

Pimlico Neighbourhood Plan 2021-2040

Basic Conditions Statement

Pimlico Neighbourhood Forum

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Pimlico Neighbourhood Plan.
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 - I. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - II. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - III. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - IV. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 - V. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.4. This document sets out how the Plan meets the Basic Conditions.

Supporting documents and evidence base

- 1.5. The Plan and its policies is supported by a Consultation Statement, Strategic Environmental Assessment and Habitats Regulations Assessment Screening Reports, this Basic Conditions Statement and an extensive evidence base. The evidence base provides a summary of the key evidence justifying the Plan's policies.

Key statements

- 1.6. The Plan has been prepared and is submitted by the Pimlico Neighbourhood Forum. The Forum was designated as a qualifying body by Westminster City Council (WCC) on 9th October 2015 for a period of 5 years. It was re-designated for a further 5-year period on 30th November 2020. The Forum is therefore entitled to submit a Neighbourhood Plan for the Pimlico Neighbourhood Area.
- 1.7. The Plan sets out policies that relate to the development and use of land within only the Neighbourhood Area. The Neighbourhood Area as designated by WCC on 9th October 2015 and is shown in Figure 1

¹ There are two further basic conditions, which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

- 1.8. The Plan does not relate to more than one neighbourhood area. It is solely related to the Neighbourhood Area designated by Westminster City Council on 9th October 2015. There are no other adopted Neighbourhood Development Plans which cover the Neighbourhood Area.
- 1.9. The Plan covers the period from 2021 to 2040. This aligns with the newly adopted Westminster City Plan.
- 1.10. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

2. Basic Condition (i) – Conformity with National Planning Policy

2.1. To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (‘NPPF’) and the Planning Practice Guidance (‘PPG’).

National Planning Policy Framework

2.2. The NPPF has 13 key objectives which are:

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| 1. Delivering a sufficient supply of homes | 8. Achieving well-designed places |
| 2. Building a strong, competitive economy | 9. Protecting Green Belt land |
| 3. Ensuring the vitality of town centres | 10. Meeting the challenge of climate change, flooding and coastal change |
| 4. Promoting healthy and safe communities | 11. Conserving and enhancing the natural environment |
| 5. Promoting sustainable transport | 12. Conserving and enhancing the historic environment |
| 6. Supporting high quality communications | 13. Facilitating the sustainable use of minerals |
| 7. Making effective use of land | |

2.3. This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.

2.4. The Plan has five objectives which form the basis of the overall vision for Pimlico. These are identified in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the objectives within the Pimlico Neighbourhood Plan against NPPF goals

Plan objective	Relevant NPPF goal
Continue to maintain the quiet village atmosphere and its largely residential nature.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Promoting healthy and safe communities
Improve the quality of life of current and future residents by a more vibrant retail and commercial sector and enhancing leisure and cultural facilities.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities
Ensure development respects and enhances the form and setting of the conservation areas.	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the historic environment
Protect the squares and green spaces and, where possible, add more of them.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
Improve the local environmental quality by continuing to limit and, if possible, reduce the harmful effects of traffic.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change

