

DARTMOUTH PARK COMMUNITY WALKABOUT

What do we like here?

- 1. Gorgeous spot, hidden away, interesting Modern houses.
- 2. St Anne's Church – maintain the view of the spire, bell ringing liked by neighbours .
- 3. Swains Lane – a very good street, street cafes, pavements nice and wide .
- 4. The Heath – tremendous asset for the community
- 5. Heath tennis courts – asset to be protected.
- 6. Preserve the red phone box!
- 7. Nice wide pavements
- 8. Nice art deco building .

What could be better here?

- 29. Street's carriageway is quite narrow and clogged with cars. There is a general lack of discouragement of car ownership and the opposite is sometimes true
- 30. Pedestrian crossing is in better location now it has moved but people still use the old crossing position as the traffic island is still there.
- 31. Pavement gets chaotic after school.
- 32. Would be great to have the Post Office back, traffic needs slowing down, boarded shops are an eyesore.
- 33. Extractor fans from restaurants can be a nuisance for nearby residents.
- 34. Re-open cemetery gates
- 35. So much more could be done with this traffic island, could be greened-up.

What do we like here?

- 16. Good architecture, wide road, trees, open feel, typical of area's semi-rural nature.
- 17. Love the openness and greenery, some of the greatest tree-lined avenues in North London.
- 18. Keep space in front of old Baptist Chapel open, have been attempts to put barrier across .
- 19. Seeds of Change planting by local residents, fences add to quiet calm feeling.
- 20. Pretty private garden, nice planting in front of each building.
- 21. Good to have local businesses [business centre]
- 22. Area of valuable social housing.
- 23. Excellent community garden .
- 24. Very good shops, vital resource, must keep Post Office.
- 25. Mark Fitzpatrick Nature Reserve, very good wildlife area, must be preserved.
- 26. Carrol Close – peaceful, quiet and safe, planting very well maintained.
- 27. New restaurants have had very positive effect, late openings make people feel safer walking here at night.
- 28. Excellent re-use of industrial buildings, good to have lots of businesses.

What could be better here?

- 44. How can old homes be made energy efficient without external cladding?
- 45. Pump could be restored and not used as a bin.
- 46. Reinstate railings, better planting, orientation of parked cars, common treatment for street furniture.
- 47. Manage the spaces outside the schools better to avoid disruption in the afternoons
- 48. Garages could be used for cycle storage if not used for cars.
- 49. More allotments would be good in the area generally.
- 50. Better lighting, pedestrian experience under bridge could be improved, road should be better maintained, Heath entrance really needs improving.

What do we like here?

- 9. Open space.
- 10. Large gardens of 'homes fit for heroes'.
- 11. Preserve footpath linking Croftdown Road to community centre.
- 12. Highgate Library – excellent building.
- 13. Whittington Estate – good architecture, well maintained green areas, lovely courtyards, view of cemetery from rear , community room.
- 14. Good play area .
- 15. Highgate Newtown Community Centre – liked as a community centre..

What could be better

- 36. Shop shutters would be more elegant and perhaps internal.
- 37. Dog mess – more signs about this should be erected and fines implemented.
- 38. Bowls club building is an eyesore, open space should have community use.
- 39. Some patches of unused grass could be improved with community planting, dumped items should be cleared, could underground garage be reopened as (supervised) youth hangout?
- 40. Open spaces should be protected from threat of development, 'no dumping' must be implemented
- 41. Tarmac area could be greened.
- 42. Youths loitering can be intimidating.
- 43. Community Centre needs improving.

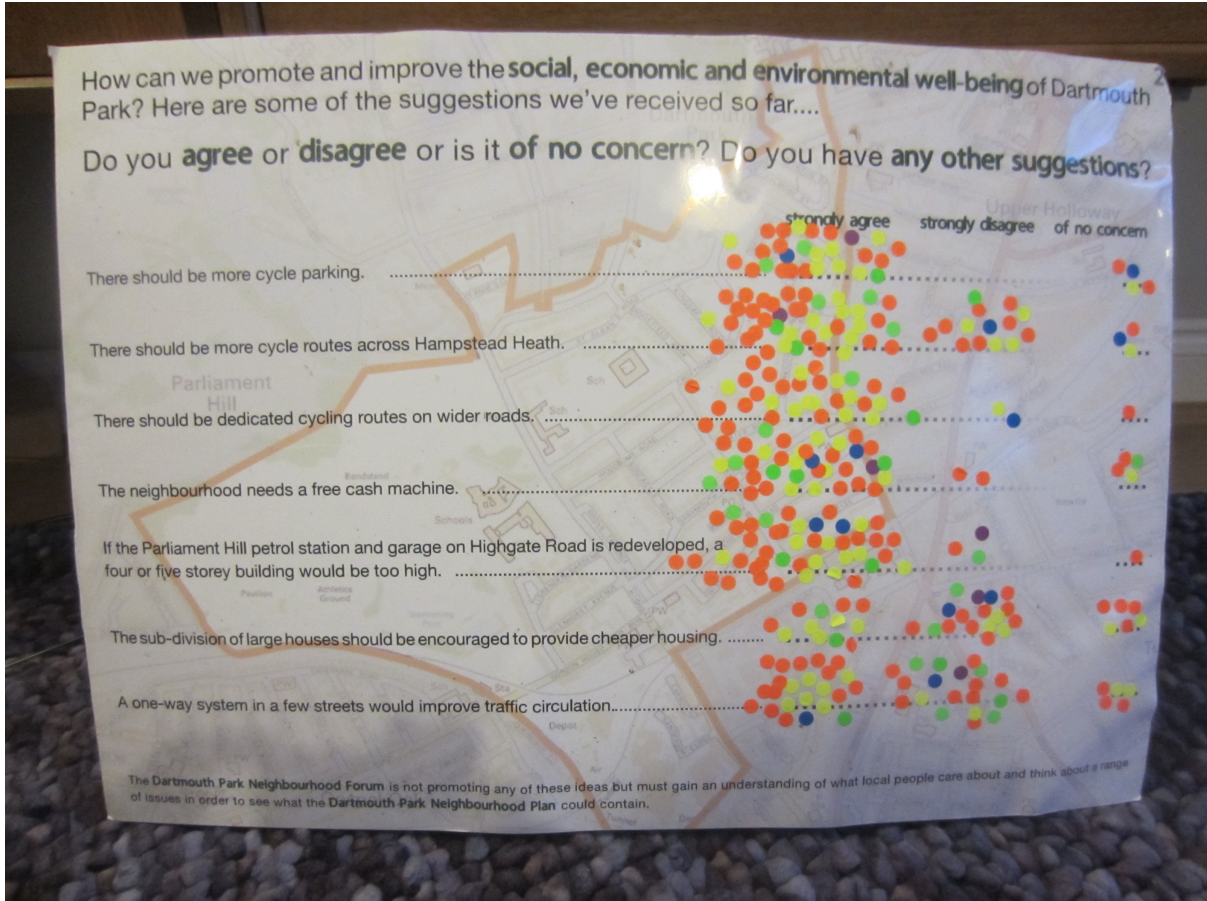
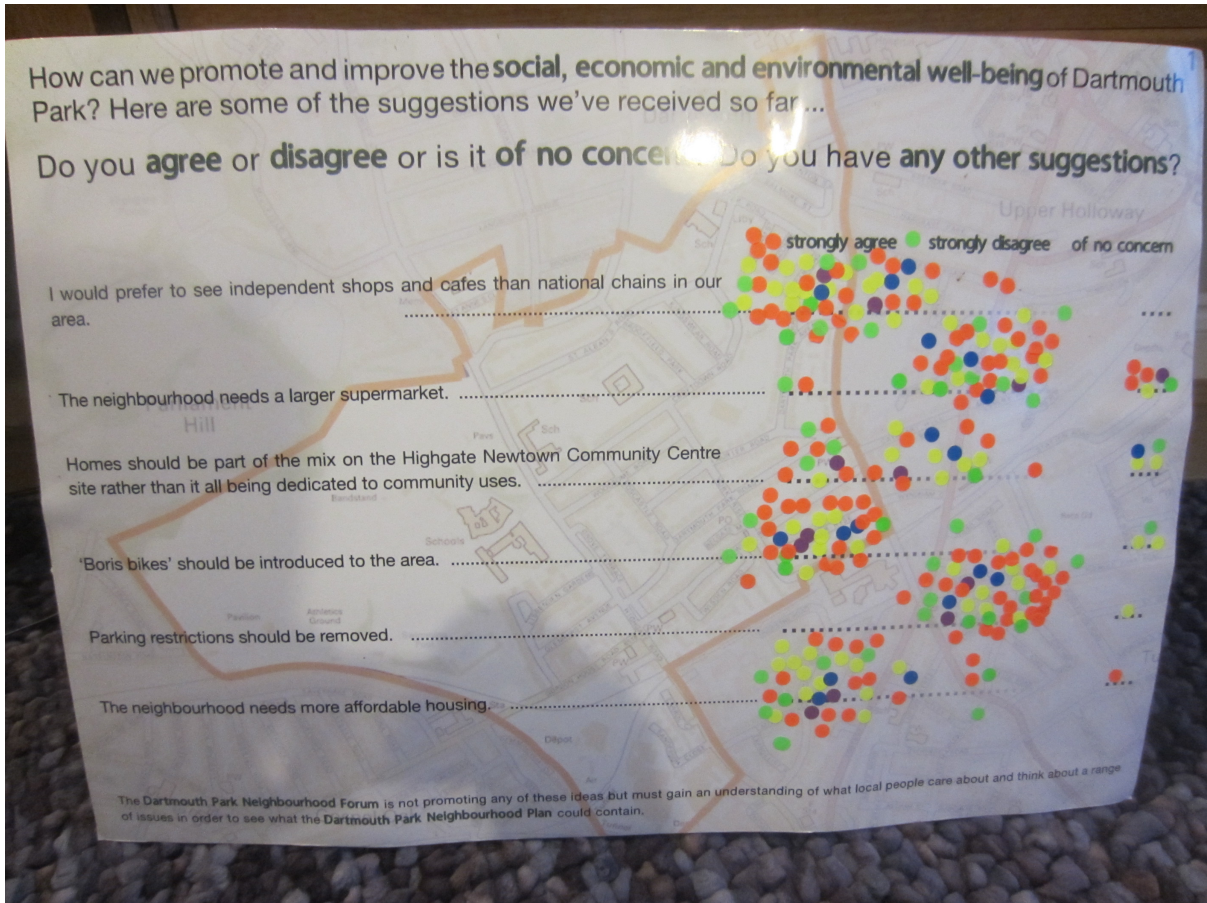
What could be better here?

