

APPLICATION TO THE ROYAL BOROUGH OF KENSINGTON & CHELSEA UNDER SCHEDULE 9 OF THE LOCALISM ACT 2011 FOR THE DESIGNATION OF THE LOTS ROAD NEIGHBOURHOOD FORUM AND NEIGHBOURHOOD AREA

This application is made by the Lots Road Neighbourhood Forum, as a qualifying body capable of designation under paragraph 61G of the Localism Act 2011 and Town and Country Planning Act 1990 (as amended). The application is for designation both of the Lots Road Neighbourhood Forum, and for the boundary of the proposed neighbourhood area for which a neighbourhood plan will be prepared.

This application is submitted in accordance with Section 61c of the 1990 Act (Town and Country Planning Act) and the Neighbourhood Planning (General) Regulations 2012. The Royal Borough of Kensington and Chelsea is asked to publish, consult on and determine this application as soon as possible and within permitted statutory timescales.

DESIGNATION OF THE LOTS ROAD NEIGHBOURHOOD FORUM

This part of the designation application seeks approval to the designation of the Lots Road Neighbourhood Forum. The statutory requirements for a body qualifying as capable of designation as a neighbourhood forum are set out in section 61F(5) of the Town and Country Planning Act 1990 as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These require that:

- the body is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned
- its membership is open to those who live or work in the area concerned (whether for businesses carried on there or otherwise) along with elected members of the local authority any of whose area falls within the neighbourhood area concerned
- its membership includes a minimum of 21 individuals who fall within the above categories
- the body has a written constitution

Objectives of the Forum

The objective of the Forum is to preserve, protect and enhance the distinctive nature and character of the area and to improve the economic, social and environmental well-being and quality of life of those living and working in it, through the development and implementation of a Neighbourhood Plan, recognising that the area proposed for the Forum contains both the only designated employment zone in Chelsea and important conservation areas. The Neighbourhood Plan will be in accordance with the requirements of the Localism Act 2011 and in general conformity with the strategic policies of the Royal Borough of Kensington and Chelsea Local Plan as adopted in September 2019 following examination by the Planning Inspectorate.

As a collective body, the Lots Road Neighbourhood Forum (as and when designated) will respond to consultations on the RBKC Local Plan and all other relevant masterplans and local planning issues.

Membership of the Forum

Membership of the Forum has been built up initially as a result of individuals coming together to respond to consultation sessions held RBKC in relation to local planning issues and developments. Current membership of the Forum is set out in Appendix A. This membership represents residents and businesses from across the proposed Neighbourhood Area.

The Forum anticipates a growing membership. Going forward public information meetings will be held to explain the designation process and the aims of the Forum, with an invitation to all local residents and business to play their part in this initiative. A website, www.lotsroadforum.org has been launched to provide public information on the Forum and its activities and to encourage local participation. The Forum will also use social media channels and a local WhatsApp group to strengthen further its communications with local residents and businesses.

Local ward councillors and a number of prospective councillors have been consulted and support this application. Ward councillors now and in the future will be invited to participate in the Forum.

The Forum is also supported by the Lots Village Chelsea Association of Residents and Businesses (LVC). The LVC is accredited by RBKC and received a Gold award for Excellence in representing local residents, in 2011. It has a current membership of over 70 local residents and businesses, and it is open to all living and working in the area and in the surrounding streets. In its short existence of just fifteen years, the LVC has gained a great deal of experience in local planning issues having been actively involved in the issues surrounding the development of the Chelsea Academy, the Lots Road Power Station Scheme, the impact of the Super sewer construction and most recently the proposed development of the Cheyne Nursery site. The LVC campaigns with local residents on issues ranging from local policing matters to maintaining safe and clean streets. It has encouraged greater awareness of the history of the area and played its part in the 2014 designation of the Lots Village Conservation Area. Mindful that Lots Road is the only Employment Zone in Chelsea, the LVC actively seeks to represent both residents and businesses alike.

The Forum is also supported by and includes in its membership, the Pooles Lane Residents Association, the Chelsea Reach Boatowners Association, the Cheyne Walk Trust and The Chelsea Society.

Constitution and Management Committee

The proposed constitution of the Forum forms part of this application and is attached at Appendix B.

