

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

Minutes of AGM of Redington Frogna! Neighbourhood AGM held at 3 pm on  
Sunday 28 October 2018 at JW3 theatre, Finchley Road, NW3

**Present:**

Tulip Siddiq, MP	Hampstead and Kilburn
Cllr. Gio Spinella	Ward Councillor
Rupert Terry (Chair)	Ferncroft Avenue
Andrew Parkinson (Vice Chair)	Kidderpore Avenue
Nancy Mayo (Secretary)	Hollycroft Avenue
Lady Arden	Frogna! Lane
Steven Baruch	Rosecroft Avenue
Michelle Bryan	Templewood Avenue
Ossi and Paul Bergen	Hollycroft Avenue
Linda Chung	Langland Gardens
Vera Dryer	Heath Drive
Hazel Finn	Bracknell Gardens
Alan Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Claire Gasson	Arkwright Road
Marcus Gibson	Frogna!
Janet Gompertz	Lindfield Gardens
Bill Granger	Arkwright Mansions
Marjorie and George Grossman	Fitzjohn's Avenue?
Susan Grossman	Kidderpore Gardens
Eddie Hanson	Studholme Court
Sir Michael and Lady Heller	Ferncroft Avenue
Michael Hibbs	Frogna!
Cynthia Kaplan	Redington Gardens
Lilian Lancon	Heath Drive
Dudley and Rose Leigh	Rosecroft Avenue
Rhona Levene	West End Lane
Laurent Levy	Redington Gardens
Silvia and Alastair Levy	Briardale Gardens
Linda Lucas	Frogna!
John Malet-Bates	Ferncroft Avenue
Lord Mance	Frogna! Lane
Tina Marton	Hollycroft Avenue
Hans Meisner	Redington Road
Lauren Pecorino	Frogna!
Nadine and Roger Pilgrim	Redington Road
Alan and Sally Rodger	Lindfield Gardens
Val Russell	Arkwright Road
Artur Saraiva	Frogna!
Alex Shinder	Arkwright Road
Rebecca Shirazi	Frogna!
Jonathan Silver	Hollycroft Avenue
Dani Singer	Kidderpore Avenue
Marcelle Shulman	Ferncroft Avenue
Danni Singer	Kidderpore Avenue
Davina and Malcolm Weller	Arkwright Road
Nicholas White	Kidderpore Gardens

## **1. Apologies**

Maryam Alaghband, Estelle Angel, Barbara Alden, Laurence Bard, Emily Brettle, Helene Hort, Mojgan Green, Ian and Beryl Tolladay, Suzanne Salmanpour, Jonathan Gestetner, Ralf Schopfer, Harlan and Andrea Zimmerman

## **2. Minutes of 7.9.17 AGM**

No comments were noted and the minutes were adopted.

## **3. Chairman's presentation of neighbourhood plan progress and launch of Regulation 14 public consultation**

A discussion of the Neighbourhood Plan followed. An attendee noted that the Neighbourhood Plan has been poorly publicised, but the general feeling was that the combination of deliveries of eight-page leaflets to 2,000 letterboxes and 200 lamp post notices had worked very well and the Committee were commended on the quality and extent of publicity for the AGM.

The boundaries were designated in 2014 and exactly follow the Redington Froggnal Conservation Area, but with the addition of excluded properties on Finchley Road, notably Studholme Court.

Camden has provided informal feedback and is generally supportive of the Plan, although some of the policies are considered to be ambitious and additional evidence is likely to be needed. It was clarified that Camden does not determine the Plan's content, although neighbourhood plan policies must comply with the Camden Local Plan.

Aspects of the policies considered ambitious are the Underground Water Features, limits to garden loss and the Redington Froggnal Design Codes for new buildings. However, Camden is merely a statutory consultee and does not need to agree with the policies if the Forum are able to provide sufficient local evidence. Following the public consultation, the Forum will take on board all comments received and provide feedback. Formal advice will then be provided by Camden, prior to a second round of public consultation.

The Plan has not designated any of the aspirational development sites for social housing and is concerned not to dilute Camden's own, very carefully worded social housing policy.

An architect expressed concern about the use of design codes, but these now incorporate greater flexibility, compared to when they were first introduced. The codes are context specific and, through incorporating mandatory and desirable features, they are not too prescriptive. It is possible that design codes could be developed for the eight different sub areas, after the public consultation.

A map of the Neighbourhood Plan Area is available on the Neighbourhood Forum website at: <http://www.redfrogforum.org/>

Concern was expressed about the level of traffic congestion caused by the school run servicing the many Hampstead schools and unenforced school travel plans. The RedFrog policies do not cover primary and secondary education, as they are unable to have any impact on schools already in existence, or those in the Hampstead Area. It is important, however, to ensure that school travel plans are enforced, including with financial penalties for breaches, and that the school travel plans are more transparent. Although there is very little opportunity for expansion by schools in the RedFrog area, the Committee will look into developing a policy to strengthen school travel plans.