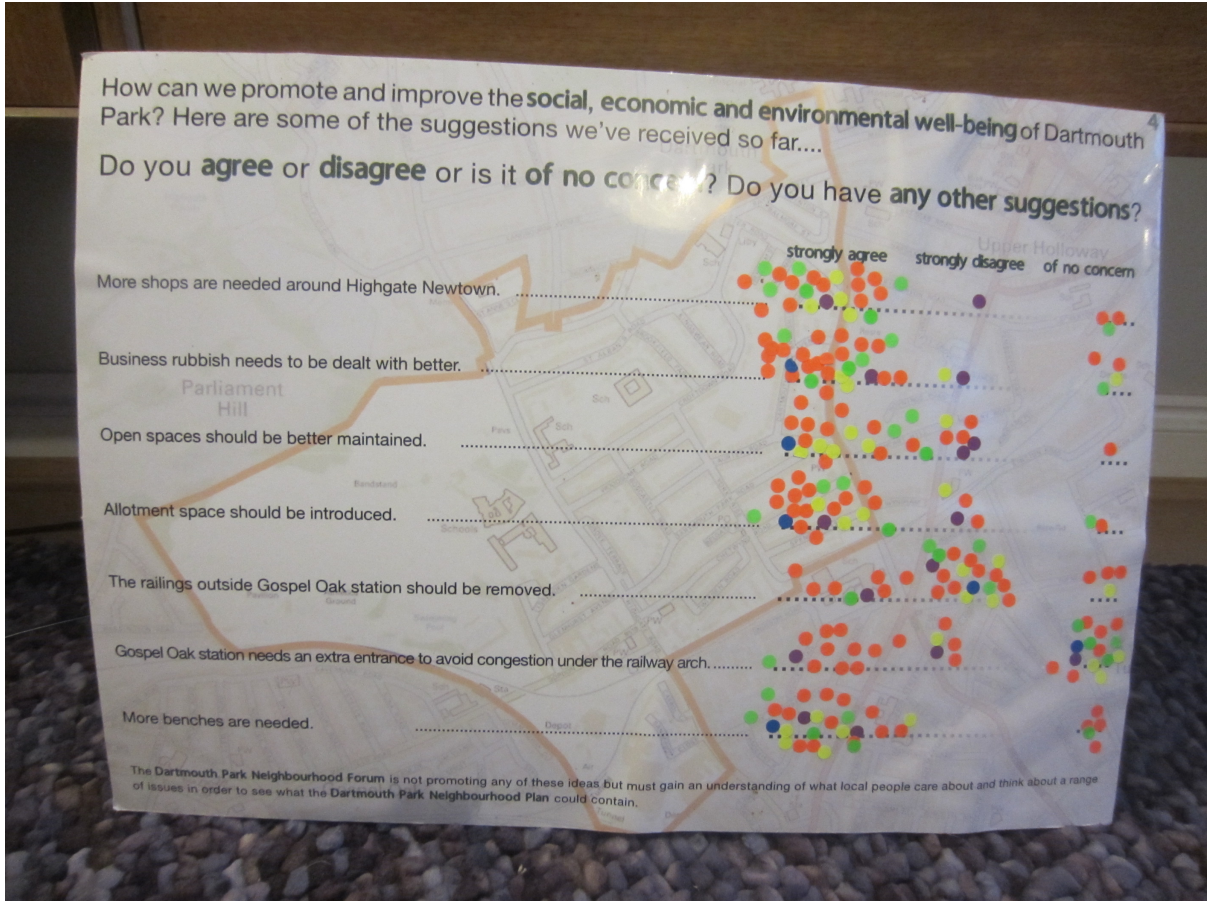
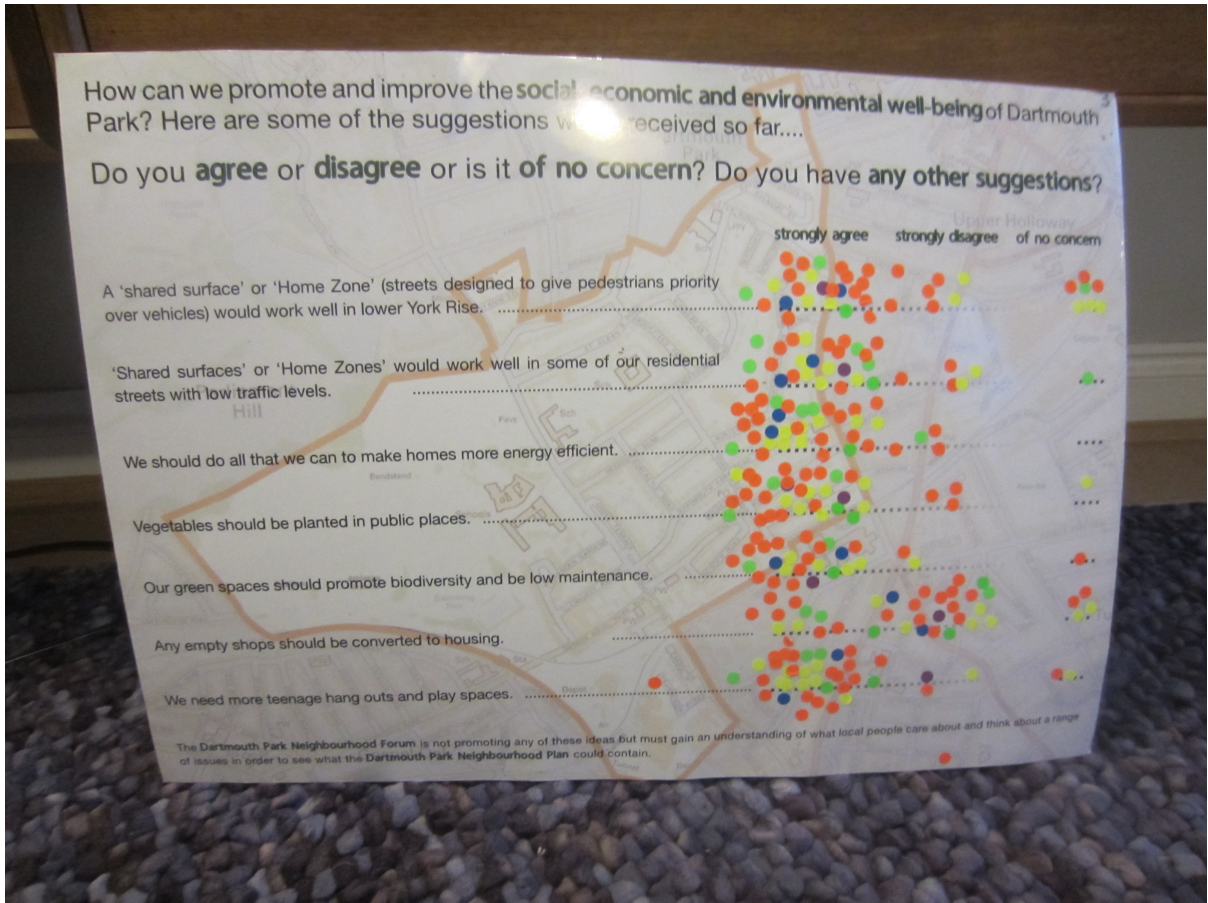
- 51. Localised flooding needs sorting, can railings outside station be safely removed?
- 52. Reversing vehicles from Business Centre cause too many accidents, speed limit needs to be consistent at 20mph here.
- 53. Control anti-social behaviour, make open space more inviting.
- 54. Public access route through Murphys from Gospel Oak station to Carkers Lane.
- 55. Split level pavement outside shops could be radically improved with more sympathetic design.
- 56. Pedestrian tunnel needs much better lighting and anti-social behaviour stopping.
- 57. Area around Denyer House needs improving, play area introduced, better lighting .

