

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
5	South	Planning application	05/07487/FUL L	Bowater House, 68 Knightsbridge, London, SW1X 7LT	86	86	0 (off site)	1.28	09/06/2006	Demolition of existing buildings and redevelopment to provide a building comprising four interlinked blocks above a double height 'podium' rising from ground plus eight storeys to ground plus 12 storeys to include 86 residential units and three retail units (within either Class A1 or A2). Three basement levels comprising residential leisure facilities, storage, servicing, parking and cycle bay provision, together with parking, leisure and servicing facilities for adjacent hotel. Relocation of Edinburgh Gate and realignment of Knightsbridge; associated highways works and the stopping up of existing public highways. Reorientation of the Knightsbridge underground staircase/entrance (north side) and all necessary enabling works.	Under construction. Due for completion 2010	-	2010
5	North	Planning application	04/02732/FUL L	Development Site At Cornwall Mansions, Allsop Place, London, NW1 5LH	32	9	0	0.05	01/07/2004	Demolition of existing building and construction of seven storey residential block consisting of 32 flats and 12 car parking spaces.	Under construction. Completion expected 2010	-	2010
5	North	Planning application	07/01175/FUL L	Development Site At 2 - 12 Cornwall Terrace, London, NW1 4QP	11	11	0 (financial contribution)	0.21	26/04/2007	Conversion of existing offices into 11 residential dwellings, alterations to create seven garages and balconettes on rear elevation, roof terraces and conservatories at roof level, installation of plant and associated alterations.	Under construction, expected completion in 2010	-	2010
5	Central	Planning application	05/01088/FUL L	Development Site 23 - 24 25 To 26 And 27 To 30 Dering Street And 315 - 319 Oxford Street, London, W1C 2HS	14	14	0	0.13	27/10/2005	Demolition behind the retained facades of 315-319 Oxford Street, part demolition of 24 Dering Street, demolition of rear extension of 25-26 Dering Street and demolition of 27-30 Dering Street; and redevelopment to provide a 5-storey building plus basements, comprising retail (Class A1) at basement-1st floors and part 2nd-4th floors, and 14 residential units at part 2nd-4th floors.	Under construction	-	2010
5	Central	Planning application	05/04298/FUL L	Development Site At 43 - 48 Dover Street, London, W1S	12	2	0	0.08	08/09/2006	Redevelopment of Nos. 44-48 for office, retail and residential purposes (2 flats) together with alterations to the building at No. 43 and use of the upper floors to residential	Under construction	-	2010

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
				4NX						(10 flats).			
5	North	Planning application	06/07007/FUL L	38 Elgin Avenue, London, W9 3QT	15	15	15	0.03	08/02/2007	Demolition of existing surgery and construction of new five storey building with medical surgery premises at ground floor level and 15 flats above.	Under construction. Expected to be completed early 2010	-	2010
5	South	Planning application	06/07097/FUL L	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block A)	164	164	267	0.92	23/07/2007	Erection of two buildings: Building A - part five/part six/part seven/part ten storeys for use as 164 residential units, two retail/restaurant (Class A1/A3) units and a street sweepers depot.	Under construction, nearing completion	-	2010
5	South	Planning application	06/07097/FUL L	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block B)	159	159			23/07/2007	Erection of two buildings: Building B - rising in stages from six storeys to fourteen storeys with tower feature for use as a 159 residential units (including 71 affordable units) and a retail/restaurant (Class A1/A3) unit.	Under construction, nearing completion	-	2010
5	Central	Planning application	07/05508/FUL L	21 - 23 Villiers Street, London, WC2N 6ND	20	20	6	0.06	28/08/2008	Use of 13-25 Villiers Street, 31 John Adam Street and 9 Buckingham Street as residential accommodation (Class C3), and ground floor units on Villiers Street and John Adam Street frontages for retail and restaurant uses (Class A1 and A3). Installation of new shopfronts.	Under construction almost complete, expected to be finished 2009/10	-	2010
SUB TOTALS					513	480	288						
5	North	Planning application	05/03755/FUL L	Baptist Church And School, 16A Abbey Road, London, NW8 9BD	13	13	0	0.17	22/08/2005	Alterations to the permission dated 13 January 2004 (02/07668) for the complete demolition of side villas to the existing church and their rebuilding, refurbishment of existing church and hostel and the provision of 13 flats with 10 car parking spaces, reinstatement of bell towers; namely reducing height of approved side extension to church from 2 storeys to 1 storey and associated alterations.	Under construction, expected completion in 2010	-	2010/11

