



**Written Representations to the Westminster City Plan  
Examination**

On behalf of Imperial College Healthcare Trust and Great  
Western Developments Limited

ID 26 / Ref. EX012

DP9 Limited

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### APPENDIX A: PROPOSED CHANGES TO POLICIES

## **1. INTRODUCTION**

- 1.1 These representations are submitted on behalf of Imperial College Healthcare NHS Trust ('the Trust') and Great Western Developments Limited (GWD). Representations were previously submitted to earlier consultation drafts of the City Plan, with related Topic Papers, by DP9 on behalf of the Trust (ID 26 / Ref. EX012).
- 1.2 The Trust is a long-term stakeholder in the designated Paddington Opportunity Area and is looking to deliver a major redevelopment scheme, referred to as St Mary's Quarter (SMQ), part covered in the St Mary's Hospital 'Key Development Site' at Appendix 1 of the Regulation 19 Publication Draft of the City Plan, dated June 2019. The Trust has entered into an Exclusivity Agreement with GWD, enabling them to work together to develop proposals, seek to agree detailed commercial terms and progress the redevelopment of the SMQ site. The Trust's aim is to secure a new St Mary's Hospital that meets the needs of patients, staff and the local population, helping to achieve the Trust's vision of 'better health, for life'.
- 1.3 SMQ is an important strategic site in Westminster with the ability to deliver world class health care facilities, jobs, major public realm and transport connections. The Trust and GWD will be engaging with Westminster City Council and local stakeholders as part of early pre-application discussions ahead of the targeted submission of a masterplan planning application in 2021. As such, both the Trust and GWD consider it important that they are represented jointly, with their planning advisors, in future planned Examination hearing sessions to contribute to the formulation of planning policy.
- 1.4 The submitted representations focus on the following matters:
- Matter 3: The Spatial Strategy and Spatial Development Policies
  - Matter 4: Housing