2.5. Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.2: Assessment of how each policy in the PNP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY PIM 1 : Commercial and Mixed Use Centres	85, 91, 92	The policy contributes to the NPPF objectives of ensuring the vitality of town centres and promoting healthy communities by supporting the key economic and social functions provided by the CAZ Retail Cluster and local centres in Pimlico whilst ensuring residential amenity is retained. It also seeks to protect and enhance the Pimlico Parades by designating them as mixed use centres that provide an important function for the local community. It specifically ensures that hot food takeaways minimise their amenity impacts on local residential areas.
POLICY PIM 2 : Protected historic townscape and views	125, 127, 185	National policy encourages neighbourhood plans to develop robust and comprehensive design policies that, amongst other things, ensure that development responds to local character and heritage and reflects local identity. The policy specifically recognises the value of the historic townscape of Pimlico and its views along the grid pattern of streets that contribute much towards this townscape.
POLICY PIM 3 : Upward extensions in the Pimlico Conservation Area	125, 127, 185	The policy contributes to the NPPF objective of achieving well-designed places by directing how any upward extensions can best be designed and where such extensions should be limited.
POLICY PIM 4 : Design in the Pimlico Conservation Area	125, 127, 185	The policy contributes to the NPPF objectives of achieving well-designed places and conserving and enhancing the historic environment. It addresses particular matters relating to return frontages and shop fronts to ensure that development proposals are in keeping with the historic character of the Conservation Area.
POLICY PIM 5 : South Westminster Conservation Area (Peabody Avenue)	125, 127, 185	The policy contributes to the NPPF objectives of achieving well-designed places and conserving and enhancing the historic environment. It addresses issues of height, scale and preserving tranquillity to ensure that development proposals are in keeping with the historic character of the Conservation Area.
POLICY PIM 6 : Lillington and Longmoore Gardens Conservation Area	125, 127, 185	The policy contributes to the NPPF objectives of achieving well-designed places and conserving and enhancing the historic environment. It addresses the issue of preserving tranquillity to ensure that development proposals are in keeping with the historic character of the Conservation Area.
POLICY PIM 7 : Dolphin Square	61, 125, 127, 185	The policy contributes to the NPPF objectives of achieving well-designed places, conserving and enhancing the historic environment and delivering a sufficient supply of homes. It addresses the issues of delivering family homes (and ensuring that the density of development is not excessive), retaining the fabric of a core part of the Conservation Area and protecting views.
POLICY PIM 8 : Non-designated heritage assets	125, 184, 185	The policy contributes to the national policy objective that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. It identifies specific non-designated heritage assets which are considered to be locally important and so should be protected
POLICY PIM 9 : Design Review Panel	125, 128, 129	The policy contributes to the NPPF objectives of achieving well-designed places by encouraging the use of Design Review for major development proposals.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY PIM 10 : Shopfronts and Signage (including Hotels)	125, 126	National policy encourages neighbourhood plans to develop robust and comprehensive design policies that, amongst other things, ensure that developments add to the overall quality of the area and create attractive and comfortable places to live work and visit. The policy contributes to these objectives by supporting the development or redevelopment of commercial properties which demonstrate high quality design and preserve or enhance the character of their Area, in particular recognising the historic environment of Pimlico.
POLICY PIM 11 : Tall buildings	124, 125, 126	The policy contributes to the NPPF objective of ensuring that development responds to local character and history and conserves and enhances the historic environment. It provides locally specific guidance in relation to tall buildings in the Area including the need to maintain the character of the area, to protect important views in the local area, and to conserve and enhance the respective conservation areas.
POLICY PIM 12 : Buildings making a negative contribution to the Conservation areas	125, 127, 185	The policy contributes to the NPPF objectives of achieving well-designed places and enhancing the historic environment. In particular this encourages high quality buildings where they replace existing buildings that detract from the setting of the conservation area.
POLICY PIM 13 : Residential conversions	61, 127	The policy contributes to the NPPF objectives of achieving well-designed places and delivering a sufficient supply of homes. It focuses on the need for more family housing and ensuring that all housing meets required standards for space.
POLICY PIM 14 : New-build housing sizes and types in Pimlico	61, 127	The policy contributes to the NPPF objectives of achieving well-designed places and delivering a sufficient supply of homes. It directs development to ensure that all housing meets required standards for space and that housing for older and less mobile people is designed to meet their needs.
POLICY PIM 15 : Affordable housing	61, 62	The policy contributes to the NPPF objective of delivering a sufficient supply of homes. It identifies specific affordable housing needs for families and key workers.
POLICY PIM 16 : Hotels and short term let properties	61, 81	The policy contributes to the NPPF objectives of delivering a sufficient supply of homes and delivering a strong, competitive economy. It focuses on ensuring that right balance of high quality hotels are provided in the area, thereby supporting the local economy, as opposed to large amounts of short-term properties which do not enhance community cohesion.
POLICY PIM 17 : Protection and maintenance of local green spaces	99, 100, 101	National policy enables local communities to identify for special protection green areas of importance to them known as Local Green Space. The policy designates seven areas, identified by the local community as important, as Local Green Spaces which will be protected.
POLICY PIM 18 : Public open space	96, 97	The policy contributes to the NPPF objective of promoting healthy and safe communities. It seeks to ensure that green spaces for residents are made as attractive and functional as possible and that play spaces are protected.
POLICY PIM 19 : Public realm	96, 97	The policy contributes to the NPPF objective of promoting healthy and safe communities. It seeks to maximise the usable space in public areas and to designate 'piazza spaces' which are the focus for the enhancement of quality public realm spaces in Pimlico.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY PIM 20 : Crossings from Nine Elms to Pimlico	96, 97	The policy contributes to the NPPF objective of promoting healthy and safe communities. It seeks to protect the green/public realm space near any river crossing in Pimlico and to ensure that increased pedestrian/cycle traffic is managed as it travels through Pimlico.
POLICY PIM 21 : Riverside activities	96, 97	The policy contributes to the NPPF objective of promoting healthy and safe communities. It seeks to protect the green/public realm space near the river in Pimlico and to preserve its function as a place for enjoyment by the public.
POLICY PIM 22 : Wilton Road/ Warwick Way public realm	85, 96, 97	The policy contributes to the NPPF objectives of promoting healthy and safe communities and ensuring the vitality of town centres. It seeks to enhance the public realm in the area with the intention that this increases footfall and local trade.
POLICY PIM23 : Renewable energy	148, 150	The policy supports the NPPF objective of meeting the challenge of climate change by promoting development that represents an exemplar in sustainable city living, matching the ambitions of the Paris Agreement to minimise energy use.
POLICY PIM 24 : Major development sites	124, 125, 126, 127	The policy meets multiple objectives, with the principal focus being the achievement of well designed places. Whilst not allocating sites for development, the policy does provide a series of principles to inform major development, with certain more specific parameters for any redevelopment of the Queen Mother Sports Centre and the surrounding block.