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
5	South	Planning application	06/10149/FUL L	Charlwood House, Vauxhall Bridge Road, London, SW1V 2SY	22	22	22	0.23	21/03/2007	Conversion of existing residential care home to provide 22 affordable housing units (2 x 1-bed, 10 x 2-bed, 6 x 3-bed, 3 x 4-bed and 1 x 5-bed) and external alterations to fenestration and entrance doors.	Development started, due for completion Jan 2010	-	2010/11
5	South	Planning application	05/09741/FUL L	3-10 Grosvenor Crescent, London, SW1X 7EE	17	17	0 (financial contribution)	0.18	28/06/2006	Refurbishment, alteration, part demolition and extension at 3-10 Grosvenor Crescent including erection of dormers to rear mansard roof slopes and rebuilding of rear mews facades, in connection with use as 17 residential flats (1 x studio, 2 x 1-bed, 5 x 2-bed, 5 x 3-bed and 4 x 4-bed) including one residential unit fronting Wilton Row, and basement car park for 22 cars accessed from Wilton Row.	Under construction	-	2010/11
5	South	Planning application	06/03628/FUL L	1 - 3 And 17 Grosvenor Gardens Mews, North Belgrave Yard And 1 - 8 Lygon Place, London	13	7	0	0.35	14/12/2006	Demolition and rebuilding of rear section of 1 Lygon Place comprising basement to third floor level in connection with use as two dwelling houses; erection of extensions within rear lightwells at ground to second floor level and mansard roof extensions to rear of 2-7 Lygon Place in connection with use as six dwelling houses; demolition and rebuilding of rear section of 8 Lygon Place comprising basement, ground and part two/part four upper floors in connection with use as two dwelling houses; and excavation to rear of 1-7 Lygon Place to form basement car park for 15 cars. Redevelopment behind retained facades of 1 and 17 Grosvenor Gardens Mews North to provide two dwelling houses comprising ground, first and second (mansard) floor; and demolition and reconstruction of 3 Grosvenor Gardens Mews North to provide one dwelling house comprising ground, first and second (mansard) floor with frontage also to Belgrave Yard.	Under construction	-	2010/11
5	North	Planning application	04/01167/FUL L	Development Site At 371 - 375 Harrow Road, London, W9 3NA	10	3	0	0.04	22/04/2004	Erection of rear ground and first floor extension, installation of front dormers and rear mansard at roof level in connection with the enlargement of the ground floor retail shops and conversion of the upper floors into 10 self-contained flats.	Under construction	-	2010/11

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
5	North	Planning application	08/02348/FUL L	75 - 89 Lancaster Gate, London, W2 3NN	85	85	11	0.61	18/06/2008	Alterations during the course of construction to scheme granted planning permission (RN: 07/01336), namely reduction of the number of flats in Nos. 80-83 Lancaster Gate by five units and external work to Bayswater Road and Lancaster Gate elevations of buildings between 80-89 Lancaster Gate including alterations to fenestration, installation of glazed roof to lightwell, amendments to external staircases in lightwells and replacement of chimney stacks and parapets at main roof level. All previous planning obligations and parking secured on earlier permission to remain the same.	Under construction	Applicant looking to put affordable housing off site and reduce total number of units to 75 on site	2010/11
5	North	Planning application	06/00944/FUL L	Land At Harbet Road, London, W2 1JU (Building D)	196	196	44	0.33	18/03/2008	Redevelopment by the erection of a 16-storey residential building, comprising 196 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, ground floor Class B1 small office suites, estate management office, Business Opportunities Centre highways works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin and associated hard and soft landscaping (Building D).	Under construction	-	2010/11
5	Central	Planning application	07/03088/FUL L	Marshall Street Leisure Centre, Dufours Place Cleansing Depot, Poland and Broadwick Street Car Parks, Fouberts Place, W1F 7EW	52	52	15	0.19	12/07/2007	Internal and external alterations to the Marshall Street Leisure Centre (including demolition of smaller pool and depot building with upper floors at rear) and extensions to provide: enhanced leisure centre facilities (Class D2), with enclosed plant area on pool roof; a new replacement Council street cleansing depot; use of part of the Soho public car park (retaining 222 spaces) as commercial offices (Class B1) and residential units. Temporary permission for use of Broadwick Street Car Park as the Council street cleansing depot during construction.	Works recently commenced. The total number of units may vary from 52 as the developer is looking at making a planning application variation to reshuffle the housing element to replace some commercial with	No further discussions beyond dealing with planning application	2010/11

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											residential space (due to the recession). The leisure centre aspect due to be complete by May 2010 but this may slip as the build continues. The housing element should be fully complete a couple of months after		
5	South	Planning application	07/06154/FUL L	Murray House, 3 - 5 Vandon Street, London, SW1H 0AL	41	41	17	0.1	04/10/2007	Redevelopment of Murray House to provide a building comprising basement, ground and six upper storeys for use as business/gymnasium (Class B1/D2) at basement and ground floor level (in part) with 41 residential (Class C3) units above.	Under construction	-	2010/11
5	South	Planning application	07/04116/FUL L	46 Princes Gardens, London, SW7 2PE	15	8	0	0.08	18/10/2007	Alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level.	Under construction	-	2010/11
5	South	Planning application	05/10430/FUL L	Development Site At 60 - 62 St Martin's Lane And 23 - 26 New Row, London, WC2N 4LN	12	6	0	0.1	01/05/2007	Demolition of former electricity sub-station and demolition and redevelopment behind retained facade of 60-61 St Martin's Lane to provide a building comprising two basement levels, ground and five upper floors for mixed office (Class B1), retail (Class A1) and residential use (2 x 1 bed and 2 x 3 bed flats), installation of plant at fifth floor level and photovoltaic cells and solar hot water collectors at roof level. Alterations to facade	Under construction	-	2010/11