- Matter 8: Design and Heritage

1.5 The representations are structured so that each section of report deals with an individual Matter.

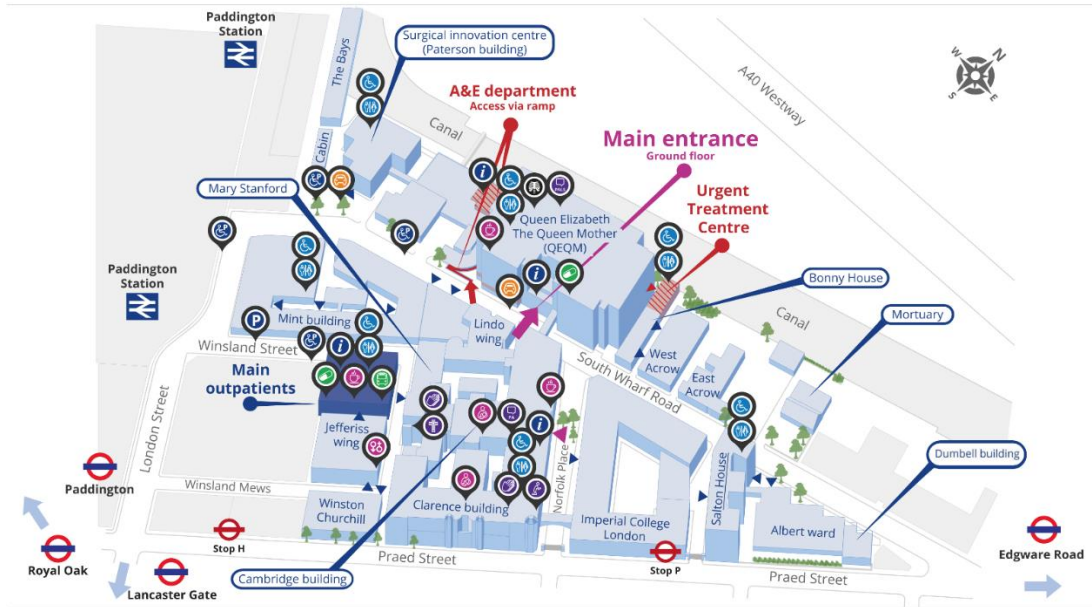
## **2. ST MARY'S QUARTER**

- 2.1. St Mary's Quarter (SMQ) is a major development site adjacent to Paddington Basin which will be brought forward through a partnership between the Trust and GWD. The proposals provide for the comprehensive redevelopment of the St Mary's hospital site to deliver a world class new hospital and clinical space along with supporting commercial development. The floorspace area of the total SMQ development would be circa 300,000 sqm GIA.
- 2.2. A key part of the proposed development will be the provision of linkages at lower ground level to Paddington mainline station and the Bakerloo Line improving capacity and connections. Major public realm provision and improvements will also form a key part of the development helping to transform the area, bringing vitality, growth and a new sense of place.
- 2.3. The site is currently occupied by St Mary's Hospital campus (see Figure 2.1 below). The site is made up of a number of different buildings all in a variety of hospital related uses. The hospital site includes general bedspaces, A&E services, urgent treatment centre, outpatients and surgical innovation centre.
- 2.4. The site benefits from excellent levels of public transport accessibility being located adjacent to Paddington mainline railway station, Crossrail and Bakerloo, Metropolitan, Circle and District Lines. The Site has a PTAL 6B rating.

Figure 2.1

St. Mary's Hospital

**NHS**  
Imperial College Healthcare  
NHS Trust



### 3. MATTER 3: THE SPATIAL STRATEGY AND SPATIAL DEVELOPMENT POLICIES

#### Policy 1

N.B. Issues relating specifically to the housing target and delivery, affordable housing and the overall scale of jobs growth are dealt with in Matters 4 and 5

***12) What was the intended purpose of including the Key Development Sites in Appendix 1 and referring to them in Policy 1? What is their status in terms of allocations and what evidence is there to support their inclusion for example in terms of flood risk and the effect on heritage assets?***

3.1. The SMQ site forms part of Key Development Site 1 and the Trust and GWD support the identification of Key Development Sites in Appendix 1. The SMQ site represents one of the most significant opportunities in the City for redevelopment, delivering key health and transport infrastructure, public realm and commercial use. It is appropriate that it is specifically identified in the Local Plan to support and aid its deliverability.

#### Policy 3: Paddington Opportunity Area

***26) What is the background and justification for the priorities set out in Policy 3? Are they consistent with national policy?***

3.2. Paddington Opportunity Area has been the main focus of growth in Westminster for over 30 years. It is an important part of the City's supply of employment, homes and jobs and a key regeneration area in the City.

3.3. Paddington Opportunity Area is identified as a major area of growth in the both the adopted and Intend to Publish London Plan (IPLP). The IPLP under Policy SD1 seeks to ensure that Opportunity Areas fully realise their growth and regeneration potential and specifically requires Boroughs in their Development Plans under part B to create residential and employment opportunities and plan for social and other infrastructure to sustain growth. Table 2.1 identifies 1,000 new homes and 13,000 new jobs in the Paddington Opportunity Area over the plan period. The Trust and GWD therefore

consider it is entirely appropriate, and a requirement in order to be consistent with adopted London Plan and IPLP policy, that the Paddington Opportunity Area is specifically identified for growth in the draft City Plan.

- 3.4. The Trust and GWD are supportive overall of Policy 3 (save for the additions requested which are considered necessary as set out in Paragraphs 3.8-3.17 below) and consider that it is in accordance with national planning policy. Part A of the policy is in accordance with IPLP Policy SD1.
  
- 3.5. The support for new workspace under part B of Policy 3 accords with paragraph 81 of the NPPF which requires planning policies to positively and proactively encourage sustainable economic growth and identify strategic sites. The Trust and GWD support the provision of workspace in the Paddington Opportunity Area, and particularly on the SMQ site, in order to support the delivery of healthcare uses and provide the opportunity to create a bio-med tech focused hub around a new St Mary's hospital. The introduction of new uses will create growth and vitality and provide a substantial new employment location and employment hub of regional significance with potential for a mix of B class uses.
  
- 3.6. The Trust and GWD consider that a comprehensive masterplan approach and the provision of high quality and inclusive public realm is critical to the creation of a new destination in the Opportunity Area. On the SMQ site, there is an opportunity to transform the public realm for the local community and to support the hospital and other workspaces users proposed on the site. This will be achieved through the creation of new routes through the area and enhancement to the canalside environment, as well as providing enhanced linkages between Paddington and the surrounding areas. The provision of high quality inclusive public realm is in accordance with paragraph 127 of the NPPF.



