

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

The Soho 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).

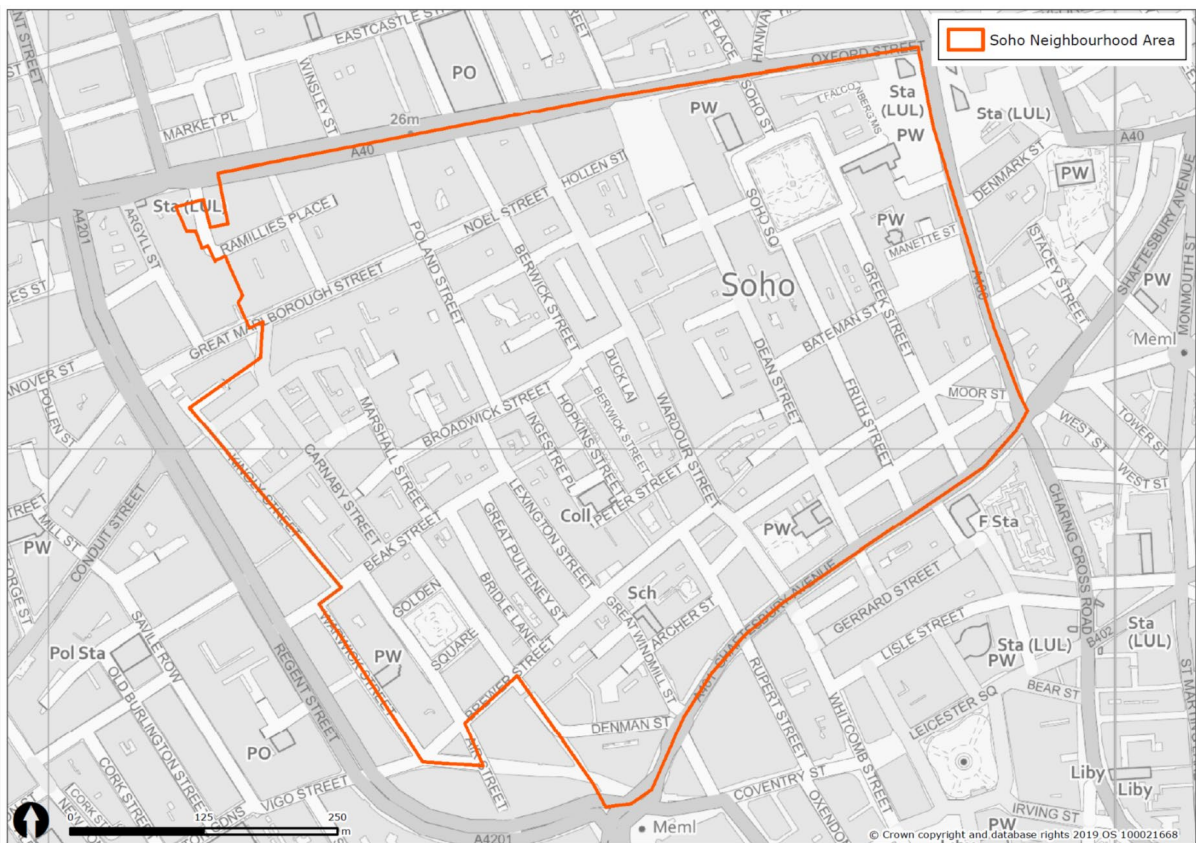
Title of Document

The Soho Neighbourhood Plan

Subject Matter and Area Covered

The Soho Neighbourhood Area (SNA) was designated by Westminster City Council in 2013. The Soho Neighbourhood Forum (SNF) was designated by the council in 2014 as a business Neighbourhood Forum. The SNF has been redesignated in 2019.

The Soho Neighbourhood Plan sets out new planning policies for the development and use of land in the Soho Neighbourhood Area (shown in the plan below) to the year 2040. It includes policies on a range of matters including culture and heritage, commercial activity, entertainment and the nigh-time economy, housing and the environment.



Period within which representations must be made

Representations on the Soho Neighbourhood Plan submission version and supporting documents must be made between **1st May 2020 and 10th July 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-soho>

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 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 Soho 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 Friday 10th July 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

Soho Neighbourhood Plan timeline

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

Stage	Dates
Draft Consultation by the Soho Neighbourhood Forum (Regulation 14)	17th July 2019 – 11 th September 2019

Publicising the plan proposal by Westminster City Council (Regulation 16)	1 st May 2020 – 10 th July 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)

What has been submitted to Westminster City Council?

The documents in Soho Neighbourhood Forum's submission are: -

- Soho 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