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
										of 62 St Martin's Lane and use for residential purposes (1 x studio and 1 x 3 bed); internal and external alterations to 23-26 New Row and use for retail purposes at basement and ground floors with six residential flats (3 x 1 bed and 3 x 2 bed) at upper levels.			
5	Central	Planning application	06/01329/FULL	Swiss Centre, 10 Wardour Street, London, W1D 6QF	10	10	0 (financial contribution)	0.16	29/08/2007	Redevelopment and construction of new building to provide an 11 storey building with two basement levels, consisting of retail (Class A1), hotel (Class C1), casino (Class D2) and 10 residential units at Nos. 10-12 Wardour Street.	Under construction, work on site	-	2010/11
SUB TOTALS					486	460	109						
5	South	Planning application	08/04386/FULL	Development Site At 13 Bull Inn Court And 12 Maiden Lane, London, WC2E 7NA	14	14	0	0.05	19/08/2008	Alterations during the course of construction to a scheme granted planning permission dated 14 September 2004 (RN: 04/00665 as amended by planning permission 05/10428/FULL) namely, new shopfront for (Class A3) unit on Maiden Lane, new fire escape to (Class B1) unit onto Maiden Lane, use of basement Class B1c unit for purposes within (Class B1a, b or c), alteration to layout and mix of 14 residential units (Class C3).	Under construction	-	2011/12
5	South	Planning application	09/08087/FULL	107-111 Charing Cross Road, London, WC2H 0DU	28	28	8	0.15	-	Use of part of existing educational institution (St Martin's College) (Class D1) to provide retail (Class A1) at part basement, ground and first floor; 28 residential flats (Class C3) at second to sixth floors and community uses (Class D1) at ground floor. Erection of a single storey roof extension at sixth floor level and associated alterations, landscaping, plant, storage and cycle parking. Site comprises 107 to 109 only.	Application pending decision November 09	-	2011/12

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5	South	Planning application	09/01587/FUL L	Emanuel House And Car Park, 8-36 Rochester Row London, SW1P 1JU	56	56	17	0.08	12/10/2009	Alterations during the course of construction to a scheme granted planning permission on 28 December 2005 (RN: 05/00566) for redevelopment comprising retail and office uses (Class A1, A2 or B1) at ground floor level with 56 residential units (39 private units and 17 affordable units) on the upper floors and 40 car parking spaces at basement level; namely, reduction in number of private units to 34 and alterations to the mix and size of private units, loss of one car parking space, increase of ten cycle spaces, relocation of affordable units, infill extension at eighth floor level to form extended lift core and stairwell, increase in building height by 600mm, alterations to commercial layout, alterations to fenestration, and amendments to elevations including provision of public art to Rochester Row elevation.	Under construction. Completion expected in 2010	-	2011/12
5	North	Planning application	03/04769/FUL L	Land At Rear Of Grove Hall Court Hall Road, London, NW8 9NY	15	15	2	0.42	29/07/2004	Demolition of existing garages and redevelopment to provide 13 houses for sale, and two mews houses (affordable units), a gatehouse plus a basement car park for 138 vehicles.	Under construction. New application for alterations to approved scheme submitted May 2009	-	2011/12
5	South	Planning application	07/04543/FUL L	7 - 13 Mercer Street, London, WC2H 9QJ	14	14	0	0.11	16/08/2007	Alterations and extensions to the buildings and use of basement and ground floor for (Class A1) retail purposes, dual/alternative use of first floor as either (Class A1) retail or (Class B1) office and 14 residential units at second, third and fourth floors (Class C3). Dual/alternative use (Class B1 or C3) at first, second and third floors at 8 Shelton Street. Ancillary plant, service and parking facilities at ground floor level 8 Shelton Street. New pedestrian route from to rear to Mercer Street.	Under construction. Other work in the street block has commenced	-	2011/12
5	South	Planning application	07/05190/FUL L	75 Page Street, London, SW1P 4LT	14	14	0 (financial contribution)	0.03	16/04/2008	Demolition of existing public house and redevelopment to provide a building of basement, ground and eight upper floors to Marsham Street and part six/part eight upper floors to Page Street comprising restaurant	No works on site yet but potentially deliverable in the next 5	-	2011/12

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
										(Class A3) at basement and ground floor level and 14 residential units (3 x 1-bed, 7x 2-bed and 4 x 3-bed) on the upper floors.	years		
5	North	Planning application	02/06302/FUL L	Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB	66	57	17	0.27	02/11/2003	Demolition of existing buildings and erection of residential building of 6-8 storeys comprising 66 apartments including 17 affordable units and provision of 64 parking spaces in two basements.	Planning permission granted 2nd November 2003 (with a legal agreement). Under construction	Applicant has sought confirmation from the City Council that works have commenced before the expiry of the 5 year time limit	2011/12
5	South	Planning application	08/00199/FUL L	X Block, Peabody Avenue, London, SW1V 4AY	55	23	55	1.6	10/04/2008	Demolition of Blocks X, Z, existing garages, pram sheds to the south section of the site and boiler house. Erection of new building comprising ground and five upper floors for use as 55 residential units (19x1 bedroom, 19x2 bedroom, 17x3 bedroom) incorporating a new community centre and City Guardian's office; new landscaping and children's play facilities and use of the existing City Guardian's office as a 1x3 bedroom single family dwelling. Installation of new steps between Lupus Street and Turpentine Lane. Removal of seven trees to enable construction of new building; all necessary enabling works.	Unimplemented but definitely deliverable in next 5 years. Works to commence shortly	-	2011/12
SUB TOTALS					262	221	99						
5	South	Planning application	05/03228/FUL L	Site At Arundel Street And Milford Lane And Maltravers Street And Strand, London, WC2R 1DX	44	44	17	0.65	16/05/2007	Redevelopment of land and buildings to provide a part 8/part 9 storey commercial building with 2 basements for uses within Class B1 and Class A1 with ancillary plant, servicing and basement parking, 2 residential buildings of 6 and 8 storeys with self-contained parking, works of hard and soft landscaping, alterations to existing vehicular and pedestrian access and highways layout together with other associated enabling works.	Unimplemented	-	2012/13