3.7. The Trust and GWD support part C of Policy 3 which seeks to enhance sustainable travel modes through improvements to transport interchanges and the pedestrian and cycle environment and enhanced public access to the waterfront. Such improvements are vital to support the growth envisaged within the Paddington Opportunity Area, and overcome existing severance with surrounding areas through provision of enhanced high quality connections and linkages. This is critical given the arrival of Crossrail and the anticipated increase in passenger and pedestrian movements through the area. The policy is considered to be in accordance with paragraph 102 of the NPPF which seeks to promote walking, cycling and public transport use and paragraph 103 of the NPPF which seeks significant development to be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

***27) Does Policy 3 adequately and effectively deal with the full range of relevant issues?***

3.8. The Trust and GWD consider that Policy 3 should be supplemented and strengthened in order that it deals with other matters that are important to the delivery of sites in the Paddington Opportunity Area, provides a policy that better reflects national planning policy and the IPLP and is flexible to ensure deliverability.

3.9. Firstly, in order to deliver the amount of growth that is envisaged for Paddington Opportunity Area in the London Plan, it is vital that proposals make the most effective use of land. Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

3.10. We note that Policy 1 of the City Plan deals with the intensification of land and this is supported, but the Trust and GWD consider that there should be specific reference to intensification of land in Policy 3 and that it is recognised that this could be delivered through tall buildings in the Paddington Opportunity Area. The reference to tall buildings is important to ensure that there is consistency with Policy 42. We would therefore propose additional wording to Policy 3 in the list of priorities as follows:

**“Effective use of land through intensification and optimising densities and, where appropriate, accommodating such development in tall buildings to achieve these aims.”**

3.11. A key plank of the adopted City Plan (November 2016) is the flexibility provided under Policy S3 in relation to the provision of residential uses on sites within the Paddington Opportunity Area. Adopted Policy S3 states that:

“The requirement for residential floorspace as part of new commercial development may be applied more flexibly where the council considers this to be necessary in order to deliver substantial planned transport and/or public realm improvements which are set out above, and are also of benefit to the local community.”

3.12. This part of Policy S3 formed a key part of the decision-making process in relation to the development known as The Cube adjacent to Paddington Mainline Station (application reference no. 16/09050/FULL). In considering the requirement for residential to be included as part of The Cube development, planning officers stated in the Committee report at paragraph 8.1.4 that:

“The Paddington Opportunity area provides a significant opportunity for large scale regeneration and has emerging importance as an office location within London as the most appropriate location for large- floor plate office space. Whilst the delivery of residential floor space would help balance the mix of uses in the area, in the case of this particular site, due to its proximity and relationship with Paddington Station and London Underground, there is a unique opportunity to provide significant transport infrastructure in the form of a new Bakerloo line ticket hall as well as the provision of significant public realm as part of an holistic approach to the development of this site, in this unique location. Given the cost of providing the strategic transport benefits

and public realm and the viability of the development which has been independently verified, it is considered that there are good reasons in this particular case in which to apply this mixed use policy flexibly and not to require residential floor space either physically or as a payment in lieu.”

- 3.13. The Trust and GWD are concerned that an important part of adopted Policy S3 that was a fundamental consideration in the granting of planning permission for The Cube, has not been translated into draft City Plan Policy 3. Policy 3 makes no provision for a flexible approach on the requirement for residential uses and instead the requirements of City Plan Policy 10 would apply to any future development. Policy 10 would require the delivery of 35% affordable housing on any uplift in commercial floorspace which would have significant implications on the ability to deliver the SMQ scheme. There are no provisions in draft Policy 3 to allow for balancing of the requirements of residential against the public benefits of delivering major community infrastructure in the form of a new public hospital, improved transport capacity and connections and major new public realm. There are therefore concerns about the effectiveness of the policy as proposed and its deliverability.
- 3.14. At this stage, the Trust and GWD are not able to confirm that the proposed SMQ site would include residential uses and whether it will be possible practically or viably to deliver residential uses as part of the development. It is therefore important that flexibility is provided in Policy 3 to ensure that it does not prevent the delivery of the SMQ site and the substantial public benefits it would secure, including the new public hospital, major public realm and transport improvements.
- 3.15. It is worth noting that in the Council’s Annual Monitoring Report 2018-19, March 2020, adopted City Plan Policy S3 is considered to be working effectively and the target for 1,000 residential units in the Paddington Opportunity Area is likely to be met. That provides further assurance that providing more flexibility, as per existing Policy S3 in Policy 3 of the new City

Plan, would not undermine the Council's housing delivery and the targets set out in Policy SD1 of IPLP.