The Management Committee of the Forum will be elected at its formal inaugural meeting. Prior to Designation the following individuals are currently acting as the Management Committee:

- Richard Jacques, Chair
- Peter Barrett, Vice-Chair
- Josh Lee, Treasurer and Pooles Lane Resident Association representative
- Secretary, Gill Best
- Kerry Davis-Head, Chair of LVC
- Nicholas Zervoglos
- Kush Kanodia

- Martyn Baker
- Rosemary Baker
- David Lloyd-Davis

It is expected that these individuals will be proposed for election at a formal inaugural meeting of the Forum following designation.

While the Forum has a number of members who are practicing architects and others with professional experience of the planning process, the Forum is nonetheless also being advised and supported by Henry Peterson, Chair of the St Quintin and Woodlands Neighbourhood Forum and a DLUHC 'neighbourhood planning champion'.

DESIGNATION OF NEIGHBOURHOOD PLANNING AREA

This part of the application seeks approval for the designation of the Lots Road Neighbourhood Planning Area. The geographic area for the application is that bounded by the Kings Road to the North, the RBKC border to the West, Chelsea Creek and the River Thames to the South and Cremorne Road and Cheyne Walk to Battersea Bridge on the East. The geographic area covered lies wholly within the Royal Borough of Kensington & Chelsea (RBKC). A map showing the proposed area is attached at Appendix C.

The area combines that covered by the LVC, the Pooles Lane Residents Association and the Chelsea Reach Boat Owners Association (CRBA). The area extends to the west to include the Lots Road Employment Zone and to the south to include the new development of the former power station and the protected wharfs along an important and historic part of London's riverside.

The logic of defining this area for neighbourhood planning purposes is as follows:

The defining characteristic of the proposed area is the exceptional intermingling of small homes with much sought after employment space, creative design studios, a famous Fine Art School, an Academy school and destinations such as the river front and our famous jazz club. However, the coming together of these residential, business, educational and cultural interests takes place within a highly populated footprint. Formal statistics show that the population density in the Chelsea Riverside Ward is the third highest in the borough, with 162.3 people per square hectare, compared to 130.8 in the borough as a whole. Much of this population falls within the proposed area. The population density within the proposed area is set to increase further with the forthcoming occupation of the Chelsea Waterfront residential development. Planning within the proposed area must therefore take account of its crowded nature and the impact of new developments on the economic, social and environmental well-being of existing residents and businesses.

The area has a strong local identity with a long history - from its origins as a market garden and its time as a Victorian pleasure garden, to its more recent past as a grid of high-density terraced housing built for London's rapidly industrialised workforce, to its current role as a creative hub for design and architecture businesses. In each phase of its development, it has always had a distinctive sense of place both within Chelsea and within London as a whole. The area's special character is most obviously recognised in the 2014 designation of the Lots Village Conservation Area. Maintaining this character and the area's strong sense of place can best be achieved through a Neighbourhood Plan, built by and for residents and businesses in the area.

The area contains an important section of RBKC's riverfront, running from Chelsea Creek to Battersea Bridge. On the completion of the Lots Road Power Station redevelopment and the construction of the Super Sewer, this area will provide a dynamic environment for people to live, work and enjoy as a recreational destination. It will also provide its own challenges to ensure the quality of these opportunities, their integration into the local community and the need to sustain the natural environment and biodiversity of the river and its foreshore.

Social rented properties in the borough and London account for 24.5 and 24.1 per cent respectively but is 41.3 per cent in Chelsea Riverside, leading to a diverse and vibrant community. This dynamic mix of local residents creates a specific need for more local employment opportunities, better public services and good recreational facilities, such as protected green spaces. All needs that can best be addressed through a neighbourhood plan.

The proposed area for the Forum and Neighbourhood Plan includes the Lots Road Employment Zone. As RBKC has recently stated in its borough-wide Local Plan review 'we are home to a vibrant and a varied business sector which makes an important contribution to the country's economy. Our business sector is also greatly valued at a more local level for the jobs it provides, for the contribution it makes to the character of our streets and for the people it brings to our town centres. It is a key tool in the way we can begin to address inequality.' As one of the few areas within the RBKC capable of creating new, vibrant businesses beyond retail and hospitality, and delivering both for the Lots Road community and RBKC as whole, we believe that the development of the Lots Road Enterprise Zone will be at the heart of our Neighbourhood Plan.

Local people would like to see a scenario in which workshops, offices, and studios are integrated successfully, within a coherent and attractive built form and accompanied by physical improvements to the street scene. This would build on the areas existing 'creative quarter', delivering opportunities for local people and contributing to the wider economy.