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5	Central	Planning application	06/06330/FUL L	5 - 17 Baker Street And 51 - 65 George Street And 26 - 31, Portman Close, London, W1U 8LT	22	6	0 (financial contribution)	0.25	13/11/2007	Redevelopment of the site to provide a mixed use development comprising offices (Class B1); 22 residential units (Class C3); either retail, professional service, restaurant or extra office space (Class A1, A2, A3 or B1); 18 car parking spaces and other associated works.	Site cleared but work not started yet. Expected to be completed possibly in next 2 years	-	2012/13
5	North	Planning application	09/05824/FUL L	117-118 Bayswater Road, London, W2 3JH	10	10	0	0.03	20/10/2009	Development of Nos. 117 - 118 Bayswater Road for a mix of ground floor retail (Class A1) and 10 residential units (Class C3) on five floors above ground level plus basement parking for residential use.	Unimplemented	-	2012/13
5	South	Planning application	07/00315/FUL L	14 Eccleston Place, London, SW1W 9NE	23	7	0	0.03	23/03/2007	Internal reconfiguration of existing building to create 23 self-contained residential flats.	Under construction	-	2012/13
5	Central	Planning application	07/02955/FUL L	204A Great Portland Street, London, W1W 5NP	15	9	0	0.05	-	Alterations including the creation of terraces within lightwell at first floor level and dual use of the first and part second floor either as showrooms, stockrooms and workrooms with ancillary offices (sui generis) or as four self-contained flats (2 x 2 bed and 2 x 3 bed).	Resolution to grant - subject to a legal agreement - not signed yet - awaiting completion of S106	No further discussions beyond dealing with the planning application	2012/13
5	South	Planning application	08/05789/FUL L	1-7 Howick Place, London, SW1P 1BB	33	33	10	0.28	28/01/2009	Demolition of the existing buildings on the site bounded by Howick Place and Francis Street, followed by redevelopment to provide a new building comprising basement, ground and eight upper floors comprising dual/alternative retail (Class A1) or office (Class B1) use at part ground floor level, retail (Class A1) on part ground floor office (Class B1) use at part basement to part sixth floor level (inclusive), residential (Class C3) use at part basement to part sixth floor level and seventh and eighth floor level (inclusive) consisting of 23 private units (7 x 1 bed, 8 x 2 bed and 8 x 3 bed) and 10 affordable units (3 x 1 bed, 4 x 2 bed and 3 x 3 bed). Seven car parking spaces at basement level and refuse storage areas. Service Yard at rear on Spencer Place.	Unimplemented	-	2012/13

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5	North	Planning application	07/08532/FUL L	2 Hyde Park Square, London, W2 2JY	36	-37	0	0.12	06/03/2008	Use of existing building as 36 self contained residential flats (8 x 1 bedroom flats, 12 x 2 bedroom flats and 16 x 3 bedroom flats), with associated external alterations including alterations to fenestration and replacement of projecting bays, installation of green roofs, erection of a three storey rear extension, and single storey roof extensions to the Connaught Street elevation and at main roof level. Associated installation of 10 air conditioning condenser units at ground floor level and 2 air conditioning condenser units at eighth floor level within acoustic enclosures and enclosure of existing full height kitchen extract duct.	Unimplemented	-	2012/13
5	Central	Planning application	-	Community Build Site, Luxborough Street, London, W1	19	19	?	-	-	19 units proposed on the site of under-used play space. A mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in Community Build Programme overall.	Subject to planning permission	Council owned site	2012/13
5	North	Planning application	06/00929/FUL L	Land At Harbet Road, London, W2 1JU (Building A)	212	212	53	0.74	15/09/2009	Redevelopment by the erection of a 43 storey residential tower, comprising 212 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, public viewing gallery, highway works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin, closure of public highway, highway improvements and associated hard and soft landscaping (Building A).	Unimplemented	Revised application expected 2010	2012/13
5	North	Planning application	06/00952/FUL L	Land At Harbet Road, London, W2 1JU (Building F)	146	146	57	0.66	15/09/2009	Redevelopment by the erection of a 16 storey residential building comprising 146 residential units with ground floor Class A1/A2/A3/A4/A5 uses, child day nursery, ancillary basement parking, highway works, new vehicular and pedestrian accesses, all necessary enabling works, new bridge and associated works to Paddington Basin, closure of public highway and highway improvements and associated hard and soft landscaping (Building F).	Unimplemented	Revised application expected 2010	2012/13

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5	South	Planning application	08/06832/FUL L	Metropole Buildings, Northumberland Avenue, London, WC2N 5BL	13	13	0 (financial contribution)	0.5	31/10/2008	Use of the Metropole Buildings as 297 bed hotel with restaurant and ancillary facilities and one independent restaurant (Class A3). Use of No. 10 Whitehall Place as 13 residential units (Class C3) and health spa (Class D2). Associated external alterations, car parking at basement level (accessed from Great Scotland Yard); hard landscaping and installation of mechanical plant.	On site preparatory works now commenced. Work in progress, expected completion 2010	-	2012/13
5	North	Planning application	06/10129/FUL L	151 Park Road, London, NW8 7JB	14	14	0 (financial contribution)	0.05	04/05/2007	Redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats.	Site cleared, construction not commenced	-	2012/13
5	South	Planning application	07/01534/FUL L	Development site at 5-6 St James's Square and 10-11 Babmaes Street, London, SW1Y 4LD	14	14	0 (financial contribution)	0.35	14/12/2007	Demolition and redevelopment of the site of 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as offices (Class B1), with art gallery and 14 residential flats (Class C3) over ground and seven upper floors. Continued use of 5 St James's Square as offices (Class B1).	Unimplemented, work on site expected 2009	-	2012/13
5	North	City West Homes Site	-	Warwick Day Nursery, 17 Cirencester Street, W2 5SR & Warwick Community Hall	50	50	40	0.25+	-	Part of Community Build Scheme and located within the NWWSPA, housing should not exceed 50% of build.	No application yet.	City West Homes pre-application advice is that 100+ residential units is an overdevelopment of the site	2012/13
5	South	Planning application	08/09077/FUL L	Wellington House, 67-73 Buckingham Gate, London, SW1E 6BE	59	59	0 (financial contribution)	0.14	07/10/2009	Demolition of existing building and construction of a new building over basement, ground and 9 upper floors comprising car parking, cycle spaces and plant at basement level, retail (Class A1) and residential entrance at ground floor level and 59 residential units at all upper floors and a terrace at roof level.	Unimplemented	-	2012/13
SUB TOTALS					710	599	177						

