

Redington **Frognal**

Neighbourhood Development Plan

20XX - 20XX

August 2018

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CF: CULTURAL, LEISURE, TERTIARY EDUCATION AND COMMUNITY FACILITIES

1. The population of the over 60 age group in the Frognal and Fitzjohn's ward is projected by the GLA to increase by almost one-third (see Appendix CF 2) between 2016 and 2041, thereby placing particular pressure on the Area's infrastructure. Present evidence from the Forum's Vision and Objectives Survey supports the focus of Community Facilities policies on tertiary education and culture. The lack of facilities for younger age groups within the Area similarly necessitates an expansion of nursery and primary education. It is therefore important that the Plan includes policies which protect existing, and facilitate the creation of new, community facilities within the Area.
2. The Neighbourhood Plan seeks to help sustain and protect existing cultural, leisure, community and tertiary education facilities, especially those aimed at the elderly and very young. Such facilities are essential both to social cohesion and to the health and wellbeing of residents and people working in the area. The Area lacks many such essential facilities, including an NHS GP practice, a Post Office and a community space. In this context the Plan will seek to assist and promote the establishment of new facilities within the Plan Area.
3. Community facilities are defined as those facilities which help meet the varied needs of the residents of the Plan Area for tertiary education, social, cultural and sporting activities, as well as health and public services.

CF 1 PROTECTING CULTURAL, LEISURE AND TERTIARY EDUCATION FACILITIES

Policy Intent

4. Objective 5 of the Vision and Objectives Statement notes that the area has a long-established use as a tertiary education and cultural hub⁸⁷, notably in Kidderpore Avenue and Arkwright Road. These important valued community facilities are consistent with the cultural interests of residents, as confirmed by responses provided to the Vision and Objectives survey of 2015. A question on potential uses for Kidderpore Hall (prior to its sale) found the greatest level of support (from a range of options) for educational use, e.g. by the University of the Third Age (79% agreement) and cultural events e.g. film screenings (78%), followed by a café (63% support), other entertainment (57%) and a crèche (57%).
5. The conversion of the King's College buildings on the north side of Kidderpore Avenue⁸⁸ to residential use has deprived residents of their potential to be utilised as community facilities. This has adversely affected the community balance and has reduced opportunities for health and wellbeing.
6. The Forum has designated Camden Arts Centre on Arkwright Road as an Asset of Community Value. The Plan seeks the retention of this Grade II listed building by Arnold Taylor for D1 use.

⁸⁷ Further details are provided in Appendix CF 1. [History of sub area three as a tertiary and cultural education hub].

⁸⁸ These buildings had been utilised by the community, e.g. Spiro Institute, London Jewish Cultural Centre, Redington Frognal Association, St. Margaret's School and by King's College students for social events

CF 1 Protecting Cultural, Leisure and Tertiary Education Facilities

- i. Cultural, leisure and tertiary education facilities are vulnerable to pressure from uses which attract higher land values and, once they are lost, cannot easily be replaced.
- ii. It is recognised that there may be circumstances where a community use, either wholly or in part, is no longer required or viable in its current use.
 - a) In this instance, the applicant will be required to demonstrate that the loss of the facility would not create, or add to, a shortfall in provision for the existing cultural, leisure and/or tertiary education use within the Plan Area
 - b) that the facility is unable to address a need for any other community use in the Plan Area.
- iii. The Plan seeks the retention and enhancement of existing cultural, leisure and tertiary education facilities a) to g) below. This will be achieved by safeguarding existing facilities for cultural, leisure and tertiary educational use and supporting refurbishment and greening of the settings, to the following:
 - a) Camden Arts Centre (CAC) and its indoor and outdoor café,
 - b) West Heath Lawn Tennis Club,
 - c) St. Luke's Church,
 - d) St. Andrew's Church,
 - e) Craxton Studios,
 - f) UCS Active, with community access to its gym, swimming pool, exercise classes and tennis courts,
 - g) Hampstead School of Art and its café
- iv. The provision of cultural, leisure and tertiary education activities within the Plan Area are to be prioritised, where the existing use is no longer viable.

