



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of meeting held on Thursday 18th September 2014 at West Hampstead Synagogue Hall*

**Present:** James Earl (Chair), Nick Jackson, Keith Moffitt, Pam Peck, Angela Ellison, Martin Nabney, Nir Sapir, Nick Grierson, Clare Sunderland, C Johnson, Stella Tysall, Jeff Dexter, Jamie Cotter, D Disson, Ian Cohen, Gillian Riso-Gill, Stephen Nathan, A Sarner, H Paul, Brigid Shaughnessy, Janet Crawford, Mike Borgeaud, Marie Minihan, Richard Olszewski, Pola Wojcik, Nancy Jirira, Eli Abt, Sue Measures, R Bat, M Byrnd, Jane Evans, James Little, Mark Hutton, Enyd Norman, Jane Corrigan, R Fisher, S Spieckley, B Viric, J Majer, L Sluys, Nicki Cohane, Eugene Regis, Harry Stobart, Cllr Phil Rosenberg, R Goismar, Heather Downham & David Futerman.

### **1. Welcome & apologies for absence**

Everyone was welcomed to the meeting. The Plan, and supporting documents, were displayed in the hall for people to view - with drop-in sessions both before and after the meeting. Paper copies of the Plan were also available.

Apologies for absence were received from: Mark Stonebanks, Stewart Drummond, John Eastwood, Cllr Lorna Russell, Andrew Saywell, Joseph Joy & Virginia Berridge.

### **2. Minutes of the last meeting – 9th June**

*Ballymore/West Hampstead Square:* James had attended meetings of the Construction Working Party on 24 July and earlier today. Work is proceeding on the build as scheduled, with the blocks being constructed from the rear of site; the first block (the social housing) should reach its final height in mid-October. Proposals for a redevelopment of WH Overground station are being brought forward by TfL; there will be a display of the plans, and a chance to comment, in the coming weeks (dates/locations tbc).

*Gondar Gardens:* no news yet on the outcome of the appeal on the third scheme.

*Growth Area Framework:* James had passed on to council officers the view that the NDF still wanted this to go ahead. The reply was that this would be considered - but only after the referendum on the Plan.

*Other NDFs:* James said he had continued to support new NDFs in the area. He attended a meeting in July which discussed setting up a cross-borough NDF in Kilburn, and spoke about our experiences and offered advice. He also supported the establishment of a Redington & Frognal NDF on the other side of Finchley Road. And he attended a meeting in Belsize, which discussed setting up an NDF there.

*100 Avenue Road:* the planning application for a 24 storey tower block in Swiss Cottage was rejected by Camden Council's Development Control Committee. It's likely the developer will either appeal or come back with new plans.

*Eruv:* no decision on this planning application yet.

*West Hampstead Underground Station proposals:* (brought forward from agenda item 9)

The NDF has been working with local businessman and landowner, Richard Loftus, to discuss improvements to WH Underground station. Initial plans were discussed at the NDF meeting in June and received a positive

reaction. A meeting with TfL had taken place with Richard, James & architect Guy Shackle over the summer. Richard reported to the NDF on the proposals as follows:

- The main idea is for a new station on the other side of West End Lane, with a new entrance and lifts
- There are currently 20 million passenger movements at the station; this could rise to 25m in 5-10 years
- The station can't handle the current numbers; there is also no disabled access or lifts
- Rafting over the railways lines on the west side of WEL would create a new piazza and entrance
- The proposals are currently at a preliminary stage
- TfL say the overall design concept is possible
- Cost is an important issue - it's likely to cost around £10 million
- Developments in the interchange/growth area could fund this - through CIL and S106 payments
- We're waiting for TfL to come back on a number of technical issues
- A revised scheme will then be drawn up and published
- This will then be publicised via councillors, Camden Council, the Mayor of London, general election candidates etc
- The station is not currently at the top of TfL's priority list - we therefore need to argue the case - and make sure it's on their agenda as a practical proposal

Comments made in response:

