

# 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](mailto: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](mailto:cils106projects@westminster.gov.uk)

# 1

## 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 and Paddington Neighbourhood Forum  
The Paddington Partnership  
7 Praed Street  
London W2 1NJ

### Named Contact

Jo Love, Commercial Asset Manager, The Church Commissioners for England

### Email Address

Joanna.love@churchofengland.org

### Telephone No.

020 7898 1092

# 2

## 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.*

- Heather Acton
- Ian Adams
- Antonia Cox

### Businesses

*Business Improvement Districts (BIDs) and/or individual businesses*

- Paddington Now BID
- Marble Arch BID

### Residents

*Residents' Associations or other residents groups*

- The Hyde Park Estate Association
- St George's Fields Association

### Amenity Societies/ Other Community Groups

*Any amenity societies or other community groups in your area*

- The Paddington Partnership
- Royal Parks

Please give details of your proposal including proposed timescales

## Project Name and Location

Connaught Village Green

## Project Summary

(300 words max)

Connaught Village is a collection of 70 shops and restaurants at the heart of the community in the Hyde Park Estate. The area has provided high-quality, independent shopping and amenity services for locals and visitors for over 150 years. Given recent changes to the retail landscape, local high streets have suffered and found it difficult to retain custom. High streets that have fared better are those with a strong identity which lie at the heart of the community.

Connaught Village has these qualities of individuality, a conservation area with listed Georgian terraces and unique 1960s additions, but it lacks a coherent centre to serve the residents and businesses. Those who are looking for a place to pause will notice that, except for Hyde Park, the neighbourhood is lacking in publicly accessible open space, because all the nearby garden squares are reserved for key holders.

Over time traffic has increased both in volume and in speed and there are areas where the calm atmosphere is marred by issues of road safety and air pollution. If left unmanaged this will dissuade people from using the village centre and may cause the breakdown of a long-established community.

The small area of cluttered public realm at the junction of Connaught Street and Kendal Street currently provides little amenity but this has the potential to become the heart of the village; providing important dwell space and opportunities for street greening. This space already acts as the focus for a range of activities that are a draw for both locals and visitors. Yet these activities are limited by the requirement to close roads and suspend parking spaces.

Our proposal seeks to radically improve this space by:

1. Create a truly green Connaught Village with biodiverse planting and SUDs
2. Providing a place for residents to meet, sit and have access to free drinking water
3. Improve road safety by enhancing crossings
4. Encouraging pedestrian/cycle travel to reduce emissions and improve air quality
5. Help reinforce an identity for Connaught Village Green
6. Allow the village green to extend to accommodate programmed activities
7. Improve visibility and accessibility from Hyde Park

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### Proposed Start Date

November 2019 - Subject to announcement date for CIL funding

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### Proposed Completion Date

November 2020

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## 4 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** Total Project Cost - £950,000 .

Please note that this figure has been estimated by our experienced design team based on the feasibility study undertaken and similar public realm projects in the area. However it should be noted that further detailed design work is required to provide cost certainty.

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### CIL sought for allocation

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

CIL sought for allocation - £50,000

This will cover the cost of installation of some seating and street greening measures, replacement of the community noticeboard and a new public drinking fountain.

Note, further funding of £700,000 is being sought from the strategic CIL allocation

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

Other Non- CIL Funding: £200,000

The Church Commissioners are the owners of the Hyde park Estate including Connaught Village and have pledged funding of £200,000 for the full scheme.

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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 Connaught Village Green Scheme's primary goal is to improve the experience and safety of walking and cycling and well as to provide much needed public realm for the community, this is in line with WCC policy:

- Westminster's City Plan sets out that almost all journeys within Westminster involve a portion of walking and highlights the importance of the public realm and the pressure it is under due to the number of people that reside, work and visit Westminster. Strategic objective 6 of the City Plan therefore seeks to improve the public realm and the pedestrian environment.
- The Public Realm Credits SPD sets out that major investment in enhancing the public spaces, streets and routes throughout the city is necessary to attract further investment and underpin investor confidence in the City.
- Westminster's Walking Strategy 2017-2027 seeks to improve the quality of the walking environment
- Policy S41 states that "developments will prioritise pedestrian movement and the creation of a convenient, attractive and safe pedestrian environment."
- Policy S31 seeks to minimise emissions of air pollution and the proposals include the removal of three car parking spaces and have the potential to introduce traffic calming measures, which would allow better connectivity for cyclists and improve the surrounding air quality.
- Policy S25 of the City Plan seeks to conserve its heritage assets and the proposed improvements to the public realm have been designed to respond to the surrounding heritage assets, including the Bayswater Conservation Area and neighbouring Grade II listed buildings.
- The Draft City Plan 2019-2040 also includes strong support for pedestrian environment and public realm improvements. Draft Policy 26 states that development should "contribute towards achieving a first-class public realm" and Draft Policy 44 states that "development will contribute to a well-designed public realm."
- The Development Plan seeks to enhance the public realm and the proposals are therefore considered to be plan-led, enhancing the local environment to the benefit of residents and visitors, and the wider City

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**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**

Connaught Village is in a strategically important position geographically within Westminster, while the village itself is a place of calmness and continuity it is surrounded by development including Crossrail, Paddington Opportunity Area, Oxford Street District changes as well as proposed improvements to Marble Arch and Edgware Road.

Westminster's City Plan sets out that at least 1,000 new homes and development capacity for 5,000 new jobs will be provided within the Paddington Opportunity Area between 2011 and 2031. The London Plan and Draft City Plan also set out indicative growth targets of at least 13,000 additional jobs and 1,000 new homes over the period 2016-2041.

