

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

PaddingtonNow BID, Marble Arch BID, Paddington Partnership, the Church Commissioners, Boots the Chemist.

Residents

Residents' Associations or other residents groups

Southwick Mews Residents Association

Amenity Societies/ Other Community Groups

Any amenity societies or other community groups in your area

Hyde Park Estate Association
Transport for London

Please give details of your proposal including proposed timescales

Project Name and Location

Sussex Gardens junction with Edgware Road

Project Summary

(300 words max)

This proposal is to transform this over-looked corner of Edgware Road and Sussex Gardens, which currently plays host to a large tree, a recycling centre, cycle parking and The Peace Garden/Helter Skelter Garden, installed by The Church Commissioners in 1999.

The project is to better link the Helter Skelter Garden visually with the wider space here, creating a new public realm scheme at the junction of Edgware Road and Sussex Gardens that will make it more attractive and appealing for everyone who passes through.

TfL will be installing new pedestrian crossings along Edgware Road later this year and this space is one of the important pause points for users.

Footfall in this location is very high, as it provides access to the stretch of retail housing all the high street banks. We see 143,000 people each week use this junction. At peak time we see just over 2,000 people pass by an hour.

There are a number of factors that cause this location to be unattractive that this project addresses:

- The recycling centre is unattractive and located on asphalt surface that cannot be deep cleaned, and it attracts a lot of dumped rubbish. We are not seeking to relocate the recycling centre, as we are aware the Council has unsuccessfully looked at alternative locations. We instead suggest a thorough deep clean, and new surfaces beneath.
- The guard railing behind the recycling bins needs replacing, as does the street name plate.
- The roots of the mature tree protrude above the asphalt, which presumably accounts for the use of asphalt rather than cleanable pavement slabs. We want to examine replacing the asphalt with a deep cleanable surface, and one that reduces trip hazards whilst increasing accessibility for people with impaired mobility.
- The tree needs pruning, and it provides a home to pigeons that deposit droppings on the surface.
- The privately-owned Helter Skelter Garden is inaccessible and only partially visible, and we want to celebrate this more by creating a stronger association and connection in this space.

Proposed Start Date

Autumn 2019

Proposed Completion Date

Autumn 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

£220,000

CIL sought for allocation

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

£110,000 (this covers the scheme implementation)

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

Marble Arch BID will match fund the CIL contribution with £15,000, which has been agreed by the BID's Board. The Church Commissioners will contribute £15,000. This £30,000 is for scheme design and consultation.
TfL investment here on the crossing improvements is valued at £80,000.

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

This project is about improving the pedestrian experience of this space and its harmful impact on the appearance of the Edgware Road shopping centre and tackling some of the anti-social behaviour that happens here. 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 space is on a key walking route for children to and from Hampden Gurney school.

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 and the need to improve this space.

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, The Church Commissioners and the local Marble Arch London Business improvement District;
- It does not remedy pre-existing deficiencies, but responds to recent changes in the immediate area;
- Represents value for money through an appropriate procurement process;
- We have sought support from TfL and WCC highways and cleansing. TfL support the improvement of this space. WCC Cleansing also support the need to improve the space to make cleansing and maintenance easier.

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

TfL will be installing new pedestrian crossings along Edgware Road later this year and this space is one of the important crossing points for users. It is also an important route to local underground stations.

There are several new hotels planned on Edgware Road and Old Marylebone Road, and this is a critical corner and gateway point that connects Paddington to Edgware Road and the West End.

Likewise, new mixed-use developments on Edgware Road, including Regent House and Marble Arch Place, will increase footfall both north/south and east/west.

Retail vacancy rates in this stretch have increased in the last 12 months, with the loss of three units, all remaining empty. Improvements to this space are critical if the location's status is to be a fitting gateway.

The potential to create a new public space for enjoyment at this location will enhance the gateway and provide more visible greenery to pedestrians as they pass by, lifting their experience and increasing their dwell time locally.

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:

"At last! This area has sadly fallen into neglect and just attracts pigeons, rubbish, dumping and encampments of beggars. I suggest that there is more lighting in the area, and the delightful Peace Garden is 'featured'. This is a really good project." Local resident

"The junction of SUSSEX GARDEup toupNS and EDGWARE ROAD is totally unsightly as it currently stands. This has my unconditional approval." Local resident.

"Boots would support proposals to improve this corner and make it more attractive." Boots the Chemist

"Sussex Gardens / Edgware Road: I fully support this proposal." Local resident

"Good solid ideas, especially the Edgware Road/Sussex Gardens corner" Via Twitter

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

We have already sought a number of potential partners to work with the Forum on this proposal.

The Church Commissioners are already on board with creating a relationship between this space and the Peace Garden.

Marble Arch London BID's Board have already agreed the matching funding.

The TfL junction improvements are already committed.

The Church Commissioners and Marble Arch BID funding will meet the design and consultation costs and the CIL funding the implementation.

We expect to see an overall leverage ratio of 1:1 with the Church Commissioners and TfL investment included as part of the overall scheme.

We will use one of the City Council's regular partners and panel contractors and so provide tested value for money.

They will draw up design options and liaise with the different Council services. The Forum will remain responsible for liaising with residents, businesses, the wider community and TfL.

They will develop design options with the Forum, help us consult on the proposals and produce a detailed costed design for implementation.

We expect this process to take up to a year. The Church Commissioners have teams of experienced public realm project managers.

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 area incorporates both WCC Highway and TfL highway.

Design options produced will be shared with all landowners and consensus reached before any public consultation commences.

TfL has indicated its support for improvements to this location.

WCC Cleansing has said it supports the need to improve the space to make cleansing and maintenance easier.

We have sought the support of WCC highways.

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