3. Basic Condition (iv) – Contribution to Sustainable Development

- 3.1. The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 3.2. Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of Pimlico NP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’ and support growth, innovation and improved productivity; and ‘identifying and coordinating the provision of infrastructure’.	
Pimlico NP Objectives	<ul style="list-style-type: none"> • Improve the quality of life of current and future residents by a more vibrant retail and commercial sector and enhancing leisure and cultural facilities.
Pimlico NP Policies	POLICY PIM 1 : Commercial and Mixed Use Centres POLICY PIM 10 : Shopfronts and Signage (including Hotels) POLICY PIM 16 : Hotels and short term let properties POLICY PIM24 : Major development sites
Commentary	<p>The need to retain and give opportunities to local businesses, particularly those providing retail services to the local community, is of paramount importance. Whilst nearby Victoria provides a significant amount of commercial services, it is those provided within Pimlico that serve the community of Pimlico that are most valued. If these are lost then they are likely to be lost as commercial activities of any kind, i.e. they will be converted to residential. Policy PIM1 seeks to address this and provide strength and resilience to the local economy.</p> <p>A slightly different issue is the proliferation of small hotels in former residential buildings that serve the market of visitors coming into Victoria. Whilst these provide some economic value to the local community of Pimlico, this needs to be balanced against the needs of residents and the housing that such buildings could provide. If this is lost to hotels then it will put further pressure on other sites to provide for housing needs which in turn puts pressure onto existing commercial sites for residential redevelopment. Policy PIM16 seeks a balance between these competing pressures.</p> <p>The importance of leisure, shopping and dining is addressed in Policy PIM24 in respect of the Queen Mother Sports Centre.</p>
Deliver social sustainability	
NPPF definition – ‘Support strong, vibrant and healthy communities’	
Pimlico NP Objectives	<ul style="list-style-type: none"> • Continue to maintain the quiet village atmosphere and its largely residential nature. • Improve the quality of life of current and future residents by a more vibrant retail and commercial sector and enhancing leisure and cultural facilities. • Ensure development respects and enhances the form and setting of the conservation areas. • Protect the squares and green spaces and, where possible, add more of them. • Improve the local environmental quality by continuing to limit and, if possible, reduce the harmful effects of traffic.
Pimlico NP Policies	POLICY PIM 1 : Commercial and Mixed Use Centres POLICY PIM 2 : Protected historic townscape and views POLICY PIM 3 : Upward extensions in the Pimlico Conservation Area POLICY PIM 4 : Design in the Pimlico Conservation Area POLICY PIM 5 : South Westminster Conservation Area (Peabody Avenue) POLICY PIM 6 : Lillington and Longmoore Gardens Conservation Area POLICY PIM 7 : Dolphin Square POLICY PIM 8 : Non-designated heritage assets