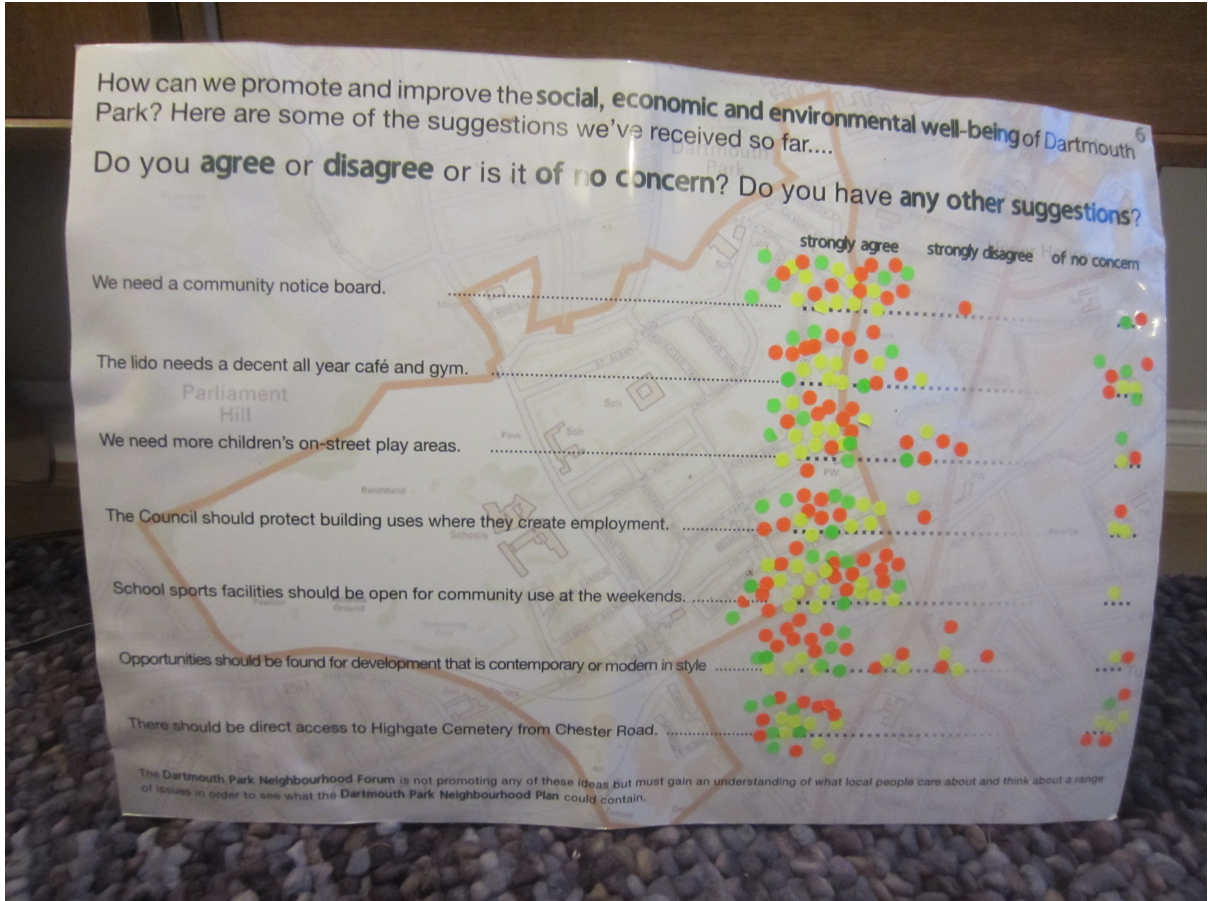
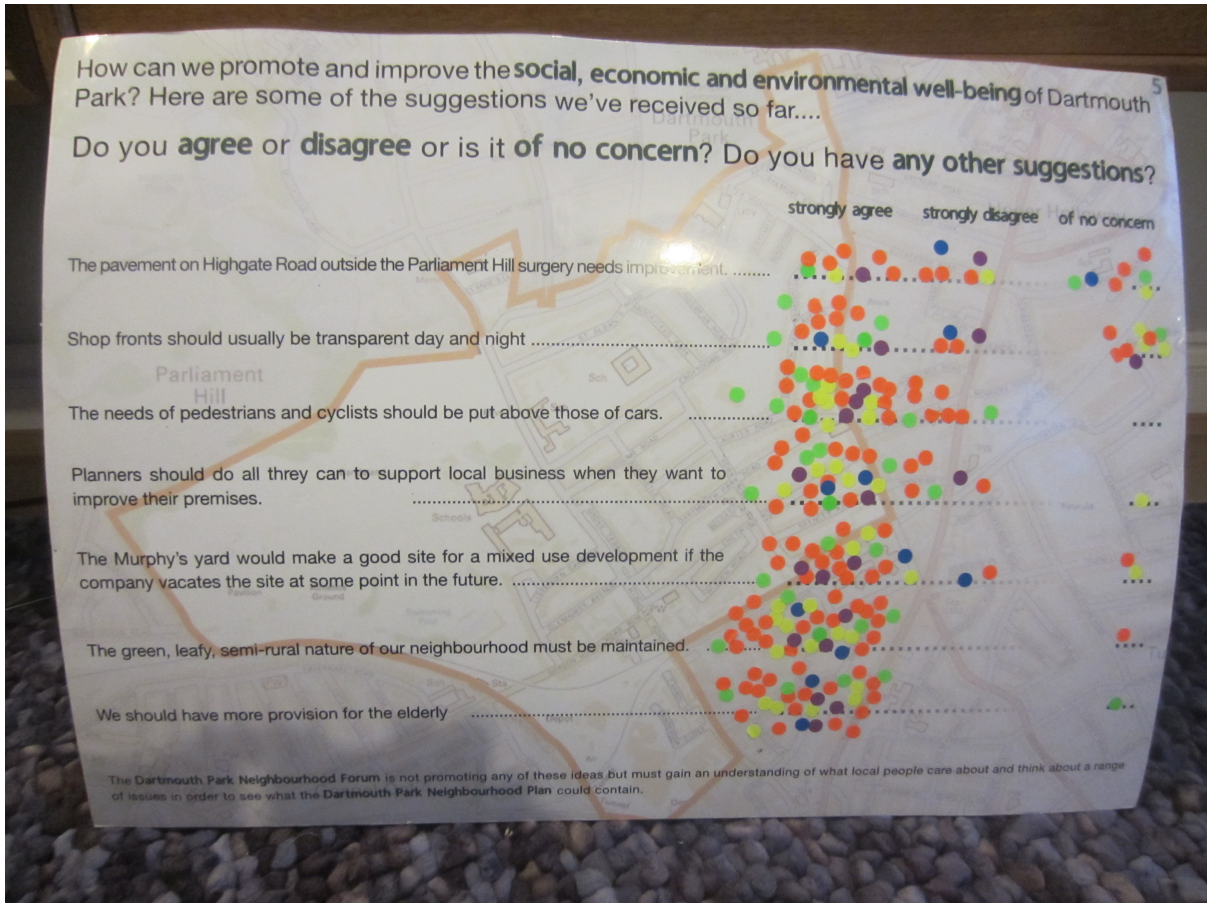
--- Bull & Last
--- Southampton Arms
--- Lord Palmerston
--- Star



