

Progress to date

Rupert Terry
Chair, Redington Frogna! Neighbourhood Forum

1. Why develop a neighbourhood plan

The importance of a neighbourhood plan and its scope

- A neighbourhood plan is able to provide a clear framework for development within the Plan Area.
 - It strikes a reasonable balance between private interests and social amenity
 - A neighbourhood plan offers a higher level of protection for the Conservation Area than Camden Policies.
 - Its scope is limited to situations for which planning applications need to be submitted:
 - Eg it has no remit over leaf blowers, safer crossings and social care.
-

2. How the neighbourhood plan was developed

Key inputs

- The development of a neighbourhood plan has been supported and sponsored by Redington Froggnal Association.
 - A Committee was formed, with sub committees for policy drafting.
 - Professional input has been received from:
 - Create Streets
 - AECOM
 - Arup
 - Ecology Network
 - Hampstead Conservation Area Advisory Committee
 - others.
-

3. Key areas of focus

Neighbourhood plan Policies

- The Redington Froggal Neighbourhood Plan has five main Policies:
 - **Housing and Development**
 - **Biodiversity and Green Infrastructure**
 - **Community Facilities**
 - **Finchley Road**
 - **Aspirational Development Sites.**
-

3.1 Policy details

Housing and Development

All policies aim to preserve and enhance the Conservation Area

Housing and Development is comprised of five sub Policies:

- New developments and refurbishment of existing housing stock.
 - Presumption against demolition.
 - Design codes for development sites.
 - Design codes for infill development and extensions.
 - Retention of architectural details in existing buildings.
 - Designation of view corridors.
-

3.2 Policy details

Biodiversity and Green Infrastructure

The Area's green infrastructure is under threat. This policy aims to enhance and protect the Area's green and leafy setting, derived mainly from private gardens, trees and hedges, through the following sub Policies:

- **Green habitat corridors and connectivity.**
- **Front and side gardens, front boundary treatments for new developments, including basements and rear garden extensions.**
- **Tree planting.**
- **Light pollution.**
- **Local Green Spaces.** This is a planning designation to offer greater protection to valued green spaces, such as
 - West Heath Lawn Tennis Club;
 - the entire unbuilt area at Studholme Court;
 - the rear garden at Camden Arts Centre.
 -

3.3 Policy details

Community Facilities

The Plan seeks to sustain and protect existing community facilities and to promote the development of new facilities through the sub Policies:

- **Protecting community facilities.**
- **New community facilities to support a growing population.**
- **New community facilities to support home working.**
- **Community Infrastructure Levy priorities.**
 - Once the Plan is established, the Area will benefit from 25% of the revenues from the Community Infrastructure Levy arising from development that takes place in the Redington Frognal Area

3.4 Policy details

Finchley Road

The two Policies are based on Policies promoted by TfL, with the intention of gaining TfL's support for the enhancement of Finchley Road.

- **Finchley Road: a healthy street.**

- Finchley Road was formerly an elegant tree-lined boulevard.
- The policy seeks substantial greening measures and quieter road surfaces to improve the environment for residents, pedestrians and traders.

- **Finchley Road: a high-quality pedestrian and retail environment.**

- The Plan seeks a more vibrant and revitalised retail environment, with improvements the streetscape, pedestrian flows and business levels.
-

3.5 Policy details

Aspirational Development Sites

The Forum has identified 12 potential development sites to help deliver growth over the period from 2018 to 2043.

The development sites could provide for:

- **new housing**, through optimisation of existing sites
- **new community facilities**, including a new primary school.

The **sites identified** include:

- Meridian House (Allied Irish Bank) block on Finchley Road
 - 24 to 25 Redington Gardens
 - 28 Redington Road
 - 1 Platts Lane.
-

4. Where we are now and path ahead

Policy drafting progress

- Create Streets commissioned to write first draft of Policies.
- Initial draft presented at June 2016 AGM.
- Informal public feedback sought, 14.7.16 at JW3 and by survey.
- Feedback incorporated and Policies refined.
- Second Policy drafts submitted to Camden, March 2017.
- Meeting held with TfL, 19.6.17.
- **Third Policy drafts submitted to Camden and TfL, September 2017.**

Statutory consultation and referendum

- **Statutory six-week consultation period**, October / November 2017.
- Analysis and incorporation of feedback.
- **Referendum in 2018.**
- **Adoption of Plan by Camden, if supported by residents.**