



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

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

**1. Present:** James Earl (Chair), Joe Joy, Sue Measures, Ian Cohen, Nick Grierson, Carlton Johnson, Andrew Saywell, Joan Moffatt, M Borgeaud, Peter Symonds, John Eastwood, William Marr-Heenan, Larry Trachtenberg, Mark Hutton, Enyd Norman, Jill Hood, Phil Turner, Gerhard Dehrer; Jeff Levy, Mark Stonebanks, Keith Moffitt, Guy Shackle, Angela Pober, Philip Rosenberg, Kate Shaughnessy, Brigid Shaughnessy, Tulip Siddiq & Tom Smith

*Apologies for absence:* Cllr John Bryant, Nick Russell, Emmy van Deurzen, Stuart Drummond, Richard Loftus, Nick Jackson, Stephen Nathan & Virginia Berridge.

### **2. Minutes of the last meeting : 26 February:**

Mark Hutton said he wished to propose a correction to item 8 of the minutes so as to accurately record his doubts about viability of any development at Liddell Road allowed under the draft plan. As well as more employment space, more green space and further trees, he had also mentioned the £11 m school and a bridge all to be financed under the plan by a small two storey affordable housing development. The school and the bridge needed to be added to the list in minutes.

- *Ballymore/West Hampstead Square:* It was understood that M&S were proposing an additional unit for take aways on the site; this would require a change of use application, which it was thought was likely to be agreed by Council officers. The general view of those present was that there were already sufficient take aways in the area; the Ballymore Working Group (of which the NDF is a member) would monitor developments.
- *Gondar Gardens:* Development Control Committee had refused approval of the third scheme. The developer would probably appeal.
- *156 West End Lane:* The Council had received final offers for the site. James had emailed Cllr Phil Jones asking to know when the preferred bidder was chosen.
- *Land Securities:* had submitted comments on the draft Plan.
- *Plan for Growth area:* The Council proposed to do a Master Plan for the area but the work was currently on hold. The notes from the Workshop will be circulated and posted on the website.
- *Iverson Road and West End Lane* There was a rumour of a development up to 10 storeys at this junction possibly linked to the development at the station.
- *Online map:* more than 100 comments have now been submitted. It's worth a look to see the issues being raised: <http://westhampstead.commonplace.is>

### **3. NDF finances and report:**

Mark Stonebanks reported that the Forum had a current balance of £1,800. There had been welcome donations from business and residents associations including BAM and some NDF Committee Members had generously donated. Income in 2013 had been £4,838 and

expenditure around £4,100; in the current year income to date was c£1,500 (plus c £1,300 cheques to be paid in) and expenditure £2,877. It was estimated further sums would be required to promote the NDF Plan up to the referendum and how this would be funded was as yet unclear. Despite previously suggesting otherwise, Locality won't give the NDF a second grant. It was suggested that the Government, the Council, the commercial sector and other funders should be approached at the appropriate time.

#### **4. Strategic Environmental Assessment & 6 week consultation:**

The SEA is required by EU legislation and is concerned with the environmental impact of the NDF Plan. A planning consultant was undertaking the work and was still gathering data. The cost would be of the order of £5,000; a grant had been secured to help fund part of the work. The 6 week consultation period required by the legislation would be spread over April and May.

#### **5. Comments received on the proposed final draft:**

The consultation period on the proposed final draft had concluded at the end of February and all the responses have been posted on the NDF website. About 35 responses had been received in all; there were two late submissions (from West Hampstead Business Association & Friends of Maygrove Peace Park), both of which were accepted. Neither TfL nor GLA had responded within the consultation period but TfL had now done so after some prompting; GLA were still being chased.

#### **6. Outstanding work on the Plan & supporting documents:**

Camden had commented on the draft Plan in considerable detail and had outlined what was required in the Plan's supporting documents. It was clear that a lot of technical work would be involved in meeting the Council's requirements, but it was also clear that if this work was not done the plan would fail.

Some present expressed shock and disappointment that at this late stage the NDF were being required to carry out further detailed work; it was alleged by one member that this was a political decision. A countervailing view put forward was that there was significant content within the draft which clearly breached the National Policy Planning Framework and that the Forum has been warned previously by Camden Officers and others that the Plan as drafted did not meet deliverability and viability criteria, particularly with regard to Liddell Road. Volkswagen had objected to the draft plan and Land Securities had argued that development would not be deliverable under its provisions.

#### **7. Request for further help from Camden Council & meeting with DCLG:**

The Committee had concluded that professional help would be needed and had asked Camden for two weeks of officer time for this purpose. The Council had said that they could provide two half days but said that they would be minded to agree to the release of some Barrymore S106 money which could be used to pay for further professional assistance. The Chair said that the Committee estimated that at least two months' full-time work would be required and the likely cost would be between £10,000 and £20,000. He and Mark Stonebanks had raised the problem at a meeting with DCLG and he would be meeting Camden in the next few weeks to discuss the issue further. It was however clear that the draft Plan and supporting documents would not be ready for submission until some time in

the summer and hence that the referendum would be delayed by 4 or 5 months and would probably now take place in early 2015.

It was argued that recognition should be given to the West Hampstead NDF being the first in Camden and so was in uncharted waters and that it had to deal with the complexity of the Growth area. Arising from the discussion it was agreed unanimously to request Camden Council to release S106 funds to meet the cost of the additional work.

#### **8. Local elections:**

There would be no further public NDF events in the period leading up to the local and European elections on 22nd May. The Chair will send out an email to clarify the NDF's role in the local elections.

#### **9. NDF activities for the rest of 2014:**

- **Interchange project study:** Access to the Jubilee Line station remained inadequate and there was a proposal to again look at the possibility of creating new entrances with the aim of easing passenger flow. Contrary to the 2003 report by Colin Buchanan Partners which proposed that a link between the three stations would be best achieved on the East side, it was clear that such a link was now only possible on the West side. Richard Loftus had offered to fund a study of access to the stations. Guy Shackle, the architect who was undertaking this work, would welcome any comments and it was thought that at the June meeting it would be helpful to look at any outline sketches by then available. Doubts were expressed about whether TfL were likely to engage with any proposal for major change at the underground station; other comments made included the need to widen pavements, measures to speed up the movement of busses through the area, provision for cyclists and disabled access.
- **Kingsgate school expansion/Liddell Road:** This would be on the agenda for the June meeting.

#### **10. Future role for NDF:**

There would be an obvious need to monitor implementation of the Plan when it had finally been agreed, and at some time in the future (perhaps after 5 years, although this was not yet clear) to carry out a review of its content in light of conditions at that time in order to ensure its continuing relevance.

There was also a proposal to apply for S106 money to acquire an interactive program which would show proposed development schemes in 3-dimensional form, thus allowing a better appreciation of the impact of such schemes on the surrounding environment.

#### **11. AOB:**

There was a question about a proposal to add an extra storey to the BAM mansion blocks. Ian (who's one of the directors) said this was an idea to raise money, but had been dismissed and wouldn't be happening.

The potential traffic problem which would arise from HS2 was raised. Finchley Road would be the route taken by a high volume of lorries carrying waste arising from the project and this would almost certainly lead to much heavier usage of West End Lane and surrounding roads by traffic seeking to avoid the likely congestion on Finchley Road.

#### **12. Date of next meeting:**

After the local elections, in June – date to be confirmed.