



**MAIDA HILL
NEIGHBOURHOOD PLAN
2023-2040**

**BASIC CONDITIONS
STATEMENT
Including Area Statement**

**Submission Version
August 2024**

MAIDA HILL NEIGHBOURHOOD FORUM

www.maidahillforum.org.uk

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1. INTRODUCTION

This document

- 1.1 This Basic Conditions Statement has been produced to accompany the Maida Hill Neighbourhood Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. The Basic Conditions are:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - The making of the Neighbourhood 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).
 - The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
 - 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 is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats Regulations 2007) (either alone or in combination with other plans or projects).
- 1.2 There are two further basic conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.
- 1.3 The Levelling Up and Regeneration Act was granted Royal Assent on 26 October 2023. This includes an amendment to the Basic Conditions in respect of general conformity with the strategic policies of the development plan. However, there is currently no commencement date associated with this Part of the Act and, until otherwise confirmed by the Secretary of State, the tests of the Basic Conditions for the Maida Hill Neighbourhood Plan remain as set out in paragraph 1.1 above.

Key statements, including Area Statement

- 1.4 The Maida Hill Neighbourhood Plan has been prepared and submitted to Westminster City Council by the Maida Hill Neighbourhood Forum. The Forum is the qualifying body and is entitled to submit a Neighbourhood Plan for the Plan area.
- 1.5 The Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1. The Neighbourhood Area was designated in January 2014 with the Forum being designated in September 2015 and renewed for a further five years in September 2021 (see Appendix A). The boundary of the Neighbourhood Plan area is based upon the Harrow Road ward boundary at the time of designation in 2015. Although the ward boundaries have changed slightly since then, the Plan area remains the same. Running clockwise from north to south, the boundary of the Plan area is defined by:

The junction of Fernhead Road and Carlton Vale – Saltram Crescent and properties fronting onto both sides of this – Shirland Road – Maylands Road – Harrow Road – Great Western Road – Grand Union Canal – Harrow Road – Portnall Road – Shirland Road – Fernhead Road.
- 1.6 The Plan area includes the district centre along Harrow Road as well as Maida Hill Market, and extends to cover the residential areas and local centres beyond these.
- 1.7 The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.
- 1.8 The Neighbourhood Plan covers the period 2023 to 2040, in line with the Westminster City Plan. Notwithstanding this, the Neighbourhood Plan includes a commitment to monitoring and review, and which may trigger changes to the policies and Plan period as appropriate.
- 1.9 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.



Figure 1: The designated Maida Hill Neighbourhood Plan area. This is based upon the Harrow Road Ward as of 2015.

Vision and objectives

- 1.10 The Basic Conditions Statement refers, where appropriate, to the vision and objectives stated in the Neighbourhood Plan. These are reproduced below.

Vision

Maida Hill has a distinctive history and urban character with a mix of Victorian terraces and 20th century housing estates at a high but gentle density, and with a network of small but well used green spaces. It has good transport links, with Harrow Road functioning as a local high street and Maida Hill Square as its main public space.

Maida Hill is known for its ethnically mixed and socio-economically diverse community, founded on decades of community activism and trailblazing resident led housing action. The area played an important role in the history of 20th century music, and provided a home for a number of iconic, arts and cultural organisations.

This Plan seeks to retain and protect these positive features, while facilitating environmental improvements and responses to climate change, new jobs, renewed cultural vibrancy, an attractive and economically successful high street, and sustainable regeneration serving all sections of Maida Hill community, in the years ahead.

Objectives

- 1.11 The vision for Maida Hill has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. They are:
- **Objective 1: Community** - To maintain a strong sense of community, foster social inclusiveness and support opportunities for local businesses and SMEs.
 - **Objective 2: Town centres** - To support a network of local services and facilities that provide for the day-to-day needs of the local community.
 - **Objective 3: Place quality** - To deliver high quality design in development that is distinctively 'Maida Hill'.
 - **Objective 4: Public space** - To retain and deliver new areas of greenery, creating safe and attractive open space.
 - **Objective 5: Movement** - To create an environment where people can move about safely and easily on foot and by bike.

- **Objective 6: Low carbon** - To support initiatives that make Maida Hill resilient to the effects of climate change.

Neighbourhood Plan policies

1.12 The policies within the submission version Neighbourhood Plan are:

Reference	Policy Title
MHC1	Social and community facilities
MHC2	Affordable workspace
MHC3	Affordable housing
MHLN1	Land uses in town centres
MHLN2	Design principles for designated centres
MHLN3	Shopfront design and conversion
MHD1	Character and development
MHD2	Roof terraces and extensions
MHD3	Architectural details, materials and colours
MHD4	Locally significant buildings
MHD5	Building heights
MHD6	Safer places by design
MHP1	Protected spaces
MHP2	New green spaces
MHP3	Sustainable drainage (SuDS)
MHP4	Canal access
MHS1	Active and healthy travel
MHS2	Mobility hubs
MHS3	Car free development
MHE1	Re-use and retrofit of buildings

Neighbourhood Plan projects

- 1.13 In addition to the policies listed above the Neighbourhood Plan also includes a set of wider projects and community aspirations. These do not comprise land use and development policies and are not subject to the same tests of the Basic Conditions, but are listed below for comprehensiveness and referred to as appropriate in the Basic Conditions Statement.

Reference	Project Title
MHa	Use of existing facilities
MHb	Community safety
MHc	Engagement and communication
MHd	New affordable workspaces
MHe	Empty homes and affordable housing
MHf	Shisha bars and E-Cigarette retailers
MHg	Liaison and information
MHh	Maintenance and appearance: shopfronts and facades of businesses
MHi	Delivery and parking strategy
MHj	Maintenance of residential properties
MHk	Public realm projects
MHl	Maintenance and appearance of the public realm
MHm	Green spaces within gated developments
MHn	Pocket Parks and Parklets
MHo	Raingardens, street tree planting and flood resilience
MHp	Connections to canal crossings, maintenance and towpaths
MHq	Active, healthy and liveable neighbourhoods
MHr	Garden streets, homezones and play streets
MHs	Air quality

2. NATIONAL PLANNING POLICY

Introduction

- 2.1 The Neighbourhood Plan must show that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) published by the Department of Levelling Up, Housing and Communities.
- 2.2 Work on drafting the Neighbourhood Plan was initially undertaken in line with the 2021 version of the NPPF and the minor amendments made to this in September 2023. However, the NPPF was revised and updated again in December 2023. Appendix 1 of the NPPF sets out transition arrangements for those Development Plans currently in production and which version of the NPPF should be applied when examining these. Paragraph 230 refers to dates by which Plans must have reached consultation by in order to qualify for examination under previous versions of the NPPF. However, this paragraph only refers to Local Plan pre-submission Regulation 19 stage and equivalent stages for work on Spatial Development Strategies. The NPPF is silent on the arrangements for Neighbourhood Plans. As such, and for the purpose of longevity, this Basic Conditions Statement considers the Neighbourhood Plan against the most recent version of the NPPF (i.e.: that published in December 2023).
- 2.3 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *'should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies'*.
- 2.4 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area'*.
- 2.5 This section demonstrates that the Maida Hill Neighbourhood Plan has regard to relevant goals within the NPPF in relation to:
 - Delivering a sufficient supply of homes
 - Building a strong, competitive economy

- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed and beautiful places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

2.6 The Neighbourhood Plan has six primary objectives. We summarise them in the table below and identify which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Neighbourhood Plan conform to the NPPF goals.

Neighbourhood Plan Objective	Relevant NPPF goals
Objective 1: To maintain a strong sense of community, foster social inclusiveness and support opportunities for local businesses and SMEs.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive community
Objective 2: To support a network of local services and facilities that provide for the day-to-day needs of the local community.	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy and safe communities
Objective 3: To deliver high quality design in development that is distinctively 'Maida Hill'.	<ul style="list-style-type: none"> • Achieving well-designed and beautiful places
Objective 4: To retain and deliver new areas of greenery, creating safe and attractive open space.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
Objective 5: To create an environment where people can move about safely and easily on foot and by bike	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Promoting sustainable transport
Objective 6: To support initiatives that make Maida Hill resilient to the effects of climate change.	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change

Delivering a sufficient supply of homes

NPPF Section 5, paras 60 - 84

- 2.7 The Neighbourhood Plan does not allocate land for development but does recognise that proposals for development will come forward over the Plan period and thus includes policies that seek to ensure that proposals for new homes help meet local needs. In particular:
- **Policy MHC3** supports the NPPF's intention of delivering a sufficient supply of homes by supporting proposals for affordable homes (as per Para 64 and 65 of the NPPF), including those comprising community-led housing proposals (in line with Para 70b of the NPPF). This is supported by Project MHe which seeks to bring empty homes back into use as well as exploring other initiatives, such as support for canal boot moorings.
 - The Plan recognises that proposals for small site development and infill opportunities will come forward (as per Para 70 of the NPPF) and, at **Policy MHD1**, supports these where they are well designed and have regard to the character of the Plan area.
 - Furthermore, **Policy MHLN1** makes clear that residential development comprises an appropriate use of land in the network of town / local centres, particularly where comprising mixed-use development proposals.

