

From: [Colin Bascom](#)
To: [Neighbourhood, Planning: WCC](#)
Subject: Fitzrovia West Neighbourhood Plan Consultation
Date: 22 June 2020 18:20:41

Dear Sirs,

We are writing in response to the invitation to comment on the regulation 16 version of the Fitzrovia West Neighbourhood plan (the Plan).

The Fitzrovia Trust was formed in the 1980s in order to promote the objectives of restoring historic buildings, protecting local shops and providing new affordable housing. The Trust covers both the Westminster and Camden sides of the borough boundary and defines its target area as that bounded by Oxford Street, Great Portland Street, Marylebone/Euston Road and Gower Street. The board of trustees is made up of residents, some of whom live in Westminster, and also work in the area.

The Trust owns a number of mixed use properties in Warren Street as well as having a lease on a nursery building and playground in Whitfield Street. The residential elements are mainly leased to housing associations. It currently has no properties in the Fitzrovia West area but is regularly investigating buildings which come onto the market. The board meets regularly in the Fitzrovia Centre in Foley Street.

The Trust wishes to express its full support for the vision and objectives of the Plan and the need to have a clear and comprehensive set of policies addressing the needs of residents and businesses.

For businesses, we particularly recognise the need to protect small shops and to support new and start-up businesses and social enterprises. The area has always been characterised by small scale workshops, offices and service providers and these are a vital element of the character of the area. We would therefore not support large scale redevelopment or developments which displace micro businesses or service providers and does not respect the many heritage assets in the area. We also support the requirement for the provision of new accommodation for those requiring small units, as set out in policies B1 and B2.

We are very aware of the great need for affordable housing in the area and have done our best to contribute to this. Too often, developers make the case that affordable housing is not viable or offer payments in lieu instead. As a result, there has been very little new affordable housing in the area and the Council's target of 35% of new provision has very rarely if ever been achieved. We therefore strongly support policy PR2.

We also favour an increase in green space and play space in the area. It has long been recognised as an area deficient in open space but so far there has been no public provision. We have seen the Forum's green strategy and warmly welcome a strategy which

manages local traffic so that some minor streets can be closed and landscaped as 'healthy streets'.

Of course, many improvements needed in the area are not planning-related but are set out in brief in the appendix. The Trust wishes to play a part in the overall improvement of the area.

Members of the Trust have been regularly consulted on the preparation of the Plan and now look forward to it being put into effect through the referendum.

Yours faithfully,

Kind Regards,

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