Neighbourhood Development Orders

At this early stage, no application is being made for a Neighbourhood Development Order, or under the Community Right to Build. Such applications may follow on from the Neighbourhood Planning exercise.

Contact details

The main contact points for the Lots Road Neighbourhood Forum are:

Chair: Richard Jacques, 2 Stadium Street, SW10 0PS, Tel: 07538177188 Email: rpfjacques@gmail.com

Vice Chair: Peter Barrett 134 Lots Road London SW10 0RJ Email: pb@worldsendstudios.com

Appendix A

LOTS ROAD NEIGHBOURHOOD FORUM MEMBERSHIP

Please find below the current list of the sixty-nine verified members of the Lots Road Neighbourhood Forum as at 04/03/2022.

Michael	Bach
Martyn	Baker
Rosemary	Baker
Nina	Balzer
Peter	Barrett
Gillian	Best
Kate	Bex
Chris	Bird
Suzanne	Blakely
John	Bodenham
Tom	Bouwens
Lucian	Boyd-Harte
Mike & May	Braine
Jean	Brown
Pat	Bunche
Richard	Burgess
Peter	Burnet
Christine	Coral
Kerry	Davis-Head
Susan	Dawson
Charles	Donlan
Jeremy	Edge
Toni	Effe
Alasdair	HaddenPaton
Stefanie	Harwood
Ash	Hayhurst
Geraldine	Hill
Nigel	Horrell
Simon	Howard
Michelle	Jackson
Richard	Jacques
Kush	Kanodia
Anna	Kazakova
Georg	Kazakova
Josh	Lee
Paul	Lever
Charles	Littledale

Evan	Llewellyn
Jill	Llewellyn
Scarlett	Lloyd-Davis
Samar	Mansour
Rob	McGibbon
Declan	Morrison
Pam	Mullin
Roddy	Mullin
Noreen	O'Sullivan
Michael	Parkes
Phyllida	Poltock
Alexandra	Pringle
Zena	Rawaf
Sonia	Richardson
Veronica	Ricks
Steve	Rubie
Jo	Sherrard
Clay	Smith
Keith	Snellings
Rick	Stroud
Donald	Sturrock
Andrew	Thompson
James	Thompson
Madi	Turpin
Ann	Toomey
Giso	Van Loon
David	Waddell
Rene	Wiesner
Collette	Wilkinson
Althea	Wilson
Jo	Wilson
Nicholas	Zervoglos

Appendix B

LOTS ROAD NEIGHBOURHOOD FORUM PROPOSED CONSTITUTION

1. Aims and status of the Neighbourhood Forum

1.1 To preserve, protect and enhance the distinctive nature and character of the area and to improve the economic, social and environmental well-being and quality of life of those living and working in it, through the development and implementation of a Neighbourhood Plan, recognising that the area proposed for the Forum contains both the only designated employment zone in Chelsea and important conservation areas. The Neighbourhood Plan will be in accordance with the requirements of the Localism Act 2011 and in conformity with the strategic policies of the Royal Borough of Kensington and the Chelsea Local Plan as adopted in September 2019 following examination by the Planning Inspectorate.

1.2 The status of the Forum shall be that of an unincorporated association, established for the purpose of neighbourhood planning as defined in Schedule 9 of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

2. Membership of the Forum

2.1 Voting membership of the Forum shall be open to all those living and working (whether for business carried on there or otherwise) in the area covered by the Forum

2.2 In the event of breaches of the code of conduct at paragraph 14 of this constitution, membership of the Forum can be suspended or ended by a two thirds majority at any general meeting of the Forum.

