

Westminster Neighbourhood CIL Application Form 2019



City of Westminster

City
for
All

FAQs

1 What is CIL and what can it be spent on?

The Community Infrastructure Levy (CIL) is a charge on new development to help fund strategic and neighbourhood infrastructure in Westminster. This can include new or improved facilities for health, education, open spaces, sports and leisure, utilities and waste, transport and the public realm, and other social & community facilities.

Under CIL legislation, the neighbourhood portion must be spent on:

- the provision, improvement, replacement, operation or maintenance of infrastructure; or
- anything else that is concerned with addressing the demands that development places on an area. This could include things such as new open space, cycle/pedestrian routes, strategic transport infrastructure and community facilities.

2 How much is my area entitled to?

Each designated Neighbourhood Area has a say over 15% of the CIL receipts collected in its area (capped at £100 per council tax paying dwelling). This rises to 25% of receipts (uncapped) where a Neighbourhood Forum has successfully adopted a neighbourhood plan for the area.

The council will retain the neighbourhood portion of CIL but must consult with local communities on how to spend it, in line with local priorities. This application form will help the council decide how to spend this portion of CIL in your area.

3 What will the council agree to fund in my area?

The council has agreed a CIL Spending Policy Statement that sets out the criteria against which it will judge applications. To be approved for funding, projects must:

- Be in line with Westminster's priorities and policies – they must address the principles and policies set out in Westminster's development plan and other relevant strategies.
- Support growth – they should support the growth of the Neighbourhood Area and Westminster as a whole.
- Be supported by the community – they should have demonstrable support from a cross-section of the community.
- Be cost effective – they should represent value for money and be delivered in a timely manner.
- Be supported by infrastructure providers – they should be supported by the organisation who will be delivering the project, including the relevant council department.

When you have completed your form, please email to cils106projects@westminster.gov.uk or post it to us at CIL application, Westminster City Council, Planning Policy, 17th floor, 64 Victoria Street, SW1E 6QP

PLEASE SUBMIT YOUR APPLICATION BY 24 JULY.

If you have any questions, email the team at cils106projects@westminster.gov.uk

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Applicant details

Please provide details of your organisation and a named contact so we can inform you of the outcome of your application.

Neighbourhood Forum/ Community Organisation Details

N.B. where a designated neighbourhood forum exists, applications must be made by that body.

Hyde Park Paddington Neighbourhood Forum

Named Contact

Mike Fairmaner

Email Address

mikefairmaner@marble-arch.london

Telephone No.

020 3145 1204

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Consultation

Please set out how you have consulted with other community groups in your area on your proposal.

Westminster Ward Councillors

Please give details of WCC ward councillors you have engaged on this proposal.

Hyde Park Ward Councillors - Cllr Heather Acton, Cllr Ian Adams, Cllr Antonia Cox
Meeting held on 5 July and briefed throughout.

Businesses

Business Improvement Districts (BIDs) and/or individual businesses

Marble Arch BID, the Church Commissioners, Barclays Bank, Waitrose, Victoria Grosvenor Casino, Argos, Rymans.

Residents

Residents' Associations or other residents groups

Southwick Mews Residents Association
St George's Fields

Amenity Societies/ Other Community Groups

Any amenity societies or other community groups in your area

Hyde Park Estate Association

Please give details of your proposal including proposed timescales

Project Name and Location

Burwood Place Greening, W2

Project Summary

(300 words max)

This proposal is to install additional green infrastructure near the new cycle Quietway crossing at Burwood Place, at the junction with Edgware Road.

New public space was created by TfL in April 2019, cycle parking was added, and two young trees planted by the City Council.

These works have left Burwood Place with a new larger area of pavement. The increased public space has created a stark environment, which feels somewhat harsh.

With more cyclists due to use the junction as the Quietway extends, and more footfall generated by the new development at Nutford Place, there is a need for more greenery at this location, both to improve the space, and to make improvements to air quality.

