

From: West Hampstead NDF [<mailto:ndpwesthampstead@gmail.com>]

Sent: 07 February 2018 12:46

To: PlanningPolicy <PlanningPolicy@camden.gov.uk>

Subject: Site Allocations Update (2018)

West Hampstead and Fortune Green Neighbourhood Development Forum want the following comments to be used in the update of Camden's Site Allocation Update:

There are currently three sites in our Neighbourhood Plan area which are included in the current version of the Site Allocations Document. We do not believe that any new sites should be added to the Document from this area. Indeed, given the development pressures the area is facing, we would expect considerable local opposition to any proposals to include any new sites in Fortune Green & West Hampstead.

- Site 27: 187-199 West End Lane. This site has now been developed and should be removed from the Document.
- Site 28: 156 West End Lane. Planning permission was granted for this site last year. However, until the site is actually redeveloped, we believe this site should remain in the Document. Reference to this site should also be updated to mention the Neighbourhood Plan and its aims for the site. Furthermore, in case there is any future revised or new planning application for this site, this section should be updated to mention the considerable local opposition to the approved plans - especially in terms of height and the impact on the immediately adjacent Conservation Area. Any new planning application for this site should seek to better reflect these concerns - as well as the Vision, Objectives and Policies in the Neighbourhood Plan.
- Site 29: O2 Centre Car Park. This site remains undeveloped and should continue to be included in the new Document, along with a reference to the Neighbourhood Plan. The site should be enlarged to include the area covered by the Homebase store and the neighbouring two car showrooms - as this would unlock the potential for a more holistic development, with greater scope for community facilities and green/open space. Reference should also be made to the relationship of the site to Blackburn Road and the recent (and future potential) development there. **Most importantly, this section should also be updated to reflect the work carried out by the NDF and Council planning officers at the workshop held on 12 November 2016.** We are attaching a copy of the detailed Summary Report prepared by the facilitator and agreed by the NDF and the Council. The updated text for this Site should mention this report and its main findings.
- In addition, in 2011 when the Mayor of London designated the West Hampstead Interchange Growth Area (Area for Intensification), his reasoning included the existence and importance of the transport links. Following the recent extensive development already completed in the area which has increased journeys on public transport, as well as the railway improvements which have greatly increased the numbers using West Hampstead as an interchange, the congestion at the West

Hampstead Underground and along West End Lane has reached a critical level, even before a number of approved developments, such as 156 West End Lane and Liddell Road have been completed. The designation of the O2 Car park and neighbouring properties should include reference to the urgent need to improve West Hampstead Underground station, both as a step free station and to provide safe access to the station for all passengers, and improved pedestrian access between the three stations that comprise the interchange.