

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.

FitzWest Neighbourhood Forum

Named Contact

Yoram Blumann

Email Address

yblumann@hotmail.com

Telephone No.

N/A

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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.

Councillors Tim Barnes, Pancho Lewis and Jonathan Glanz. support this opportunity to create a new green space in Fitzrovia.

Businesses

Business Improvement Districts (BIDs) and/or individual businesses

The project is fully supported by New West End Company and also Great Portland Estate, both of which have contributed to its development. Other property owners are also being engaged in its development and if constructed could support its on-going management and maintenance.

Residents

Residents' Associations or other residents groups

Residents and other community groups were consulted at a community exhibition earlier in 2019, which coincided with the FitzWest Neighbourhood AGM. The proposals were warmly welcomed by attendees at the event.

Amenity Societies/ Other Community Groups

Any amenity societies or other community groups in your area

Please give details of your proposal including proposed timescales

Project Name and Location

Market Place Community Garden and Public Realm Scheme

Project Summary

(300 words max)

The FitzWest area has been designated by Westminster City Council as a neighbourhood that is deficient in green spaces. This project aims to address this by creating a new garden in the heart of Fitzrovia for everyone who lives, works or visits the area.

Market Place is a quiet area of the FitzWest neighbourhood, north of Oxford Street. The low level of traffic use indicates parts of Market Place could be converted into a pocket park that will provide a welcome relief from the bustling streets and contribute towards significant improvements in air quality.

Garden Project Aims

- Create a beautiful, tranquil garden for local residents, workers and visitors in the heart of the West End.
- Promote a diversity of people friendly uses and activities.
- Provide resilience through the capture and re-use rainwater from the street and adjacent buildings.
- Encourage walking through the creation of a safe, pedestrian orientated environment.
- Introduce spaces for people to dwell, promoting social cohesion and well-being.
- Increase biodiversity and the provision of habitat for wildlife through more native seasonal planting.
- Improve air quality through vehicle reduction and planting that actively mitigates poor air quality..

Key Attributes

Create a pedestrian zone by closing the northern section of Market Place to traffic and implement timed road closures to the eastern section of Great Castle Street.

Introduce greening across all of Market Place and deliver climate resilience by introducing new trees, planting and sustainable drainage.

Introduce new materials to the carriageways and implement a cohesive family of street furniture and materials to create a high quality environment that enhances local character and provides a sense of identity. This will be compliant with the Westminster Way design guidance and materials chosen that are resilient and low maintenance. Introduce new opportunities for people to stop and enjoy the space through the provision of seating.

Use art and lighting interventions within Market Court and Margaret Court to draw people from Oxford Street into the area and to create a safer environment, particularly in the evenings.

Implement traffic calming measures at road junctions to reduce traffic speeds and promote pedestrian priority within the area.



4 CIL funding amount

Proposed Start Date

October 2019 Concept and detailed design

Proposed Completion Date

July 2020 Completion of all design stages, with a project ready to be constructed

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

Total Project Cost

£181,500

CIL sought for allocation

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

£151,500

The total cost to complete the design stages, utility and topographical surveys and road safety audits is £165,000. A summary table of the design costs, prepared by transport consultants Arup, is shown right. A risk and contingency of ten percent is added to this figure, bringing the cost to £181,500. It is proposed that R&C funding should only be drawn down if required and approved by WCC.

Financial

The table below sets out the Arup fees and associated survey costs for each of the stages:

Works		RIBA Stage 1 / WCC Stage 1 (pt 1)	RIBA Stage 2 / WCC Stage 1 (pt 2)	RIBA Stage 3 / WCC Stage 2	Total
Arup	Feasibility study	£5,000			£5,000
	Survey (tender prep. And Groundwise)		£8,384		£8,384
	Utilities coordination		£4,441	£4,000	£8,441
	Design (civils)		£31,862	£21,242	£53,104
	Design (landscape)		£20,225	£14,903	£35,128
	Road Safety Audit			£6,834	£6,834
	CDM		£2,596	£1,913	£4,509
	Project management		£5,044	£3,717	£8,761
	Total	£5,000	£72,552	£52,627	£130,161
Other	Topographic survey		£6,000		£6,000
	Utilities survey			£28,500	£28,500
	Total		£6,000	£28,500	£34,500
Total		£5,000	£78,552	£81,109	£164,661 +VAT

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

The project's development to date, including concept designs, traffic and kerbside surveys and community consultation, has been funded by New West End Company, Great Portland Estate and FitzWest Neighbourhood Forum. The investment to date has been approximately £25,000.

Both New West End Company and Great Portland Estates will each commit a further £15,000 (eg £30,000 in total) to this stage of the project's design; and are committed to also supporting Westminster City Council in the construction phase of this project.

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 Market Place garden project directly contributes to the Oxford Street District Place Strategy and Programme. Market Place is already identified as a potential project in the Place Strategy and with this Neighbourhood CIL funding, the project can be brought forward as a quick win in an area of high need for green spaces.

The project can also make a direct contribution to the City Plan, specifically the aim to create a greener and healthier city (p22), create homes within a five minute walk of green spaces (p26), reduce exposure to pollutants, encourage walking by creating attractive routes and places (paragraph 25.5) and create new green spaces (policy 35, p132).

The garden project will contribute to improving air quality, which is Westminster residents' highest concern. The project contributes to the Greener City Action Plan 2015-2025 and the Westminster Local Implementation Plan 2019-2022 (p11 of the LIP), specifically:

LIP Objective 3 – Minimising the impact of transport on the environment - to reduce the worsening air quality that affects all Londoners.

LIP Objective 4 - Prioritising pedestrians and effectively managing allocation of highway space - to put the needs of the pedestrian at the heart of all transport and public realm schemes.

LIP Objective 5 - Promoting healthier lifestyles and ensuring inclusivity - to encourage and prioritise on schemes and projects that lead to more walking and cycling especially as well as promoting an overall improved health and wellbeing.

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 creation of a new garden in the FitzWest community contributes to sustaining the vibrancy of the area by creating the context for people to enjoy a good quality of life in a healthier environment; and also a setting for well-managed local food and beverage businesses to thrive.

Creating this space also provides a haven for visitors and shoppers to rest, dwell and then continue to enjoy Oxford Street, thereby the garden will contribute to supporting a vibrant, well-managed Oxford Street.

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

Residents' consultation, carried out by the FitzWest Neighbourhood Forum, found that the top priority of residents is the creation of new green spaces in the area, for people to enjoy and relax and children to play. Moreover, at the FitzWest AGM, on 13th May 2019, an exhibition on the proposed garden was held, which received entirely positive feedback and support from all residents that attended.

The public realm and garden project is also supported by local Councillors Tim Barnes, Pancho Lewis and Jonathan Glanz.

The project is also supported by the Wild West End (www.wildwestend.london), which is a partnership of property owners and estates, who collaborate to introduce a network of new green spaces in the West End in order to support biodiversity and well-being.

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 project has already leveraged in financial contributions from Great Portland Estate and New West End Company, which has progressed its development to concept design and engagement with stakeholders.

Consequently, the CIL funding will build on existing investment. The garden is being carefully designed, with long term maintenance costs at the forefront, to ensure its longevity and cost-effectiveness.

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 Market Place garden project has been steered by a working group, consisting of WCC officers (Susanne Afra, Head of Oxford Street, Maxime Tomas), FitzWest Neighbourhood Forum, New West End Company, Great Portland Estate and Wild West End.

The garden scheme has been designed in compliance with WCC's design stages and 'Westminster Way' streetscape guidance; and is an identified project in the Oxford Street District Place Strategy.

6
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