The greenery will be in large plant containers placed on top of the new paving but will be big enough to prevent people being able to move them. This saves having to dig up the new paving and means that we can experiment with different plants and choose specific species to absorb local pollutants. It is likely that the plants will be ever-green to maximise their impact throughout the year.

The plants will be in attractive pots and will encourage people to the location, thereby helping to deter anti-social behaviour by introducing natural surveillance.

The ambition is to incorporate seating, as it is shown this aids community interaction and assists older people or people with mobility and health problems to make journeys on foot, knowing that they have available 'safety-net' seating along the way. There is no other seating anywhere along Edgware Road. This is something raised frequently by local retailers, with outlets such as Waitrose and Argos reporting that elderly people often come in just to use their customer seating.

We are however aware of concerns that this might attract anti-social behaviour, so will consult thoroughly on any proposals for seating. There are many design options available to accommodate community needs while deterring anti-social behaviour.

The Marble Arch Street Team can similarly be deployed specifically to monitor activity at Burwood Place.

Proposed Start Date

Winter 2019

Proposed Completion Date

Spring/Summer 2020

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CIL funding amount

Please give the amount of CIL funding you are applying for and any other funding that has been identified.

Total Project Cost

£30,000

CIL sought for allocation

N.B. the council has set a minimum threshold of £5,000.00 for proposals.

£15,000

Other (non-CIL) funding identified to deliver project [please state source]

£10,000 from Marble Arch BID
£5,000 from The Church Commissioners

Please provide details as to how your application matches the criteria we have set out in our CIL Spending Policy Statement.

Project Compliance with WCC CIL Spending Policy Statement

a. Be in line with Westminster's priorities and policies – how does your proposal address the principles and policies set out in the development plan for the area (including neighbourhood plans) and any other relevant strategy documents?

N.B. Westminster's development plan includes: the London Plan (2016); Westminster's City Plan (2016) and the accompanying Strategic Infrastructure Plan; and Westminster's Unitary Development Plan (2007). 300 words max

The project will create a more attractive space in the Edgware Road (south) shopping centre, that is a traffic dominated place that pedestrians tend to move through to their destination as quickly as possible, rather than dwell in the area. The plants will make this part of the shopping centre more attractive and help soften the very urban nature of the environment. It supports the cycling infrastructure recently provided on this new Quietway. It accords with Policy 1 (part A para 6 and 8) of the new City Plan.

It also contributes to the ambitions in City for All to create a healthier and greener city, and this junction is a key walking route for children to and from Hampden Gurney school just across Edgware Road from this junction.

The London Plan supports green infrastructure and improving town centres.

The Neighbourhood Forum has agreed the need for more greening throughout the Forum area as a priority.

The location is within the CAZ and therefore identified as an area for the intensification of development and the proposed greening will help alleviate the impact of this development.

It accords with paragraphs K(i) to K(viii) of the CIL spending statement by:

- Being in line with the City Plan and City for All programme;
- Supports growth in the area;
- Has the support of the neighbourhood forum and its individual members, local businesses and the local Business improvement District;
- It does not remedy pre-existing deficiencies, but responds to very recent changes in the immediate area;
- Represents value for money through an appropriate procurement process;
- We have sought support from TfL and WCC highways.

b. Supporting growth – how does the proposal support the growth of the neighbourhood area, and Westminster as a whole?

N.B. Proposals will not be considered for funding that are seeking to remedy pre-existing deficiencies, unless these are made more severe by new development.

300 words max

The proposal complements the new cycling infrastructure recently installed at the junction of Burwood Place and Edgware Road, and continues across Edgware Road into Harrowby Street.

The project will make the route more attractive for the increased number of cyclists who will use this new route, as well as local residents, shoppers and people who work in the area. The green infrastructure will encourage cyclists and pedestrians to pause and stop on their journey and use the local shops and services.