Building a strong, competitive economy

NPPF Section 6, paras 85 - 89

- 2.8 The Neighbourhood Plan reflects this section of the NPPF through **Policy MHC2** which supports proposals that incorporate affordable workspace which provides employment opportunities for local businesses, and is supplemented by Project MHd which seeks to work with organisation in the area to identify opportunities that provide space for affordable workspace.
- 2.9 In addition, **Policy MHLN1** notes that Class E employment uses are appropriate within the network of town / local centres, particularly where contributing to a mix of uses that support and sustain everyday activity, and the vitality of the centres.

Ensuring the vitality of town centres

NPPF Section 7, paras 90 - 95

- 2.10 In line with para 90 of the NPPF, the Neighbourhood Plan identifies the network of town / local centres across the Plan area and, at **Policy MHLN1**, outlines the mix of uses that are appropriate within these centres (in line with para 90b),

including how proposals for hot food takeaways should be managed so they positively support the role and function of the centres. This is expanded upon in **Policy MHLN2** which establishes design principles for development in the centres and, at **Policy MHLN3**, guidance in respect of shopfront design and conversion. These are intended to support the quality of the centres and thus their ongoing vitality. Furthermore, and in line with Para 91f of the NPPF, Policy MHLN1 notes that residential development is an appropriate use in the centres, where it is on upper storeys and thus supports the vitality of the centre.

- 2.11 These policies are supported by the suite of projects in the Neighbourhood Plan, including, for example, Project MHk which sets out ideas for improving the quality of the public realm in the local centres and thus supporting the setting, quality and attractiveness of the centres. Other projects in respect of parking and deliveries are also intended to enhance the visitor experience of the centres.

Promoting healthy and safe communities

NPPF Section 8, paras 96 - 107

- 2.12 The NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Relevant policies in the Neighbourhood Plan are:
- **Policy MHLN1** that supports a mix of uses within the network of town / local centres and which is supplemented by **Policy MHLN2** and **Policy MHD1** which establish principles for good design that make these attractive places for people to meet, in line with Para 96a of the NPPF.
 - **Policy MHS1**, supplemented by Project MHq, which supports safe and convenient movement by foot and by bike, encouraging active travel as per Para 96a of the NPPF.
 - **Policy MHD6**, which establishes principles for development that is designed with safety in mind, reducing the risk, real and perceived, of personal safety, crime and anti-social behaviour. In line with Para 96b of the NPPF, this is supplemented by Project MHb which also explores wider initiatives to improve community safety.
 - In line with para 97 of the NPPF, **Policy MHC1** seeks to resist the loss of existing community facilities, identifying those of particular importance to the community, and which also welcomes provision of new facilities, establishing principles for their design so they can be accessed and used by the community as a whole.

- **Policy MHP1** identifies green spaces of importance in the Plan area that should be protected, in line with Para 103 of the NPPF, and at Policy MHP2, sets out principles for the design of any new green spaces to be provided in the area so they are safe and attractive to use by the community as a whole.

Promoting sustainable transport

NPPF Section 9, paras 108 - 117

- 2.13 **In line with Para 110 of the NPPF, Policy MHS1** promotes sustainable transport through active travel routes well incorporated into new development and linking with key destinations and facilities across the area, including the local centres and green spaces. The policy requires infrastructure to be well integrated in development such that it is safe, attractive and convenient to use. It is supported by project / aspirations in respect of walking and cycling improvements that help make walking and cycling a more attractive proposition.
- 2.14 Furthermore, **Policy MHS2** supports well-designed mobility hubs integrated within the street environment to support active travel, and should ideally be delivered in line with **Policy MHS3** which supports proposals for car-free development in the area, reflecting the high public transport accessibility levels it benefits from. Wider projects, such as those at MHq and Mhr support initiatives to reduce the impact of traffic flow in residential areas and creating safer streets for walking and cycling.

Supporting high quality communications

NPPF Section 10, paras 118 - 122

- 2.15 The Neighbourhood Plan does not specifically refer to provision of new communication infrastructure in the Plan and thus defers to the policies established in a combination of the London Plan and Westminster City Plan.

Making effective use of land

NPPF Section 11, paras 123 - 130

- 2.16 The NPPF states that planning policies and decisions should promote effective use of land. Relevant policies in the Neighbourhood Plan are:
- **Policy MHLN1** which, in line with Para 124a of the NPPF, supports proposals for mixed use development in the network of town and local centres in the Plan area.

- **Policy MHD1** which, in line with Para 124d of the NPPF, recognises that development of infill sites are likely to come forward in the area and supports this where they have regard to character and setting.
- **Policy MHD2** and **Policy MHD5** which support proposals for roof extensions and taller elements of buildings (as per Para 124e of the NPPF) where they have regard to local character. This includes guidance on Mansard roof extensions, which is further expanded upon in the Maida Hill Design Guide and Code that sits alongside the Neighbourhood Plan and provides further information on the character and qualities of the area to help inform and determine planning applications (as per Para 129 of the NPPF).

2.17 Furthermore, and in line with Para 127b of the NPPF, Project MHA of the Neighbourhood Plan looks to work with partner organisations to explore how more effective use might be made of existing community facilities for the benefit of the community as a whole.

Achieving well-designed and beautiful places

NPPF Section 12, paras 131 - 141

2.18 This section of the NPPF stresses the importance of high quality design in buildings and places, and notes, at Para 132, the important role that Neighbourhood Planning groups have in establishing the qualities of an area and how this should be reflected in development. This is reflected in the production of a Maida Hill specific Design Guide and Code (as per Paras 133 and 134 of the NPPF) which supports policies in the Plan and where those policies support aspirations in Para 135 of the NPPF with regard to the overall quality of the areas, architecture, landscaping, character, sense of place, and safety. In particular:

- **Policy MHD1** refers to the characteristics of different parts of the Plan area which development should respond positively to.
- **Policy MHD2** supports roof extensions and terraces where they are appropriate to the architecture of the building and character of the area.
- **Policy MHD3** which supports the use of architectural details and materials in buildings that have regard to the character of the area.
- **Policy MHD6** which supports development which are designed with the principles of safety in mind.

- **Policy MHP4** which welcomes proposals that take opportunities to increase access to and views of the Grand Union Canal, which is an important local asset and value to the area.

2.19 Furthermore, Para 136 of the NPPF notes the importance of street trees. The Plan notes that trees and green infrastructure is lacking in the Plan area and, through Project MHn and MHo, supports provision of a network of multi-functional green infrastructure that includes increased canopy cover, pocket parks, parklets and raingardens.

Protecting Green Belt land

NPPF Section 13, paras 142 - 156

2.20 The Neighbourhood Plan area is located within the built-up area of London and is not subject to Green Belt policies. This section of the NPPF is thus not relevant to Maida Hill.

Meeting the challenge of climate change, flooding and coastal change

NPPF Section 14, paras 157 - 179

2.21 This section of the NPPF supports the transition to a low carbon future. Relevant policies in the Neighbourhood Plan are:

- **Policy MHE1**, which, in line with Para 164 of the NPPF, supports opportunities for development that take a retro-fit first approach, including responsible retrofitting of historic assets and which improve the energy efficiency of those buildings. This retro-fit first approach is also reflected in **Policy MHD3** and **Policy MHLN2**.
- **Policy MHP3** which establishes principles for the design and provision of SuDS, helping the area become resilient to surface water flood risk, supporting Para 173 of the NPPF.

2.22 Although not specifically covered by this section of the NPPF, other policies in the Neighbourhood Plan will also help contribute towards carbon reduction measures. These include support for sustainable and active travel, and car free development (**Policies MHS1 - MHS3**).

2.23 Other matters associated with sustainable design and construction standards, heating, renewable energy and flood risk are set out in a combination of policies in the London Plan and Westminster City Plan and are not repeated in the Neighbourhood Plan.

Conserving and enhancing the natural environment

NPPF Section 15, paras 180 - 194

- 2.24 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality. There are no specific designated habitat areas within the Plan area and biodiversity netgain policies and requirements are set out in the Environment Act, London Plan and City Plan, and not supplicated in the Neighbourhood Plan. However, the Neighbourhood Plan does recognise the importance of green infrastructure and the role this has in contributing towards biodiversity netgain. **Policy MHP3** for example requires SuDS to be designed to be multi-functional and help delivery benefits for biodiversity. Equally, Projects MHn and MHo support efforts to deliver green infrastructure across the Plan area, including raingardens and wildflower meadows that might act as a network of 'B-Lines' that allow insect pollinators to extend their range.
- 2.25 The Neighbourhood Plan also seeks to avoid noise and odour conflicts between uses, such as the mix of use in town / local centres as set out in **Policy MHLN1** and as associated with proposals for community facilities as set out in **Policy MHC1**. This aligns with Para 193 of the NPPF.
- 2.26 The Neighbourhood Plan also includes aspirations (Project MHs) for the Plan area to measure air pollution and for development to be air quality positive. This reflects para 192 of the NPPF.

