



GOVERNMENT OFFICE
FOR LONDON

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Dear Mr Smith

14 January 2010

Westminster Saved UDP Policies

I am writing with reference to our correspondence of 12 June, relating to your Council's application for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the City of Westminster Unitary Development Plan 2007.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 24th January 2010.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies. There have been no third party representations expressing views that differ from those of your authority.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to him as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans. In addition you will be aware Regulation 13(5) of the Local Development Regulations 2004 requires that a DPD identifies those saved policies within the existing development plan which are to be superseded.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Spatial Development Strategy.



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Following 24th January 2010 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions.

Yours faithfully

Hilary Bowman
Head of West London Planning and Casework
Government Office for London

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN WESTMINSTER CITY COUNCIL UNITARY
DEVELOPMENT PLAN 2007**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the Secretary of State



Hilary Bowman
Head of West London Planning and Casework
Government Office for London

14 January 2010

SCHEDULE

POLICIES CONTAINED IN WESTMINSTERS UNITARY

DEVELOPMENT PLAN 2007

1. STRA 1 – World class city status
2. STRA 2 – Capital city status
3. STRA 3 – Westminster's Central Area
4. STRA 4 – Mixed use development
5. STRA 5 – Regeneration and economic development
6. STRA 6 – Public and private sector partnerships
7. STRA 7 – Planning obligations and benefits
8. STRA 8 – Paddington Special Policy Area
9. STRA 9 – Special Policy Areas
10. STRA 10 – Shopping in Westminster
11. STRA 11 – Shopping in the West End and Knightsbridge International Centres
12. STRA 12 – Tourism, hotels and visitor attractions
13. STRA 13 – Arts, culture and entertainment
14. STRA 14 – Protecting and providing housing
15. STRA 15 – A variety of housing types

16. STRA 16 – The residential environment
17. STRA 17 – Noise
18. STRA 18 – Crime and Security
19. STRA 19 – Local community services
20. STRA 21 – Walking, cycling and public transport
21. STRA 22 – Reducing the environment effects of transport

22. STRA 23 – Reducing traffic congestion and improving safety
23. STRA 24 – Servicing, delivery and collection
24. STRA 25 – Parking control
25. STRA 26 – Improving access to facilities and buildings
26. STRA 27 – Standards of design
27. STRA 28 – Conservation Areas and the World Heritage Site
28. STRA 29 – Listed buildings, historic parks and gardens and archaeology
29. STRA 30 – Views and high buildings
30. STRA 31 – The River Thames and canals
31. STRA 34 – Pollution: air, water and land
32. STRA 35 – Waste management and recycling
33. STRA 36 – Metropolitan Open Land and public open space
34. STRA 37 – Nature conservation and biodiversity
35. STRA 39 – Taking enforcement action
36. CENT1 – The Central Activities Zone
37. CENT2 - The Central Activities Zone Frontages
38. CENT3 – Mixed-use development in Central Westminster
39. CENT4 – Central London supporting activities and local services

40. COM1 – Office renewal and growth
41. COM2 – Offices and mixed use development in Central Westminster
42. COM3 – Relocation of uses
43. COM6 – Institutional uses
44. COM7 – Diplomatic and allied uses
45. COM8 – Retention of light industrial uses

- 46.COM9 – New light industrial uses
- 47.COM10 – Retention of small scale industrial uses
- 48.COM11 – General industry and commercial warehouses
- 49.COM12 – Wholesale showrooms
- 50.H1 – Preventing the Loss of housing
- 51.H2 – Preventing the Use of Housing by Non-Permanent Residents
- 52.H3 – To Encourage the Provision of More Housing
- 53.H4 – Provision of affordable Housing
- 54.H5 – Providing a Range of Housing Sizes
- 55.H6 – Hostels and Special Needs Housing
- 56.H7 – To Protect Houses in Multiple Occupation
- 57.H8 – Provision of Homes for Long Term Needs
- 58.H9 – Sites for Gypsies
- 59.H10 – Provision of Gardens and Community Facilities
- 60.H11 – Controlling Housing Density
- 61.TRANS1 – Protecting the environment from the effects of transport activities
- 62.TRANS2 – Road safety
- 63.TRANS3 – Pedestrians

