

FAQs

Norland Neighbourhood Plan

What is the Norland Neighbourhood Plan for?

The aim of the Norland neighbourhood plan is to protect and enhance the character and historic features that define Norland's sense of place, including townscape, streetscape, landscape, neighbourhood. The plan sets out policies and guidelines for the development in the area, as well as providing a guide for residents, developers and architects. For example it looks at:

- Guidelines to protect architectural features (such as windows, doors, cornices, rooflines, and front garden enclosures).
- Guidelines for rear extensions, garden buildings and conservatories to protect gardens and the backs of houses
- Guidelines for exterior painting to enhance the Conservation Area.
- Guidelines to protect and enhance our open spaces, gardens and trees.
- Further action to mitigate traffic problems.

How did it come about?

The Norland Neighbourhood Plan is a culmination of many years work by the Norland Conservation Society. The Society approached the Council in 2008 with the wish to update the Conservation Area Proposals Statement for Norland, and over the last four years, has been preparing and developing the neighbourhood development plan.

Plan preparation

What are the stages involved in preparing the Neighbourhood Plan?

Neighbourhood Forum/Area Designation (Spring 2012): The Norland Conservation Society was one of the first organisations in the country to apply to their Council to designate a neighbourhood area and a neighbourhood forum in April 2012. After a six-week consultation period, the Council designated the group and the area on 15 June 2012, granting them the right to produce their own neighbourhood plan.

Draft Neighbourhood Plan Consultation (Summer 2012): The Norland Neighbourhood Forum consulted the local community on their draft neighbourhood plan between 20 June and 1 August 2012. A detailed leaflet setting out the aims and summary contents of the Neighbourhood Plan was hand-delivered to all addresses in the Norland Conservation Area. A walk-in event was held at St James's Church on 9 July 2012. Responses and comments were taken on board and changes were made to the plan.

Submission of Draft Neighbourhood Plan (Summer 2013): The forum made changes to the plan after considering the consultation results and Norland Neighbourhood Forum submitted the plan to the Council in June. This was publicised for six weeks, until 26 July 2013, alongside a number of supporting documents, before being reviewed by an independent examiner.

Examination

What is a Neighbourhood Plan Examination?

The Neighbourhood Plan must be examined in order to check that the proposed plan meets the basic conditions as set out in statute. The independent Inspector reports to the local planning authority and may recommend changes to be made to the Neighbourhood Development Plan. The local planning authority considers the Inspector's report and decides whether to accept the proposed changes. If the plan passes examination the inspector may also recommend that the draft Neighbourhood Development Plan proceeds to a referendum.

When was the Norland Neighbourhood Plan examined?

The Norland Neighbourhood Plan was examined in August 2013. The report recommended that, subject to modifications, the plan should proceed to referendum.

Referendum

When will the referendum take place?

The Norland Neighbourhood Plan referendum will take place on 5 December 2013, between 7am and 10pm, at a mobile polling station outside St James's Church, St James's Gardens.

What will it ask?

It will consider the question of whether the local planning authority should use the Neighbourhood Plan to help it decide planning applications in Norland. The question is:

Do you want The Royal Borough of Kensington and Chelsea to use the neighbourhood plan for the Norland Neighbourhood Area to help it decide planning applications in the neighbourhood area?

Who can vote?

A person is entitled to vote in the Referendum if on 31 October 2013:

(a) he or she is entitled to vote in an election of any Councillor of the Royal Borough of Kensington and Chelsea whose area is in the Referendum area; and

(b) his or her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The referendum only relates to the area covered by the proposed Norland Neighbourhood Plan. The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections.

What happens if it passes?

A simple majority is required for the plan to pass referendum. If the referendum vote is in favour of the plan, the local planning authority must adopt the plan as soon as reasonably practicable. Once adopted the Neighbourhood Plan will be part of the Council's Development Plan. It only applies within the specific area for which it has been proposed and made and will be one of the documents that will be taken into account in the consideration of applications for planning permissions that are made within the Neighbourhood Area.

If a policy set out in a Neighbourhood Plan conflicts with the Council's Development Plan itself then that conflict must be resolved in favour of the policy. Therefore, a Neighbourhood Plan is a significant document of the Development Plan and must be considered when determining planning applications.

More information in relation to neighbourhood planning is available on the following website www.gov.uk/neighbourhood-planning.

Background Information on the Planning System

1. The Planning System

Most new buildings or major changes to existing buildings or to the local environment need planning permission. Without a planning system everyone could construct buildings or use land in any way they wanted, no matter what effect this would have on other people who live and work in their area. The Royal Borough of Kensington and Chelsea is responsible for making decisions on what development should go ahead in the Borough.

Planning involves making decisions about the future of our cities, towns and countryside. This is vital to balance our desire to develop the areas where we live and work with ensuring the surrounding environment isn't negatively affected for everyone

2. Local Plans

The Royal Borough of Kensington and Chelsea must prepare a local plan, which sets planning policies within the local authority area. These are very important when deciding planning applications. The examination is the last stage of the process for producing a local plan. The process should have fully involved everyone who has an interest in the document and they should have had the chance to comment.

Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework.

3. National Planning Policy Framework

The National Planning Policy Framework was published on 27 March 2012. The framework gives guidance to local councils and neighbourhood forums in drawing up local plans and neighbourhood plans and on making decisions on planning applications.

4. Neighbourhood Planning

Neighbourhood planning was introduced under the Localism Act 2011, giving new rights and powers to local communities to shape new development by coming together to prepare neighbourhood plans.

A qualifying body, in this case a neighbourhood forum, is able to initiate a process to require a local planning authority such as the Royal Borough of Kensington and Chelsea to make a Neighbourhood Development Plan. Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area.

A Neighbourhood Development Plan sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area. The neighbourhood area is specified in the Plan. There can only be one Neighbourhood Development Plan for each neighbourhood area and it must specify a period for which it is to have effect.