- 3.16. Furthermore, IPLP Policy SD5 prioritises offices and other strategic functions (including hospitals) in the CAZ over residential and requires greater weight to be given to these uses than residential development. Policy SD5 notes that residential development should not compromise the strategic functions of the CAZ. Paragraph 2.5.3 notes that this principle should inform Local Plan preparation and development management.
- 3.17. The omission of the flexibility on the requirement for residential uses under City Plan Policy 3, combined with the implications of Policy 10, means that there is a direct conflict with IPLP draft Policy SD5 which prioritises hospital and office uses (as strategic functions) over residential uses. To address the conflict with emerging London Plan policy and provide flexibility for future decision-making which ensures that the substantial public benefits of the SMQ development can be delivered and considered in the determination of planning applications, we would request that wording similar to that of the adopted Policy S3 is inserted into draft Policy 3 to make the policy sound. The proposed wording is as follows:

**“The requirement for residential floorspace under Policy 10 as part of new commercial development may be applied more flexibly where the council considers this to be necessary in order to deliver substantial planned transport and/or healthcare infrastructure and/or public realm improvements that are also of benefit to the local community.”**

***28) How will these priorities be delivered?***

- 3.18. The Trust and GWD will be working closely with Westminster City Council over the next few years to develop proposals for the SMQ masterplan and deliver a new public hospital, workspace, public realm and improved transport connections and capacity. The Trust and GWD will be engaging with Westminster City Council on a masterplan for the site, in consultation with other statutory and local stakeholders.

***29) Is the boundary of the Paddington Opportunity Area justified? Are main modifications necessary to make it sound?***

3.19. No comments.

***30) Should Policy 3 specify the amount of housing and employment expected in the Paddington Opportunity Area over the plan period?***

3.20. We consider that it would be appropriate to include the housing and employment figures from the IPLP in the policy for clarity.

***31) Is Policy 3 consistent with other policies in the City Plan, particularly Policy 42?***

3.21. We have made detailed representations in relation to Policy 42 and the changes that we consider are necessary to make the policy sound. We have also suggested that Policy 3 be amended to address the need for Policy 3 to positively support intensification of land and the accommodation of tall buildings to ensure consistency between Policy 3 and Policy 42.

***32) What progress has been made towards the growth targets for the Paddington Opportunity Area and how will future growth be delivered?***

3.22. No comments.

***33) Are the proposed modifications necessary for soundness? Are any other modifications necessary?***

3.23. No comments.

## 4. MATTER 4: Housing

### Relevant Policies – 8-13

#### Questions

##### *Housing requirement/target*

- 1) Is the housing requirement/target of 22,222 new homes over the plan period and the commitment to step up delivery to 1,495 new homes each year in the first 10 years justified and in general conformity with the London Plan? What is the specific basis for the figure of 1,495 and is this an appropriate methodology for calculating a housing requirement/target?**
- 2) Would this be realistically achievable? What evidence is there to demonstrate this?**
- 3) Distinguishing between a housing requirement/target and the ambition for higher potential supply and delivery of housing, would it be more appropriate to remove the reference to a step up in delivery from the policy?**
- 4) Would it be more appropriate for the City Plan to simply reflect the housing target set out in the new London Plan (intend to publish version) of 985 new homes per year?**
- 5) Would the proposed modifications relating to this issue achieve this and are they necessary for soundness? Are any other modifications necessary?**
- 6) Should the City Plan set out a housing requirement for designated neighbourhood areas (Para 65 of the NPPF)?**

##### *Housing supply and delivery*

- 7) What is the estimated total supply of new housing in the plan period 2019-2040?**
- 8) What is the estimated supply from each source for the plan period? What is the evidence to support this and are the estimates justified?**
- 9) What is the requirement for the first five years and what buffer should be applied?**
- 10) What is the estimated total supply of specific deliverable sites for this period?**
- 11) What is the estimated supply from each source for this?**
- 12) What is the evidence to support this and are the estimates justified?**
- 13) What is the estimated total supply of developable sites for years 6-10 and 11-15?**
- 14) What is the estimated supply from each source for this (including windfalls)?**
- 15) What is the evidence to support this and are the estimates justified?**
- 16) Overall, would at least 10% of the housing requirement/target be met on sites no larger than one hectare?**
- 17) How would the housing trajectory need to be modified to reflect this updated information? What other modifications would be necessary?**

- 4.1. We note in Table 14 on p.21 of the Housing Topic Paper Addendum 013, that St Mary's Hospital is identified for the delivery of 400 residential units – not

the 500 indicative units indicated in the allocation under Key Development Site 1. There is therefore inconsistency between the Key Development Site 1 indicative numbers in the City Plan and the Housing Topic Paper.

