

Prince's Foundation
Fortune Green & West Hampstead NP
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Session 2. Neighbourhood Planning Policies

Vincent Goodstadt

“38A Meaning of “neighbourhood development plan”



Localism Act 2011

CHAPTER 20

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

(2) A “neighbourhood development plan” is a plan which
sets out policies
(however expressed)
in relation to the
development and use of
land

□ 12 Core Policies

1: West End Green Conservation Area

2: West Hampstead Growth Area

3: Planning Agreements

4: Business Sites

5: West End Lane Retail Area

6: Mill Lane Retail Area

7: Roads

8: Cycling

9: Pavements & Pedestrians

10: Green space

11: Trees

Issues?

A. Types of Policies in Plan

B. Form & Content of Policies

C. Missing Components of Policies?

A. Types of Policies in Plan

- General Objectives
- Development Policies & Site
Specific Proposals
- Recommendations for Action

1. General Objectives

FG & WH NP – Examples

“Core Policies” are your Objectives

Over-riding Issues:

- 12. Character
- 4, Quality of design
- 11. Mixture of uses

Spatial Priorities

- 2/3. Growth areas
- 5. Conservation areas
- 1. Housing
- 6. Business

Infrastructure Requirements

- 7. Public transport
- 9. Pedestrians
- 10. Public services
- 10. Community facilities

2. Development Policies & Proposals

FG & WH NP – Examples

Development Policies & Proposals?

Policy

1. West End Green CA
2. W. Hampstead Growth Area
3. S106
4. Business Sites
5. West End Lane Retail Area
6. Mill Lane Retail Area
7. Roads
8. Cycling
9. Pavements & Pedestrians
10. Green space
11. Trees

Example

- Height limit & mixed uses
- Safeguarding of sites
- Mixed use & public realm
- Shop frontage & amenity
- New cycle routes
- Pedestrianisation proposals
- Green space requirements

3. Recommendations for Action

FG & WH NP – Examples

Recommendations for Action?

Policy

1. West End Green CA
2. W. Hampstead Growth Area
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Example

- Article 4 Direction & Ad Control
- Greater transparency
- Support for SME
- Improve signage
- 20 mph speed limit
- Promote hire scheme
- Remove street clutter
- Private gardens policy?
- Consultation with residents et al

B. Form & Content of Policies

How Smart are your Policies?

S - specific

M - measurable

A - agreed

R - realistic

T - time-based

Implications for FG&HW NP?

Examples?

Policy 2: West Hampstead Growth Area

- The following policies should be applied to developments in the West Hampstead growth area:
 - i. Developments should be no higher than xx stories
 - ii. Developments should fit into the look and feel of the wider area; should not damage views of the area; and should be mindful of the fact that they are taking place between two conservation areas.
 - iii. Developments should provide employment and community space, as well as residential space. .

Policy 2: West Hampstead Growth Area (continued)

- iv. Developments should be aware of the traffic problems they could cause and should aim to increase space for pedestrians and provide improvements to public transport in the area.
- v. Developments should provide more green and open space, including more trees.
- vi. Developments to the east of West End Lane should provide improved pedestrian and cycle routes between West End Lane and Finchley Road.

C. Missing Components of Policies

Make Policies “Smarter”?

Policy

1. West End Green CA
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Example

- What needs control or improving?
- Site Specific Policies?
- Actual S106 Requirements
- Schedule of Locations?
- Definition of over-supply?
- Action programme?
- Other Routes?
- Schedule of Routes?
- Clarify ‘well back’?
- Gaps in Green space?
- Locations?

Site Specific Policy : Example

Policy 2A: Site 31 (187-199 West End Lane)

- Site 31 shall be promoted as a mixed use development of residential with retail, employment and community uses alongside other appropriate transport improvements for:
 - ...town centre uses & active frontages along W. End Lane;
 - XX residential units inc. XX% affordable housing; and
 - Employment,for small to medium businesses
 - New developments must



Implications?

Key to Effective Policies

- Do not repeat what is in local plan
- Focus on what the Neighbourhood Plan adds
- Keep policies simple
- Map policies
- Be **SMART**

Questions?