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5	South	Planning application	08/08518/FUL L	Arundel Great Court, Surrey Street, London, WC2R 2NE	151	151	0 (provided earlier with credits at Wilton Plaza)	1.2	12/11/2009	Demolition of all existing buildings (fronting Strand, Arundel Street, Temple Place and Surrey Street) and redevelopment to provide new buildings of two basements, lower ground, ground and 9 upper floors to northern part of site (fronting Strand), and two basements, ground and part 10/ part 14/ part 12 upper floors to southern part of site (fronting Temple Place) to provide offices (Class B1). 151 residential dwellings (Class C3); 98-bed hotel and 18 serviced suites (Class C1); and/or retail, financial and professional services, restaurant, café, bar, and hot food takeaway uses (Class A1/A2/A3/A4/A5) at ground floor level; car parking for 108 cars; servicing area; and new access, public courtyard, landscaping, engineering and other associated works.	Application initially refused. Allowed on appeal	-	2013/14
5	North	Planning Brief	-	Amberley Adult Education Centre, Amberley Road, London, W9 2JJ	60	60	30	0.31	-	Within the NWWSPA and therefore expect no more than 50% of the floorspace to be for residential. On a scheme shown to us in April, which assumes a 50:50 floorspace split between residential and other uses in accordance with NWWSPA policies, it shows a total of 60 units.	Brief adopted February 2009	-	2013/14
5	South	Planning application	08/11063/FUL L	4-5 Arlington Street, London, SW1A 1RA	10	10	0 (financial contribution)	0.04	20/03/2009	Use of building as ten self contained flats and associated internal and external alterations including roof top terrace; plant room at fifth floor level; installation of recessed windows within existing fifth floor mansard.	Unimplemented	-	2013/14
5	South	Planning application	07/04254/FUL L	1 Bear Street, London, WC2H 7AR	11	11	0 (financial contribution)	0.01	27/09/2007	Demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of ground floor and basement for restaurant (Class A3) purposes, with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as 11 self-contained residential flats. Site includes 1-4 Bear Street and 47-48 Cranbourn Street.	Not yet on site but no reason to believe it won't be in the next 5 years	-	2013/14
5	South	Planning application	04/06798/FUL L	Citibank House, 336-337 Strand, London, WC2R 1HB	92	92	0 (financial contribution)	0.32	15/04/2005	Demolition and redevelopment of existing office buildings, behind retained façades to former Marconi House to provide a building of basement (three levels) plus ten storeys; for use as hotel, restaurant (Class A3) and 92 self contained flats (on upper floors of Marconi	Under construction	Work halted due to developer selling site	2013/14

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
										House).			
5	North	Proposals Site	-	Dudley House, North Wharf Road & 138-147 Harrow Road, W2 1LE	150	100	75	0.35	-	Dudley House is a City Council owned housing block of 50 units in poor condition which the council wishes to redevelop. City West Homes have briefed their architects to achieve a total of 240 units on the site however this is considered to be unrealistic and there has been no discussion with the planning teams. Therefore a conservative estimate is 150 units.	New planning brief adopted 2009. Community Build site	Application for the redevelopment of this site under Community Build expected in late 2009	2013/14
5	Central	Planning application	07/06245/FULL	79 To 95 Wigmore Street 21 To 23 And 25 Duke Street 3 To 4 Picton Place 37 James Street Marylebone, London, W1U 1LB	15	14	2	0.24	14/02/2008	Demolition of Nos. 79-93 and 95-97 Wigmore Street and 23 Duke Street (Waldegrave Hall) and erection of a new building of basement, ground and seven upper floors with roof top plant for use as retail (Class A1) and office (Class B1) purposes. Use of basement and ground floors of 21 Duke Street as a retail unit (Class A1). Use of first to third floors of Nos. 21 and 25 Duke Street as four residential flats. Roof top alterations to 3-4 Picton Place in connection with use as 11 residential flats. Alterations to escape staircase to 37 James Street, plus alterations to access and car parking layout at Gray's Yard.	Unimplemented. Pre-commencement conditions not yet discharged. Unknown when works on site are likely to commence	New application for variation of conditions re. phasing of development	2013/14
5	North	Planning application	03/03463/FULL	Development Site At 285 - 329 Edgware Road, London, W2 1DH	307	307	107	0.83	10/10/2005	Redevelopment to provide buildings of between five and seven and 22 storeys including a retail supermarket, two retail shops, 307 residential units of which 107 are affordable, 156 holiday let units and associated car parking and landscaping (Option A).	Unimplemented. Planning permission granted on appeal dated Oct 2005. Was the subject of legal challenge and Inspector's decision to grant permission and Conservation area consent upheld by	Applicant has begun to submit applications to discharge and alter a number of the planning conditions but permission remains unimplemented	2013/14