- 4.2. The Trust and GWD are currently in the process of developing a masterplan for the SMQ site to deliver a major regeneration scheme consisting of a new hospital and commercial uses. Whilst the Trust and GWD do not rule out the provision of residential use at this stage, we would urge caution on relying upon the SMQ site to deliver 500 residential units. For the reasons given in the representations to Policy 3, there should be flexibility provided by Policy 3 to allow the hospital and commercial development to come forward without a requirement to deliver residential uses on Key Development Site 1 due to the unique circumstances and benefits of the proposal which will deliver a new public hospital, major new public realm and transport connections/ capacity.
- 4.3. We note that in the Council's Annual Monitoring Report 2018-19, March 2020, adopted City Plan Policy S3 is considered to be working effectively and the target for 1,000 residential units in the Paddington Opportunity Area is likely to be met. Therefore, the non delivery of residential units on the SMQ site would not affect the Council's ability to meet the London Plan targets for housing in the Paddington Opportunity Area.
- 4.4. The ten year housing target in IPLP is 985 units per year whilst the draft City Plan is seeking to deliver 1,495 units per year. For the years 1-15, the Housing Topic Paper 013 notes at paragraph 7.4.3 that there is a total housing land supply of 17,225 units. That would compare to a London Plan requirement projected forward at 985 units per year of 14,775 units. There is therefore clear headroom available to the Council should residential not come forward on the St Mary's hospital site for the Council to still hit London Plan targets.

- 4.5. It is acknowledged that the delivery of homes and communities is one of the key objectives of the City Plan, alongside the creation of a healthier and greener city, and opportunities for growth. The identified housing target also exceeds the requirement of the London Plan. The St Mary's Hospital Site is recognised as a key driver for growth, and for the reprovision of healthcare services that will greatly contribute to the City's community infrastructure. This is its primary purpose, and it is therefore not considered appropriate that Key Development Site 1 be required to deliver residential. Around the Paddington Basin area, other sites are contributing to housing delivery, which alongside the hospital and commercial uses at St Mary's Quarter will result in a suitable mix of uses.
- 4.6. The Trust and GWD would therefore request that the Local Plan housing supply figures omit the 500 residential units to be delivered on Key Development Site 1. Consequently, we consider that the indicative number of 500 residential units in Appendix 1 of Key Development Site 1 should be deleted as it is not justified and therefore not sound.

## **Policy 10**

### **Questions**

***30) What is the basis for seeking affordable housing contributions from office and hotel developments in principle? Is the approach justified, consistent with national policy and in general conformity with the London Plan?***

***31) How would the policy affect commercial growth?***

***32) What is the basis for the percentage contributions and floorspace thresholds?***

***33) How has viability been taken into account in formulating the policy and is the evidence on viability sufficiently comprehensive and robust?***

***34) How would the viability of particular schemes be taken into account?***

***35) Is the policy justified in terms of the approach to on site and off-site provision and payments in lieu? Is there sufficient flexibility? Is there sufficient clarity as to how the policy will be implemented in practice?***



***36) Are the proposed modifications necessary for soundness? Are any other modifications necessary?***

- 4.7. The Trust and GWD do not object to the principle of securing affordable housing provision as part of residential development, but have concerns about linking the requirement of affordable housing provision with all commercial development, particularly on sites allocated primarily for other uses. The approach proposed under Policy 10 is a different position than that of the adopted City Plan under Policy S1 which requires the delivery of residential floorspace once certain thresholds are met. Policy S1 was constructed in order to ensure that there was flexibility in the requirement for residential use to be provided on-site, off-site or in the form of a financial contribution as it was recognised that there was a need to not constrain the development of commercial uses in the City if it was to continue to maintain its status and role as a World City.
- 4.8. Policy 10 as currently drafted would place onerous requirements on the delivery of affordable housing on-site for an office scheme above 2,750 sqm, with no flexibility to make payments in-lieu of on-site or off-site provision. The nature of Westminster is that it is a compact and highly dense City with limited opportunity to deliver significant quantum of affordable housing alongside commercial development, on-site or off-site. As a consequence, there is concern that such an inflexible policy could stifle and constrain office development in the City. That would be contrary to paragraph 80 of the NPPF which seeks planning policies to create conditions in which businesses can invest, expand and adapt. The approach under Policy 10 of not providing the opportunity to deliver affordable housing through a payment in-lieu is also not consistent with paragraph 61 of the NPPF. It is also contrary to IPLP Policy SD5 part H which requires that “local approaches to mixed-use development of offices with housing should sustain strategically-important clusters of

commercial activities within the CAZ, and consider the potential to use land use swaps, credits and off-site contributions.”