Conserving and enhancing the historic environment

NPPF Section 16, paras 195 - 214

- 2.27 This section of the NPPF promotes the conservation and enhancement of heritage assets to ensure their enjoyment into the future. **Policy MHD4** of the Neighbourhood Plan is aligned with this by identifying locally significant buildings which are significant at the local level and strengthen the character of the area, and where the harm of any proposed development on these buildings needs to be assessed (in line with Para 209 of the NPPF). In addition, **Policy MHE1** supports the retrofitting of existing buildings. Where this affects heritage assets, the policy states that this must safeguard historic characteristics.

Facilitating the sustainable use of minerals

NPPF Section 17, paras 215 - 223

- 2.28 The Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to relevant waste and minerals plans at the London and Westminster levels).

3. SUSTAINABLE DEVELOPMENT

Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. Sustainable development is defined as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'* (paragraph 7).
- 3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
- *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3 The following sections summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Economic objectives

NPPF definition:

3.4 *'Building a strong, responsive and competitive economy'*

Relevant Neighbourhood Plan Objectives:

3.5 **Objective 1:** To maintain a strong sense of community, foster social inclusiveness and support opportunities for local businesses and SMEs.

3.6 **Objective 2:** To support a network of local services and facilities that provide for the day-to-day needs of the local community.

Relevant Neighbourhood Plan Policies:

- Policy MHC2: Affordable workspace
- Policy MHLN1: Land uses in town centres
- Policy MHLN2: Design principles for designated centres

Commentary on how the Neighbourhood Plan meets the NPPF Economic objectives:

3.7 The Neighbourhood Plan recognises the importance of local employment opportunities to the economy of the area and supports proposals for new affordable workspace.

3.8 The network of town / local centres across the Plan area are important locations for services, facilities and other employment generating activities. The Neighbourhood Plan seeks to encourage improvements to the quality and appearance of the network of centres, and sets out the mix of uses that are appropriate within them, which includes local shops and other Use Class E employment generating opportunities.

Social objectives

NPPF definition:

3.9 *'Support strong, vibrant and healthy communities'*

Relevant Neighbourhood Plan Objectives:

3.10 **Objective 1:** To maintain a strong sense of community, foster social inclusiveness and support opportunities for local businesses and SMEs.

3.11 **Objective 2:** To support a network of local services and facilities that provide for the day-to-day needs of the local community.

- 3.12 **Objective 4:** To retain and deliver new areas of greenery, creating safe and attractive open space.
- 3.13 **Objective 5:** To create an environment where people can move about safely and easily on foot and by bike.

Relevant Neighbourhood Plan Policies:

- Policy MHC1: Social and community facilities
- Policy MHC3: Affordable housing
- Policy MHLN1: Land uses in town centres
- Policy MHD6: Safer places by design
- Policy MHP1: Protected spaces
- Policy MHP2: New green spaces
- Policy MHS1: Active and healthy travel

Commentary on how the Neighbourhood Plan meets the NPPF Social objectives:

- 3.14 The Neighbourhood Plan includes a range of policies that support social inclusion, health and wellbeing. It supports new proposals for new affordable housing, including that which is community-led, and seeks to protect and enhance community facilities, being places which support community interaction. The Plan acknowledges that the presence of these facilities, including open spaces, combined with delivery of safer active travel routes connected with them, can contribute towards good placemaking and a healthier and more inclusive society.

Environmental objectives

NPPF definition:

- 3.15 *'Contribute to protecting and enhancing our natural, built and historic environment'*

Relevant Neighbourhood Plan Objectives:

- 3.16 **Objective 3:** To deliver high quality design in development that is distinctively 'Maida Hill'.
- 3.17 **Objective 4:** To retain and deliver new areas of greenery, creating safe and attractive open space.
- 3.18 **Objective 5:** To create an environment where people can move about safely and easily on foot and by bike.

3.19 **Objective 6:** To support initiatives that make Maida Hill resilient to the effects of climate change.

Relevant Neighbourhood Plan Policies:

- Policy MHLN2: Design principles for designated centres
- Policy MHLN3: Shopfront design and conversion
- Policy MHD1: Character and development
- Policy MHD2: Roof terraces and extensions
- Policy MHD3: Architectural details, materials and colours
- Policy MHD4: Locally significant buildings
- Policy MHD5: Building heights
- Policy MHP1: Protected spaces
- Policy MHP3: Sustainable drainage
- Policy MHP4: Canal access
- Policy MHS1: Active and healthy travel
- Policy MHS2: Mobility hubs
- Policy MHS3: Car free development
- Policy MHE1: Re-use and retrofit of buildings

Commentary on how the Neighbourhood Plan meets the NPPF Environmental objectives:

- 3.20 The Neighbourhood Plan has a strong focus on the qualities of the Plan area.
- 3.21 The suite of design policies in the Neighbourhood Plan seek to influence the design quality new development, such that it responds positively to local character and where the design and layout of development helps create socially inclusive spaces that encourage use of active and healthy modes of travel, and where green infrastructure is incorporated into the public realm.
- 3.22 Furthermore, the suite of access policies seek to support a move away from use of the private car and thus helping to mitigate the impacts of climate change through motorised travel.
- 3.23 It also seeks to mitigate the impacts of climate change through establishment of design principles in respect of SuDS, supports delivery of multi-functional green infrastructure across the Plan area, and promotes a retro-fit first approach to development, supporting the reuse of materials and carbon reductions.

4. THE DEVELOPMENT PLAN

Introduction

- 4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.
- 4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states (at paragraph 20) that such policies should help to deliver:
- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 4.3 The development plan for Maida Hill comprises the London Plan and Westminster City Plan. The Maida Hill Neighbourhood Plan aims to build on the policies contained within these by providing neighbourhood level planning policy where it has been found appropriate.

London Plan

- 4.4 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years in accordance with the Mayor of London's vision for 'Good Growth'.
- 4.5 This Basic Conditions Statement considers the relationship between the Neighbourhood Plan and the 'Good Growth' objectives in the London Plan. This is set out in the following table.

London Plan Objectives	Neighbourhood Plan policy response
<p>GG1: Building strong and inclusive communities</p>	<p>Part A of this objective seeks engagement with the community and stakeholders in the production of plans and proposals. The very preparation of the Neighbourhood Plan is demonstration of conformity with this part of the objective. However, Projects in the Neighbourhood Plan also support further work with the community, landowners and businesses to help support further change in the area.</p> <p>Part B of this objective supports changes to the physical environment. The Neighbourhood Plan, through its suite of public realm projects and supporting policies identify opportunities for change that help improve quality of place.</p> <p>Part C supports good access to community facilities and spaces. This is reflected in Policy MHC1 of the Neighbourhood Plan which identified important social and community facilities to be retained and which welcomes improvements to these as well as delivery of new facilities in Maida Hill.</p> <p>Policy MHC2 of the Neighbourhood Plan supports provision of affordable workspace to increase opportunities for local employment. This supports Part D of the London plan objective. This is further supported by Policy MHLN1 of the Neighbourhood Plan which indicates that employment generating uses are appropriate use types in town and local centres.</p> <p>Part E supports the designing of streets and spaces for people. This is reflected in Policy MHD6 which establishes principles for places to be designed with safety in mind, including safe streets and spaces for use by all, Policy MHS1 which supports safe streets for walking and cycling, and supporting policies which identify opportunities for public realm improvements across the area.</p> <p>Part F highlights the important role played by town centres. Policy MHLN1 and Policy MHLN2 support this, identifying a mix of uses appropriate for town and centre locations that provide for the day-to-day needs of the</p>

	<p>community, including community facilities, employment opportunities and housing, and which establish good design principles such that these are well designed and inclusive spaces.</p> <p>Part G notes that buildings should be well designed and reinforce the identity of the area. This is reflected in Policy MHD1 of the Neighbourhood Plan which is supported by a Design Guide and Code that identifies key qualities and characteristics in the built form that new development should have regard to.</p> <p>Parts H and I promote inclusion and spaces that are accessible for all. This is reflected in Policy MHP2 which requires new green spaces to be well designed for use by all, Policy MHD6 which supports development designed with safety in mind so that all feel safe and welcome in the environment, Policy MHS1 which supports improved mobility for people on foot and bike so making it easier for people of all ages to get around, and Policy MHC1 which supports provision of flexible space in community facilities so they can be used by different groups.</p>
<p>GG2: Making the best use of land</p>	<p>Parts A, B and C of the London Plan objective support the reuse of previously developed land which is well connected by public transport and where it allows for the intensification of land. This is reflected in the Neighbourhood Plan through Policy MHD1 which supports proposals for infill development where they relate well to character, Policy MHD2 which supports roof extensions where having regard to the prevailing character, and Policy MHS3 which supports proposals for car free development given the high public transport accessibility levels in Maida Hill.</p> <p>Part D says that a design-led approach should be taken to development and, linked to this, Part E states that development should respond to and strengthen local character. This is reflected through the production of the Maida Hill Design Code which provides advice on relevant design considerations that should be taken into account in new development in the area and which is embedded</p>

