



# **WEST HAMPSTEAD NDF**

## Neighbourhood Development Forum

### ***Minutes of meeting held on 26 February 2014 at West Hampstead Library***

**1. Present:** James Earl (Chair), Nick Jackson, Cllr Gillian Risso-Gill, Carlton Johnson, Stuart Drummond, Joe Joy, Maggie Rowley, Cllr Keith Moffitt, Enyd Norman, Mark Hutton, Natalie Eliades, Andrew Winton, N Borgeaud, M Griffiths, Richard Best, Harry Stobart, Mary Bryant, Branko Viric, Sue Measures, Mark Stonebanks, P Peck, Peter Rutherford, Jade Wong, Nick Russell, Bradley Brown, Stella Tysall, Anne Barker, Helena Paul & Brian Mearns.

Apologies for absence: Virginia Berridge, John Eastwood, Joan Moffatt, Cllr John Bryant, Guy Shackle, Ian Cohen, Emmy van Deurzen, Bob Doran, Chetanya Alexander, Linda Sluys, Cllr Nancy Jirira & Stephen Nathan.

#### **2. Minutes of the last meeting - 10th December:**

- *Liddell Road:* The scheme had been called in by the local councillors and James had given a deputation on behalf of the NDF at the meeting at the Town Hall; councillors on the committee voted to go ahead with the scheme. A planning application is due later this year. A consultation is underway on the educational aspects of the proposal; the NDF has submitted comments. A meeting is being held at The Sidings 10.30 to 12.00 on Tuesday 4 March to discuss the scheme. The NDF will stay involved.
- *Iverson Tyres:* The scheme has been approved
- *Ballymore/West Hampstead Square:* The trees have now been cut down. A Construction Working Party has been established. The NDF will be represented; James will attend a meeting on Friday.
- *Gondar Gardens:* Development Committee meeting tomorrow night to discuss the 3rd scheme; officers recommend approval. There is an error on the draft plan map 3 p12 which should show the reservoir as private open space. The final draft will correct this. The plan should emphasise that we want to keep open space all across the Forum's Area.
- *153-163 Broadhurst Gardens:* No known progress with the proposed redevelopment.
- *156 West End Lane:* Site was marketed by Camden Council last year. Many bidders. No information since.
- *Land Securities (O2 Centre owners):* no further contact nor comments received.
- *Plans for the final draft:* A planning barrister, an independent planning consultant, the DCLG and other statutory consultees have made comments. These and all other comments are on the NDF website, on the Evidence Base page.

**3. The Public Meeting** on 27<sup>th</sup> January was successful with more than 80 attendees. The presentation given by James is on the NDF website.

**4. The workshop on the growth area** took place on 15 March 2014. A good range of invited attendees had a very useful session and had two separate walkabouts. An excellent model (displayed at the meeting) had been worked on by Mark Stonebanks and members of the Sidings Community Centre Youth Group; thanks were made to both. Comments arising from the workshop will be fed into our plan and also passed to LB Camden. Significant issues discussed were routes around the area, the problems for pedestrians around the interchange leading to a need for long term plans to get buildings set back from the road to allow wider pavements.

**5. Finances.** We have spent most of our grant. Some additional donations have helped, thank you. We will make another application for grant next year. The cost of the referendum campaign will be significant. We will employ a graphic designer to give the final draft of the Plan a professional look.

We have had an offer of £500 from Travis Perkins - but our constitution requires any donation from a business of more than £100 must be approved at a meeting. A vote was held and passed nem con with two abstentions.

**6. Strategic Environmental Assessment (SEA).** This is a requirement under EU legislation as we are discussing specific sites within the plan. We will need professional help, and need around £5,000 to pay for this. We are hoping for a grant via Section 106, and from Locality. Simmons and Simmons may help with some pro bono work. The SEA will need to be consulted upon before we submit the Plan to LB Camden. No other NDFs in London have yet undertaken an SEA, so there is no template to follow for an NDF in Camden, in London or an urban area.

#### **7. Other Documents**

*Delivery plan*; LB Camden have asked for a ranking of the “wish list” topics on pp 36/37 *Sustainability appraisal* seems to have been accepted.

*Consultation Statement* is on the website; this will have to be extended to include all the comments on the proposed final draft.

*Evidence base* is also on the website.

**8. Consultation .** End date 28 February 2014. It includes consultation on the maps shown on the website. LB Camden planners are expected to submit comments. The on-line mapping app (see front page of the website) seems to be working satisfactorily and there is an increasing number of comments which will be collected into the consultation comments.

See: <http://westhampstead.commonplace.is/>

Comments were raised from the floor about the plan’s assessment of the proposed **Liddell Road** School; It was suggested that the Plan’s proposals for retention of trees, affordable

housing, limited height of the housing units, and demands for increased green open space were raising expectations too high and were risking the viability of development of the site. There was discussion on the concept of viability in development. It was suggested that increased demands for social benefits in practice normally only changed the value of the land not the viability of projects.

It was suggested that there needs to be a better balance of language about the sites in 4C. The council's application for the school is expected in the summer of 2014. The Plan should be well advanced by then.

It was noted that LB Camden has recently received an additional £6.7 million for educational assets in the borough.

It was suggested that **commercial units** in the area are too large and smaller units would allow faster take-up. Several large commercial units (parts of other schemes) had been empty for a long time. It was noted that the plan does have comments on the size of commercial units.

There was discussion on the implementation of **car free developments**.

James thanked anyone for their comments - and urged everyone with views about the Plan to submit their comments in writing before the end of the consultation period.

#### **9. Timetable:**

- March: NDF committee review comments & amend Plan as necessary
- March/April: consultation on draft SEA report
- May: Plan & supporting documents submitted to Camden Council
- (May: local elections)
- June/July: Camden Council's 6 week consultation on Plan
- Summer: Plan submitted to Inspector for examination and approval
- Autumn: Referendum

#### **10. AOB:**

The NDF is supporting a campaign calling on estate agents to remove boards - particularly on West End Lane. You can sign the petition here:

<http://tinyurl.com/pd7wqto>

HS2 consultation closes soon - the NDF hasn't got involved in this so far.

Rubbish is again accumulating outside charity shops.

**11. Next Meeting:** probably in late March - date TBC; thereafter there will be a pause in the NDF's public events during the local election period; the following meeting will be in June.