- 4.9. There is also concern that even where payments are accepted, there is no indication of the level of payments that would be required within the policy – although we note at paragraph at 5.8 of Westminster City Council: Local Plan Policies: Viability review, January 2019, a figure of £12,450 per sqm is used to calculate a payment.
- 4.10. Whilst we would not wish to comment on the details of the Viability report, we do have concerns that the theoretical exercise on assessing viability has failed to consider the practical implications of providing affordable housing on-site with commercial development. Affordable housing would require separate cores/lifts, services, refuse/waste, entrances and cycle provision which will all have to be accommodated through the building and in part at ground floor. This will have significant implications on commercial floorplates - reducing net floorspace. It is not clear how these factors have been taken into account in the City Viability report, if at all.
- 4.11. National planning policy is not explicit in requiring only affordable housing from residential schemes but neither the NPPF or adopted London Plan or IPLP require the delivery of affordable housing where commercial development is proposed. There is an apparent conflict with Policy SD3 of the IPLP that prioritises office development over residential in the CAZ, and a danger that the introduction of residential into core office areas will undermine the commercial office areas of the City.
- 4.12. We note in the Annual Monitoring Report, March 2020 (p.3) that between 2013 and 2019, Westminster recorded a net total loss of over 341,569 sqm of office floorspace across the city. During the same period of time, the Central Activities Zone has recorded a net total loss of over 319,375 sqm and the Core

Central Activities Zone has recorded a net total loss of over 235,275 sqm. Policy 10 is likely to compound the situation further by undermining the delivery of office space in the City at all levels of scale.

- 4.13. Given the above the Trust and GWD would question whether the proposed policy is justified and therefore sound in its current form. We are particularly concerned about the implications that Policy 10 could have on the development potential of strategic development sites that are identified in Appendix 1 of the City Plan. We have requested the need for flexibility under Policy 3 to allow the requirement for residential development as part of commercial led development to be relaxed and we consider that a similar approach to site allocations is required under Policy 10. As a minimum, it would therefore seem appropriate to exclude site allocations that are the subject of separate policies in relation to the requirement for residential development. We therefore recommend the following wording be added to Policy 10:

**“Policy 10 does not apply to Key Development Sites listed in Appendix 1 where commercial development is proposed.”**

## 5. MATTER 8: DESIGN AND HERITAGE

### Relevant Policies – 39-46 Questions

- 1) Taking each individually, are Policies 39-46 justified, effective, consistent with national policy and in general conformity with the London Plan?
- 2) Do Policies 39-46 effectively deal with the full range of issues?
- 3) Does Policy 39 have sufficient emphasis on water efficiency? Is it in general conformity with the London Plan in this regard? Have the viability implications been fully taken into account? Are the proposed modifications necessary for soundness?
- 4) Is Policy 40 consistent with national policy and the statutory requirements associated with heritage assets? Is it clear? Are the proposed modifications necessary for soundness?
- 5) Is Policy 41 justified and consistent with national policy, particularly with regard to storey limitations, upwards extensions and density? Is it clear when each of the criteria in Policy 41 would be applicable? Particularly, is predominantly residential area clearly defined? Are the proposed modifications necessary for soundness?
- 6) Is Policy 42 justified? Is it positively prepared? Are tall buildings and exceptionally tall buildings clearly defined? Are the proposed modifications necessary for soundness?
- 7) Is Policy 43 consistent with Policy 42?
- 8) Is the one storey limit in Policy 46 justified? Does Policy 46 take full account of flood risk?
- 9) Are any other modifications to Policies 39-46 necessary for soundness?

5.1. The main comment is in relation to Policy 42 and the approach to tall buildings within the Paddington Opportunity Area. We have reviewed the Tall Buildings Study undertaken by Urban Initiatives, June 2019, that forms the evidence base for the approach to tall buildings set out in Policy 42.