	<p>POLICY PIM 9 : Design Review Panel POLICY PIM 10 : Shopfronts and Signage (including Hotels) POLICY PIM 11 : Tall buildings POLICY PIM 12 : Buildings making a negative contribution to the Conservation areas POLICY PIM 13 : Residential conversions POLICY PIM 14 : New-build housing sizes and types in Pimlico POLICY PIM 15 : Affordable housing POLICY PIM 16 : Hotels and short term let properties POLICY PIM 17 : Protection and maintenance of local green spaces POLICY PIM 18 : Public open space POLICY PIM 19 : Public realm POLICY PIM 20 : Crossings from Nine Elms to Pimlico POLICY PIM 21 : Riverside activities POLICY PIM 22 : Wilton Road/ Warwick Way public realm POLICY PIM 24 : Major development sites</p>
Commentary	<p>Pimlico has a significant architectural heritage, as demonstrated by the fact that most of the area is within designated conservation areas. The desire to protect and enhance this heritage – which does differ across the neighbourhood area – has meant that a significant number of policies address particular matters relating to development. This includes policies PIM2-12.</p> <p>The residential community of Pimlico is supported by its local shops and services, and PIM1 seeks to ensure that these are preserved. Whilst the loss of retailers is not something that the Plan can ultimately control, preserving commercial units and encouraging the occupation by users that will provide services of value to the local community is considered an important objective. Equally, the vibrancy created by active frontages means that it is important units do not create dead frontages if they are converted to residential use.</p> <p>The public realm and the green assets in Pimlico are considered to be of vital importance to the health and wellbeing of the local community. A number of local green spaces are considered to merit protection and public open spaces and the public realm generally is a focus for retention and enhancement through policies PIM17-22. The creation of ‘piazzas’ at street junctions is an example, as is the space on the riverside, including near the potential crossing from Nine Elms to Pimlico.</p> <p>The development of any major sites in Pimlico could have a significant impact on the social activity and interaction between the local community and providers of commercial activities and services. The Queen Mother Sports Centre is a particular example given that at present it provides a local community facility greatly valued by the community. It is important that the mix of uses and the design of major development sites addresses and observes certain important requirements and does not detract from what makes Pimlico special to its local community.</p>
Deliver environmental sustainability	
NPPF definition – ‘Contribute to protecting and enhancing our natural, built and historic environment’ and ‘mitigate and adapt to climate change’	
Pimlico NP Objectives	<ul style="list-style-type: none"> • Protect the squares and green spaces and, where possible, add more of them. • Improve the local environmental quality by continuing to limit and, if possible, reduce the harmful effects of traffic.
Pimlico NP Policies	<p>POLICY PIM 17 : Protection and maintenance of local green spaces POLICY PIM 18 : Public open space POLICY PIM 19 : Public realm POLICY PIM 21 : Riverside activities POLICY PIM23 : Renewable energy</p>
Commentary	<p>The public realm and the green assets in Pimlico are considered to be importance environmental assets in what is otherwise a very built up area. A number of local green spaces are considered to merit protection and public open spaces and the public realm generally is a focus for retention and enhancement through policies PIM17-22. The promotion of activities that enhance the green space by the riverside is an important example in Policy PIM21.</p> <p>Policy PIM23 recognises the importance of new development maximising the use of renewable energy, a vital issue in tackling climate change.</p>

- 3.4 As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to sustainable development in respect of building a strong, responsive economy, supporting a strong, vibrant and healthy community and protecting and enhancing the natural and historic environment.

4. Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

- 4.1. The development plan currently consists of the following:
 - The London Plan (adopted in 2021)
 - The Westminster City Plan 2040 (adopted in 2021)
- 4.2. Table 4.1 details the Pimlico Neighbourhood Plan policies alongside a consideration of how they are in general conformity with the policies in the London Plan and Westminster City Plan.
- 4.3. Where a policy is not identified in Table 4.1, it is considered that the Neighbourhood Plan does not contain any policies that directly relate to it.

Table 4.1: Assessment of conformity with strategic policies in the development plan