Appendix 2: Feedback from York Rise Street Party and Whittington Estate Fun Day on ideas generated from previous engagement, September 2013

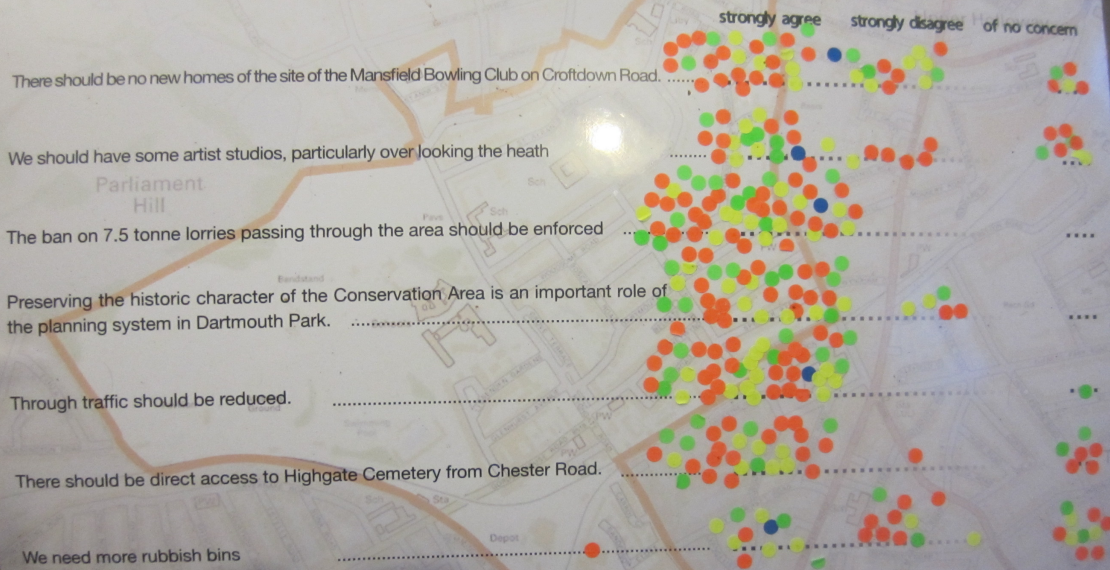






How can we promote and improve the **social, economic and environmental well-being** of Dartmouth Park? Here are some of the suggestions we've received so far....

Do you **agree** or **disagree** or is it **of no concern**? Do you have **any other suggestions**?



The Dartmouth Park Neighbourhood Forum is not promoting any of these ideas but must gain an understanding of what local people care about and think about a range of issues in order to see what the Dartmouth Park Neighbourhood Plan could contain.

APPENDIX 3: FEEDBACK FROM PRE-CHRISTMAS GATHERING, NOVEMBER 2013

Dartmouth Park 2020 Vision

Most important aspects of the vision- from most to least important (1st-6th).

We live, work and play in a neighbourhood that:

- 1st: Is well-connected both to neighbouring areas and to central London by excellent public transport, pedestrian and cycling network/routes (10 green dots).
- 2nd: is leafy with treasured green spaces in and around it including tree lined roads. An intrinsic part of its character are the views across the area of green spaces and trees in and around the area (9 green dots).
- 3rd: Community sports and arts activity on both the Heath and at a local community centre, support healthy and social indoor and outdoor activity that engender a strong sense of community (7 green dots).
- 4th: Has thriving local hubs and is served by a wide range of independent shops, restaurants, cafes and pubs, and supported by first class community services such as nurseries, schools and medical facilities (6 green dots). Additional comment attached to make this component of the vision right - Need more primary school provision in the area and longer hours for York Rise nursery. Independent shops and pubs in York Rise and Swains Lane great!
- 5th: Is predominantly residential, characterised by a rich variety of architectural styles and increasingly energy-efficient housing for people of all means (5 green dots). Additional comments attached to make this component of the vision right - Need to ensure good medical care, including a dentist and also more affordable childcare/could do with more support for increasing energy efficiency while maintaining period character of some older buildings.
- 6th: Has a strong community feel, encompassing a wide mix of social groups and ages (3 green dots). Additional comments attached to make this component of the vision right: Safer roads for children to walk to school/ Unpolluted Streets/ Local food shops threatened by Tesco and Sainsburys local and Ocado. How to get populace to support locals?