- There was support for the proposals and a desire for the final plans to be publicly available soon
- Do the plans include new platforms for Metropolitan Line and/or Chiltern trains? No
- WHAT is campaigning for a lift at the station - the two initiatives should work together
- There will be a further update at the next NDF meeting

### **3. The final draft of the Neighbourhood Plan**

James said that, as mentioned at the last meeting, a huge amount of work had gone into the final draft of the Plan in the six months since the end of the consultation on the 'proposed final draft' on 28th February. More than 40 comments/submissions were received - and changes have been made to the Plan as a result (see Consultation Statement for details). In all there had been six meetings with Camden Council planners to discuss the Plan - most of their comments were accepted; the remaining issues were discussed with independent planning advisers. The main areas that were discussed related to the policy wording about height and issues in the West Hampstead Growth Area. A new policy, 18, was added to deal with CIL (Community Infrastructure Levy) priorities. Otherwise, the overall structure of the Plan and policy numbers remain the same. A lot of the additional work went into tweaking the wording of the policies. The Plan was reviewed by a local planning barrister and then underwent a 'pre-submission health check' (a trial run for the examination) - and further changes were made. Finally the Plan was given to our graphic designer for a make-over - to make it look more professional, and to incorporate the maps and photos.

The final draft of the Plan was published by the NDF, and formally submitted to Camden Council, on 1st September. It's now not possible for the NDF to make changes to the Plan - however, if anyone spots any mistakes or factual inaccuracies, please let us know.

James thanked everyone who had helped and contributed to the final draft - and enabling the NDF to get to this important stage.

### **4. Supporting documents**

The Neighbourhood Plan was submitted along with three supporting documents (all of which can be seen on the NDF website):

*Statement of Basic Conditions* - this sets out the Plan meets the various legal requirements and conforms with the planning documents for England, London & Camden.

*Consultation Statement* - this outlines the work of NDF to consult and engage people and groups on the Plan. The main section is Part 3 (p35-58), which outlines how the NDF has amended the Plan following the January/February consultation - as well as responses from the consultation on the SEA; consultation with landowners of sites mentioned in the Plan & the owners of sites designated as Local Green Space.

*Strategic Environmental Assessment* - there have been some minor changes since the consultation version. A short version of the document is the 'Non-Technical Summary'.

## **5. Next Steps**

Camden Council has to carry out *a six week consultation* on the Plan. This started today and runs until 31st October. The details had been emailed to all those on the NDF mailing list earlier in the day, including where to submit comments. More details can be found on the Council's webpage: <http://bit.ly/1tWNa5h>

Following this consultation, the Plan - and comments received - will be sent to an *independent examiner*, who will assess if the Plan meets the various legal requirements. The examiner can rule that the Plan can proceed to a referendum; can proceed to a referendum subject to modifications; or cannot proceed to a referendum. The appointment of the examiner has to be agreed between the NDF and Camden Council. The NDF was sent a shortlist of three names, which the committee reviewed. We accepted two of the candidates, but rejected one. From the two, Camden Council have chosen one. The appointment should be formally confirmed shortly. It is hoped that the examiner will carry out his examination, and produce a report, before Christmas.

If the Plan passes examination, there will be a *referendum* of all those on the electoral register in the area covered by the Plan. All being well, this will take place in February or March next year (ie before the general election). There will be a more detailed discussion about the referendum, and our plans for it, at the next NDF meeting in November.

## **6. NDF accounts**

Accounts for NDF for the period January 2012 to June 2014 had been prepared by the Treasurer and were circulated on paper to those at the meeting.

During 2012, total income was £409; total expenditure £349 (most of which was on meeting venue hire).

During 2013, total income was £4,838 (most of which came from a grant from Locality); total expenditure was £4,168 (mostly on the leaflet which went to all properties in the area & the September workshop on the draft Plan).

During the first half of 2014 (up to 30 June), total income was £3,069 (mostly Locality grant); total expenditure was £2,867 (mostly on printing, graphic design and professional advice)

This left a balance of £959.

A number of items of expenditure are due to be made; final accounts for 2014 will be published next year.