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
POLICY PIM 1 : Commercial and Mixed Use Centres	Policy SD6 Town centres and high streets Policy E9 Retail, markets and hot food takeaways	14. Town centres, high streets and the CAZ 16. Food, drink and entertainment	This policy conforms to the strategic objectives of making sure Westminster's neighbourhoods continue to thrive and ensuring that its town centres and high streets can adapt to the challenges they face. The policy provides locally-specific detail on the protection of amenity of local residents from specific impacts such as deliveries and plant serving commercial uses and late night/early morning activities. It also designates a new tier of retail centre, reflecting the role and activity of the small scale retail parades in Pimlico.
POLICY PIM 2 : Protected historic townscape and views	Policy HC1 Heritage conservation and growth Policy HC3 Strategic and Local Views	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy identifies specific local views that should be preserved.
POLICY PIM 3 : Upward extensions in the Pimlico Conservation Area	Policy HC1 Heritage conservation and growth	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy provides detailed requirements for upward extensions in different parts of the neighbourhood area. Whilst not entirely consistent with City Plan Policy 40 in respect of mansards on 'virgin terraces', it still supports the City Plan policy permitting upward extension by ensuring good design.
POLICY PIM 4 : Design in the Pimlico Conservation Area	Policy HC1 Heritage conservation and growth	38. Design principles 39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
			historic environment. The policy provides detailed requirements to ensure good design in the conservation area.
POLICY PIM 5 : South Westminster Conservation Area (Peabody Avenue)	Policy HC1 Heritage conservation and growth	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy provides detailed requirements to ensure good design in the conservation area.
POLICY PIM 6 : Lillington and Longmoore Gardens Conservation Area	Policy HC1 Heritage conservation and growth	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy provides detailed requirements to ensure good design in the conservation area.
POLICY PIM 7 : Dolphin Square	Policy HC1 Heritage conservation and growth	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy provides detailed requirements to ensure good design in the conservation area.
POLICY PIM 8 : Non- designated heritage assets	Policy HC1 Heritage conservation and growth	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy identifies specific local heritage assets.
POLICY PIM 9 : Design Review Panel	Policy D4 Delivering good design	38. Design principles	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
			making the most of Westminster's unique heritage and historic environment. The policy seeks to ensure that good design is encouraged by the use of a design review panel, where one is established.
POLICY PIM 10 : Shopfronts and Signage (including Hotels)	Policy D4 Delivering good design	38. Design principles 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. The policy seeks to ensure good design of shopfronts and signage with particular policy requirements for certain features.
POLICY PIM 11 : Tall buildings	Policy D9 Tall buildings	41. Building height	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. The policy provides local context to the City Plan policy in respect of the development of tall buildings. Specifically this identifies different parts of the neighbourhood area by reference to existing context heights.
POLICY PIM 12 : Buildings making a negative contribution to the Conservation areas	Policy D4 Delivering good design	39. Westminster's heritage 40. Townscape and architecture	This policy conforms to the strategic objective of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming. It also conforms to the strategic objective of making the most of Westminster's unique heritage and historic environment. The policy encourages development of buildings that make a negative contribution to a conservation area. It encourages an appropriately flexible approach.
POLICY PIM 13 : Residential conversions	Policy H10 Housing size mix	10. Housing for specific groups 12. Housing quality	This policy conforms to the strategic objective of increasing the stock of high quality housing and providing variety in terms of size, type and tenure to meet need and promote mixed and inclusive communities, with a clear focus on affordability and family homes. The policy directs how certain types of upward development should help to provide for the identified need for more family-sized housing.

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
POLICY PIM 14 : New-build housing sizes and types in Pimlico	GG4 Delivering the homes Londoners need Policy H10 Housing size mix	10. Housing for specific groups	This policy conforms to the strategic objective of increasing the stock of high quality housing and providing variety in terms of size, type and tenure to meet need and promote mixed and inclusive communities, with a clear focus on affordability and family homes. In recognition of a local need, this policy directs smaller housing to ensure that it is suitable for the needs of older people.
POLICY PIM 15 : Affordable housing	GG4 Delivering the homes Londoners need Policy H4 Delivering affordable housing	9. Affordable housing	This policy conforms to the strategic objective of increasing the stock of high quality housing and providing variety in terms of size, type and tenure to meet need and promote mixed and inclusive communities, with a clear focus on affordability and family homes. In recognition of a local need, this policy supports the provision of a particular type of affordable housing, namely family-sized housing.
POLICY PIM 16 : Hotels and short term let properties	GG4 Delivering the homes Londoners need	10. Housing for specific groups	This policy conforms to the strategic objective of increasing the stock of high quality housing and providing variety in terms of size, type and tenure to meet need and promote mixed and inclusive communities, with a clear focus on affordability and family homes. This policy encourages the improvement in quality of hotels and their conversion to residential use where appropriate. This will help to address locally-identified housing needs.
POLICY PIM 17 : Protection and maintenance of local green spaces	Policy G1 Green infrastructure	34. Green infrastructure	This policy conforms to the strategic objective of improving quality of life, climate resilience and tackling environmental challenges by protecting, enhancing, and expanding the valuable network of parks and open spaces. The policy also supports the strategic aim to create new open space across London. It identifies a number of green spaces that are of particular importance to the local community and which should be afforded protection under the Local Green Space designation.
POLICY PIM 18 : Public open space	Policy D8 Public realm Policy G4 Open space	43. Public realm	This policy conforms to the strategic objective of improving quality of life, climate resilience and tackling environmental challenges by protecting, enhancing, and