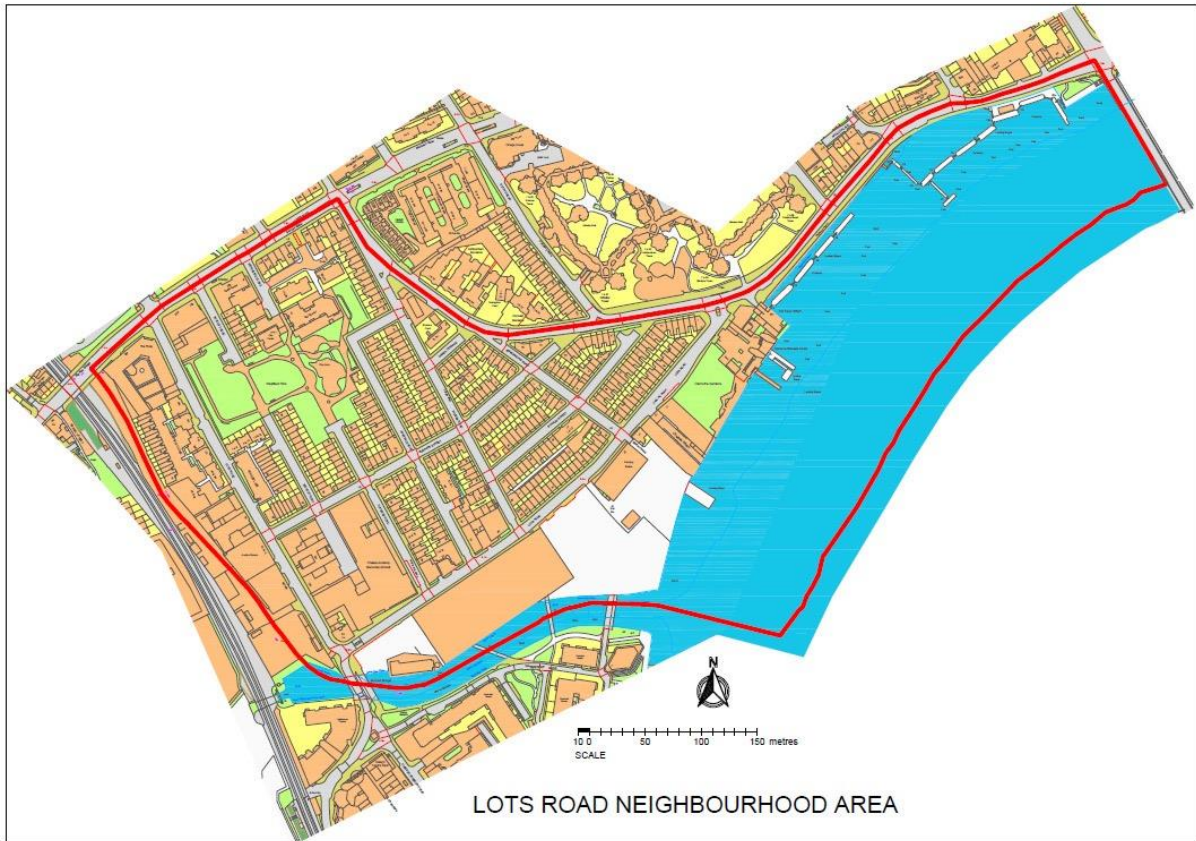
2.3 Any person whose membership has been suspended shall have the right to have this decision reviewed at a subsequent general meeting of the Forum.

2.4. Councillors of Riverside Ward in RBKC will be invited to be members of the Forum in accordance with the Act and the Neighbourhood Planning (General) Regulations 2012.

3. Boundary

3.1 The area covered by the Forum shall be:

An area bounded by the Kings Road to the North, the RBKC border to the West, Chelsea Creek and the Rover Thames to the South and Cremorne Road and Cheyne Walk to Battersea Bridge on the East.



4. Equal Opportunities

4.1 The Forum will operate to principles of equal opportunities and shall not discriminate against any persons on grounds of race, nationality, gender, disability, sexuality, religion, or age.

5. Political neutrality

5.1 The Forum will operate as a non party political body

6. General Meetings and Annual General Meeting

6.1 The Forum will hold a minimum of three General Meetings each year, open to all members.

6.2 In addition to the above, the Forum shall hold an Annual General Meeting each year at which officers and management committee members shall be elected through the votes of those members in attendance.

7. Management Committee and Officers

7.1 The Forum shall have a Management Committee made up of no less than 8 and no more than 14 members.

7.2 The Management Committee shall include a Chairperson, Vice-Chair, Secretary and Treasurer, their consent having been sought, these officers shall be elected each year at the AGM. Officers may stand for re-election annually but may serve no longer than seven contiguous years. The Chairperson shall reside within the defined Forum boundary

7.3 The Chairperson shall chair general meetings and meetings of the management committee. In the absence of the chairperson, the vice chair or another management committee members shall take the chair.

7.4 Election or removal of officers or Management Committee members can only be carried out by votes at the Annual General Meeting or at a special Meeting called for that purpose. However any officer who fails, without good reason, to attend two meetings in any one year shall be deemed to have stood down voluntarily.

7.5 Any vacancies on the committee occurring by resignation or otherwise can be filled by co-option of Forum members, pending the next General Meeting.

