

Statement of Common Ground between Westminster City Council (WCC) and Mayfair Neighbourhood Forum (MNF)

Introduction

This Statement of Common Ground has been prepared jointly between Westminster City Council ('WCC') and Mayfair Neighbourhood Forum ('MNF'). It has been prepared to assist the Examination of the Mayfair Neighbourhood Plan ('the Plan'), by informing the Examiner of areas of agreement and disagreement between both parties.

Background

As part of the Regulation 16 Public Consultation on the Mayfair Neighbourhood Plan, WCC submitted a comprehensive response to the plan. WCC considered that the plan meets the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended). However concern was raised over some of the policies in the plan and interpretation of some aspects of planning guidance and regulation. The MNF provided a response to the city council's representation on receipt of the Examiners Procedural Matters and Questions Letter (24th August 2018). As part of the procedural matters, the Examiner requested that WCC and MNF collaborate on a Statement of Common Ground to set out the modifications that are agreed by both parties and the reasoning for areas of disagreement.

Proposed modifications

The submitted MNP ("Jan 19 showing changes since Reg 16") includes a large number of agreed modifications which were discussed in detail before arriving at a consensus. The modifications are set out as track changes within the document for ease of review.

Outstanding issues

There remain a small number of policies and associated text on which consensus could not be achieved. They are all issues that were raised in WCC's Regulation 16 Response to the plan. No new issues have been raised at this stage. The table below provides a summary of the areas of disagreement. They are also highlighted in yellow in the submitted plan.


Strategic Environmental Assessment


The Examiner's letter requested that a Strategic Environmental Assessment (SEA) be reconsidered. It is noted that Historic England considers that an SEA should be carried out on the plan and the MNF disagree. WCC consider that if the Park Lane policies (which are an area of disagreement) are retained in the plan it would be necessary to carry out an SEA

The MNF will submit to the Inspector and the Council, at the same time as this SoCG, a further response to the Inspector's note of 24 August 2018, including more detail on the areas of disagreement outlined below.

Table 1 – Areas of Disagreement

Policy/ Paragraph Number	Area of Disagreement (highlighted in in the plan)
2.1.6 a	Supporting paragraph associated with Park Lane policies on which WCC and MNF disagree (see below)
2.1.7	WCC and MNF disagree on the interpretation and application of S106 and CIL regulations.
MGS1 – Mayfair's Local Green Spaces	WCC and MNF disagree on the interpretation of the definition of Local Green Spaces as set out in the NPPF and whether it is appropriate to apply Local Green Space status to the to the green spaces listed in the policy
MGS3 – Events in Green Spaces	WCC and MNF's disagreement centres around on the appropriateness of the land use planning to specify attendance at events in green spaces.
2.2.6 – 2.2.8 & 2.2.11	Supporting text associated with MGS1 (see above)
2.2.11	Supporting text associated with MGS3 – Events in Green Spaces (see above)
MPL1 – Transforming Park Lane MPL2 – Park Lane's Crossing MPL3 – Park Lane Public Realm and Street Frontage	WCC are concerned with the appropriateness and practicality of the suite of Park Lane policies and consider that one policy that focuses on changes that are likely to be deliverable within the life of the plan would provide sufficient direction of travel in the plan. MNF consider that the MNP is the appropriate place for aspirational policies which set out a vision for the area and that the Plan's life-span is sufficient for such a policy to drive private and public partnerships to deliver transformational change of which the public are very strongly in favour, the like of which is currently happening elsewhere within Mayfair.
3.2.8 - 15 3.2.16 – 20 3.2.21 – 25 3.3 1 - 5	Justification associated with the Park Lane Policies MPL1, 2 and 3 which WCC and MNF don't agree on (see above).

Signed on behalf of Westminster City Council		
Name and position	Signature	Date
Kimberley Hopkins City and Planning Policy Team Leader		07/02/19

Signed on behalf of Knightsbridge Neighbourhood Forum		
Name and position	Signature	Date
Mark Henderson Chair of Mayfair Neighbourhood Forum		13/02/19.