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
			expanding the valuable network of parks and open spaces. It also conforms to the strategic objective of promoting quality in the design of public spaces. The policy identifies specific items that, if provided, will improve the quality of green spaces and the public realm in Pimlico. This aligns with the wider strategic objective to improve the quality of such provision in London and Westminster.
POLICY PIM 19 : Public realm	Policy D8 Public realm	43. Public realm	This policy conforms to the strategic objective of promoting quality in the design of public spaces. The policy identifies specific items that, if provided, will improve the quality of green spaces and the public realm in Pimlico. This aligns with the wider strategic objective to improve the quality of such provision in London and Westminster.
POLICY PIM 20 : Crossings from Nine Elms to Pimlico	Policy T2 Healthy Streets Policy T5 Cycling	43. Public realm	This policy conforms to the strategic objectives of promoting quality in the design of public spaces and enhancing connections by improving options for cycling and walking, prioritising pedestrians. The policy seeks to ensure that the users of a new river crossing do not, through the number of people and their movement (by bicycle), have a detrimental impact on the amenity of local Pimlico residents or the green, public spaces in the area.
POLICY PIM 21 : Riverside activities	Policy D8 Public realm	43. Public realm 34. Green infrastructure	This policy conforms to the strategic objective of promoting quality in the design of public spaces. The policy seeks to protect and enhance riverside public, green spaces. This aligns with the wider strategic objective to improve the quality of such provision in London and Westminster.
POLICY PIM 22 : Wilton Road/ Warwick Way public realm	Policy D8 Public realm Policy T2 Healthy Streets	43. Public realm	This policy conforms to the strategic objectives of making sure Westminster's neighbourhoods continue to thrive, ensuring that its town centres and high streets can adapt to the challenges they face and promoting quality in the design of public spaces. The policy seeks to improve the public realm of a specific area within Pimlico. This aligns with the wider strategic objective to improve the public

Pimlico NP Policy	London Plan policy (adopted 2021)	Westminster City Plan policy (adopted 2021)	Commentary
			realm in London and Westminster.
POLICY PIM 23 : Renewable energy	Policy SI 3 Energy infrastructure	36. Energy	This policy conforms with the strategic objective of improving air quality, minimising noise and other polluting impacts, and reducing carbon and water demands by minimising detrimental impacts from development. The Mayor encourages the use of a full range of renewable energy technologies, which should be incorporated wherever site conditions make them feasible and where they contribute to the highest overall and most cost effective carbon dioxide and local air pollutant emissions savings for a development proposal. The policy supports this, seeking to reduce total greenhouse gas emissions in Pimlico in line with not only WCC's strategic objective on climate change, but also the most ambitious global goals in the Paris Agreement. It expects development to minimise energy use, maximise local renewable energy production and improve air quality.
POLICY PIM 24 : Major development sites	Policy D3 Optimising site capacity through the design-led approach	38. Design principles	This policy conforms to the strategic objectives of promoting quality in the design of buildings and public spaces, ensuring that Westminster is attractive and welcoming, and making sure Westminster's neighbourhoods continue to thrive. The policy seeks to identify specific design, townscape and mix considerations in relation to the development of any major sites in Pimlico. It specifically identifies the Queen Mother Sports Centre although at the present time this is not a major development site proposed for allocation by Westminster.

5. Basic Condition (iv) – Conformity with EU Obligations

- 5.1. The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2. In December 2020, prior to submission to Westminster City Council (Regulation 15 stage), the Neighbourhood Plan was screened for the need for an SEA. In April 2021, following a screening exercise which took on board comments from the statutory bodies (the Environment Agency, Natural England and Historic England) as well as Westminster City Council, an SEA Screening Report was published. This came to the opinion that an SEA was not needed. This Screening Report has been submitted at Regulation 16 stage as part of the evidence base for the Plan.
- 5.3. In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

6. Basic Condition (vii) – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive², it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ('HRA'). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2. In December 2020, prior to submission to Westminster City Council (Regulation 15 stage), the Neighbourhood Plan was screened for the need for an HRA. In April 2021, following a screening exercise which took on board comments from Natural England and Westminster City Council, an HRA Screening Report was published. This came to the opinion that an HRA was not needed. This Screening Report has been submitted at Regulation 16 stage as part of the evidence base for the Plan.
- 6.3. Pimlico Neighbourhood Forum is therefore of the opinion that the Plan is not likely to have significant impacts on European protected species or sites.

² Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

7. Conclusion

- 7.1. The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Pimlico Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Pimlico Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.



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