- 64.TRANS4 – Bus service provision and improvement
- 65.TRANS5 – Surface, Underground railways and trams
- 66.TRANS6 – Coaches
- 67.TRANS7 – Taxis and mini-cabs
- 68.TRANS8 – Improved public transport access
- 69.TRANS9 – Cycling

70. TRANS10 – Cycle parking standards
71. TRANS11 – Motorcycles (including all powered two-wheelers)
72. TRANS12 – Water based transport
73. TRANS13 – Helicopters
74. TRANS14 – Transport assessments
75. TRANS15 – Traffic reduction
76. TRANS16 – The road hierarchy
77. TRANS17 – Protecting filling stations
78. TRANS18 – Road improvements
79. TRANS19 – Development under the highway
80. TRANS20 – Off-street servicing, deliveries and collection
81. TRANS21 – Off-street parking
82. TRANS22 – Off-street parking: non-residential development
83. TRANS23 – Off-street parking: residential development
84. TRANS24 – Off-street parking: mixed development
85. TRANS25 – Off-street parking: public off-street parking
86. TRANS26 – Off-street parking in forecourts and front gardens
87. TRANS27 – Disabled access to buildings

88. PSPA1 - Encouraging area-wide regeneration
89. PSPA2 – Ensuring mixed use development
90. PSPA3 – Ensuring a mix of business use
91. PSPA4 – Controlling new hotel and conference facilities
92. PSPA5 – Transport in the PSPA
93. PSPA6 – Ensuring a high quality sustainable environment
94. PSPA7 – Retaining and improving St Mary's Hospital facilities

95. NWW1 – Small-scale business development
96. NWW2 – Large-scale mixed-use development
97. NWW3 – Townscape and public realm enhancement
98. SOC1 – Community facilities in general
99. SOC2 – Childcare facilities
100. SOC3 – Education facilities
101. SOC4 – Health care facilities
102. SOC5 – Private medical facilities in the Harley Street Special Policy Area
103. SOC6 – Children’s play provision
104. SOC7 – Indoor leisure and libraries
105. SOC8 – Public toilets
106. SOC9 – Telecommunications equipment
107. SS1 – Protecting A1 retail use
108. SS2 – Protecting non-A1 retail uses
109. SS3 – Enhancing shopping in the International Centres’ Primary Shopping Frontages
110. SS4 – New retail floorspace in the CAZ and the CAZ Frontages
111. SS5 - Seeking an appropriate balance of town centre uses in the West End International Centre and elsewhere in the CAZ and CAZ Frontages – outside the Primary Shopping Frontages
112. SS6 – District Centres
113. SS7 – Local Centres
114. SS8 – Shops and services outside the District and Local Centres
115. SS9 – Long-term vacant shop units in peripheral locations

116. SS10 – New retail floorspace in development schemes
117. SS11 – Superstores, Supermarkets and Other Major Retail Developments
118. SS12 – The location of minicab and motorcycle courier offices
119. SS13 – Street markets and individual trading pitches
120. SS14 - Environmental improvements
121. SS15 – Servicing
122. SS16 – Pavement shops
123. SS17 – Window displays
124. TACE1 – Existing hotels
125. TACE2 – New hotels and extensions to existing hotels
126. TACE3 – Temporary sleeping accommodation and permanent residential use
127. TACE4 – Conference and related facilities
128. TACE5 – Arts and cultural uses
129. TACE6 – Theatres
130. TACE7 – Arts, Culture and Education Special Policy Area
131. TACE8 – Entertainment uses which will generally be permissible
132. TACE9 – Entertainment uses which may be permissible

133. TACE10 - Entertainment uses which will be permissible only in exceptional circumstances
134. TACE11 – Tables and chairs on the footway
135. TACE12 – Amusement arcades and centres
136. TACE13 – Sex-related uses
137. ENV2 – Environmental appraisal