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											Court of Appeal in 2007		
5	South	Planning application	04/07050/FUL L	135 Grosvenor Road, London, SW1V 3JY	12	12	0	0.05	30/08/2005	Demolition of existing single storey restaurant and erection of a residential building comprising basement, lower ground, upper ground and four upper floors to provide 12 self-contained flats, including basement car parking for 12 vehicles. Installation of 12 air conditioning units at roof level.	Unimplemented. Some conditions discharged. Likely to be implemented but work not started yet	Ongoing discussions	2013/14
5	South	Planning application	08/03016/FUL L	Development Site At Land Bounded By Leicester Square, Pantom Street, Whitcomb Street, Orange Street And St. Martin's Street	33	28	0	0.19	31/10/2008	Demolition of existing buildings and redevelopment of the site to provide a two screen cinema (Class D2), a 245 bedroom hotel (Class C1), 33 residential units (Class C3), four restaurants at ground floor and one at ninth floor level (Class A3), with associated access and servicing and hard/soft landscaping. Application includes an Environmental Impact Assessment.	Under construction	-	2013/14
5	South	Planning application	07/01574/FUL L	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	144	144	Off site at Seymour Place-see 09/05979/FULL)	0.27	12/01/2009	Demolition of the Magistrates Court and redevelopment to provide a building of two basements, ground and part eight/part nine upper floors to Horseferry Road frontage and stepping down to part five/part seven upper floors to Romney Street frontage, with central courtyard, balconies and terraces, to provide 144 residential units (7 studios, 33 x 1-bed, 55 x 2-bed and 49 x 3-bed); 146 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces.	Deferred at sub committee 15/10/09. Linked to affordable housing scheme at Seymour Place. Likely to go back to sub committee in December 09	-	2013/14

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
5	Central	Planning application	07/07739/FULL	Site At Park House 116 Park Street And 47 North Row And 453 - 497 Oxford Street, London, W1C 2PY	39	39	0 (financial contribution)	0.53	01/05/2008	Demolition of existing buildings and redevelopment to provide a single building comprising two basements, ground and eight upper storeys for use as 39 residential units, offices, retail, ancillary floorspace, car parking spaces and cycle spaces at second and first basement levels and servicing from North Row.	Unimplemented	Developer indicates works commencing on site Spring 2010	2013/14
5	North	Planning application	08/08862/FULL	8-16 Princes Square, London, W2	14	14	0 (financial contribution)	0.10	27/04/2009	Use as seven dwelling houses (Nos 8, 9, 10, 11, 14, 15 and 16) and seven self contained flats (2x1 bed, 3x2 bed and 2x3 bed) in Nos 12 and 13, with associated external and internal alterations including first floor rear extensions to Nos 8-14, creation of second floor rear roof terraces and creation of flat roofs and access hatches at roof level.	New application submitted for conversion of hotel into 7 houses and 7 flats (09/07053/FULL). No affordable units being offered - financial contribution in lieu of 2 on site units. Due to be reported to committee on 12/11/09	-	2013/14
5	North	Planning application	08/06072/FULL	10-11 Salem Road, W2 4DL	15	15	0	0.13	19/01/2009	Demolition of rear vacant warehouse in connection with the redevelopment to create a four storey building with part basement underground car parking to create 15 residential units with 13 car parking spaces underground and two surface spaces. Conversion of the front part of the former auctioneers to Class B1 office use.	Unimplemented	-	2013/14
5	North	Planning application	09/05979/FULL	171 Seymour Place, London, W1H 4PN	64	64	64	0.19	-	Demolition of buildings at 171 and 175 Seymour Place and redevelopment involving the erection of a part 5, part 6 storey building to accommodate 64 residential flats (comprising 23 x 1 bedroom, 26 x 2 bedroom and 15 x 3 bedroom units), excavation of basement car park with car lift access from Shillibeer Place to provide 36 car parking spaces and 64 cycle spaces and create rear	Deferred at committee 15/10/09. Amendments required to determine design, bulk and mix of units. Likely	-	2013/14

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
										landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development.	to be reported to committee again in December 2009		
5	Central	Planning application	08/07120/FUL L	Masterpark car park, South Audley Street, W1K 1DS	24	24	0 (financial contribution)	0.14	-	Demolition of existing buildings and erection of new building of eight storeys (plus five sub basements) to provide 24 residential units, car parking in the basement and City Council street cleaning depot, access from Waverton Street, creation of roof terraces, green roof, solar collectors and landscaping on Audley Square to provide public space. Site includes 49 Hill Street and 5-7 Waverton Street.	Application submitted - pending decision. Back to committee on 19/11/09	Uncertainty unknown	2013/14
5	North	Planning application	08/10114/FUL L	St Johns Wood Barracks, 2 And 6 Queen's Terrace, Ordnance Hill, London, NW8 6PT	133	117	66	2.2	-	Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3), to provide a total of 139 units (including the conversion of the upper floors of Nos. 2-6 Queen's Terrace). Use of the listed Riding School as a leisure centre with internal and external alterations. Creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking at basement and lower ground floor, circulation space, servicing and plant areas. (The planning application is accompanied by an Environmental Impact Assessment (EIA)).	Revised scheme now submitted, slightly fewer units (133) with 50% affordable housing. Currently out for consultation. Work expected to start 2012 onwards when Barracks move	-	2013/14
SUB TOTALS					1274	1202	344						
5	South	Planning application	08/08205/FUL L	Development Site Including Land Bounded By Victoria Street, Buckingham Palace Road, Bressenden Place And	170	108	108 key worker	1.78	09/10/2009	Demolition of the existing buildings on site and the comprehensive redevelopment of the site including new public realm and pedestrian routes and a mixed use development comprising three new buildings up to 13, 14 and 19 storeys in height providing 65,653sqm of offices (Class B1), 11,497sqm of retail (Class A1-A5), and 31,006sqm (up to 170 units) of residential development (Class C3)	Unimplemented. Includes Buckingham Palace Road flats (170 units)	Developer has 5 years to implement	2014/15

