

## Statement of Representations Procedure for the Maida Hill Neighbourhood Plan (Regulation 16)

The Maida Hill Neighbourhood Forum has submitted a proposed Neighbourhood Plan to Westminster City Council. The council is now seeking views and comments from residents and interested stakeholders on the proposed Plan, in line with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

### Title of Document

The Maida Hill Neighbourhood Plan

### Subject Matter and Area Covered

The Maida Hill Neighbourhood Area (MHNA) was designated by Westminster City Council in 2015. The Maida Hill Neighbourhood Forum (MHNF) was designated by the council in 2015. The Maida Hill NF has been redesignated in 2021.

The Maida Hill Neighbourhood Plan sets out new planning policies for the development and use of land in the Maida Hill Neighbourhood Area (shown in the plan below) to the year 2040. It includes policies on a range of matters including commercial and mixed-use development, design and heritage, housing and hotels, public realm and environment.



**Period within which representations must be made**

Representations on the Maida Hill Neighbourhood Plan submission version and supporting documents must be made between **30<sup>th</sup> September 2024 to 11<sup>th</sup> November 2024 at 5pm.**

### **Where have the documents been made available?**

Copies of the plan and other submission documents can be viewed on the Council's website at [Maida Hill Neighbourhood Plan | Westminster City Council](#). Hard copies will also be made available for inspection during normal opening hours at the Council's offices at 64 Victoria Street, at Maida Vale Library, and at Queens Park Library.

### **Making a representation**

When making your representations please make clear which document your comment relates to and, if possible, the paragraph or policy you are referring to and its page number.

You should consider in particular whether the Plan meets the 'Basic Conditions' (set out below). The Basic Conditions Statement submitted by the Neighbourhood Forum, alongside the proposed Neighbourhood Plan, explains how the Plan has sought to meet statutory requirements.

All of the representations received within the consultation period will be forwarded to the appointed Examiner to consider during the independent examination of the Plan. The Examiner will decide if oral representations are necessary, and who has a right to be heard, or if the examination can be conducted solely through written representations.

*Please state in your representation whether you wish to participate in a public hearing if one is held.*

Following the examination, the council will consider the Examiner's recommendations and decide whether any changes are necessary to ensure the Plan meets the Basic Conditions. If these changes are approved, the Plan will then go to referendum for residents of the Neighbourhood Area to decide if it should be used by the council when making planning decisions. If approved, it will then become part of Westminster's statutory Development Plan and will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Maida Hill Neighbourhood Area.

*Please state in your representation if you wish to be notified of the Councils' final decision in relation to the Plan.*

Comments must be received **by 5pm on Monday 11<sup>th</sup> November 2024.**

Representations can be made via email: [neighbourhoodplanning@westminster.gov.uk](mailto:neighbourhoodplanning@westminster.gov.uk)

### **Further background information**

#### **Maida Hill Neighbourhood Plan timeline**

The key stages in the Plan's production are set out below:

Stage	Dates
Draft Consultation by the Maida Hill Neighbourhood Forum (Regulation 14)	4 <sup>th</sup> October 2023 – 21 <sup>st</sup> November 2023
Publicising the plan proposal by Westminster City Council (Regulation 16)	30 <sup>th</sup> September 2024 – 11 <sup>th</sup> November 2024
Appointment of the Examiner by Westminster City Council	Following Regulation 16 consultation
Examination	Following Regulation 16 consultation – dates of any hearings to be confirmed
Referendum	Dates to be confirmed (subject to outcome of examination)

### What has been submitted to Westminster City Council?

The documents in Maida Hill Neighbourhood Forum's submission are:

- Maida Hill Neighbourhood Plan
- Maida Hill Design Guidance and Codes
- Basic Conditions Statement
- SEA and HRA Screening
- Consultation Statement
- Maida Hill Neighbourhood Plan Policies Map

The **Basic Conditions Statement** sets out how the Forum consider the Neighbourhood Plan meets the requirements set out in legislation, which are tested through the independent examination. In order to meet the Basic Conditions, a Neighbourhood Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with EU obligations (including the Strategic Environmental Assessment (SEA) Directive) and human rights requirements; and
- ensure the prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the order.

Further information on this can be found on the National Planning Practice Guidance [website](#).

The **Consultation Statement** contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan; explains how they were consulted; summarises the main issues and concerns raised; and describes how these issues and concerns have been considered and, where relevant, addressed in the Neighbourhood Plan.

If you have any further queries, please do not hesitate to contact us at [neighbourhoodplanning@westminster.gov.uk](mailto:neighbourhoodplanning@westminster.gov.uk)