138. ENV3 – Vacant and under-used land
139. ENV4 – Planting around and on buildings
140. ENV5 – Air pollution
141. ENV6 – Noise pollution
142. ENV7 – Controlling noise from plant, machinery and internal activity
143. ENV8 – Contaminated land
144. ENV10 – Light pollution
145. ENV11 – Waste management
146. ENV12 – Waste and recycling storage
147. ENV13 – Protecting amenities, daylight, sunlight and environmental quality
148. ENV14 – Metropolitan open land
149. ENV15 – Public and private open space
150. ENV16 – Trees and shrub cover
151. ENV17 – Nature conservation and biodiversity
152. DES1 – Principles of urban design and conservation
153. DES3 - High buildings
154. DES4 – Infill development
155. DES5 –Alterations and extensions

156. DES6 – Roof level alterations and extensions
157. DES7 – Townscape management
158. DES8 – Signs and advertisements
159. DES9 – Conservation areas
160. DES10 – Listed buildings

161. DES11 – Scheduled ancient monuments; Areas and sites of archaeological priority and potential
 162. DES12 – Parks, gardens and squares
 163. DES13 – Canals
 164. DES14 – Strategic views
 165. DES15 – Metropolitan and local views
 166. DES16 – World Heritage Site
 167. RIV1 – The design of development
 168. RIV2 - Views
 169. RIV3 – Environment, open space and wildlife
 170. RIV4- Promoting activity
 171. RIV5 – Development on the river
 172. RIV6 – River crossing
 173. RIV7 – Piers
 174. RIV8 – Permanently moored vessels
 175. RIV9 – The Thames Path
 176. RIV10 – Encouraging access to the river and its foreshore
 177. RIV11 – Safety issues
 178. RIV12 – Flood defences
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179. R2 – Ham Yard, off Great Windmill Street, W1
 180. R4 – Land bounded by 129-147 Church Street, 283-317 Edgware Road, 11-13 Paddington Green and Newcastle Place W2
 181. R5 – 1 Queens Grove and 12-22 Finchley Road
 182. R7 – 75-89 Lancaster Gate, W2
 183. R8 – Bowater House Knightsbridge

184. R9 – South West Delivery Office 9 Howick Place London SW1 1AA
 185. R10 – 119-128 Wilton Road, 18-36 Gillingham Street and Gillingham Mews, SW1
 186. O1 – Terminus place, Wilton Road/Victoria Street SW1
 187. O4 The Old Goods Yard, Bishop's Bridge Road, London W2 6AE
 188. OP2 – Car park, Moxon Street, W1
 189. OP3 – 177-185 Marylebone Road/165-177, Seymour Place, W1
 190. OP4 – Paddington New Yard, off Great Western Road, W9
 191. OP5 – Edgware Road station, Chapel Street, NW1
 192. OP6 – Chelsea Barracks, Chelsea Bridge Road, SW1
 193. OP7 – Queen Alexandra Military Hospital, John Islip Street, SW1
 194. OP8 – Victoria Railway Station, SW1
 195. OP9 – Victoria Coach Station – 2 sites on either side of Elizabeth Street, SW1
 196. OP10 – Middlesex Hospital, W1
 197. OP12 – St Mary's hospital, Praed Street, W2
 198. OP13 – Paddington Street
 199. OP14 – Dudley House, North Wharf Road and 139-147 Harrow Road,W2
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200. OP15 – Paddington Basin, Phase 3
 201. OP16 – Paddington Goods Yard Phase 2
 202. OP17 – NCP Car Park, Brewer Street, W1
 203. OP18 – Main Car Park, South Audley Street, W1

204. OP19 – Dean Street Station site, bounded by 91-101 Oxford St, 97-102 Dean St, 6 & 7 Fareham St and 1-8 Great Chapel St, W1. Also 2-4 Fareham St and 8-12 Great Chapel St, W1.
205. OP20 – Tottenham Court Road Station site, bounded by 1-23 Oxford St, 157-165 Charing Cross Rd, Sutton Row and Falconberg Mews, WC2
206. OP21 – 135-155 Charing Cross Road, WC2
207. OP22 – 18-19 Hanover Square, W1
208. OP23 – 65 Davies Street
209. OP24 – 55-57 North Wharf Road
210. OP25 – 149-157 Harrow Road
211. OP26 – Berwick Street
212. OP27 – North Westminster Community School site, North Wharf Road
213. OP29 – Marshall Street Baths, W1
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