Money has also been made available to the NDF from part of the Ballymore/West Hampstead Square development S106 agreement for 'masterplanning in West Hampstead' - the details and sums of this are still to be confirmed; there'll be an update at the next meeting.

Additional funds will be needed to pay for the referendum campaign and possible future work for the NDF. A grant application for National Lottery 'Awards for All' funding is being prepared.

## 7. Committee election

James said that following the publication of the final draft of the Plan, the committee had agreed to put themselves up for election:

Chair: James Earl was nominated; there were no other candidates; James was re-elected with no objections.

Vice-chair: Keith Moffitt was nominated; there were no other candidates; Keith was re-elected with no objections.

Secretary: there were no nominations; the post remains unfilled.

Treasurer: Mark Stonebanks was nominated; there were no other candidates; Mark was re-elected with no objections (Nick is helping out with this while Mark is away).

Communications Officer: Nick Jackson was nominated; there were no other candidates; Nick was re-elected with no objections.

Open positions: Sue Measures and Stephen Nathan were both nominated and re-elected with no objections.

There were also offers to join the committee from James Little, Ian Cohen and Cllr Phil Rosenberg - these were accepted, with no objections; the three become new members of the committee.

## 8. Liddell Road redevelopment

Camden Council had presented proposals for the redevelopment of this site at a meeting on 22 July. Revised proposals were presented at a meeting on 17 September - including a primary school, employment space, housing (in an 11 storey tower block and an additional 5 storey block along Maygrove Road); a new (second) entrance to the site from Maygrove Road; a link to the Peace Park; the number of housing units has been reduced from around 120 to 100; the number of affordable housing units has been increased from 0 to 4.

A planning application is due to be submitted later in the year; the NDF will make comments. The main concerns are about: the height of the tower block (although it has been reduced from 14 to 11 storeys); the lack of affordable housing (now 4%); the layout of the site; the viability of the employment space (and lack of any light industrial space); the catchment area for the school (will WH children be able to go there?).

James asked for comments on the current proposals - the following points were made:

- There needs to more and proper consultation with local people and more discussion about the plans
- The head-teacher of Kingsgate School should engage with the WH community
- The main aim is to have a school on the site opening in 2016
- Two meetings have been called to discuss the plans - the Council is engaging
- Development is needed to pay for the school; viability and deliverability are important issues
- The Council hasn't presented any options for people to consider - just one set of proposals, which people don't support; the council should not behave in the same way as a private developer
- The redevelopment is being driven by political ideology
- There will be a further consultation as part of the planning process; 3 local councillors are on the planning committee, where a final decision will be made; the Council is not pushing through the plans
- Local councillors have made clear that they support extending the catchment area to enable children from the Sidings estate and the local area to attend the school; legally this has to be part of a separate consultation
- It's hard to find primary school places in the area; there is a need for the school
- There will be a following rising demand in secondary school places (the Council say local secondary schools have plenty of places and there is no need for a new secondary school in the area between now the late 2020s)
- There is a need for light industry/industrial space in the area

- The proposals that are brought forward to the planning committee will need to comply with Camden's planning policy - on height and affordable housing, this may not be the case
- The Council has promised that there will be 50% affordable housing when 156 West End Lane is redeveloped
- The school provides a clear public benefit
- Will there be money from the development to improve Maygrove Peace Park and Sidings Community Centre?

James thanked everyone for their comments; if there is any further information from the Council and/or additional meetings, the details will be circulated.

#### **9. West Hampstead Underground station proposals**

(see under item 2)

#### **10. AOB**

The next Fortune Green & West Hampstead Area Action Group meeting will be on Tuesday 21st October at the Synagogue Hall - details to follow.

A new residents association is being established to cover the area around Maygrove Road - which could also include Ariel Road, Loveridge Road and Iverson Road. If you are interested, please email:

[maygrovenw6@gmail.com](mailto:maygrovenw6@gmail.com)

#### **11. Date of next meeting**

Tuesday 11th November - 7.30pm, West Hampstead Library.