

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Progress to date, 28.10.18

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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.
 - The RedFrog Neighbourhood Plan strikes a reasonable balance between private interests and social amenity
 - It offers a considerably higher level of protection for the Conservation Area than Camden Policies.
 - However, 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.
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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.
 - Much professional expertise has been commissioned (and continues to be commissioned) from:
 - Create Streets
 - AECOM
 - Arup
 - Ecology Network
 - Hampstead Conservation Area Advisory Committee
 - Greenspace Information for Greater London (GiGL)
 - Cranfield University
 - many others.
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3. Key areas of focus

Neighbourhood plan Policies

- The Redington Frogna! Neighbourhood Plan has six main Policies and 17 sub Policies. Most are supported by Camden, but some are “ambitious”:
 - **BD Building and Design**
 - **BGI Biodiversity and Green Infrastructure**
 - **CF Cultural, Leisure, Tertiary Education and Community Facilities**
 - **DS Aspirational Development Sites**
 - **FR Finchley Road: Residential and Retail Environment**
 - **Underground Water Facilities and Basement Excavation.**
 - This has been developed since the last AGM, and does not rely on evidence of structural damage.
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3.1 Policy details

Building and Design

All policies aim to preserve and enhance the Conservation Area

Building and Design is comprised of seven sub Policies:

- **BD 1 New developments and refurbishment of existing housing stock**
 - **BD 2 Presumption against demolition**
 - **BD 3 Car-free development**
 - **BD 4 Redington Frognaal design codes for development sites, including new buildings, extensions and alterations**
 - **BD 5 Extensions and infill**
 - **BD 6 Retention of architectural details in existing buildings**
 - **BD 7 Key views designation.**
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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:

- **BGI 1 Biodiverse green habitat**
- **BGI 2 Front and side gardens, front boundary treatments for new developments**
- **BGI 3 Tree planting and preservation**
- **BGI 4 Light pollution**
- **BGI 5 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 lawned and planted area at Studholme Court; the rear garden at Camden Arts Centre.
- **BGI 6 Basements**
 - This seeks to ensure that basement excavation retains sufficient soft natural space for tree planting and biodiverse habitat.

3.3 Policy details

Cultural, Leisure, Tertiary Education and Community Facilities

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

- **CF 1 Protecting cultural, leisure and tertiary education facilities.**
- **CF 2 New cultural, leisure, tertiary education and GP surgeries to support a growing population.**
- **CF 3 New facilities to support home working.**
- **CF 4 Community infrastructure priorities.**
 - Areas with a Neighbourhood Plan are able to apply for project funding from 25% of Local Community Infrastructure Levy (CIL) arising from development that takes place in the Frognal and Fitzjohn's ward
 - Since 2015, Camden has received £1.8 million in Local CIL from development within the Frognal & Fitzjohn's ward. Most of this is due to developments including basements.

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 GP surgery

The **sites identified, should they become available**, include:

- Meridian House (Allied Irish Bank) block on Finchley Road
 - Hampstead Gate
 - Refurbishment to the rear of retail properties on Finchley Road
 - 24 to 25 Redington Gardens
 - 28 Redington Road
 - 1 Platts Lane
 - Studholme Court garages (for community use by Studholme residents).
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3.4 Policy details

Finchley Road

- **Finchley Road Residential and Retail Environment.**
 - The Plan seeks a more vibrant and revitalised retail environment, with improvements the streetscape, pedestrian flows and business levels.
 - **Appendix FR** is an aspiration seeking the enhancement of Finchley Road, drawing on Policies promoted by TfL.
 - The aspiration is for substantial greening measures and quieter road surfaces to improve the environment for residents, pedestrians and traders.
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3.4 Policy details

Underground Water Features and Basement Excavation

■ UWF 1 Screening

- This aims to ensure that applicants undertake detailed screening at the earliest possible stage, covering potential movement of ground and ground water, including cumulative impacts.

■ UWF 2 Basement Impact Assessments

- This policy requires applicants to submit a far greater level of detail than currently, in order to guard against damage to neighbouring properties.
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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.
- Second Policy drafts submitted to Camden, March 2017.
- Third Policy drafts submitted to Camden and TfL, September 2017
- Fourth Policy drafts submitted to Camden, December 2017
- Fifth Policy drafts submitted to Camden, March 2018
- Sixth Policy drafts submitted to AECOM for the Plan Health Check and Evidence Base Review, June 2018

Statutory consultation, examination and referendum

- **28 October marks the launch of the statutory six-week consultation period (Regulation 14).**
- Analysis and incorporation of feedback
- **Examination**
- **Referendum in 2019**
- **Adoption of Plan by Camden, if supported by residents.**