In association with the planned growth for Paddington, Policy S3 of the City Plan and Draft Spatial Development Policy 3 encourage public realm improvements to improve legibility and connectivity for pedestrians within and to/from Paddington and seek to reduce severance from surrounding areas.

Connaught Village lies to the south of the Paddington Opportunity Area and needs to respond directly to this growth. The proposals respond to Paddington's development by providing improvements to the public realm, providing a publicly accessible open space for both residents and visitors, and allowing better connectivity from Hyde Park, through Connaught Village and up to Paddington.

The proposed public realm improvements also have the opportunity to support the growth of local, independent businesses within Connaught Village, by encouraging people to visit and travel through the Village, giving both residents and members of the public a space to pause and meet thereby extending potential for dwell time.

Furthermore, the village green will support a number of WCC initiatives relating to sustainable travel, healthy streets and play streets by providing the space to allow the community to organise meetings and celebrations which help to forge lasting and sustainable neighbourhoods.

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**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**

The Connaught Village Green scheme was inspired by reports from the local community about the poor quality of public realm and road safety at the junction of Connaught Street and Kendal Street. Therefore gaining and maintaining community engagement and support is a primary focus of the project.

A summary of the recent engagement is listed below:

A General Meeting of the Hyde Park Paddington Neighbourhood Forum was held on 6th June shortly after the CIL application round was announced. At this meeting the CIL process was explained and members were able to suggest project ideas that met with the Forum's published priorities. This was followed by a call for projects via email and on the Forum's website.

The Forum Steering Group met on 3rd July to consider the ideas and produced a priority list of projects. Members of the Forum met all three Hyde Park ward councillors together on 5 July, councillors supported all priority projects.

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

The Connaught Village Green scheme was welcomed by many, sample comments received below:

*"The Hyde Park Estate Association positively supports this scheme, as it would provide an attractive and calm central meeting point in Connaught Village outside our local eateries, would facilitate community social interaction, and would mitigate the effects of the increased traffic noise and pollution"*

Allen Zimble, the Chairmen of the Hyde Park Estate Association

*"I support this as it is, but I would prefer to see the project also include the blocking of vehicle access from Connaught Street to Kendal Street. This would allow the community space to be bigger and less impacted by traffic, as well as easier to access on foot. The junction is difficult to cross and serves little purpose other than vehicles rat-running"*

Andrew Beverley, committee member on the Hyde Park Estate Association

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**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**

The scheme is located within the Hyde Park Estate which is an area owned and managed by the Church Commissioners. The Church Commissioners have already committed significant funding to the ongoing feasibility study to ensure that the scheme is cost effective and demonstrate deliverability.

The Church Commissioners have appointed a professional team to design the scheme, to run public consultation and to manage the approval process. The team is:

- DSDHA – Public Realm Designers
- Pell Frischmann – Transport Consultants
- Colliers International – Project Management and Cost Advice

The Church Commissioners have also pledged a sum of money to fund the capital costs of a proportion of the works regardless of the outcome of this CIL application. This sum will seek to fund the expansion of the public realm area with the removal of three parking spaces on Kendal Street but will not be sufficient to deliver the wider vision and improvements for greening and road safety.

The Commissioners are committed to delivering a well-maintained public space, without placing pressure on limited council resources. Therefore the Hyde Park Estate Maintenance Team who manage the buildings and landscaped areas within the estate can be utilised to provide garden maintenance, security and refuse collection as necessary for the improved public realm.

As an additional benefit for Westminster City Council, the scheme would result in an area where further licence fees may be generated from external tables and chairs and some community activities.

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**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**

The feasibility scheme has been developed with detailed consideration of the priorities of the infrastructure providers who will deliver the proposal. The design team have developed a feasibility scheme that seeks to meet or exceed Westminster City Council policies on considerations such as highways, street trees, conservation, air quality, and public realm design. The team have outlined a programme of consultation with the relevant departments such as Transport and Streets, Heritage, Street Trees and as such would expect to work with the relevant council service areas to ensure that they are in support of the principles of the proposal.

Key relevant policies include:

- Westminster's City Plan
- Draft City Plan: 2019–2040
- Westminster's Unitary Development Plan
- Westminster Way: Public Realm Strategy Design Practice and Principles
- Trees and the Public Realm: A Tree Strategy for Westminster
- TfL Streetscape Guidance

Initial studies have already been undertaken to facilitate consultation; these include:

- Hyde Park Estate Traffic Flow and Speed Survey Data Analysis
- Kendall Street On-Street Parking Assessment
- Initial Assessment of Potential for a 20mph zone
- On-site parking spaces available across the Hyde Park Estate
- Detailed topographical survey of the Connaught Village Green Area

Our outline programme for consultation and engagement with Infrastructure providers is as follows:

1. Feasibility Stage (ongoing) – Consultation with stakeholders and infrastructure providers and production of a feasibility report setting out fully costed options.
2. Detailed Design - Utility surveys and continued consultation with stakeholders; advertising of Traffic Management Orders and statutory applications and approvals.
3. Handover of detailed design, and Implementation of scheme.

**6**  
**Decision Making**

*For completion by WCC staff.*

**Date application received**

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Name

Date Approved

**Ward Members**

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**CIL / Infrastructure Officer Group Project Sponsor**

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**Cabinet Member**

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**WCC Project Manager:**

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**Email:**

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**Telephone:**

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**Project director / Project manager's line manager**

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