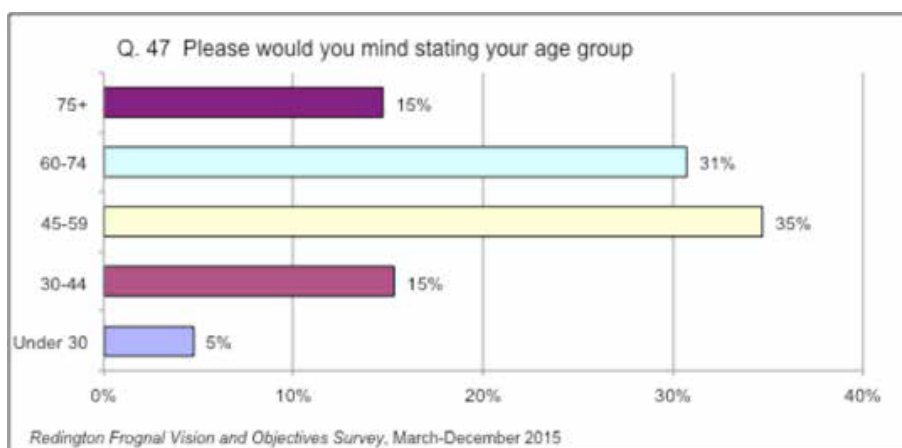
Policy Application

7. Outside space at Camden Arts Centre is designated as Local Green Space and this policy applies only to existing buildings.
8. This Policy aims to protect the remaining cultural, leisure and tertiary education facilities, from Camden Arts Centre, West Heath Lawn Tennis Club and UCS Active, to community cafés (at Camden Arts Centre and Hampstead School of Art) and St. Luke's and St. Andrew's churches. The two churches host an extensive range of after-school clubs and societies (e.g. Kumon mathematics, taekwondo and ballet) and adult social events, from opera to lectures and Alcoholics Anonymous.
9. The Forum will also support the development of new facilities, as suggested in CF 2 below.

CF 2 NEW CULTURAL, LEISURE AND TERTIARY EDUCATION FACILITIES TO SUPPORT A GROWING POPULATION

Background

10. The conversion of the King's College buildings on the north side of Kidderpore Avenue to residential use has deprived residents of their potential to be utilised as cultural, leisure and /or tertiary education facilities. This has adversely affected the community balance and has reduced opportunities for health and wellbeing.
11. At the time of writing in August 2018, a substantial expansion of the Redington Froggnal housing stock was underway, with the construction of an additional 500 or so residential units from the developments noted above.
12. Population growth differs markedly by age band, with GLA growth projections indicating a concentration among those aged 60 and over during the lifetime of the Neighbourhood Plan.
13. The Forum Area's only state primary school is highly oversubscribed, receiving a growing number of applicants for its 15 reception places (132 applicants in 2015/16). The Area does not have a single GP surgery, a community centre, a library or a Post Office.
14. NHS GP practices are reducing their catchment areas and are sited at some considerable distance: the closest practice for residents in the centre of the Area is situated at a distance of 0.5 miles or more, as the crow flies. The Area's many elderly residents, therefore, may not be able to access a GP practice on foot¹⁰⁷. The Neighbourhood Plan will welcome new NHS GP practices.
15. The population is characterised by a disproportionately high representation of older residents and home workers. At the time of the last Census, in 2011, 18.5% of the Area's population was aged 60 or over, including 7.2% aged 75 and over. Numbers are likely to have considerably increased since then, due to greater longevity and new developments which have proved popular with older residents. The 150 residents responding to the Forum's Vision and Objectives question on their age, indicated that as many as 45% were aged 60 or over. Limited provision exists for residential care, at Spring Grove, and sheltered housing, at Osprey Court, both located on Finchley Road.