Mansfield Bowling Club Site

What Do We Wish To See Happen?

- Leisure facilities to local people at very affordable cost.
- Community ownership of the whole site for ever.
- Well thought out housing on club footprint.
- Could use site for new primary school (current lack in area) or nursery (if special issues for York Rise Nursery?)? Or outdoor gym?
- Nursery and schools.

- Housing OK if only in in current building footprint and same look/materials as period buildings around and height at/below them.
- Sports only on building green area.
- Hobbies.
- If there has to be development in clubhouse then as few and luxurious houses as possible. Or houses for the elderly, but built to a very high spec.
- Support lotto housing scheme on footprint of existing building- rest of site tennis courts/allotments and green landscaping- all open to community.
- Senior housing, perhaps co-housing, Dartmouth Park is low on senior housing.
- What about a community worksite? (Disabled friendly).
- What about: bungalows, allotments and tennis courts- not multiuse, not floodlit.
- Should private open space be used for public activities? Who will control this? No children/youth clubs etc. Quiet activities.
- Any housing development, private or retirement homes, but must stay within the footprint of the club house.
- We support a small development of private houses and expansion of tennis courts.
- Retirement housing, to free up family housing for families.
- A small development of retirement homes to suit area.
- Ensure open spaces can be used by as many different groups and ages in a multipurpose way, not just Brookfield Primary.
- Think of those who back onto the site before coming up with ideas-no moving of activities from Bertram Street of schools locally.
- To have 2 entrances.
- Keep green open space but open up to general public in day time hours or use as school/public allotment/garden project.
- Accommodation for elderly within landscaped grounds and an allotment.
- Allotments, also community share and growing plots.
- No 3 storey buildings, suggest mixed low level buildings with well landscaped grounds, bearing the sensitivities of those who back onto site allotments.
- Building of houses (privately affordable) with due process but not long-term delay, so that does not end up derelict and risk to adjacent residents.
- Small park surrounded by allotments.
- No multi-use hard courts, allotments and tennis.
- Allotments. All weather play/sport.
- Housing on current club building footprint only. Tennis club with an extra court and clubhouse with electricity and works.
- Allotments on open space or reuse current footprint for community space available (for different purposes) during day and evenings.
- Allotments would be useful.
- Improved clubhouse and 3rd court for tennis club. A community sports or social facility or replace existing club house.
- Affordable housing combined with open green space.

- Allotments are a nice idea, but they do attract crime and mess. They would be acceptable only if proposed managed , no tools left on site etc.
- Housing preference (no luxury housing), on current footprint, not too high, quality finish.
- Should remain private area and tennis, without open public access- enclosed area- risk of intrusion at night.
- I favour building houses on the bowling club building profile of a terrace style like Regency Lawn, where I live, and possibly incorporating some sheltered housing. I think the tennis courts should remain with possibly one extra court and a small clubhouse. The old bowling green could become a garden for the homeowners, maintained by a gardener contract. This proposal gives the greatest security to all the surrounding home and would maintain the quiet surroundings we appreciate. I am definitely not in favour of general public access and school us, mainly because of noise problems and lack of supervision and overall responsibility.
- If second entrance, make available for residents only.
- Ideally demolish clubhouse and add to open space. Tennis, croquet etc. Yes no noisy games played as noisy games played on the multi coloured asphalt under flood light.
- No noisy activities on the open space! Space and thought for the neighbours. No schools!
- Housing development (private) on current club site (building) with surrounding private gardens and tennis club and trees planted.
- Don't mind housing if in proportion and combined with some communal green space- especially would like some allotments.
- Absolutely no school usage of site- activities that enable our continued quiet engagement backing onto site.
- Third court for tennis club and house for tennis. Bowling clubhouse replacement by a community facility.
- The built footprint not to exceed the current buildings. Height and bulk and must fit and must fit the space. Tennis must survived as must the opportunities for orchard and growing food.
- Non-profit housing with affordable.
- Materials- brick as per Dartmouth Park are not red brick like Croftdown Road.
- Two entrances good idea.
- Community to buy the site- don't trust the club.

Main themes: Majority of comments suggest that there is a preference for green/leisure uses, allotments and/or housing (within the existing footprint).

ASF Garage Site

- Return to open green space.
- Agreed preferred option. Otherwise public use, e.g. nursery/dentist?
- I don't think that anything should be built here. Return it to green space to limit the development to the existing rear garage enclosure envelope only, but new homes are needed, put them on the garage site by the railway.

- Housing- disabled access, low level. Dentist, pop up shop/display with mixed age housing behind.
- Garden/grass area on road- link to green areas across Chetwynd Road.
- 1 to 0 storeys- need green space- not over-development.
- Low level, two storeys maximum, preferably only one. Consider upper level set-back.
- Make sure access behind is opened up, not closed off.
- Small development, within the footprint of the garage- no change to the status quo.
- Return to green space.
- Need to keep open space, plus view of church/block of flats behind- max two storeys high. Keep gardens as much as possible.
- Brick of colour in keeping with surrounding buildings, materials to reference church grass spaces as well as brick.
- Swap west part of the site with the east part of the garden to the south then the site is longer and thinner, running north-south. That way the green swathe from Grove Terrace can carry on all the way down to the railway.
- Not appropriate at the southern entrance of our conservation area. The Grove Terrace/Grove End Squares must be protected as open space.
- There should be nothing higher than the existing development. The openness is very important!! Also the design is ugly.
- I presume Code Level 4 is code for Sustainable Homes? How about Carbon Neutral?
- Not convinced the gardens to flats proposed are useable/ not convinced about relationships to shops across the road/ better to have allotments and lower density.
- Keep building to single storey, it should be open space, just trees.
- What about parking and moving in- it can't be done- no access.
- Existing land should remain. Any buildings should be carbon neutral. No extra parking space.
- Current proposal not proceeding!
- Low buildings- with trees and well landscaped- no car parking, as bus stop nearby.
- Respect historic common/ better connection to adjacent green spaces/ building typology not related to local precedence. Does not seem relevant to the place/site.
- Disabled access? Who upkeeps the planting at the front? Nasty undercroft to parking. No real connection to green space either side.
- Current plan to square squashed and dark and not in keeping with period buildings- give softer roof line.
- Low height housing for retirement homes or leave as greenfield.
- This development will block the light for up to ten flats including disabled council tenants.
- Why not develop the space at the bottom- council owned and related by DarCars.
- Garage should be a green space.
- More trees, flowers, bushes, playground, candyworld and café.
- This development will overlook bedrooms in Denyer House and no development please!
- These designs are too high and look out of place and are rather bad suburban house types.
- Perhaps low, easy access housing would be preferable, but, of course, it wouldn't generate a lot of money for the developer. All buildings should be highly energy efficient.

- Proposed design doesn't blend in well with the surroundings- would obscure view of church behind.
- ASF proposal is awful- too crowded (8 houses)/ too close to Highgate Road/ Roofline should be level and façade consistent to match terraces around.
- Maximum two storeys, well set back on Highgate Road with green space at the front.
- Any building needs to be in character with surrounding buildings and higher the garage and retain daylight to Danyer House.
- I think some low two to three story (max) housing is necessary, set-back from road. No shops, no parking.

Main themes: preference for maintaining open green space and if to be developed, the development should be of a low height.

