

Pimlico Neighbourhood Forum: 2026 Chairman's Report

1. Our 2025 AGM was held on 2 July 2025. This report sets out activity and progress since then.
2. The main activity was the process of redesignating the forum. This is a process that has to be done every five years. In the event, it was much more time consuming than we had expected. We submitted our application in August 2025, but Westminster City Council (WCC) requested revisions and further information until finally accepting the application in October 2025 to launch the formal process.
3. As part of the redesignation process, the Steering Group undertook to reach out to a number of under-represented /aspects of our area:
 - make contact with the two Westminster Bangladeshi organisations active in our area;
 - engage with local foodbanks, particularly regarding NCIL;
 - take active steps to recruit younger members including by exploiting opportunities presented at cross-Pimlico meetings;
 - if, in the future, there are significant proposals affecting our area, actively seek the views of more of those likely to be most directly affected to formulate our response to the proposals, while responding in a way that has been mandated by the Plan; and
 - try to engage more local businesses beyond our members, to maximise the input from the business community.
4. Eventually, the Forum was formally redesignated on March 2026. This means that we will be formally recognised until 2031, but will then need to go through the redesignation process again.

Local Planning & Area Consultations

5. We continued to be involved in the Westminster City Plan partial review, which “allocated” the **Grosvenor Sidings** site to the North and South of the Railway, and North of Grosvenor Road for mixed use, primarily residential, development. Our main concern has been to ensure that any development is not too tall and does not have a detrimental effect on the rest of Pimlico. However, development

depends on Network Rail being able to re-provision the depot facilities further down the line on the other side of the river, so the site is unlikely to be developed for some time.

6. The Forum was also involved in WCC's separate planning exercise about sites it owned which might be able to deliver housing quickly: specifically, in our area, the Council was considering development of the **Queen Mother Sports Centre block** and the **Sussex Street playground**. At the time of the local elections, the proposal was to consider the QMSC further, and to work up in more detail option for a development on Sussex Street that would provide both housing and a play facility. We held a very useful meeting in January 2026 to discuss with Forum members detailed views about what facilities a redeveloped Sports Centre should provide.
7. Since the change of administration in May, we understand that the plans for housing development on Sussex Street have been dropped, but will update members on the Council's formal position at the AGM.

Revision of the City Plan

8. We also input to the revision of the City Plan (WCC's overriding planning policy document) which is being reviewed as a requirement of the central Government. Our concerns were about:
 - Building heights, arguing for greater clarity about the limits on tall buildings;
 - Development appropriate to Pimlico's role as a primarily residential area, albeit one that is close to commercial centres in Victoria Street;
 - Protecting open and green space;
 - Minimising the disruption from utility works; and
 - The need for leadership on public realm and securing funding for areas (like Pimlico) outside the "Great Estates" and the Business Improvement Districts.

We now await the first draft of the revised City Plan.

9. In addition, we have supported members on planning applications that raised issues of principle for our area, such as the change of use to an Embassy of a house in Cambridge Street. We have also signposted residents' associations to relevant parts of the Pimlico Neighbourhood Plan when they are responding to

planning applications. This work is very time consuming for the PNF and RAs as it is generally necessary to be present to speak at planning committee meetings in order for responses to be properly considered.

10. We envisage this work continuing, but it is dependent on having enough capacity within the Steering Group, or from other helpers.

Community Infrastructure Levy (CIL)

11. CIL is a tax that is levied on many developments when they receive planning permission. It is intended to contribute to “community infrastructure” needs that goes beyond the immediate vicinity of the development (which is covered by S106 planning obligations). This is thus a way of paying for things such as public realm, educational facilities, doctors surgeries that are needed from general growth in daytime or residential population, but which can’t be tied to a specific development. Once a Neighbourhood Plan is in place, the relevant Neighbourhood Forum is supposed to have the decisions about the use of a portion (25% - “Neighbourhood CIL”). Our total NCIL collected to date is c. £150k.
12. We have been approached about a number of proposed uses and have responded in line with priorities in the Neighbourhood Plan. We have not supported requests which were for uses outside and not relevant to our area or which were not of general interest to Pimlico.
13. Sadly some 25% of our NCIL “pot” has been used in this way and there is now a real risk that our resources will be consumed by making contributions to perhaps worthwhile schemes that should be funded from outside Pimlico NCIL. We have supported a scheme in Denbigh Street/Charlwood Street that aims to create a “piazza” in line with the Neighbourhood Plan. For the future, the Steering Group now proposes to prioritise our NCIL use as follows:
 - Works should be in the Pimlico Neighbourhood Area, unless there are very exceptional reasons;
 - Works should visibly and tangibly benefit the area and community surrounding the works and should not be purely of private benefit;
 - There is a strong priority for public realm/public space improvements in line with the policies and discussion in the Pimlico Neighbourhood Plan; and

- Works must make a visible impact.
14. The Steering Group would welcome further discussion with members about uses of NCIL.

14 August 2026