CF 2 New Cultural, Leisure, Tertiary Education Facilities and GP Practices

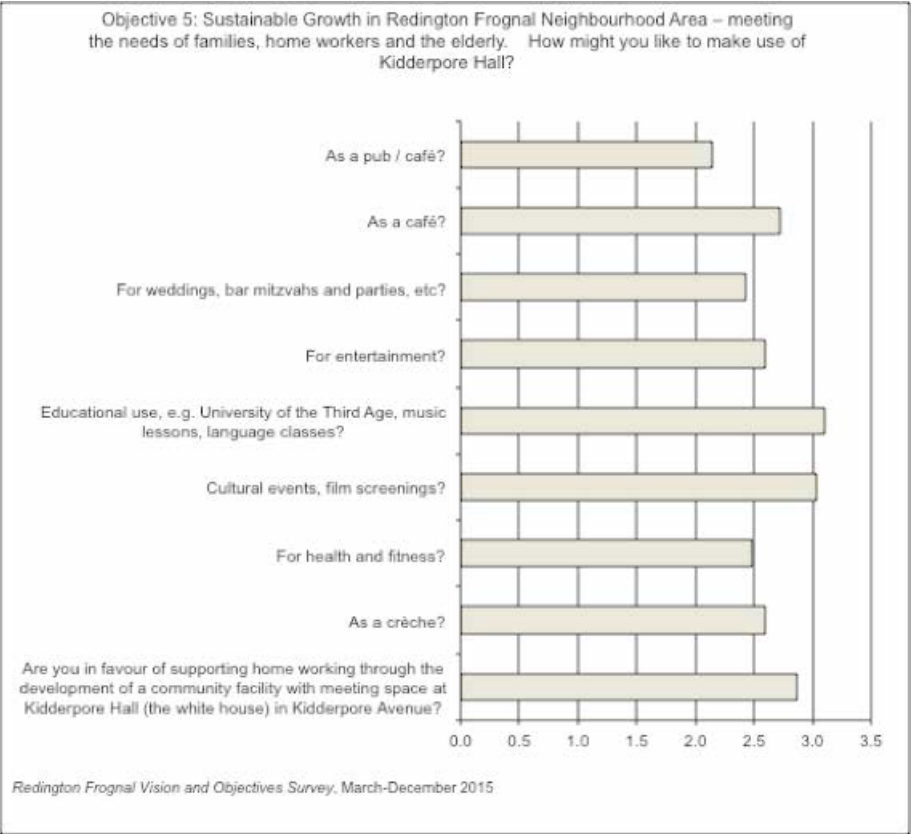
The Plan will support development which allocates space for cultural, leisure and tertiary education use classes, and shared business / co-working space for:

- i. Music, ballet and arts classes for children and adults
- ii. Tertiary education classes and courses, such as those run by the University of the Third Age
- iii. NHS GP practices.

89 It should be noted that there are no direct public transport links from within the Plan Area

Policy Application

16.
The Neighbourhood Plan will support development which provides cultural, leisure and tertiary education facilities to cater for the growing population and, particularly, among older age groups.
17.
The Neighbourhood Plan wishes to be able to provide accommodation for The University of the Third Age (U3A) and The Youth Music Centre (YMC), a Saturday morning music school, should suitable premises become available. This would also contribute to the health and wellbeing of residents. This use of a community facility is supported by 79% of those responding to the Vision and Objectives Survey and confirmed in writing by U3A and YMC¹⁰⁸.
18.
Among its Aspirational Development Sites, the Plan aspires to and encourages the provision of new, replacement community use at the site RF 10: Kidderpore Hall. Reversion to cultural, leisure, tertiary education and use is provided for at this recently refurbished site. Potential uses include the University of the Third Age (U3A)¹⁰⁹, Youth Music Centre (YMC)¹¹⁰.



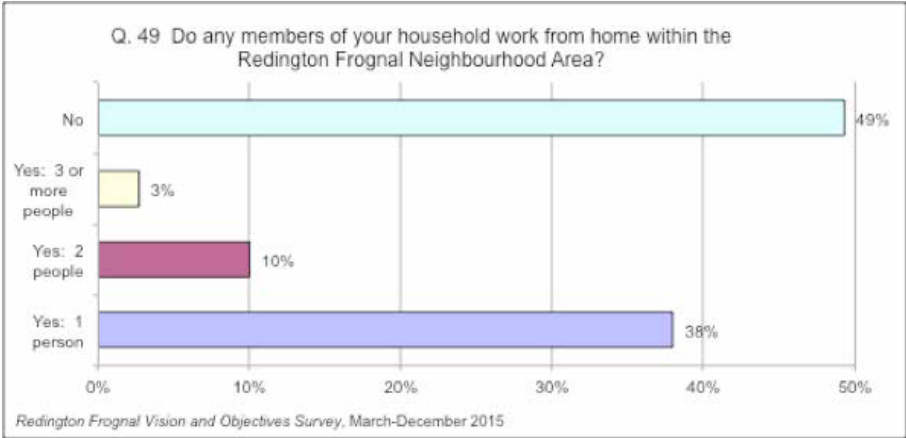
90 (Redacted), U3A email of 13.2.15 and (redacted), YMC email of 20.8.15

91 (Redacted), U3A email of 18.2.15

92 (Redacted), YMC email of 20.8.15

CF 3NEW FACILITIES TO SUPPORT HOME WORKING

19. The Redington Frognal Area benefits from high internet speeds and good transport links. The 2011 Census for the Redington Frognal Plan area shows that 23.3% of men aged 16-74 and 13.3% of women aged were classified as self employed in 2011.
20. The Vision and Objectives question on home working suggests a high incidence of home working, with just over half of the 150 respondents answering this question, indicating that one or more people work from home.