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Expected date of delivery
				Allington Street, London, SW1						with underground parking and servicing and associated highways, utilities and other ancillary works.			
SUB TOTALS					170	108	108						
5	North	Planning application	05/01932/FUL L	127 - 131 Park Road, London, NW8 8JN	29	6	0 (financial contribution)	0.15	08/09/2005	Demolition of existing buildings and petrol filling station, in connection with the redevelopment of a new part seven/part eight storey building providing 29 residential apartments together with associated basement car parking and ancillary areas.	Existing buildings demolished but rest of application unimplemented. Site for sale.	-	Unknown
5	Central	Planning application	08/02369/FUL L	23 - 24 Newman Street, London, W1T 1PJ	22	22	6	0.06	11/06/2008	Erection of an extension at fifth floor level on the Newman Passage elevation and sixth floor terrace above, new plant enclosure and solar panels at seventh floor roof level on Newman Street, and recladding facade, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 22 flats (16 market and six affordable).	Unimplemented	-	Unknown
SUB TOTALS					51	28	6						
TOTAL PROPOSED/ESTIMATED UNITS					3466	3098	1131						

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery
6-10	Central	Planning application	08/10831/FULL	95 - 99 Baker Street And 4 - 6 Durweston Mews, London, W1U 6RN	24	21	5	0.07	16/03/2009	External alterations, roof extension and conversion at 95-99 Baker Street to create a total of 24 residential units (Class C3) together with retained (Class A1) and (Class A2) uses at basement and ground floor level. Installation of plant at roof level.	Unimplemented	-
6-10	North	-	-	96-98 Bishops Bridge Road, W2	-	-	-	0.09	-	Former TGI's restaurant now vacant and has the potential for a mixed redevelopment that could contain residential.	No application yet	-
6-10	North	Housing Renewal Area	-	Brunel Estate, London	-	-	-	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	Subject to planning permission	Council owned site
6-10	North	-	-	Block n3 at Carlton Gate, Elmfield Way, London, W9 3TX	40	40	20	0.17	-	Vacant site which has a nursing hostel use by virtue of 1988 outline consent- now surplus to health authority needs. Located within the NWWSPA. Estimates based on the earlier consent for medical staff hostel use	No application yet	-
6-10	South	Planning application	08/02889/FULL	Chelsea Barracks, Chelsea Bridge Road, London, SW1	638	638	319	5.15	12/06/2009	Demolition of existing former barracks buildings and redevelopment for mixed use purposes (in buildings of between 5 and 13 storeys) comprising 638 residential units (to include 319 units of affordable housing), hotel (Class C1), sports centre (Class D2), community hall (Class D1), flexible retail (Class A1/A2/A3) and/or (Class D1), restaurant (Class A3). Hard and soft landscaping including the creation of public open space, new vehicular and pedestrian access and works to the	Application submitted. Pending decision - 2013 at the earliest	Uncertain scheme. Delivery for occupation in next 5 years is doubtful

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery
										public highway. Provision of basement level parking, servicing and plant areas. Application includes an Environmental Impact Assessment.		
6-10	Central	-	-	Chiltern Street Car Park, WIU 5AA	100	100	-	0.14	-	Site is Council owned and for sale. As the site is outside CAZ, the advice given to potential purchasers is that the development must be primarily residential. However, given changes to the CAZ boundary in the London Plan it may be that it will ultimately be a mixed use development.	Application has yet to be submitted	No recent discussions
6-10	South	Planning Brief / Proposals Site	-	City Hall Planning Brief (City Hall, Selborne House & Kingsgate)	0	0	0	0.50	-	Selborne House scheme is entirely commercial but in order to comply with COM 2 they are due to submit a second application for the redevelopment of Wellington House, Buckingham Gate which and will provide approximately 62 residential units.	Brief will be reviewed as part of the Victoria brief. Going to committee 25 Jan 2010	-
6-10	-	Confidential Site	-	Confidential Site	150	-	-	-	-	Housing expected.	Pre-application discussions	-
6-10	South	Planning Brief	-	Ebury AES, SW1V 4LH	-	-	-	0.06	-	Likely to be predominately residential with some community uses.	Brief adopted February 2009. Application has yet to be submitted	-
6-10	South	Housing Renewal Area	-	Ebury Bridge Estate, London	-	-	-	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	Subject to planning permission	Council owned site