	<p>in Policies MHD1, MHD2 and MHLN2 of the Neighbourhood Plan.</p> <p>Part F seeks to protect existing green spaces. This is reflected in Policy MHP1 of the Neighbourhood Plan which identifies important open spaces in the Plan area and includes criteria by which development might help contribute towards the improvement of. Part F also promotes the delivery of new green infrastructure. This is reflected in the Neighbourhood Plan through Policy MHP2 which identifies criteria for the design of new green space, through Policy MHP3 which notes that where SuDS are to be provided they should incorporate multi-functional green infrastructure, and through the supporting projects which identifying opportunities for street greening and parklets across the Plan area.</p> <p>Part G supports sustainable travel. This is reflected in Policy MHS1 which includes principles for new development in respect of walking and cycling, Policy MHS2 which supports delivery of mobility hubs across the area, providing alternative transport choices, Policy MHS3 which supports car free development, and the suite of supporting projects which identifying where improvements could be made to the quality of the public realm and mobility network.</p> <p>Part H seeks to maximise the use of infrastructure assets. This is reflected in Policy MHC1 which supports improvements to and proposals for social and community facilities where they are multi-functional, and by Project MHA which encourages wider use of existing facilities for the benefit of the community.</p>
<p>GG3: Creating a healthy city</p>	<p>This objective promotes active and healthy lives for all Londoners. This is reflected in Policy MHS1 of the Neighbourhood Plan (and supporting projects) which seek to ensure that new development and other initiatives allow for active and healthy movement. Equally, Policy MHLN1 recognises the health issues associated with hot food takeaways and establishes criteria to be used when assessing proposals for such uses.</p>

	<p>The objective supports use of the Health Streets tool to prioritise health in planning decisions. The tool is specifically referenced in the Public Realm section of the Neighbourhood Plan and the policies and projects contained within it to support improvements to the movement network and quality of public spaces.</p> <p>Improvements to air quality as aspired to in the objective are reflected in Policy MHE1 which supports proposals for retrofit to improve the sustainability of buildings, and through Project MHs where the Neighbourhood Plan notes that opportunities to monitor and improve air quality will be explored.</p> <p>Part G of the objective seeks to improve access to and the quality of green spaces and infrastructure. This is reflected in the Neighbourhood Plan at Policy MHP1 and MHP2 which seeks to protect existing green spaces and improve the quality of these, and which establishes principles for the provision of new green space. It is supported by projects that identify opportunities for street greening initiatives across the Plan area.</p> <p>Part H seeks to ensure buildings are well insulated and ventilated. The Neighbourhood Plan, at Policy MHE1, supports the retrofitting of existing buildings, including buildings of historic interest, to improve the sustainability and energy efficiency of those buildings.</p> <p>Part I of the objective seeks opportunities for healthy food. Policy MHP2 of the Neighbourhood Plan supports provision of multi-functional areas of green space, including opportunities for food growing, and Policy MHLN1 establishes criteria in respect of hot food takeaways and how proposals for these should be assessed such that their impacts on health are minimised.</p>
<p>GG4: Delivering the homes Londoners need</p>	<p>Parts A and B of the objective is focused on the delivery of homes and genuinely affordable housing. Policy MHC3 of the Neighbourhood Plan welcomes proposals for development where all homes meet the definition of affordable housing, including those being brought forward by community groups.</p>

	<p>Part C supports delivery of mixed use communities and high standards of design. Policy MHLN1 supports provision of residential development in town and local centres where it forms part of a mixed use development, and Policies MHLN2 and MHD1 establish principles in respect of good quality design in new development. This is supported by Policy MHE1 that promotes the retrofitting of existing buildings to increase energy and sustainability standards.</p> <p>Part D and E refers to the allocation of sites and achieving high build out rates. These are addressed in the Westminster City Plan, however, Policy MHD1 of the Neighbourhood Plan supports proposals for infill development in Maida Hill where it has regard to the character of the area as set out in the supporting Maida Hill Design Guide and Code.</p>
<p>GG5: Growing a good economy</p>	<p>This objective supports delivery of employment land to support economic development. This is reflected in Policy MHC2 of the Neighbourhood Plan which welcomes proposals for affordable workspace in the Plan area, and in Policy MHLN1 which notes that proposals for Class E employment generating uses are appropriate within town and local centres.</p> <p>The objective, at Part D, notes that affordable housing and community infrastructure should be delivered alongside economic growth. This is reflected in Policy MHC3 of the Neighbourhood Plan which welcomes proposals for affordable housing, and in Policy MHC1 which welcomes improvements to existing community facilities as well as proposals for new facilities.</p> <p>The objective seeks to promote and support heritage and cultural assets. This is reflected in Policy MHD4 of the Neighbourhood Plan which identifies buildings of local significance in terms of their contribution to the history and evolution of the area, and Policy MHC1 which identifies important local facilities in the area where proposals that would result in their loss should be resisted. This includes local cultural assets such as the Yaa Centre.</p>

	<p>Part G of the objective encourages full use of public transport, walking and cycling, and town centres, to support economic activity. This is reflected in policies MHS1 and MHS2 which support walking and cycling, and improvements to the quality of the street network to help facilitate a move to sustainable and active travel.</p> <p>Furthermore, Policy MHLN1 notes that the full range of Class E uses are appropriate for locating in the town and local centres in Maida Hill.</p> <p>Part H promotes the transition to a low carbon economy. This is reflected in Policy MHE1 which supports improvements to the efficiency of existing buildings through retrofit and refurbishment.</p>
<p>GG6: Increasing efficiency and resilience</p>	<p>This objective supports energy efficiencies in development. This is reflected in Policy MHE1 of the Neighbourhood Plan which supports the reuse and retrofitting of buildings to achieve higher sustainability and energy efficiency standards. This includes historic buildings where the changes are sensitive to the historic character of the building.</p> <p>The objective also notes that areas should adapt to climate change. This is reflected in the Neighbourhood Plan through Policy MHP3 which includes principles for the provision of SuDS and raingardens, helping to manage and mitigate localised flood risks. It is supplemented by projects which seek to increase the provision of green infrastructure across the area.</p> <p>The objective supports creation of safe environments. This is reflected in Policy MHD6 which establishes design principles for creation of safer places, including well connected, overlooked and active streets and spaces that benefit from natural surveillance.</p> <p>The objective also supports an integrated approach to delivery of infrastructure. This is reflected in Policy MHC1 which welcomes proposals for social and community infrastructure which is designed with flexibility in mind so it can be adapted for use by different groups and activities, and through Project MHa which looks to work</p>

	with operators of existing facilities to see how their use can be maximised for the benefit of the community.
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Westminster City Plan

Adopted Plan

- 4.6 The Westminster City Plan was adopted in April 2021. It covers the period 2019 – 2040. It confirms, in Appendix 2, those policies which are strategic in nature. Insofar as they are relevant to the Neighbourhood Plan area, the table below shows how the policies in the Neighbourhood Plan are in conformity with these.