Commented [NM1]:

The traffic congestion problem will be exacerbated by the development of Cycle Superhighway 11 and HS2 construction traffic, creating tailbacks along Arkwright Road and Frognal.

A policy relating to traffic impacts from construction sites is also missing, but Camden's policies on construction management are quite robust and it is important that the Neighbourhood Plan should not inadvertently weaken these.

Another comment related to the practice whereby developers effectively purchase planning permission through s.106 agreements to mitigate the impact of the development. In addition, developers must now pay a Community Infrastructure Levy and RedFrog can advise how these funds are spent.

It was queried how RedFrog might ensure that its Neighbourhood Plan Policies are enforced. Policies can only be enforced when planning applications are made. Residents and ward councillors are then be able to raise enforcement issues.

Congratulations were offered to the Committee for its attempt to protect the area, but concerns remain over the creeping impact of Permitted Development rights. The Neighbourhood Plan is unable to require the removal of Permitted Development rights. RedFrog explained that it has been campaigning for an Article 4 Direction to remove Permitted Development since 2010, but is finally hopeful of achieving one in 2019, probably through the use of CIL funds.

It was remarked that the Neighbourhood Plan policies are thoughtful and well set out and that most of the issues raised at the meeting relate to Camden's Local Plan policies, rather than to the Neighbourhood Plan. Neighbourhood Plan policies are unable to replace Camden's Local Plan policies and can only add specific details applicable to the local area.

The Committee were thanked for their hard work.

#### 4. Treasurer's report

In the Treasurer's absence, 2017-18 annual accounts and the Treasurer's report were presented by the Chairman.

After the year end, the Neighbourhood Forum £2,270 spent for printing the leaflets on the Forum's policies, lamp post notices to advertise the AGM and a substantial upgrade to the website. This expenditure was covered by a CIL payment received from Camden. Were it not for this, such cost would have had to be met from the Association's funds - which would then be down to less than £1,000. It was noted that JW3 had very generously made their theatre available free of charge.

It would be a terrible shame for Forum (and Association) activities to terminate for lack of funds, after all the hard work undertaken.

The accounts were adopted.

**5. Election of officers and Executive Committee**

All current officers were willing to stand for re-election. No responses had been received to the request for nominees, circulated on 7 October, and no proposals were forthcoming at the meeting. The re-election of the current Chair, Vice Chair, Treasurer and Secretary was therefore proposed by Cllr. Spinella and seconded by a show of hands.

New skills are needed and participation is very much welcomed, including additional street representatives.

**6. AoB**

No issues were noted and the AGM was declared closed.

**Summary of Presentation by Mr. Robin Lacey:**

**Marking the Direction and Flow of Underground Rivers**

Robin Lacey is a sculptor, specialising in bronze for the public realm, and with a particular interest in place.

The map of underground rivers, which RedFrog had commissioned from Arup (and with the aid of citizen science), indicates the presence of many historic rivers, such as the Westbourne, East Westbourne, Cannon, unnamed rivers, springs, wells and ponds. As many as five water courses can be found within a space of 800 yards. While these have mostly been absorbed into sewers, clean water runs between Branch Hill and Redington Gardens, where the stream can be heard. Mostly, however, the streams have become degraded, devalued, and discarded – interred in underground culverts, out of sight, out of mind.

Where possible, it is therefore proposed to increase awareness of these underground streams through “daylighting”, by restoring hidden water to a more natural state above ground, along with the environmental virtues of biodiversity, enjoyable green spaces, and flood prevention.

Where this is not possible, the streams will be culturally daylighted through marking their direction and flow, using cast bronze glyphs. This could form part of a long-term vision to support local history, geography, green space and legibility.

**Extracts from Speech by Sir James Bevan:**

<https://www.gov.uk/government/news/surface-water-the-biggest-flood-risk-of-all>

In his speech on 17 October 2018, Sir James Bevan, Chief Executive of the Environment Agency, noted that,

*“Of all the flood risks to which our rainy island is subject - from coasts, rivers, groundwater, sewers and surface water – it is surface water flooding which threatens more people and properties than any other form of flood risk.”*

He also stated, “Surface water flooding is a risk because people don’t know it is a risk” and “surface water flooding is a risk which is growing”, and

*“in Hampstead in 1975 when in a localised thunderstorm it got more than three months of rain in three hours. Four of London’s main-line railway stations were flooded and closed. Much of the Underground was brought to a standstill as tunnels were inundated and the electrics failed. 250 people were made homeless. One day, a much bigger rainfall event than that will happen somewhere in this country. We need to be ready.”*

*“.....surface water flooding is the hardest of all to predict, and at present is sometimes just not possible at all.”*

*“.....just talking about surface water flooding, letting people know it exists and has consequences, as we are doing today, is an important part of the mitigation”.*