What people attending the consultation would like to see in the area

- More seating and access to integrate with visits to the heath.
- Swap Tesco for independent supermarkets. Need local deli, wine/bar shop- Swains Lane.
- Need a supermarket better than Tesco's- Waitrose?
- York Rise shops and pubs are all great- keep open!
- Where space allows put benches and planters to green and soften all hubs. Also well designed boards for local events info.
- Not another supermarket.
- Need a cash point. Remove telephone box or make it work.
- No chain stores apart from small late opening mini supermarket.
- Put a toilet beside the bus stop. Lots of people pee outside.
- Would like local, independent shops, but we all need to support them.
- More cash points, at present there are none. One in York Rise is a must!
- Laundrette.
- Move the farmers market to Swains Lane on Saturdays and close the road Saturday AM.
- Flexibility of uses if shops are not viable.
- Local café is a great idea, but coffee needs to improve- should be fair trade!
- Support local independent shops and local enterprise (e.g. fitness centre)
- Cash facility needed.

Main themes: the most commonly occurring comments relate services e.g. more independent shops and retailers.

Murphy's and Gospel Oak Station Area

What Change do We Wish to See Happen?

- Low level development with open green spaces.

- More homes, some employment space and education better east to west connections.
- Murphys should be just housing, enough employment and close to heath.
- Check for soil contamination on Murphys site.
- More schools and more playgrounds.
- As much open space as possible. Maybe some allotments. Any building should be done with good quality materials.
- Small studios/workshops for learning, art, wood crafts and carpenting, garden centre.
- Better access for walkers and cyclists between Gospel Oak & Kentish Town.
- Council run gym and health centre. Low-cost eco housing. Rental Cooperative.
- Leisure centre e.g. swimming pool.
- Mixed use work, live play pedestrian/bike access from vehicles from south and east.
- Residential and office like Kings cross.
- A Kings Cross style housing development with art galleries, cafes and a theatre. Beautiful flats.
- Murphy's Yard would be ideal for small workshops and could support local training and apprenticeships. There would be no disturbance to surrounding living areas.
- Affordable housing not high rise (tower).
- Be careful about increasing traffic along Gordon House/Mansfield Road - it is already too congested.
- Support idea of independent shops. Affordable Housing is also vital to maintain valuable community.
- New developments could open up access to avoid main roads.
- Look at change of use, low level/affordable, in keeping with area e.g. Oak Village terrace houses.
- An independent one-screen cinema.
- Include cafes and independent shops in any development.
- More street lighting drove stations along Gordon House Road to Highgate Road.

Main themes for Murphy's/Gospel Oak station area: Low rise housing, improvements to local services including cafes, cinemas, gym, theatre, art galleries etc., Improvements to road access infrastructure for pedestrians and cyclists.

Local Hubs: Swains Lane, Highgate Shops, York Rise, Chester Balmore

What Change Do We Wish to See Happen?

- Toilets by bus stop opposite end of Swains Lane.
- Better supermarkets M&S or Waitrose.
- Cashpoint Swains Lane.
- We need a hardware store again! Also possible toilet.
- Agree on cashpoints (free) in Swains Lane. Keep as many independent shops as possible- demand (high-end) will if landscaping improved-prime site.
- Private and affordable shops.

- Need for cash point and increase footfall in Swains Lane.
- Need small supermarket to compete with Tesco.
- Need to replace Tesco for Waitrose. Low level shops. New deli. Wine shop.
- Need a chip shop, lacking in shop parade and normal food shops and newsagents.
- Need good architect and listen to community.
- No building higher than at present - let the trees grow taller. Also consider ideas for public toilet near bus stop used to be one. Also need a cash point.
- Need a good supermarket better than Tesco.

Main themes for Local hubs include: Improvements in services such as supermarkets, public toilets and free cash point access.

What Can We Learn From The Swains Lane Processes and Proposals?

- That a good architect is essential - they need one here.
- How much people value mix local independent shops a user friendly hub.
- Third (top) floor should be sloping road with gabled windows (like building to east).
- Pressure from the community can change a development plan and be more involved.
- Brick would be better - not white render.
- Greenery and roof garden at front a good improvement (and rounded age).
- Combine with Laundrette, possibly more machines and consider service washes.
- More height on the corner maybe four-story, use brick and not stone.
- Contemporary decor not art deco.
- We can learn not to trust developers - even ones wanting to negotiate. Bricks.
- Two stories max. Use brick not render.
- Graduated height scheme and look should be like the rest of side to mock tudor.
- Good development. Need a bank.
- Strong public voice seeking a low scale development which fits the heath and the area.
- Space in front of cafes etc (like Cafe Mozart) would be good. Build no higher than current building.
- Height is probably ok. Design is very poor. Continuity of provision of shops is important for the community.

Main themes: height and design.

Highgate Newtown Community Centre

What Change Do We Wish to See Happen?

- Ensure all age groups can use facilities. Keep some space open. Ensure multi-use hall is the same size.
- Keep as much of it open with as many community services as possible.

- Community Centre must stay. The circus classes are great and needs to survive.
- Affordable housing for more people.
- Needs more up to date facilities. Scope for housing on inter-affordable.
- It is a really good size of space for classes and workshops.
- Good for young families and baby activities.
- Really important for local children and families. Must ensure it survives.
- HNCC must survive. A much used and loved facility. Any building must be suitable for our conservation area.
- Vital we have a community centre offering a diverse range of services.
- Definitely GP surgery, no cafes etc as this attracts drug dealing

Summary: The services and facilities which the community centre has to offer are extremely important to the community.

Getting around: walking, cycling, roads

What Change Do We Wish To See Happen?

- Take away traffic lights - make a mini roundabout - would reduce speeding on Chetwynd Road.
- 20mph limit - and enforce it.
- CCTV cameras to catch motorists who misbehave and cause damage to parked cars.
- Highgate Road is wide enough for a dedicated cycle track on route to Kentish Town.
- More bike stands please!
- Dedicated cycle-track - St Albans Road to Highgate Road. Cycle Racks.
- More Zebra crossings.
- Make Croftdown Road one-way? It is too narrow to have two-way access and parking on both sides.
- Fill in the holes in the road and remove speed bumps. Any speed bumps should have gaps for cyclists.
- Enforce speed limits and remove bumps.
- Reduce through traffic on Chetwynd Road. It is a local road and not suitable for vast number of cars, lorries and vans.
- Needs to be done - a nightmare for motorists turning left from Gordon House Road into Highgate Road.
- Remember the shops need passing trade!
- Pedestrian crossing from Haddo House - Costcutters does not give enough time for young children to cross.
- Corner Woodsome Road and York Rise is too narrow for big vans and lorries to turn. Limit access.
- Stop east-west through traffic in Dartmouth Park. Use Fortess and Highgate Road instead!
- Remove speed bumps - useless! They only damage cars. Open Dartmouth Park Road to Highgate Road to ease traffic from other narrow roads!!