“We as a business would be supportive of this concept in the belief it would soften our surroundings and improve the aesthetics of the area. Whilst there is no shortage of block work and concrete for residents or visitors to admire; expanding our green areas would diversify this scenery creating a healthier, more natural looking space.” Victoria Grosvenor Casino

“We very much support this application.” Waitrose

There is a new mixed-use development opposite at Nutford Place and, when completed, this will generate new footfall in the area from the new businesses and from the new homes. The bank and the ATMs are the nearest cash facility to this new development, increasing the attractiveness of the space and improving the experience for all users.

The location is next to the Water Gardens that has planning permission for a new hotel, and the new greenery will enhance the visitor’s experience of the location when they arrive and provide an attractive setting to the new entrance to the hotel.

Marble Arch London BID has committed to supporting this link between the Hyde Park Estate and Edgware Road, an important gateway for residents accessing the district centre.

The BID’s Street Team provide regular support to residents here, and will embrace this new space, ensuring that anti-social behaviour does not emerge.

c. Supported by the community – Is the proposal supported by the community? Please give details of how you have consulted with the groups named in section 2 and how such groups have expressed support for the proposal.

N.B. Support of at least two relevant WCC ward councillors will be required for funding proposals to proceed to allocation.

300 words max

A General Meeting of the Hyde Park Paddington Neighbourhood Forum was held on 19 June, shortly after the CIL application round was announced by Councillor Richard Beddoe.

At this meeting the CIL process was explained and the meeting was opened up for members to suggest project ideas that met with the Forum's published priorities.

On 20 June a call-out for projects was published on the Forum's website.

This was followed up on 21 June by a bespoke email campaign inviting ideas, especially targeting those members who had been unable to make the meeting on 19 June.

The Forum Steering Group met on 3 July to consider the ideas and produced a priority list and reserve list of projects, with reserve projects being identified as needing further development for potential submission to a future round.

Members of the Forum met all three Hyde Park ward councillors together on 5 July to run through the priority list and reserve list. Councillors supported all projects and moved one of the reserve list projects to the priority list.

On 8 July the priority projects were published on the Forum's website, which was circulated in advance to ward councillors for approval.

Following approval from ward members, an email campaign was sent out to all Forum members seeking comments on priority projects by 18 July.

One Forum member wrote in to say "Burwood Place. I support this as it is, but I would prefer it to include seating, a bit like the arrangement on Old Quebec Street. There is not enough outdoor seating in the estate, and in my opinion the risk of anti-social behaviour is a price worth paying in return."

Southwick Mews Residents Association has written in to support the proposal.

The Forum's Steering Group then met on 19 July to sign off the final project applications for submission.

d. Cost effective – does the proposal represent value for money and will it be delivered in a timely manner?

N.B. Proposals should show whether the allocation of funding could leverage additional resources to ensure it is delivered, and that the proposal can be sustained in to the future. Where appropriate, feasibility studies may be required to demonstrate that proposals can be carried out within 12 months of the allocation of CIL funding.

300 words max

Marble Arch BID is committed to match funding the cost of the green infrastructure and will maintain it once installed, either via The Church Commissioners' suppliers or independently. This has been agreed by the BID Board. Marble Arch BID has already undertaken to maintain the rainwater gardens proposed for below the Marylebone Flyover.

At least two reputable companies have been asked to provide costed proposals to ensure quality and value for money.

If preferred we could use one of the Council's regular partners and will, in any case, liaise with the Council and seek necessary permissions.

e. Supported by infrastructure providers – is the proposal supported by infrastructure providers who will deliver the proposal, including the relevant council service area?

Please give details of the infrastructure providers or council officers you have engaged with on your proposal.

300 words max

We have asked WCC Highways for their views on these proposals and are awaiting their comments.

TfL who installed the paving have supported the proposal for more greenery at this location.

The Place-shaping team have reviewed all of our CIL applications in draft form prior to submission.

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Decision Making

For completion by WCC staff.

Date application received

Name

Date Approved

Ward Members

CIL / Infrastructure Officer Group Project Sponsor

Cabinet Member

WCC Project Manager:

Email:

Telephone:

Project director / Project manager's line manager
