



City of Westminster

# Policy and Scrutiny Committee

**Date:** 6 November 2017

**Classification:** General Release

**Title:** Church Street Masterplan Consultation Update

**Report of:** Barbara Brownlee

**Cabinet Member Portfolio:** Housing and Regeneration

**Wards Involved:** Church Street

**Policy Context:** City for Choice

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## 1. Executive Summary

- 1.1 The purpose of this report is to update the Committee on the public consultation on the draft Church Street Masterplan, which took place between 7 September and 29 October and to inform the Committee about proposed next steps.

## 2. Key Matters for the Committee's Consideration

- a. Are there any areas not currently covered in the draft Church Street Masterplan that the Committee would like to see addressed?
- b. Are there other consultation approaches that the Committee would like to see taken in future, site specific consultation activities?

## 3. Background

- 3.1 The Futures Plan was published in 2012 and formed the first delivery proposal for the Church Street programme. It was subject to resident vote and proposed more and better homes, better parks and open spaces, improved retail and community facilities. These themes have been built upon in the development of the draft Church Street Masterplan, which was started in Autumn 2016 and sought to consider how to develop the Futures Plan proposals, particularly the proposed second phase, into deliverable proposals in the context of the creation of the Edgware Road Housing Zone. This Housing Zone is part of the GLA programme and covers the Church Street ward and a small section of Little Venice ward. It provides initial grant funding to support the delivery of 1113 homes in the area. In addition to this, the new

City for All aims talk about the need to increase the supply of affordable housing and associated opportunities in the borough and as such the masterplan team was tasked with considering how the regeneration in Church Street could be utilised to help deliver on those city wide aims. A number of sites proposed for development in the Futures Plan are already in development as 'phase 1' of the regeneration programme. These include;

- Luton Street; submitted for planning, due on site Spring 2018
- Ashbridge/Cosway; due for planning submission end of November 2017, due on site Summer 2018
- Parsons North; submitted for planning, due on site Spring 2018
- Green Spine phase 1; submitted for planning, due on site Summer 2018
- Lisson Arches; enabling works on site, due for completion 2019/20

3.2 The draft Church Street masterplan is laid out around 4 themes and what they have the potential to deliver. The masterplan covers the whole of Church Street ward. The key elements of the four themes (covered in more detail on pages 10-11 and 34-41 in the draft masterplan at appendix A) are as follows;

- Health & Wellbeing; 40% increase in publically accessible open space, new Health and Wellbeing Hub and new Community Hub
- Homes; around 1750 new homes
- Market and Enterprise; improved market provision including storage and parking and affordable workspace
- Making Connections; a new 20mph zone, improved pedestrian links throughout and beyond the ward

3.3 Consultation materials for the masterplan have been structured around these themes and around the proposed development sites. The exhibition boards and summary document are attached as appendices D & E.

3.4 The Council's consultation team has been led by Regeneration and Communications team officers, supported by the appointed masterplan consultants LDA Design, Local Dialogue and Peter Brett Associates and staff from across the Church Street programme team and CityWest Homes development team.

3.5 Consultation on the draft masterplan (attached as appendix A) concluded on 29 October. A wide range of residents, local community groups, businesses and other stakeholders have responded and this information is all being collated into a consultation report to accompany a Cabinet report for December and will also be utilised to ensure additional information is added into the masterplan document. The Regeneration Base at 99 Church Street has been the main exhibition venue and has had a steady flow of visitors asking questions and making comments about the proposals. In addition the exhibition has 'popped up' at venues including Church Street library, Church Street market, City of Westminster College, Greenside Community Centre and Westminster Adult Education. Members of the masterplan team have attended

school coffee mornings and parent events, workshops, Health Centre patient committees and resident meetings. A full schedule of masterplan events is attached as appendix B.

- 3.6 Responses were collected quantitatively via questionnaires (attached as appendix C) and comments cards and qualitatively at events and meetings. The quantitative response levels will be shared as a verbal update at the meeting.
- 3.7 In addition to these the masterplan consultation team has spoken to around another 250 residents at various meetings and events to gather feedback and answer questions.
- 3.8 Officers are now proposing refinements to the masterplan proposals on the basis of consultation responses and feedback from potential development partners, viability considerations and the approach to delivery including CPO and rehousing options. The final masterplan proposals will be presented to Cabinet for approval on 4 December 2017. It will also lay out the Council's on-going commitment to engaging with the community as sites within the masterplan, if approved, come forward for development. This will constitute the Council's adoption of the masterplan as its delivery position for Church Street. There will however be a full programme of site specific consultation on each set of site proposals as these are developed.

**If you have any queries about this Report or wish to inspect any of the Background Papers please contact Report Author**

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#### **APPENDICES:**

A - Church Street Masterplan Draft report (can be found at [www.churchstreetmasterplan.org.uk](http://www.churchstreetmasterplan.org.uk))

B - Church Street Masterplan consultation schedule

C – Church Street Masterplan questionnaire

D – Church Street Masterplan exhibition boards

E – Church Street Masterplan Summary Document