- Stop through traffic in York Rise - It is a narrow residential road. Limit access - no big vans and lorries, especially down Woodsome Road on the corner of York Rise.
- This end of Chetwynd Road (adjacent to Spencer Rise Road) is too narrow for large vehicles - should be signs to advise 6'6" max width.
- Walking would be much more relaxing if less dog poo. Can we get this enforced? Also make more earth areas around trees.
- When replacing pavement use yorkstone (as in the city of London) where it is not already used. I cannot believe the cost is so huge.
- Croftdown Road is too narrow for passing cars - so too much aggressive driving. Consider one-way.
- Would be good to reduce traffic flow through the area. Also make streets one-way and add cycle paths (segregated)
- Get all school children to behave at bus stops and on the bus (re Glenhurst Avenue and Dartmouth Road).
- I'm very against one way street systems - they divide neighbourhoods and tend to speed up traffic, which is not beneficial.
- Croftdown Road - do not make one way as will become a 'rat-run'. 20mph limit, yes!
- Remove all speed bumps! They do not slow down the traffic- they just cause noise and shake the houses foundations (re Brecknock Road).
- Get rid of speed bumps. Speed signage on road surface only (re Brecknock Road).
- Make this ultra-calmed to help pedestrians and cyclists include new station access from heath. (re Fortress Road)
- Separate facility for cyclists to enter Dartmouth Park Road: change signal timing.
- Very dangerous to turn right on a bike leasing north up Highgate Road after Gordon House Road junction. Traffic goes very fast through and after lights.
- Agree with previous comment, also very difficult to turn safely at the traffic lights on a bike - squashed in traffic.

Main themes for getting around include issue with speed bumps, speed limits and general traffic flow in the area. Concerns with cyclists and access.



Dartmouth Park Neighbourhood Plan



Dartmouth Park Neighbourhood Plan

Contents

Contents

- 1.0 Introduction
- 2.0 Our Engagement Process
 - Exploring and Branding
 - Identifying
 - Presence and Engagement
 - Disseminating Information
- 3.0 Engagement Programme
 - 3.1 -Local Businesses
Insight Analysis
 - 3.2 -Pop Ups
Insight Analysis
 - 3.3 -Youth Engagement
Insight Analysis
 - 3.4 -One to One Conversations with residents and tenants
- 4.0 Enhancement Sites Feedback
- 5.0 Draft Policy Feedback
- 6.0 Strategy for ongoing engagement

Appendices

- A Engagement Priority Areas
- B Businesses raw data

Pop up raw data attached as separate file



Dartmouth Park Neighbourhood Plan

Introduction- Setting out methods and scope of engagement

Introduction

We were commissioned by the Dartmouth Park Neighbourhood Forum (DPNF) to undertake a series of engagement exercises in Dartmouth Park. The aim of the engagement was to reach out to the local community and find out their views on the future of Dartmouth Park, with the aim of including these views in the Dartmouth Park Neighbourhood Plan.

Engagement Programme

As there had previously been extensive engagement, we agreed with the DPNF which areas to concentrate the focus of our engagement on, in order to avoid duplicating their work. It was agreed that make:good would concentrate on contacting:

- 1- Local Businesses
- 2- Residents across a range of estates
- 3- Schools and young people
- 4- TRA's and resident groups previously not spoken to

Engagement Focus

To ensure we were asking people the right questions with a focus concentrated on the existing draft policies we also agreed with the committee on preparing:

- 1- A list of topics/ questions to discussed/ asked with regards to the categories on the draft policy document (Section 3.4)
- 2- Images of potential development sites to encourage people to give their ideas around what should be proposed in those areas (Section 4)
- 3- A way of capturing policies that people thought were of priority (Section 5)

The engagement priority areas list and engagement focus lists can be found in the Appendix A



Dartmouth Park Neighbourhood Plan

Our Engagement Process

We set up an approach for engagement and ensured we worked with the committee to help us develop a recognisable brand in line with their previous work, and a programme for engagement that would focus on the hard to reach groups.

During the engagement process we met people who recommended other people we could speak to, which resulted in building new networks and discovering new insight through the duration of the project.

Step 1: Exploring and Branding

Exploring the area with the committee in order to get an understanding of their views, then creating appropriate branding



Step 2: Identifying

Discovering existing groups, people to speak to, events to attend and places to 'pop up'



Step 3: Presence and Engagement

Creating a visible presence to meet and engage with people



Step 4: Disseminating Information

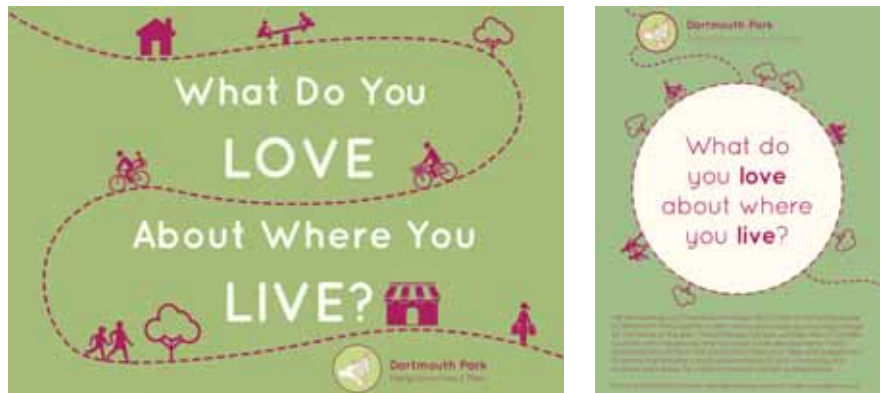
Sharing project updates throughout the duration of the project and ensuring accessibility of information



Dartmouth Park Neighbourhood Plan

Step 1: Exploring and Branding

We designed a number of engagement tools to help us collect insights and ideas from residents.



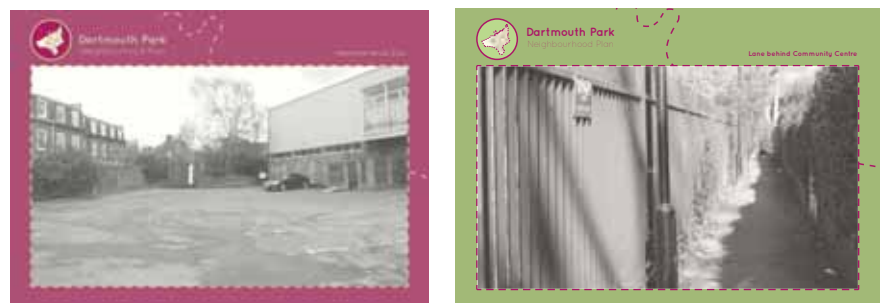
Posters that were displayed around the neighbourhood



Postcards recording reach and collecting insight



Examples of policy cards used to record people's priorities



Examples of cards displaying sites for potential development and sites for possible enhancement- these were used to generate ideas around what people want to see on these sites in the future



2.0 - Our Engagement Process

Dartmouth Park Neighbourhood Plan

Step 2- Identify

make:good believe in embedding ourselves in an area and finding existing groups, activities and programmes to work with to ensure we become a familiar with the neighbourhood.

These groups and places were chosen together with the Dartmouth Park Neighbourhood Forum as people and places that we needed to target to ensure greater awareness of the project and broader insight.



Dartmouth Park
Neighbourhood Plan

Dartmouth Park Neighbourhood Plan

Step 3- Presence and Engagement

In order to have on site presence and to meet groups of residents that had not been previously involved in the project we built a mobile pop up to go to the areas with less reach.

This pop up is a tool to encourage people to stop, explore and share their views about what they love about Dartmouth Park, and to comment on the existing draft policies.



Dartmouth Park Neighbourhood Plan

Step 4- Disseminating Information

In order to create an accessible method for collecting and sharing the content from the engagement and design process, we worked with the Dartmouth Park neighbourhood Forum to update their website and keep a record engagement events.