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery
6-10	North	Planning application	-	466-490 Edgware Road, London, W2 1EJ	-	-	-	0.2	-	Housing expected.	Early pre-application discussions	
6-10	Central	Planning application	06/06954/FULL	Development Site At 8 - 10 Grafton Street And 22 - 24 Bruton Lane, London, W1S 4EN	11	11	0 (financial contribution)	0.1	03/04/2008	Redevelopment to provide i) a 7 storey plus basement office building on Grafton Street comprising ground floor retail use, offices and roof plant enclosure and ii) an 11 storey plus basement building, with roof level plant enclosure, comprising a mix of offices and 11-self contained flats, fronting Bruton Lane; provision of open space and associated landscaping.	Unimplemented	-
6-10	North	Proposals Site	-	38-44 Lodge Road, London, NW8	120	-	-	0.73	-	Possible redevelopment of the site. New application due in anytime.	Application withdrawn early 2008. Pre-application discussions taken place	-
6-10	Central	Planning application	07/01120/FULL	Middlesex Hospital, Mortimer Street, London, W1W 7EY	261	261	79	1.28	19/10/2007	Partial demolition and redevelopment for ten storey buildings for mixed use purposes comprising 261 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses; creation of new public open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades.	Work has stopped. Residential units will probably not come forward until 2012/13	This scheme is unlikely to proceed, a new scheme will probably be sought
6-10	Central	Planning Brief	-	Moxon Street Car Park Site, W1U	50	50	-	0.34	-	Preferred uses housing and commercial.	Brief adopted February 2009. Application has yet to be submitted	No relevant discussions
6-10	Central	Planning application	04/08971/FULL	40 - 44 Newman Street, London, W1T 1QD	14	14	0	0.05	02/08/2005	Use of first, second, third, fourth and fifth floors as 14 residential units (Class C3) consisting of 7x1 bed flats, 4x2 bed flats and 3x3 bed flats.	Unimplemented	Pre-commencement conditions not yet discharged. Unknown when works on site are likely to commence

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery
6-10	North	Planning Brief / Proposals Site	-	North Westminster Community School Site, North Wharf Road, W2 1XN	500	500	-	3.25	-	Mixed social and community and residential scheme expected. Number of units dependent on extent of other uses on the site.	Brief out for consultation February 2009 for adoption December 2009	Housing is likely but not certain as planning policy gives first priority to an alternative social & community use
6-10	North	Planning application	03/05999/FULL	55 - 65 North Wharf Road, London, W2 1LA	100	100	0 (financial contribution)	0.48	-	Redevelopment to provide mixed use development comprising Class B1 (offices), Class A1 (retail) and/or A2 (financial and professional) and/or A3 (food and drink) units and 100 Class C3 (residential) units, parking, open space and associated works.	Section 106 agreement being finalised before planning application released	This scheme will possibly not go ahead, but a similar one might
6-10	South	Proposals Site	-	Queen Alexander Military Hospital, John Islip Street, London	150	-	-	1.67	-	Inside CAZ, Thames Policy Area and Millbank conservation area. Within the Priority Area for Additional Green Open Space for Play. Proposals for residential, cultural and office use.	Pre-application discussions taken place	-
6-10	North	Housing Renewal Area	-	Tollgate Gardens Estate, London	-	-	-	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	Subject to planning permission	Council owned site
6-10	Central	Planning Brief	-	Trenchard House, Broadwick Street, London (Berwick Street Planning Brief), W1F 0DF	103	103	77 key worker and 6-7 off site	1.06	1/03/2007	Owned by English Partnerships, pre-application discussions with First Base.	Brief adopted 2007. Pre-application discussions	No recent discussions
6-10	South	Planning application	08/08206/FULL	Development Site Including 120-124 Victoria Street, 3-11 And 10-12 Bressenden Place, London, SW1E 5LA	35	35	35	0.52	09/10/2009	Demolition of existing buildings on site and construction of two new buildings up to 6 and 12 storeys in height providing 2,829sqm of office (Class B1), 935sqm of retail (Class A1-A5), 127sqm of flexible library/retail (Class D1/A1-A5), 1,525sqm of flexible library/office space (Class D1/B1), 4,228sqm (up to 35 units) of affordable housing (Class C3) and associated highways, utilities and other ancillary works.	Planning Permissions granted October 2009. Flats unlikely to be complete until 2018 at earliest because of Victoria Station Upgrade	-

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery
6-10	South	Planning application	05/08771/FULL	1 Vincent Square London SW1P 2PT	27	27	8	0.06	25/05/2006	Demolition of existing office building and redevelopment to provide a building comprising two basements, ground and six upper floors to provide 27 residential units (7 x 1 bed, 10 x 2 bed and 10 x 3 bed) including eight affordable units; 26 off street car parking spaces and 27 cycle spaces within new basement car park accessed from Rutherford Street.	Work not started yet	Unlikely to be implemented
TOTAL PROPOSED/ESTIMATED UNITS					2323	1900	550					

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Explanation of time frame
11-15	North	Planning permission	-	Church Street/Edgware Road Housing Renewal Area	-	120	90	?	-	Proposed Housing Renewal Area for remodelling of existing Council housing estates. Masterplanning phase 2009/10. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units overall. Known housing site comprising Parsons House podium (100 units expected) and Adpar House (20 units expected). Other sites expected to come forward as part of this scheme.	Subject to planning permission	-	Development will be phased over time but will depend on financing and planning approval
11-15	Central	Planning Brief / Proposals Sites	-	Crossrail sites; 354-358 Oxford Street & Tottenham Court Road sites (Western ticket hall)	-	-	-	1.51	-	354 Oxford Street.	Draft planning brief to committee late 2009 for consultation. Residential elements of Crossrail scheme not expected until after Crossrail	Pre-app discussions for a possible 10 flats	Developers time-frame

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Planning status	Discussions with developers and uncertainties as to delivery	Explanation of time frame
											is complete i.e. 2018-20		
										Tottenham Ct Road West: No firm plans. Very early stages and very uncertain. Fragmented ownership of site. Existing residential expected to be replaced.	Brief adopted September 2009. Application has yet to be submitted. Residential elements of Crossrail scheme not expected until after Crossrail is complete i.e. 2018-20	-	Developers time-frame
11-15	North	-	-	Lords Cricket Ground Masterplan	-	-	-	-	-	Possible mixed cricket, hotel and residential development.	No application yet	-	
TOTAL PROPOSED/ESTIMATED UNITS					-	120	90						