Intent

21. Objective 4 of the Vision and Objectives Survey observes that area has excellent transport links and some of the fastest broadband in the UK and that it is a suitable environment for home working. It states,
“The Neighbourhood Plan will seek to support home working, through the development of a community facility with meeting space”.
22. The need for this support¹¹¹ was recognised in the Vision and Objectives Survey, with 65% of the 158 respondents agreeing strongly or agreeing that Kidderpore Hall should be utilised as a community facility.
23. The high incidence of home working was corroborated by the Vision and Objectives Survey, with 51% of respondents living in households where one or more people work from home, including 25% who live in households where two or more people work from home.
24. Although recognised that a Post Office does not fall into use class D1, it is nevertheless an important community facility, and the establishment of such a facility is therefore promoted by this policy. Research by Royal Society for the encouragement of Arts, Manufactures and Commerce (RSA) notes that “the growth of microbusinesses, self-employment and homeworking presents Post Offices with an opportunity to make themselves indispensable hubs for local business communities”¹¹². The Post Office similarly acknowledges its role in providing support for community and outreach branches¹¹³, observing that,
“A growing microbusiness community, an ageing population, isolation among older people as well as young people in rural areas, and the development of community-based approaches to public service reform are among the trends creating the need for ‘Community Enterprise Hubs’ across the country.....”

93 Vision and Objectives Survey Q. 24: Do you agree that growth of homes and businesses in the area should besupported by the designation of Kidderpore Hall (the white house) in Kidderpore Avenue as a civic community facility?

94 “Making the Connection”, 1 February 2014, RSA: <https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection>

95 <https://postofficecommunityfund.co.uk>

25. The Plan seeks to support the Area's growth and employment through the provision of community facilities to assist home workers (use class B1), families (use class D1) and the elderly (use class D1). It is the intention that this Policy will promote community cohesion, while supporting economic growth and resilience.

CF3 New Community Facilities to Support Home Working

The Plan will support development which allocates space for shared business / co-working space for:

- i. The provision of meeting rooms and venues, available for hire (B1a/b and B1c/B2 use classes)
- ii. Desk space, available for hire (B1a/b and B1c/B2 use classes).

Policy Application

26. The Plan will also support development which provides facilities to support home working.
27. Among its Aspirational Development Sites, the Plan aspires to and encourages new, replacement D1, D2 and A1 use at the following sites:
- i. RF 1 : Meridian House. A retail unit or community facility, such as an NHS GP practice, is to be included at ground-floor level to support the growth of existing retail activity on Finchley Road as has been planned on the west side, or contribute to social cohesion and inclusion¹¹⁴.
 - ii. RF 2: 27 Redington Gardens, where the ground floor is to be utilised possibly for community meeting space, which could also be used by local schools. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.
 - iii. RF 3: 1 Platts Lane: a non-fee paying secular primary school or academy, or expansion by St. Luke's primary school.
 - v. and a Post Office-supported community enterprise hub¹¹⁵.
28. Among its Aspirational Development Sites, the Plan has provided for new, replacement community use at the following sites:
- i. RF 2: 27 Redington Gardens, where the ground floor is to be utilised possibly for community meeting space, which could also be used by local schools. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.
 - ii. RF 6: Hampstead Gate, where workshops, co-working space and a café will be encouraged, complemented by a local Post Office, functioning as a Community Enterprise Hub¹¹⁶.
29. In the event that the garages at Studholme Court become redundant, it is encouraged that these will be utilised in future as a leisure and / or co-working facility, e.g. shared office space and for creative arts, for the benefit of Studholme Court residents.

96 "An Effective Town Centre First Policy: what needs to be in the new PPS6", December 2007. The Association of Convenience Stores (ACS) , the Campaign to Protect Rural England (CPRE), the Food Access Network, Friends of the Earth and the Women's Institute
[http://www.tescopoly.org/sites/default/files/town_centre_first %281%29.pdf](http://www.tescopoly.org/sites/default/files/town_centre_first%201%29.pdf)

