

Statement of Representations Procedure for the Fitzrovia West Neighbourhood Plan (Regulation 16)

The Fitzrovia West 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

Fitzrovia West Neighbourhood Plan 2020 to 2035

Subject Matter and Area Covered

The Fitzrovia West Neighbourhood Area was designated by Westminster City Council in 2014. The Fitzrovia West (FitzWest) Neighbourhood Forum was designated by the council in 2015 as a business Neighbourhood Forum. The Fitzrovia West Neighbourhood Forum has been redesignated in 2020.

The Fitzrovia West Neighbourhood Plan sets out new planning policies for the development and use of land in the Fitzrovia West Neighbourhood Area (shown in the plan below) to the year 2035. It includes policies on a range of matters including culture and entertainment, business and commercial activities, housing, green and open spaces, and the environment.



Period within which representations must be made

Representations on the Fitzrovia West Neighbourhood Plan submission version and supporting documents must be made between **26th May 2020 and 4th August 2020 at 5pm.**

Where have the documents been made available?

The proposed Plan and supporting documents are available online on the council's website: <https://www.westminster.gov.uk/np-fitzrovia-west>

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 and businesses 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 Fitzrovia West 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 4th August 2020.

Representations can be made via:

Email: neighbourhoodplanning@westminster.gov.uk

Post: Neighbourhood Planning, Policy and Projects, Westminster City Hall, 17th Floor, 64 Victoria Street, London, SW1E 6QP

Further background information

Fitzrovia West Neighbourhood Plan timeline

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

Stage	Dates
Draft Consultation by the Fitzrovia West Neighbourhood Forum (Regulation 14)	1 st July 2019 – 31 st August 2019
Publicising the plan proposal by Westminster City Council (Regulation 16)	26 th May 2020 – 4 th August 2020
Appointment of the Examiner by Westminster City Council	During 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)
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What has been submitted to Westminster City Council?

The documents in Fitzrovia West Neighbourhood Forum's submission are: -

- Fitzrovia West Neighbourhood Plan
- Basic Conditions Statement
- SEA HRA Screening
- Consultation Statement
- Neighbourhood Area 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