

The logo consists of a dark blue square with a white border. Inside the square, the letters 'F' and 'W' are written in a white, serif font, positioned side-by-side.

FW

FITZWEST
Fitzrovia West Neighbourhood Forum

Made Neighbourhood Plans

Neighbourhood Planners.London

Nick Bailey

11 January 2022

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4000 residents
 2000+ businesses
 38,000+ employees
 70+ listed buildings
 5 Conservation Areas
 Crossrail in 2022?

Westminster City Council designated boundary in March 2014

Plan approved by Council in October 2021

Main parts of the Plan

- Land use policies
- Consultants' recommendations on greening & street closures
- Lists of unlisted buildings of merit, Listed Buildings and Conservation Areas to reduce development pressures
- An appendix of non-planning aims





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- **Planning Context:** high development pressures, low affordable housing, no public open space
- **Major challenges:**
 - Deregulated planning system:
 - Many policy areas ‘compartmentalized’ with different working methods and consultation procedures, eg traffic, goods deliveries, public transport, air quality
 - Oxford Street project run by separate team in the council with little commitment to consultation or engagement
 - Land Use issues: provision of affordable housing on site and not payments in lieu
 - Pressures on Unlisted Buildings of Merit

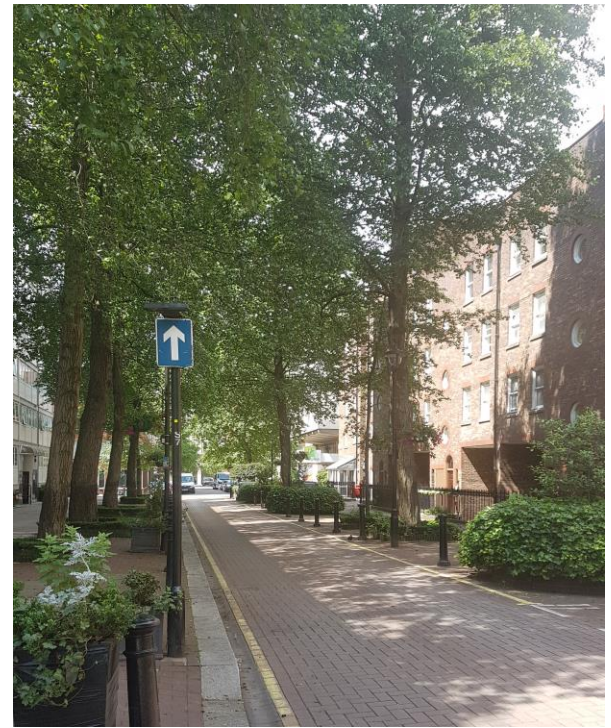
Positive outcomes

- Extensive consultation
- Good relations with elected members
- Use of CIL funding to achieve improved infrastructure and better Environment (25%)
- Opportunity to learn and revise plan
- in future

Negative outcomes

- Limitations of planning system
- Inflexible 'culture' of development managers in high pressure area
- Organisational work pressure on volunteers





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Freight and deliveries = 20% road traffic, but 25% carbon emissions.

We need: A central hub shared by delivery companies – deliveries by electric vehicles, cargo bikes and trolleys.



Conclusions

- Future uncertain for Neighbourhood Plans and Planning
- 7 years' work to get to implementation stage
- Plan demonstrates commitment and community organization
- CIL provides budget to promote benefits to local community
- Mixed response from business – opposition, apathy and strong support (e.g. from New West End Company)
- Boundary changes and new elected members from May
- www.fitzwest.org/neighbourhood-plan