City Plan policy	Neighbourhood Plan policy
1: Westminster’s Spatial Strategy	<p>Policy MHD1 of the Neighbourhood Plan supports proposals for infill development where it is well related to the character of the area. This is aligned with Part A1 of the City Plan policy. Furthermore, Policy MHC3 welcomes proposals for affordable homes in the Neighbourhood Plan area.</p> <p>Policy MHH2 of the Neighbourhood Plan welcomes proposals for new affordable workspace in the Plane area, supporting Part A3 of the City Plan policy.</p> <p>Policies MHLN1 and MHLN2 seek to improve the vitality and design of town and local centres in Maida Hill, supporting their role and function in terms of providing for day-to-day services, retail and employment areas. This is aligned with Part A6 of the City Plan policy.</p> <p>Policy MHD1 of the Neighbourhood Plan requires development to have regard to the character of the area, and Policy MHD4 identifies buildings of local significance where the harm of development should be minimised. This is aligned with Part A7 of the City Plan policy.</p> <p>Policy MHP3 establishes design principles for the delivery of SuDS in the public realm and where these will help respond to the challenges of climate change as set out in City Plan policy Part A8. This is further supported by a range of Public Realm Projects in the Plan, including street greening, raingardens and general improvements to the quality of the street design. In line with this part of the City</p>

	<p>Plan policy, Policy MHE1 of the Neighbourhood Plan supports a retrofit-first approach to proposals for new development, improving the sustainability of existing buildings.</p> <p>Policy MHS1 supports proposals that encourage active and sustainable travel in the Plan area, and is supplemented by Policy MHS2 that welcomes provision of mobility hubs that provide access to non-motorised forms of travel, and Policy MHS3 which welcomes proposals for car-free development in the area. These are all aligned with the intentions of Part A9 of the City Plan policy that seeks to prioritise sustainable travel.</p> <p>Policy MHLN1 supports proposals for mixed use development in town and local centres in the Plan area, including employment opportunities, and is thus aligned with Part B4 of the City Plan policy that is concerned with the North West Economic Development Area. This is further supported by Policy MHC2 of the Neighbourhood Plan which welcomes proposals for affordable workspace and thus increasing the opportunity for local employment.</p>
2: WERLSPA	This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.
3: Paddington OA	This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.
4: Victoria OA	This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.
5: NWEDA	<p>Policy MHC2 of the Neighbourhood Plan supports proposals for affordable workspace increasing opportunities for local employment. Policy MHLN1 also notes that employment generating uses are appropriate within town and local centres in Maida Hill. This is aligned with Part A of the City Plan policy.</p> <p>Policy MHLN1 notes that mixed use development, including residential is appropriate in the town and local centres, and Policy MHC3 welcomes proposals for affordable housing. This is aligned with Part B of the City Plan policy.</p>

	<p>Policy MHS1 supports proposals that improve the walkability of the area, and is supported by various projects that seek improvements to the quality of the Public Realm and street greening initiatives across Maida Hill. Policy MHP4 welcomes proposals that improve access to and across the Grand Union Canal and along the towpath. These are aligned with Part C of the Policy.</p> <p>Policy MHLN1 and MHLN2 establish appropriate uses and design principles for town and local centres, including Harrow Road, that improve the role and function of these as well as the quality of the environment. This is supported by a suite of identified projects that look to improve the quality of the public realm. This is aligned with Part D of the City Plan policy.</p> <p>Policy MHC1 identified facilities of value to the community and welcomes improvement to and provision of new community facilities in the area. This is supplemented by initiatives seeking to make increased use of existing facilities for the benefit of the community. This is aligned with Part E of the City plan policy.</p>
<p>6: Church Street / Edgware Road and Ebury Road Estate Housing Renewal Areas</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>7: Managing development for Westminster’s people</p>	<p>Policy MHC1 seeks to avoid noise and odour conflicts between users and is also reflected in Policy MHLN1, minimising impacts on residential amenity. This is aligned with Part A of the policy, and is further reflected in Policy MHD2 that seeks to avoid overlooking from roof extensions that might impact on amenity.</p> <p>Policy MHD1 is supported by the Maida Hill Design guide and Code, identified key qualities of the area that new development should have regard to. This is also reflected in policy MHD3 in respect of architectural details and materials. This is aligned with Part B of the City Plan policy.</p> <p>Policy MHD4 identified buildings of local significance and Policy MHE1 supports the retrofit of existing buildings, including those of heritage value, where they are</p>

	<p>undertaken sensitively and safeguard historic character. This is aligned with Part C of the City Plan policy.</p> <p>The suite of Public Realm projects in the Neighbourhood Plan include aspirations for new street greening and are supported by Policy MHLN2 which welcomes proposals that integrate new greenery, Policy MHP1 which identified locally valued green spaces for retention and improvement where possible, and Policy MHP2 which establishes principles for the provision of new green Space. Furthermore, Policy MHP3 says that where SuDS are proposed these should be multi-functional and incorporate green infrastructure. These are aligned with Part E of the City Plan policy.</p> <p>Policies MHS1 and MHS2 of the Neighbourhood Plan support sustainable and active travel modes as an alternative to private car use and are supplemented by Projects associated with improvements to the quality of the public realm and street design in the area. These are aligned with Part F of the City Pan policy.</p>
8: Housing delivery	<p>Although the Neighbourhood Plan does not allocate sites for development it does recognise that applications will come forward and it seeks to influence those so that they have regard to local character. In this respect, and subject to responding to design principles, Policy MHD1 supports proposal for infill development, Policy MHD2 supports roof extensions (including 'upwards extensions) and Policy MHD5 establishes criteria for consideration of taller buildings and elements of buildings.</p>
9: Affordable housing	<p>This is reflected in Policy MHC3 of the Neighbourhood Plan which supports proposals for affordable homes, including those which are community-led and where all homes meet the definition of being affordable.</p>
10: Housing for specific groups	<p>The Neighbourhood Plan does not include a specific policy in respect of specialist or other forms of housing and thus defers to the City Plan in this respect. The Neighbourhood Plan does not preclude proposals for specialist or other housing. Applications will be judged against the policies in the development plan, including, where appropriate,</p>

	design and character policies set out in the Neighbourhood Plan.
12 (Part A and C): Housing quality	The Neighbourhood Plan does not include a specific policy in respect of space standards and thus defers to the City Plan in this respect. It does though support proposals for the retro-fitting of existing buildings to improve their energy efficiency in line with Part A of the City Plan policy.
13 (Part A, B, D and E): Supporting economic growth	Policy MHC2 of the Neighbourhood Plan supports proposals for affordable workspace in line with Parts B and C of the City Plan policy. Policy MHLN1 of the Neighbourhood Plan sets out appropriate uses within the network of town and local centres across the Plan area, which includes Class E and F employment generating uses, consistent with Part A of the City Plan policy.
14 (Part A, B, C, D, G, H and I): Town centres, high streets and the CAZ	Policy MHLN1 responds to the City Plan policy by establishing appropriate uses within the network of town and local centres across Maida Hill, including uses that support that day-to-day activities of the local community. MHLN2 expands upon this by establishing good design principles for new development in the local centres.
15: Visitor economy	The Neighbourhood Plan does not include a specific policy in respect of visitor uses and facilities and thus defers to the City Plan.
16: Food, drink and entertainment	Policy MHC12 of the Neighbourhood Plan seeks to resist further loss of pubs from the Neighbourhood Plan in line with Part B of the City Plan policy, and also welcomes proposals for provision of new pubs where they are in a town / local centre and do not impact on amenity. Policy MHLN1 builds on Parts C-E of the City Plan policy by establishing criteria for the appropriateness of hot-food takeaways in town / local centres to help mitigate the impact of these. The Plan also includes wider projects and aspirations in respect of Shisha Smoking which the Forum would like to take forward alongside Part F of the City Plan policy.

<p>17: Community infrastructure and facilities</p>	<p>Policy MHC1 of the Neighbourhood Plan is aligned with the City Plan policy in that it identifies important community facilities of value to the community which should be protected from loss (as per Part C of the City Plan policy), welcomes proposals that enhance existing facilities and which provide new facilities, so they are well-integrated with the built form and enable use by the community as a whole (as per Part B of the City Plan policy).</p>
<p>18 (Part A, B and D): Education & skills</p>	<p>The Neighbourhood Plan does not include a specific policy in respect of education and thus defers to the City Plan.</p>
<p>19 (Part A and B): Digital infrastructure and information and communications technology</p>	<p>The Neighbourhood Plan does not include a specific policy in respect of digital infrastructure and communications, and thus defers to the City Plan.</p>
<p>20: Soho special policy area</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>21: Mayfair & St James's special policy area</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>22: Harley Street special policy area</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>23: Saville Row special policy area</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>24: Sustainable transport</p>	<p>Policy MHS1 of the Neighbourhood Plan support proposals that encourage active and sustainable travel, including provision of new infrastructure and where they layout of development provides for safe and attractive routes. This is supplemented by wider projects in the Neighbourhood Plan which seek to improve the quality of</p>

	the Public Realm whilst also recognising that Harrow Road, which is a priority area for improvement, is also an important bus corridor.
25: Walking and cycling	Policy MHS1 of the Neighbourhood Plan support proposals that encourage active and sustainable travel, including provision of new infrastructure and where they layout of development provides for safe and attractive routes. This is supplemented by wider projects in the Neighbourhood Plan which seek to improve the quality of the Public Realm. Policy MHS2 support the provision of mobility hubs that help facilitate active travel, providing safe and secure points for cycle parking and hire.
26: Public transport infrastructure	Policy MHS2 supports provision of new mobility hubs where they are well integrated with bus stops and services, and where the hub provides wider transport solutions that supplement bus services. Wider projects in the Neighbourhood Plan also support the City Plan policy through initiatives to improve the quality of the public realm and create safer streets and spaces that encourage walking and thus the ability of people to access public transport services.
27: Parking	Policy MHS3 is aligned with this City Plan policy by supporting proposals for car free development in Maida Hill, reflecting the high level of public transport services it benefits from. Alongside this, Policy MHS2 also supports provision of mobility hubs which provide alternative transport solutions, including cycle hire and EV charging points, as per Part D of the City Plan policy.
28: Highway access and management	The Neighbourhood Plan does not include a specific policy in respect of highways access and management and thus defers to the City Plan. However, it does include projects and aspirations in respect of parking and deliveries within the town / local centres, better managing these to minimise impacts on people and the environment.
29: Freight and servicing	The Neighbourhood Plan does not include a specific policy in respect of freight and servicing and thus defers to the City Plan. However, it does include projects and aspirations in respect of parking and deliveries within the