7.6 The Management Committee may co-opt up to three individuals who do not live or work within the Forum area, where their expertise is considered to be beneficial to the work of the Forum.

7.7 The Management Committee may establish sub-committees to carry out specific functions. All such sub-committees shall be chaired by a member of the management committee.

8. Business at Annual General Meetings

8.1 Business at Annual General Meetings shall include the following

- a report on the activities of the Forum over the previous year
- statement of accounts
- nominations for elected officers
- any amendments to the constitution
- any resolutions put forward by members

8.2. Dates and times of General and Annual General Meetings shall be advertised on the Forum's website and via the mailing lists of the Lots Road Neighbourhood Forum, at least 21 days before the meeting.

9. Special General Meetings

9.1 A Special General Meeting may be called by the Management Committee or if requested by 10% of the membership. Once summonsed, such a meeting shall be held within 21 days.

10. Decisions, Voting and Quorum

10.1 Decisions at General Meetings, Special General Meetings and at the Annual General Meeting shall be by consensus, or by a simple majority vote. All members present shall be entitled to one vote. Where a show of hands is inconclusive, a ballot vote will be taken and those present may be required to provide evidence that they live or work within the Forum area.

10.2 Decisions of General Meetings, Special General Meetings and of the AGM shall be binding on the Management Committee

10.3 Amendments to the constitution shall require a two thirds majority. Details of proposed changes are required to be circulated to all Management Committee members 14 days before the date of the meeting at which they are to be considered.

10.4 The quorum for a General Meeting, Special General Meeting or for an AGM shall be a minimum of 20 members present in person or present virtually. The quorum for a management committee meeting shall be one third of its membership or 5 of its elected members, whichever is the greater.

10.5 In the event of a tie in voting, the chair of the meeting shall have a casting vote. A casting vote shall not be used to amend the constitution.

11. Finance and Accounts

11.1 A record of income and expenditure must be provided each year to the Annual General Meeting.

11.2 Accounts should be independently audited if the turnover of the Forum exceeds £5,000 in the year in question.

11.3 Accounts should be open to inspection by members on request

11.4 The Forum may raise funds by donation, grants, or other means. The proceeds of such fund-raising shall be used in furtherance of the Forum's aims as set out in this constitution.

11.5 The Forum shall maintain a bank account. Cheques, transfers, or other banking instruments and instructions shall be the responsibility of two signatories who must be members of the management committee.

11.6 Signatories must not be related or members of the same household. 11.7 Records must be kept of any petty cash transactions.

12. Minutes

12.1 Minutes shall be kept of General Meetings, Special General Meetings, AGMs and Management Committee meetings. Such minutes shall be available for inspection by members and published on the Forum's website.

12.2 In rare circumstances where there is a requirement for confidentiality, a confidential section of the minutes may be recorded, available to members of the Management Committee.

13. Dissolution

13.1 The Forum can be dissolved only by a Special General Meeting summonsed for that purpose.

13.2 A majority vote of members present is required to dissolve the Forum

13.3 The Special General Meeting shall decide on the disposal of any remaining fund or assets on dissolution, for charitable purposes, after any debts or liabilities have been met.

13.4 Any RBKC equipment or assets that the Forum has been allowed to use, and which have not been transferred to the ownership of the Forum, shall be returned to this body should it so wish.

14. Code of Conduct for Management Committee members

14.1 The role of the Management Committee is to conduct the day to day business of the Forum in an efficient, fair and responsive way. In taking decisions on behalf of the Forum, Committee members must always be aware of their responsibility to represent all those living and working in the Forum area.

14.2 All Committee members must comply with this constitution and code of conduct at all times.

14.3 Committee members should conduct themselves in a manner which respects the views of others. Racist, sexist, personalised or inflammatory comments are not acceptable.

14.4 Committee members must never use their position to seek preferential treatment for themselves, relatives or members of their household. Any pecuniary or non-pecuniary interests must be declared at General Meetings as well as Committee Meetings and those concerned should abstain from voting on the matter under discussion.

14.5 Committee members cannot receive any payment from the Forum, other than for bona fide expenses as approved by the Treasurer and submitted and recorded in writing.

14.6 Any serious breach of this Code of Conduct may result in a committee member being asked to resign, or being suspended by a majority vote of the committee.

Appendix C

PROPOSED LOTS ROAD NEIGHBOURHOOD FORUM AREA

