

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

**Draft minutes of AGM of Redington Frognal Neighbourhood Forum held at
Hampstead Manor Marketing Suite on Sunday 21st July at 4.45 pm**

Present:

Cllr. Gio Spinella	Ward Councillor
Cllr. Henry Newman	Ward Councillor
Rupert Terry (Chair)	Ferncroft Avenue
Laurence Bard (Treasurer)	Platt's Lane
Nancy Mayo (Secretary)	Hollycroft Avenue
Barbara Alden	Chesterford Gardens
Linda Chung	Langland Gardens
Vorienne Dreyer	Heath Drive
Abel Gorchein	Langland Gardens
John Fox	Rosecroft Avenue
Andrew Glennie	Platt's Lane
Lydia Glennie	Platt's Lane
Janet Gompertz	Lindfield Gardens
Mojgan Green	Heath Drive
Susan Grossman	Kidderpore Gardens
Eddie Hanson	Studholme Court
Sir Michael and Lady Heller	Ferncroft Avenue
Bob Hayim	Arkwright Road
Charlotte Heather	Ferncroft Avenue
Bernard Heyman	Ranulf Road
Michael Hibbs	Frognal
Susan Jahanshahi	Heath Drive
April Kleeman	Westfield
John Malet-Bates	Ferncroft Avenue
Antonia Phethean	Lord Cameron House
Kirsty Roberts	Kidderpore Avenue
Margot Schiemann	Ferncroft Avenue

1. Apologies

Emily Brettle, Bill Granger, Ashley Mitchell, Cllr. Andrew Parkinson, Mark Taylor, Harlan Zimmerman

2. Minutes of 26.9.18 AGM

No comments were noted and the minutes were adopted.

3. Re-designation of Neighbourhood Forum for further 5 years from 5.9.19

The Forum have applied to be re-designated for a further five years from 5.9.19. The application was supported by 23 signatories, geographically dispersed throughout the Plan area.

Camden will run a public consultation on this between 6 August. and 1 October. The Cabinet will meet to consider the application on 25 October.

It will be very helpful if residents are able to send expressions of support to Camden, once the consultation is under way. Camden will provide an email address closer to the time

4. RedFrog NF as statutory consultee for planning applications

The Neighbourhood Forum are now being formally being requested by Camden to submit representations in respect of planning applications.

The Forum require help with this. Linda spoke of the importance of monitoring planning applications to ensure that the Conservation Area is not harmed and to keep the area looking nice. She suggested that streets might keep an eye on planning applications, with the Forum offering support. Nancy noted that information on making a representation about a planning application is available on the Redington Froggnal Association website at:

<http://www.redfrogassociation.org/planning/>

It may be expected that, if the Neighbourhood Plan is adopted, the workload will dramatically reduce.

5. Chairman's presentation of neighbourhood plan progress and Q&A

Booklets summarising the Draft Neighbourhood Plan (revised) policies were provided for every attendee. The booklets were comprised of eight pages of A4 coloured paper. Spiral-bound copies of the full Draft Neighbourhood Plan (revised) were also circulated.

The Regulation 14 public consultation launched at the October AGM attracted 70 responses from residents. A prize of a bottle of champagne had been offered to the 100th respondent, but this target was not met.

Stakeholder responses were received from Thames Water, Historic England, TfL, National Grid and Natural England.

Responses showed a very high level of support among residents, with support levels ranging from 91% to 99%, depending on the policy.

All comments received were addressed and incorporated into a revised version. But, continuing concerns by Camden, including in relation to the design codes, led RedFrog to seek assistance from Locality, with the appointment of an independent mediator to help take the Plan forward.

Changes Advised by the Independent Mediator

The mediator appointed, Dave Chetwyn, has worked as a Neighbourhood Plan examiner and has examined Neighbourhood Plans including Kensington and Chelsea and Norland Neighbourhood. He is also an adviser to the Department for Communities and Local Government.

Dave considered that, while the intent and evidence for the Redington Frogna! Neighbourhood Plan were clear, the policies and applications required a complete re-write if they were not to be struck out by an examiner.

For example, he advised that:

- the design codes should form part of the policy on Sustainable Design and Redington Frogna! Character and not be relegated to an appendix (as stipulated by Camden).

To ensure that the policies would be robust and able to withstand legal challenges, the policy text boxes have been rewritten as advised, and a new Local Heritage policy added to protect the Kidderpore Avenue water reservoir.

