

The Soho Neighbourhood Plan

January 2020

Representations on Behalf of The House of St Barnabas

1. Purpose of Representations

- 1.1 This Statement has been prepared on behalf of The House of St Barnabas, 1 Greek Street, London, W1D 4NQ.
- 1.2 It addresses planning issues arising from the Soho Neighbourhood Forum's emerging "The Soho Neighbourhood Plan", specifically to safeguard the potential future operational development interests of The House of St Barnabas.

2. Summary of Policies

2.1 Section 2. Commercial Activity

- 2.2 *Commercial or mixed-use development proposals must ensure that the availability of smaller commercial premises for office and retail use is not diminished.*
- 2.3 All development proposals should be considered on their merits and for the overall planning benefits that they produce.
- 2.4 Enhancing the range of activities offered by existing operators and occupiers in Soho that contribute to the Plan's broader aims should be welcomed, even it means an absolute loss of employment or retail space.



- 2.5 Proposals should be considered against the increased diversity, vibrancy and activity they can provide to a building and area as a whole.
- 2.6 *Those existing private members clubs which can demonstrate that they provide important places for business networking will be protected and new proposals may be supported.*
- 2.7 For the avoidance of doubt, new proposals should include increased floorspace and or flexibility for existing private members clubs in providing a greater range of component activities.
- 2.8 **Section 3. Entertainment and the Night-Time Economy**
- 2.9 *Existing music venues and other cultural uses will be protected.*
- 2.10 This policy should explicitly recognise that protecting and sustaining the night-time economy can entail ensuring a permissive development management regime for increased flexibility in activities and hours of operation where such venues have demonstrated excellent standards of operational management.
- 2.11 **Section 4. Housing**
- 2.12 *Affordable housing should be provided as part of new development or if not on site then normally within the SNA.*
- 2.13 For the avoidance of doubt, it should be made clear that this only relates to residential development proposals and not where new commercial development is proposed.

3. Other Policies

3.1 Policy 11: Private Members Clubs

3.2 *Proposals for existing private members clubs that have demonstrated their role as an important facilitator of networking which seek to change them to other uses will generally be resisted unless an active marketing test indicates that the use is no longer viable. Proposals for new private members' clubs may be supported and will be expected to be in conformity with Paras 17.2 and 17.4 of Policy 17 of WCC's draft Local Plan 2019-40. Links to Plan Objective 2*

3.3 A sentence should be added to draft policy related to proposals for existing Private Members Clubs which seek to enhance their vitality and viability through enhancing their range of activities and hours of operation.

3.4 Such proposals should be regarded as being acceptable in principle where such clubs have demonstrated an excellent track record of operational management without having impacted on neighbouring amenity or the environment of the surrounding area generally.