	town / local centres, better managing these to minimise impacts on people and the environment.
30: Technological innovation in transport	The Neighbourhood Plan is aligned with the City Plan through Policy MHS2 which supports provision of mobility hubs across Maida Hill and where these might include EV charging points and docking points for E-bike and e-scooter hire. The Policy says that the hubs should be well designed to avoid obstruction to pedestrians and be well integrated within the highway.
31 (Part A – D): Waterways and waterbodies	Neighbourhood Plan Policy MHP4 is aligned with the City Plan in that it supports proposals which provide improved access to and along the Grand Union Canal, as well as where opportunities are taken to improve the public realm alongside the canal.
32: Air quality	The Neighbourhood Plan does not include a policy in respect of Air Quality and thus defers to the City Plan. It does though include aspirations to monitor air quality in Maida Hill and explore opportunities to reduce air pollution.
33: Local environmental impacts	Policy MHC1 seeks to avoid noise and odour conflicts between uses where community facilities, including pubs are proposed. Equally, Policy MHLN1 seeks to ensure that mixed use schemes in town and local centres are designed to avoid noise and odour conflicts between uses. This aligns with Parts C and D of the City Plan policy.
34: Green infrastructure	Policy MHLN2 of the Neighbourhood Plan states that proposals for development in town / local centres should take opportunities to introduce greenery, in line with Part B of the City Plan policy. Equally, Policy MHD3, in respect of architectural details and materials, also supports proposals that introduce greenery into the public realm. Policy MHP1 identifies important open spaces in the area to be protected and where enhancements to these through adjacent development will be supported. This aligns with Parts C and D of the City Plan policy. Policy MHP2 establishes principles for well-designed greens spaces associated with new development,

	<p>expanding on part D of the City plan policy which requires major development to provide new open space.</p> <p>Various projects within the Plan supplement these policies and encourage street greening initiatives, particularly in terms of new street planting as set out in Part I of the City Plan policy.</p>
35: Flood risk	<p>The Neighbourhood Plan area is a surface water flood risk hotspots. The City Plan requires Flood Risk Assessments to be prepared for development proposals in these areas and requires incorporation of SuDS. The Neighbourhood Plan supplements this at Policy MHP3 by establishing principles for the design of SuDS in the urban environment and is supported by Project MHo which identifies opportunities for new raingardens and other flood resilience measures in Maida Hill.</p>
36: Energy	<p>Policy MHE1 of the Neighbourhood Plan is aligned with aspirations in the City Plan to reduce on-site energy demand through the retrofitting of existing buildings, improving their sustainability. This also applies to historic buildings where undertaken sensitively.</p>
37: Waste management	<p>The Neighbourhood Plan does not include a specific policy in respect of Waste management and thus defers to the City Plan.</p>
38: Design principles	<p>The Neighbourhood Plan is supported by a Design Guide and Code prepared specifically for the Maida Hill Plan Area. This is referenced throughout the Neighbourhood Plan. In line with City Plan Policy Part B, Neighbourhood Plan Policy MHD1 requires development to have regard to the defining characteristics and qualities of the area identified in the Design Guide and Code. This is expanded upon in Policy MHD2 and MHD3 in terms of roof extensions and architectural details respectively. Policy MHD5 is concerned with building heights and reflects City Plan Policy Part B1 and B2 in respect of scale, height and massing of buildings.</p> <p>Policy MHD6 establishes principles in respect of designing for safer places, expanding upon Part C of the City Plan</p>

	<p>policy that seeks to take opportunities to reduce crime and anti-social behaviour through the design of places.</p> <p>Policy MHLN2 establishes design principles for development in town and local centres, responding to building lines, frontages, scale and massing.</p> <p>Policy MHC1 also supports provision of social and community facilities that are designed with flexibility in mind so they can be adapted for use by different activities, in line with City Plan Policy Part D.</p>
<p>39 (Part A- Q): Westminster's heritage</p>	<p>Policy MHD4 of the Neighbourhood Plan identifies buildings of local significance which should be treated as non-designated heritage assets as per Part R of the City Plan policy.</p>
<p>40: Townscape & architecture</p>	<p>Policy MHD1 of the Neighbourhood Plan requires proposals for development to have regard to the qualities of the built form that characterise the area as set out in the supporting Maida Hill Design Guide and Code. Policy MHLN2 requires similar in respect of development in town / local centres. These policies supplement Part A of the City Plan policy.</p> <p>Policy MHLN3 is specifically concerned with the design of shopfronts and impact of conversions on these, establishing principles that retain, enhance or improve development. This is in line with Parts B and D of the City Plan policy which refer to characteristic shopfront and alterations.</p> <p>Policy MHD2 expands on Part E of the City Plan policy, drawing on the Maida Hill Design Code to establish principles for roof extensions and terraces so that, where proposed, they have regard to the character of the built form.</p> <p>Policy MHD3 refers to the use of architectural details, materials and colours in new development, referencing the Maida Hill Design Guide and Code, thus supporting and further expanding on Parts A, B and D of the City Plan policy.</p>

<p>41: Building height</p>	<p>Part D of the City Plan policy says that outside locations identified in the City Plan, tall buildings will not generally be acceptable, and where proposed, need to satisfy certain criteria. Policy MHD5 of the Neighbourhood Plan expands upon this, presenting additional criteria for tall(er) buildings in Maida Hill so that they have regard to the identified qualities and prevailing heights that characterise the area, and how additional height might be achieved without undermining these qualities.</p>
<p>42: Building height in the housing renewal areas</p>	<p>This policy is area specific and not relevant to the Maida Hill Neighbourhood Plan area.</p>
<p>43: Public realm</p>	<p>Project MHk of the Neighbourhood Plan supplements the City Plan policy by identifying specific public realm projects that the Forum would like to see taken forward. These are not necessarily linked to development and thus not a policy. However, development that does contribute to improvements to the quality of the public realm are supported, as set out in Policy MHLN2 of the Neighbourhood Plan. This policy also supports opportunities for businesses to ‘spill-out’ into the street, insofar as this does not undermine the pedestrian environment. This is aligned with Part D of the City Plan policy.</p> <p>Policies in the Neighbourhood Plan also aligns with Part B of the City Plan policy in respect of creating safe, well-overlooked and direct routes for pedestrians. This is reflected, for example, in Policy MHD6 which establishes principles based around the concept of safer by design, and Policy MHS1 in respect of active travel. Projects that support this, such as Project MHq in the Neighbourhood Plan, are also aligned with the City Plan policy in that they aspire to create safe streets and spaces for walking and cycling. Furthermore, Policy MHD6 seeks to resist proposals for gated developments, and to reopen up currently gated areas, MHP2 welcomes opportunities to reimagine the layout of the Lydford Estate and Project</p>

	MHm welcomes opportunities to open up gated off areas of open space in line with Part B7 of the City Plan policy.
44: Security measures in the public realm	The Neighbourhood Plan does not include a specific policy in respect of security measures and thus defers to the City Plan. Policy MHD6 does though establish principles in respect of the 'safer by design' concept and supports proposals which minimise opportunities for anti-social behaviour and crime.
45 (Part A): Basement development	The Neighbourhood Plan does not include a specific policy in respect of basements and thus defers to the City Plan

Partial Review of the Westminster City Plan

- 4.7 At the time of writing a Partial Review of the Westminster City Plan is being undertaken. Consultation on the Regulation 19 version of the Partial Review commenced on 14th March 2024 and runs until 25th April 2024.
- 4.8 The Partial Review has a focus on three priority areas including:
- Strengthening the approach taken to delivery of genuinely affordable housing across the borough. Policy MHC3 of the Neighbourhood Plan reflects this policy approach by welcoming proposals in Maida Hill that meet the definition of affordable housing, particularly where proposals are from community-led housing groups. Supporting projects in the Neighbourhood Plan also establish support for the reuse of empty homes to increase the supply of affordable homes in the Plan area.
 - Establishment of a new retrofit-first policy to development, reducing the impact of development on climate change. Policy MHE1 of the Neighbourhood Plan supports the retention, refurbishment and sensitive retrofit of existing buildings to improve their sustainability, energy efficiency and resilience to flooding and overheating and thus is aligned with this. However, it is acknowledged that the Policy contained in the Partial Review of the City Plan is more detailed than that in the Neighbourhood Plan and that, as and when the Partial Review has been examined and the updated City Plan adopted, it will eventually supersede Policy MHE1 of the Neighbourhood Plan.
 - Allocating sites for development. The Neighbourhood Plan does not allocate sites for development as the assessment and allocation process is being undertaken by and tested by the City Council. The Neighbourhood

Plan does though welcome proposals for new development, including infill, where it has regard to character (at Policy MHD1) and where it supports mixed use development in town and local centres (MHLN1).