97 <https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection>

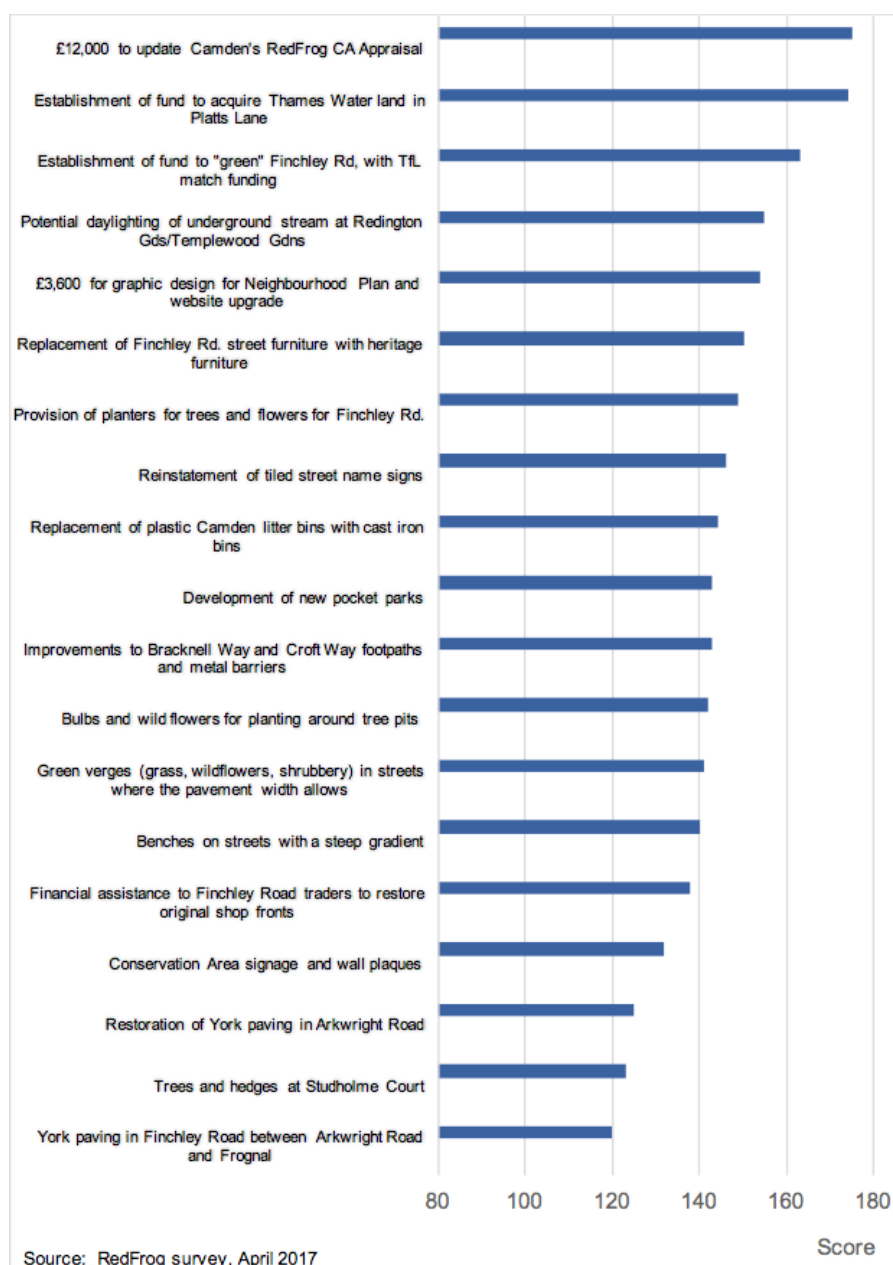
98 <https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection>

CF 4: COMMUNITY INFRASTRUCTURE PRIORITIES

30. The availability of CIL revenues present an opportunity for the Neighbourhood Forum to implement community infrastructure facilities in fulfilment of Redington Froggnal's Vision and Objectives. The 2015 Vision and Objectives Survey is included within Appendix CF 3.
31. At the request of Cllr. Siobhan Baillie, the Forum's CIL survey was updated and a new survey circulated to 400 Forum members in April 2017. The survey of 19 questions was completed by 84 respondents and the results presented below.
32. The table below provides recommendations for the prioritisation of community infrastructure projects. Developers are encouraged to provide for these projects from local CIL priorities, if they have not already been provided.

POLICY CF 4 COMMUNITY INFRASTRUCTURE PRIORITIES

Table CF Priorities for CIL Spending by Ranking, April 2017



High priority=3, medium priority=2, low priority=1

Application

33. In areas with approved Neighbourhood Plans, the government has resolved that a minimum of 25% of CIL money is to be spent within the Area. In accordance with this, the Forum strongly encourages Camden Council to use this Plan as the basis for allocating CIL money in this Area.
34. The chart above sets out the main priority areas for such spending. These projects and schemes should be the main recipients of planning gain monies (such as s.106 agreements, CIL and any other such schemes) in the Area.