

Fortune Green & West Hamsptead Neighbourhood Plan - Draft 3

General comments

- Overall, the draft seems broadly in line with the strategic approach in our LDF documents
- Policies should focus on matters that will be taken into account when the Council assesses planning applications. Some parts of the plan cover wider issues (e.g. much of policies 7 - 9). Matters that don't relate to deciding planning applications don't have to go through the examination or referendum so we'd advise clearly separating them from the planning policies.
- Policies should be worded to be robust enough to withstand detailed scrutiny, e.g. at planning appeals.
- The hierarchy of the plan could be clearer, in particular the relationship between the 'Core Policies' and each individual policy. The Core Policies are essentially objectives rather than policies.
- The early parts of the Plan should refer to the London Plan homes and jobs targets for the area. These are only referred to in part 6.
- Plans should not unduly restrict the viable development of particular sites (see NPPF para 173).
- The Plan could include a Delivery Plan which sets out the local priorities, both on a general and site by site basis.

Core Policies - Some seem to repeat material in the Camden's LDF. Be good to specifically draw out any particular West Hampstead issues relating to these matters.

Policy 1 - covers matters outside the consideration of planning applications. Would be helpful to set out somewhere key elements of the area that you want development to respect or reflect.

Policy 2: - If you include a specific height restrictions you will need to demonstrate that this does not harm the viability of any future development (as per the NPPF). Maybe provide a set of considerations (design, views, context etc) which will be used when determining applications. Try to be specific e.g. when you mention the 'look and feel', specify the important elements are contribute to this; also for views specify the particular views of what from where (this detail can be in the supporting text rather than the policy).

Para 6.10 – This seems to suggest that student housing isn't needed in the area and yet doesn't appear to restrict it. If you are seeking to restrict student housing you would need stronger wording and evidence to demonstrate why WH needs a different approach to our borough wide policy.

Policy 3 - Not really a planning policy. Suggest your planning agreement policy sets out your priorities for s106 / CIL spending.

Policy 5 - Be helpful to consider how these elements will be implemented. Again, try to be clear about exactly what you want and are referring to (e.g. 'look and feel', 'certain sectors', 'over-supply', 'excessive')

Policy 6 - Be helpful to say what in particular about shop fronts on Mill Lane should be protected.

Site specific policies - identifying opportunity sites is a good idea but probably not worth including sites that will be completed before your plan is finalised.