The Draft Redington Frogna! Neighbourhood Plan (Revised) now incorporates the following seven policies:

- **Sustainable Design and Redington Frogna! Character.**

This is a green design policy for new construction and new extensions, aiming to preserve garden space (with hedges and trees) and gaps between buildings

- **Biodiversity and Green Infrastructure.**

This aims to stem the loss of garden space and reverse some of the very marked losses in tree cover and hedges.

ProximTREE data indicate a 40% reduction in the number of RedFrog trees (private and Camden) between 2010 and 2016.

Changes in the Number of Trees by Height in the Redington Frogna! Area, 2010 and 2016

	2010	2016	% change
Height (metres)			
2-5m	2,747	73	-97%
6-10m	2,415	1,155	-52%
11-15m	1,491	1,615	8%
16-20m	1,086	1,237	14%
21-25m	245	703	187%
26-32m	25	279	1016%
total	8,009	5,062	-37%

These are robust data from aerial photography and show large and unsustainable losses.

The Biodiversity and Green Infrastructure policy also seeks to designate a number of Local Green Spaces: eg West Heath Lawn Tennis Club, the garden of Camden Arts Centre, the copse behind 17 Frognal and the entire lawned and planted area at Studholme Court.

- **Community Facilities**

The area has few community facilities and the Plan seeks to preserve these and create new spaces to meet the needs of a growing and ageing population.

- **Aspirational Development Sites**

New community facilities will be provided for by new development. The Forum have identified a number of aspirational sites, such as the rear of the Finchley Road retail buildings, Meridian House (Allied Irish Bank), the Hampstead Gate office park and 1 Platt's Lane.

- **Finchley Road Shopfronts**

Finchley Road is a TfL-owned red route and the Neighbourhood Plan is unable to influence anything other than the buildings on the eastern side – in the event that planning applications are submitted.

The policy aims to enhance Finchley Road, and increase pedestrian footfall, through heritage-led regeneration (as on Holloway Road). Pocket parks are also planned, in order to introduce some greenery.

- **Underground Development**

The policy sets a number of tests for underground development to meet, including that it must not have any impact on neighbouring properties, on underground streams and spring lines, and must not contribute to groundwater flooding. A minimum soil depth of 2-3 metres above basements is required to enable tree planting.

- **Kidderpore Reservoir**

This new policy seeks to preserve the Victorian underground structure of the reservoir, in the event that reservoir becomes surplus to requirements (as at Gondar Gardens). A nature reserve is provided for at ground level.

Q&A

Mojgan noted that the previous policy, “Presumption against demolition of heritage assets” had been revised. This is a very good example of a policy that would have been struck out. Section 16 of the National Planning Policy Framework (February 2019) requires that heritage assets be preserved and it is not permissible for a Neighbourhood Plan to re-state national or local government policy.

Instead, therefore, the policy has been replaced with a policy to protect undesignated heritage assets. Undesignated heritage assets have been identified by the Neighbourhood Forum and, the separate document “Complementary Actions to Deliver the Redington Frognaal Neighbourhood Plan”, sets out advice that Camden be requested to adopt the list of Redington Frognaal non-designated heritage assets as part of its Local List.

6. Treasurer’s report

The Treasurer explained that the activities of the Neighbourhood Forum have largely been funded either through grants (eg from the Ministry of Housing Local Government and Communities or Community Infrastructure Levy funds) or from the Redington Frognaal Association.

Nevertheless, a deficit of £584 was incurred and the Forum has a pressing need for income. The Forum is not able to charge a membership subscription, as it is required to be accessible to all.

A separate bank account has not been opened for the Neighbourhood Forum.

7. Live CIL projects sponsored by the Neighbourhood Forum

- **Frognaal / Finchley Rd pocket parks**

Camden are purchasing a map of underground utilities (to determine if trees can be planted). The Neighbourhood Forum will then commission a design – probably from Broadbent Studio, which was responsible for Tudor Square in Sheffield

<https://broadbent.studio/casestudies>

- **native hedgerow at Studholme Court**

This has been completed. However, Eddie explained that the project has been funded by Studholme Court and that CIL monies have not been received. This is surprising, as it had been an early project proposed by the Neighbourhood Forum. Eddie will meet Cllr. Newman to discuss the project.

- **tiled street names**

A quote has been obtained from Cleghorn Lighting and submitted to Camden:

<http://www.cleghornlighting.co.uk/signage/>

- **heritage litter bins**

A champion is needed to identify a supplier of heritage litter bins (as used in Hampstead), provide an estimate of the number of bins needed and to cost project and take it forward.