5. SEA / HRA

- 5.1 The draft Maida Hill Neighbourhood Plan (post-Regulation 14 / pre-submission draft version) was screened for the purposes of Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) by Westminster City Council in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.2 The SEA regulations require the competent authority (Westminster City Council) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed. The Screening concludes:
- “Having reviewed the Maida Hill Neighbourhood Plan against the requirements in the SEA Directive, it is concluded that the Plan is unlikely to have significant environmental effects and accordingly **should not be subject to Strategic Environmental Assessment.**”*
- 5.3 At the same time as the SEA screening a HRA screening was prepared for the Neighbourhood Plan, the purpose of which was to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge.
- 5.4 The screening concluded that:
- “The HRA screening assessment concludes that there are no likely significant effects in respect of European sites. Further stages of Appropriate Assessment are **therefore not required.**”*
- 5.5 The Screening was subject to the Statutory Consultees in February 2024. Responses from the consultees agreed with the conclusions reached through the screening exercise. The final Screening report was issued in March 2024. For comprehensiveness, it is included in Appendix B.
- 5.6 For comprehensiveness, a copy of the SEA and HRA Screening Report is included in Appendix B to the Basic Conditions Statement.

6. SUSTAINABILITY APPRAISAL

'Light touch' appraisal

- 6.1 Even though the Screening has determined that SEA is not required, a 'light touch' Sustainability Appraisal (SA), proportionate with the Neighbourhood Plan, has been prepared. This reflects best practice.
- 6.2 This section of the Basic Conditions Statement, and the SA objectives contained within it, are based on the Integrated Impact Assessment (IIA) prepared in 2019 by Westminster City Council and subsequently updated for the Partial Review of the City Plan.
- 6.3 The objectives are listed in the table below, alongside which commentary is provided indicating how the Maida Hill Neighbourhood Plan responds to these objectives and will thus help contribute to the delivery of sustainable development in the Plan area through its blend of policies that will deliver social, economic and environmental benefits.

IIA Objective	Maida Hill Neighbourhood Plan Response
To create cohesive and inclusive communities, supported by the delivery of physical and social infrastructure.	<p>Policy MHC1 of the Neighbourhood Plan seeks to protect community facilities in Maida Hill from loss and welcomes proposals for new or improved facilities where they are multi-functional and accessible to a range of different groups and activities. Policy MHC2 and MHC3 supports provision of affordable workspace and housing, and Policy MHLN1 supports provision of a range of uses and facilities in local centres that support the day-to-day needs of the community. Policy MHP2 supports provision of new green space where it can be used and enjoyed by all and Policy MHS1 supports provision of active travel measures that support safer and easier mobility for all ages and abilities. All of these policies will help towards provision of infrastructure that supports a socially cohesive and inclusive community.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Positive Effect.</i></p>

<p>To reduce crime and the fear of crime (including disorder and antisocial behaviour)</p>	<p>Policy MHD6 establishes principles for development such that they are designed with safety in mind, avoiding blank walls and inactive frontages, providing for natural surveillance, well overlooked, lit and active routes and spaces that are safe for all. It also supports the retrofit and redesign of gated estates, providing for a permeable network of streets and spaces.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>To boost the supply of high quality housing of all types and tenures including affordable and specialist housing to address a range of needs,</p>	<p>Housing targets for Westminster as a whole are set out in the London Plan and City Plan. Policy MHC3 of the Neighbourhood Plan welcomes proposals for development where all homes meet the definition of affordable housing and thus meet local need. Policy MHD1 supports proposals for infill development where it has regard to the character of the built form. Equally, Policy MHD2 supports roof extensions where appropriate to the form and character of the area.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a neutral effect on the achievement of this objective.</i></p>
<p>To reduce greenhouse gas emissions and support climate change adaptation.</p>	<p>Policy MHE1 supports the re-use and retrofit of existing buildings. This is also reflected in Policy MHLN2 and MHD3 which support proposals that retain and refurbish existing buildings. Policies MHS1, MHS2 and MHS3 support alternatives to the private car for travel, encourage journeys by foot, bike and bus, thus contributing towards a reduction in carbon emissions.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>To reduce the use of limited natural resources and make efficient use of land.</p>	<p>Maida Hill is a highly urbanised area and has the highest population density of any neighbourhood in England. Policy MHD1 supports proposals for infill development where it has regard to the character of the area. Equally, Policy MHD2 supports roof extensions where they reflect local character and Policy MHD5 establishes principles where additional building height might be acceptable.</p>

	<p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
<p>To reduce flood risk, promote SuDS, protect surface and groundwater quality.</p>	<p>Maida Hill is an area at risk form surface water flooding. The City Plan requires provision of sustainable drainage in new development. Policy MHP3 includes design principles for sustainable drainage so it responds to the character and quality of the area. Policy MHP2 supports the provision of areas of new green space and, through various projects, the Plan also supports initiatives that will introduce green infrastructure into existing streets and spaces, all of which will help manage and mitigate surface water flood risk.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></p>
<p>To protect, enhance and create environments that encourage and support biodiversity</p>	<p>Policy MHP1 of the Neighbourhood Plan seeks to protect existing green spaces in the Plan area from development, and welcomes opportunities that enhance the quality of these spaces. Policy MHP2 welcomes proposals for areas of new green space. These policies are supported by proposals for public realm improvements, opportunities to return hard surfacing to permeable surfaces, new street tree planting and creation of pocket parks. Equally, Policy MHP3 supports provision of sustainable drainage that is multi-functional and brings biodiversity benefits.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></p>
<p>To improve air quality</p>	<p>Policy MHS1, MHS 2 and MHS3 support a transition away from private car use to other means of transport, including foot, bike and bus, thus reducing carbon emissions and air quality. Policy MHE1 supports the reuse and retrofit of buildings and, alongside this, projects in the Neighbourhood Plan express support for air quality monitoring and improvements in the area, including support for air quality positive developments. Furthermore, the Plan includes projects in respect of street greening and other new green infrastructure interventions, all of which will help contribute towards an improvement in air quality.</p>

	<i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i>
To reduce noise and the impact of noise	<p>Policy MHLN1 say that in local centres, mixed use schemes should be designed to avoid noise conflicts between users, and Policy MHC1 supports proposals for new pubs where they comply with the Agent of Change approach to mitigate noise and disturbance. In addition, Policy MHP2 notes that where roof gardens are to be provided, these should be designed to minimise impacts on residential amenity, inclusion through noise impacts.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
To encourage sustainable transport and major public transport improvements	<p>Policy MHS1 supports active travel measures, including provision of new walking and cycling infrastructure. This is expanded upon in Policy MHS2 which support provision of mobility hubs, providing easily accessible personal mobility solutions, including hire bikes and secure storage for bikes. Policy MHS3 recognises that Maida Hill benefits from high PTAL levels and thus supports proposals for car free development. Alongside this, the Plan supports initiatives to create healthy neighbourhoods, creating safe streets that support walking and cycling, particularly for shorter day-to-day journeys.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
To reduce waste production and increase recycling, recovery and re-use of materials	<p>The Neighbourhood Plan specifically supports the re-use and retrofit of buildings, improving their sustainability and reducing use of materials. This is reflected in Policy MHE1, MHD3 and MHLN2.</p> <p><i>The Neighbourhood Plan is considered to result in a Minor Positive Effect.</i></p>
To conserve and enhance the significance of heritage assets and their settings	<p>Policy MHD1 of the Neighbourhood Plan requires proposals for development to have regard to the character of the area it is located and is supported by a Design Code that sites alongside the Plan, providing further guidance. Local Character is further reflected in Policy MHLN2 in respect of the design of development in local centres, MHLN3 in respect of shopfronts and</p>

	<p>conversion of shop units, MHJD2 and MHD3 which cover roof extensions and materials respectively. Furthermore, the Plan, at Policy MHD4 identifies a series of locally significant buildings and where the negative impacts arising from development should be minimised.</p> <p><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></p>
To enhance public realm and townscape	<p>Policy MHD1 seeks to ensure that proposals for new development have regard to the character and qualities of the built form. This is supported by a Design Code that provides further guidance, identifying key features within the townscape. Equally, Policy MHLN2 supports proposals for development where they help contribute to improvements to the quality of the public realm. The Plan includes a series of projects and identifies specific locations where improvements to the quality of the public realm will be supported, including enhanced public space and provision of green infrastructure.</p> <p><i>The Neighbourhood Plan is considered to result in a Positive Effect.</i></p>
To protect Westminster's world class open and civic spaces, the Thames and other waterways and seek opportunities to increase open space and further greening.	<p>Policy MHP1 seeks to protect important green spaces in the Plan area from loss and welcomes proposals for development that improve the setting of and connectivity to these spaces for the enjoyment of all. Policy MHP2 then supports provision of new green spaces that are well designed and support use by the whole community. Policy MHP4 welcomes opportunities taken through development to improve access to and the public enjoyment of the Gran Union Canal.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></p>
To ensure equality of opportunities, improve local opportunities and support sustainable economic	<p>Policy MHC2 of the Neighbourhood Plan supports proposals for provision of affordable workspace across the Plan area, providing local employment opportunities. This is supported by Policy MHLN2 which welcomes Class E employment generating uses in town centres.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></p>