5.2. The Trust and GWD consider that greater clarity is required in relation to the approach to tall buildings around Paddington Basin. As currently drafted, it is understood that Policy 42 would support tall buildings around the Basin but these should step down from One Merchant Square. However, the policy then goes on to state that “The prevailing context height for the wider Paddington area is identified as 6 residential storeys (20m) with a varied context. Tall buildings within this area of 2 to 3 times this context height may be appropriate”. It is assumed that the ‘wider Paddington area’ is not ‘Paddington

Basin' where Policy 42 would support tall buildings without limitations on height other than that they should step down from One Merchant Square. We consider that greater clarity is required in the wording of the policy and it may be helpful to define on plans what is meant by Paddington Basin and the wider Paddington area.

- 5.3. The Trust and GWD also consider that the evidence base in the form of the Tall Building Study by Urban Initiatives, June 2019, does not support the Council's approach that buildings should step down from One Merchant Square. We note that the scope of the study undertaken by Urban Initiatives did not test any tall buildings around Paddington Basin in its view shed analysis. The Study does not draw a conclusion that buildings must step down from One Merchant Square, but simply states that One Merchant Square is currently the highest point of the existing cluster. There is no evidence that there would be unacceptable effects on townscape and heritage if One Merchant Square did not remain the tallest building in this cluster, and therefore this policy is not considered sound.
- 5.4. The approach to defining appropriate height around the Basin, and in relation to the SMQ site that forms part of Key Development Site 1, should be based on detailed and robust analysis at the time of considering a proposal and subject to the tests as outlined in part D of Policy 42 and Policies 39 and 40. It is not considered appropriate or necessary at this stage to pre-judge the outcome of this analysis and determine the appropriate height for tall buildings around Paddington Basin. As a consequence, we consider that the reference to buildings stepping down from One Merchant Square should be removed from Policy 3.
- 5.5. The Trust and GWD therefore consider that the following changes should be made to Policy 42 to ensure it is sound:

There ~~may be~~ **is** potential for further tall buildings in this area that complement and help to frame the setting of Paddington Basin and contribute to the quality and character of the existing cluster **around the Basin.**

~~Building heights in Paddington should step down from the central location/high point at One Merchant Square.~~

**Outside of the defined Paddington Basin area,** ~~the~~ prevailing context height for the wider Paddington area is identified as 6 residential storeys (20m) with a varied context. Tall buildings within this area of 2 to 3 times this context height may be appropriate.

## APPENDIX A: PROPOSED CHANGES TO POLICIES

### Policy 3

Insert the following wording (in bold text):

Development in the Paddington Opportunity Area over the Plan period will deliver the following priorities:

- A. The achievement of growth targets for the area identified in the London Plan.
- B. Effective use of land through intensification and optimising densities and, where appropriate, accommodating such development in tall buildings to achieve these aims.**
- C. New workspace through an expanded range of offices, light industrial units and workshops with particular support for flexible workspaces.
- D. Inclusive and high-quality public realm that enhances sense of place and encourages dwelling.
- E. Enhanced sustainable travel modes through improvements to transport interchanges and the pedestrian and cyclist environment, including public access to the canal waterfront.
- F. Reduced severance from surrounding areas including Church Street, Edgware Road station, the North West Economic Development Area (NWEDA) and Praed Street town centre.
- G. Enhanced job opportunities and facilities for the residents of the neighbouring areas of Church Street and the NWEDA

**The requirement for residential floorspace under Policy 10 as part of new commercial development may be applied more flexibly where the council considers this to be necessary in order to deliver substantial planned transport and/or healthcare infrastructure and/or public realm improvements that are also of benefit to the local community.**

### Policy 10

Insert the following wording (in bold text):

**Policy 10 does not apply to Key Development Sites listed in Appendix 1 where commercial development is proposed.**

### Policy 42

Amend the policy (strikethrough text) and insert the following wording (in bold text):

There ~~may be~~ **is** potential for further tall buildings in this area that complement and help to frame the setting of Paddington Basin and contribute to the quality and character of the existing cluster **around the Basin**.

~~Building heights in Paddington should step down from the central location/high point at One Merchant Square.~~

**Outside of the defined Paddington Basin area,** ~~the~~ prevailing context height for the wider Paddington area is identified as 6 residential storeys (20m) with a varied context. Tall buildings within this area of 2 to 3 times this context height may be appropriate.

**Appendix 1: Key Development Site 1**

Amend the table to remove reference to 500 indicative homes from Key Development Site 1