- **resurfacing of Croft Way and Bracknell Way and heritage barriers to Croft Way**

Quotes have been obtained and submitted to Camden for a rustic-style resin-bound surface and heritage barriers. A porous surface would be substantially more expensive but would reduce surface water runoff. It was considered that the porous option would help deliver SuDS (sustainable urban drainage) in an area at risk of surface water flooding.

- **paving for Arkwright Road**

- **pilot of Blue Green Urban tree pits**

It is proposed that the projects to pave Arkwright Road and tree planting in Arkwright Road be undertaken at the same time, as part of traffic calming measures.

A meeting has been held with Riccardo Arnone, Tree Officer, and GreenBlue Urban to consider piloting specialised tree plots which enable trees to grow to maturity and help with SuDs.

StrataCell tree pits would be ideal for Arkwright Road, which suffers from heavy traffic, as these are able to withstand loads of 60 tonnes per square metre. To enable larger-canopy trees to be planted in Arkwright Road, it would be necessary to create build-outs and openings in the kerbs with soft areas incorporating rain gardens. This could reduce the volume of surface water from the catchment area running into the sewer by up to 50%, with pollutants filtered through the soil.

[David Wells, Camden's Highways Engineer, has been trialling a similar SuDs scheme in Camley Street:

<https://www.cyclescape.org/issues/3360-camley-street-sustainable-drainage-system-suds>]

- **Lindfield / Langland width restriction**

Highways have rejected one design and an alternative is being sought.

- **Watermark project – phase I**

The RedFrog area sits above a large body of underground water, with spring lines and many underground streams, including the River Westbourne. These have been mapped by Arup, with the aid of citizen science (evidence from residents) and it is proposed to mark these with cast bronze glyphs to indicate the direction and flow.

A2 maps of the underground rivers identified were displayed around the Marketing Suite.

These underground rivers are now enclosed as sewers, except for a small clean water section that flows through Branch Hill woods and into Redington Gardens.

A sample bronze glyph has been cast. It was not available in time for the AGM but is photographed below:



- **Watermark II: restoration of Constable's Branch Hill Pond.**

RedFrog have obtained funding from the City of London Corporation (£15,000) and from the Mayor of London (£20,000). The pond will be restored as an ephemeral wildlife / dragonfly pond and the work carried out by the Superintendent of Hampstead Heath.

A planning application has been submitted to Camden and has been registered under application number 2019/2965/P.

Other CIL projects

Mojgan enquired about the possibility of using CIL funds for electric vehicle charging points, eg in Bracknell Gardens. However, Camden is already engaged in a project to establish electric charging points.

8. Enforcement meetings

Camden is now adopting a stricter policy on Enforcement and, thanks to the efforts of Cllr. Parkinson, has required the Croft Way wall to be rebuilt in matching brick within the curtilage of the Hampstead Manor development.

Meetings with Camden, initiated by Hampstead NF, have been attended by Linda Chung, Emily Brettle and Nancy Mayo.

9. Air quality

Arkwright Road has the highest (illegal) levels of air pollutants in the RedFrog area. Meetings with Camden continue in an attempt to address this, with RedFrog represented by Val Russell and Charles Harris.

Janet noted that re-phasing of the traffic lights at the bottom of Arkwright Road has helped ease congestion, but that the phasing should be lengthened further.

10. Election of officers and Executive Committee

The Forum has the following posts:

- **Chair**
- **Vice Chair**
- **Treasurer**
- **Secretary**

The following officers stood for re-election.

Rupert Terry, Chairman
Cllr. Andrew Parkinson, Vice Chair
Laurence Bard, Treasurer
Nancy Mayo, Secretary

The Forum Executive Committee is currently composed of:

Barbara	Alden
Laurence	Bard
Emily	Brettle
Linda	Chung
John	Fox
Bill	Granger
Mojgan	Green
Susan	Grossman
Eddie	Hanson
Jessica	Learmond-Criqui
Dudley	Leigh
John	Malet-Bates
Tina	Marton
Nancy	Mayo
Andrew	Parkinson
Val	Russell
Marcelle	Shulman
Rupert	Terry
Harlan	Zimmerman.

Bill Granger requested to stand down and Kirsty Roberts (Kidderpore Avenue) offered to stand for election.

Linda proposed that the officers and the entire Committee be re-elected and this was seconded.

The following roles are available to be fulfilled but volunteers were not found to fill them:

Planning Sub Committee: 3 vacancies

CIL projects:

Heritage litter bins: 1 vacancy

Arkwright Road re-paving: 1 vacancy

Referendum publicity: 1 – 2 vacancies

Completion of grant applications: 1 vacancy.

11. AoB

There being no other business, the meeting was declared closed.