<p>growth throughout Westminster.</p>	
<p>To meet Westminster's need for workspace, shops, cultural facilities and other uses of local, London-wide and national importance to maintain economic diversity and support sustainable economic growth.</p>	<p>Policy MHC2 of the Neighbourhood Plan supports proposals for provision of affordable workspace across the Plan area, providing local employment opportunities. This is supported by Policy MHLN2 which welcomes Class E employment generating uses in town centres. Policy MHLN2 also welcomes community and cultural facilities in local centres, and is supported by Policy MHC1 which seeks to protect existing community facilities from loss and welcomes provision of new facilities for use by the community as a whole. This extends to cultural facilities, including the YAA Centre which is identified in the Plan as being important to the local community.</p> <p><i>The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect.</i></p>

7. CONCLUSION

- 7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Maida Hill Neighbourhood Plan and all the policies therein.
- 7.2 It is therefore respectfully suggested to the Examiner that the Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

APPENDIX A: NEIGHBOURHOOD PLAN DESIGNATION

The Neighbourhood Plan Area was designated in January 2014 with the Forum designated in September 2015 and renewed for a further five years in September 2021.

Copies of the respective designation notices are included within this appendix.



Neighbourhood Area Designation Notice

Section 61G of the Town and Country Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a neighbourhood area.

Under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 a local planning authority must publish on their website, and in such other manner as they consider is likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area;

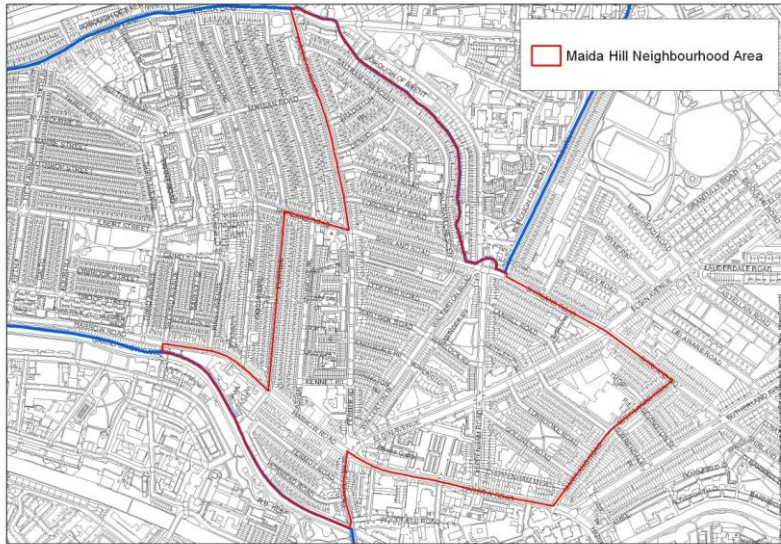
- *the name of the neighbourhood area*
- *a map which identifies the area; and*
- *the name of the relevant body who applied for the designation.*

Neighbourhood area application

Name of neighbourhood area	Maida Hill
Name of applicant	North Paddington Society
Representation period	24 th June and 2 nd August 2013

Neighbourhood area designation

Notice is hereby given that Westminster City Council, through a decision made on 10 January 2014 by its Cabinet Member for The Built Environment, has designated the Maida Hill Neighbourhood Area as applied for. The boundary of the area is shown edged red on the map below.



Reasons for decision:

The designated Maida Hill Neighbourhood Area represents an area that exhibits a range of shared characteristics. It is a recognised geographic area based on the established Harrow Road electoral ward. No objections were received during its respective period for representations. Designation as a neighbourhood business area is not considered to be applicable in this instance due to the predominance of residential uses in the area.

Rosemarie MacQueen
Strategic Director Built Environment

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: MAIDA HILL NEIGHBOURHOOD FORUM

Notice is hereby given that the Cabinet Member for Built Environment, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. The Cabinet Member considered the representations received in response to consultation on the proposed Maida Hill Neighbourhood Forum as summarised in paragraph 4.7 to the report.
2. For the reasons set out in Section 3 (and in more detail in Section 5) of the report the Cabinet Member agreed to:
 - i. Designate the proposed Maida Hill Neighbourhood Forum as the neighbourhood forum for the Maida Hill Neighbourhood Area.

Reasons for Decision

1. The proposed Maida Hill Neighbourhood Forum is considered to meet the requirements of the neighbourhood planning legislation. The forum's written constitution states that it has been established for the express purpose of promoting or improving the social, economic or environmental well-being of Maida Hill, whilst it also has a membership of more than 21 persons and is open to individuals who live or work in the area. Section 5 of this report sets this out in more detail.
2. The Maida Hill Neighbourhood Forum is considered to be representative of the designated Maida Hill Neighbourhood Area. Membership is drawn from different parts of Maida Hill and from different sections of the community, including from residents, workers, and local ward councillors. It is considered that purpose of the neighbourhood forum – to seek a good mix of facilities and amenities, a healthier and attractive environment and to encourage local employment, and businesses and enterprises that benefit the community – reflects the character of the Maida Hill Neighbourhood Area.
3. The proposed Maida Hill Neighbourhood Forum received support during its respective period for representations. The City Council received a total of twenty-three responses from across the Maida Hill and surrounding area; of which nineteen were supportive of the forum (no objections were received).

**Charlie Parker, Chief Executive,
Westminster City Hall,
64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 07 September 2015

Implementation Date: 07 September 2015

Reference: CMfBE/12/2015

Forum decision notice, 2015



City of Westminster

Neighbourhood Forum Designation Notice

Section 61F of the Town and Country Planning Act 1990 (as inserted by the Localism Act 2011) provides a local planning authority the power to designate an organisation or body as a neighbourhood forum.

Under the Neighbourhood Planning (General) Regulations 2012 Part 3 Regulation 10 a local planning authority must publish on their website, and in such other manner as they consider is likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area;

- the name of the neighbourhood forum;
- a copy of the written constitution of the neighbourhood forum;
- the name of the neighbourhood area to which the designation relates; and
- contact details for at least one member of the neighbourhood forum

Neighbourhood Forum application (for re-designation)

Name of neighbourhood area to which the designation relates	Maida Hill
Name of neighbourhood forum	Maida Hill Neighbourhood Forum
Contact details of at least one member	[REDACTED]
Written Constitution	http://www.maidahillforum.org.uk/about-us/constitution.html
Consultation period	5 th November 2020 and 17 th December 2020

Neighbourhood Forum designation decision

Maida Hill Neighbourhood Forum was originally designated by Westminster City Council on 7th September 2015, for a period of 5 years. Notice is hereby given that Westminster City Council, through a decision made by the Cabinet Member for Place Shaping and Planning on 10th February 2020, has re- designated the Maida Hill Neighbourhood Forum as the neighbourhood forum for the Maida Hill Neighbourhood Area for a further 5 years.

Reasons for decision:

- The Maida Hill Neighbourhood Forum is considered to meet the requirements of the neighbourhood planning legislation. The Forum's written constitution states that it was established to prepare a Neighbourhood Plan, encourage goodwill and involvement in the wider community and promote improvement of the social, environmental and economic wellbeing of the area. Whilst it also has membership of more than 21 persons and is open to individuals who live or work in the area or are elected members of the City Council.
- The Maida Hill Neighbourhood Forum is considered to be representative of the designated

Maida Hill Neighbourhood Area, with a mailing list of 500 people and more than 30 local community based organisations.

- iii. Consultation on the proposed re-designation of Maida Hill Neighbourhood Forum demonstrated support for the application, and no objections to the application were received.
- iv. No competing applications for an alternative Neighbourhood Forum for the area have been received.

Ezra Wallace

Director of Policy & Projects

Notice of Forum re-designation, 2021, page 2

APPENDIX B: SEA / HRA

The Strategic Environmental Assessment (SEA) & Habitats Regulation Assessment (HRA) Screening Report is presented as a free-standing appendix to the Basic Conditions Statement.

Maida Hill Neighbourhood Plan Forum

Neighbourhood Plan for Maida Hill 2023-2040

Basic Conditions Statement

(Submission version: August 2024)



<https://www.maidahillforum.org.uk/>
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