3.0 - Engagement Programme

3.1 - Local Business Engagement

Dartmouth Park Neighbourhood Plan

Engagement Programme- Local Businesses

We started engaging with businesses in Dartmouth Park on 16-02-16. We dropped in on them on four other occasions ensuring we spoke with businesses we had not been able to speak to previously. We left businesses a leaflet so that they were aware of the project, had our contact details and knew how to get involved.

The first questions we asked the businesses was ‘What would help your business to grow and thrive?’ as a way of identifying areas for future improvement and enhancement.

Key Findings- Highgate Road

“Diverse streets where people stop longer”

Highgate Road businesses tended to be very happy with their location and customer base but felt more footfall in the future should be encouraged. Some ideas around encouraging more customers were:

- Making the area more attractive for young people to stop by after school (ie. homework clubs, after school hang out spaces, youth clubs)

- Encouraging more office spaces as currently the majority of weekday customers are from the residential area so it tends to be quieter for business during the weekdays



Sah Gate Tailoring- Very happy in the area but would like more clients



The Village Cafe- I like my customers, especially students coming after school. Encourage young people



Vantage Pharmacy- They closed down the offices that brought (weekday) business



Dartmouth Park Neighbourhood Plan

Engagement Programme- Local Businesses

Key Findings- Highgate Road

“Improved public realm and protecting community facilities”

-Improving the public realm and using the large walkway space outside the shops to create more seating, add greenery and make it easier for businesses to enhance the public realm (ie. put lights in the trees at Christmas). It would be nice to have better communications with the Council to make it easier to decorate the area.

-Protecting the diverse mix of local customers and reinstating community friendly places such as the Dartmouth Arms. Pubs attract people to the area and this in turn means there are more people using local businesses.



Rosella- [Maintain] the strong family community [of the area]. Maintenance of outdoor spaces



Post Office- It is a good area. More footfall would help my business



Southampton Arms- Main local client base. Community status (assets of community value are important in protecting community facilities).



Dartmouth Park Neighbourhood Plan

Engagement Programme- Local Businesses

Key Findings- Highgate Road/ Swain's Lane

A number of the businesses we spoke to on Swain's Lane have been in the area for many years. 'Theo's' hairdressers has been there 22 years, the newsagent 'Meg's News' has been there 25 years and sandwich shop owner of 'Rolling Rolls' had been there 20 years.

“Open up unused shops to increase the range of shops and encourage more trade and footfall”

It was interesting to note the differences in priorities across the different business locations. For Swain's Lane shops we heard:

-The closing of the businesses at the top of Swain's Lane seems to have affected footfall and business. Business owners feel it's important that those shops are reopened soon.

-Some shops suggested that to encourage footfall there need to be other 'useful' businesses in the area such as a hardware shop, delicatessen or dry cleaners.



Rolling Rolls- Open (the closed) shops on Swains Lane



Bistro Laz- Passing Trade. More shops to attract more customers



Meg's News- More supporting shops would bring more footfall



Dartmouth Park Neighbourhood Plan

Engagement Programme- Local Businesses

Key Findings- York Rise

“Encouraging more footfall. Making York Rise shops more visible”

York Rise businesses were generally the most challenging to engage with, some like the Lure Fish Kitchen, Monsoon Indian Cuisine, and Studio 63 seemed to open late in the day and The Village Vet, Face to Face and Backs and Beyond were usually staffed by employees who felt the hierarchy of the company meant they were unable to answer our questions without the owner being present. This, as well as the range of businesses (from cafes to a vet to an osteopathy clinics) meant there was a wide range of business types open at varied times of the day and catering to a wider market which in essence could be explored to see if it works well for encouraging footfall on what is a quieter less travelled part of Dartmouth Park.

From the businesses we spoke to most of them were of the opinion that:

-The Dartmouth Arms should be reopened as when it was running it used to bring more footfall to the area.



Truffles Deli- Footfall to create more direction to York Rise



The Choice Dry Cleaners- More footfall, more customers and maintain regular customers



Dartmouth Park Neighbourhood Plan

Insight Analysis- A summary of Local Businesses views

Overall most businesses wanted more footfall in the area. How this could be done varied from:

-Opening up boarded shops (Chester Balmore and York Rise) and having a mix of businesses to compliment the current range of businesses

-Re-opening the Dartmouth Arms as this used to bring people to the York Rise area which improved business for the surrounding shops

-Cutting down on Estate Agents as they were perceived as not bringing in good footfall

-A number of businesses said their customers are regulars who live in the surrounding area. They felt it was important to maintain this customer base and encourage people to shop in the area.

-A number of businesses on Highgate Road mentioned that there used to be offices in the area. Since the offices closed their weekday daytime customer base has been reduced

-There was one business that suggested encouraging footfall through creating walk tour maps or an app that encourages people to walk around the area and explore streets such as York Rise. They suggested that if all the businesses worked together to come up with a theme/ coordinated concept then York Rise shops could be known for that theme and that might encourage more interest in the area

-On Highgate Road the businesses mentioned improving the public realm or creating nicer places for people to stop and stay longer in the area. One business suggested that the Council should make it easier for businesses to put up Christmas lights or bunting to decorate the trees so as to make the shopping areas more friendly and accessible



3.2 - Pop Up Engagement

Dartmouth Park Neighbourhood Plan

Engagement Programme-Pop Up at Highgate Library and Highgate Newton Community Centre (HNCC)

We held our first pop up event on 23-02-16 in the Highgate Library and HNCC. This was a preliminary event to meet residents within existing groups and gather insight. The day we went coincided with 'Rhyme Time' at the Library and 'Drum and Dance' at the HNCC which both attract parents with young children.

This meant the bulk of the insight we received was about activities for toddlers and parents.

Key Findings- (Community Facilities)

“The community facilities provide a lot of activities for young parents and attract people from outside Dartmouth Park”

- People emphasised that the HNCC is unique because of the amount of space available. This results an array of activities that other community centres do not offer.

-People wanted more shops in the area especially by the Chester Balmore development. Some suggestions for businesses or provision for those spaces were: GP surgery, an ATM, convenience store, a cafe and shops offering fresh produce and organic food.



Dartmouth Park Neighbourhood Plan

Engagement Programme- On Street Pop Up at Whittington Estate

We held our first mobile pop up at Whittington Estate on 11-03-16. We met over 20 people who live on the estate and the immediate surrounding area. As we were in the area when schools were closing we met many parents of young children and received insight and drawings from some of the younger residents of Whittington Estate.



Key Findings- (Sense of Community)

“It’s a great community and our children are friends. I know people in my neighbourhood”

-The word community came up numerous times when speaking to residents of Whittington Estate. They value that the area is pedestrianised as it allows them to meet more people when they walk through the estate. Many residents have lived there for a number of years and know their neighbours



-People wanted support for more social housing, and to encourage the type of development that allows families to stay and grow in the area



-A number of residents also suggested it would be useful to have more shops in the area and they highlighted the need for this by the Chester Balmore development



Dartmouth Park Neighbourhood Plan

Engagement Programme- York Rise, Railway Estates and Parliament Hill Farmers' Market on street Pop Up

On 17-03-16 and 19-03-16 we held outdoor pop ups along York Rise, outside the Railways Estates and at the Parliament Hill Farmers market.

We met a wider range of residents especially council and social tenants who were born and raised in Dartmouth Park. We started noticing a change in priorities according to where residents live.



Key Findings- York Rise/
Railway Estates

“It’s becoming really upmarket. People are being priced out and moving away and we don’t know our neighbours anymore.”

A number of concerns and areas for opportunity from the York Rise and Railway Estates pop up were:

-To protect their homes and those of their community as they are increasingly seeing changes in their community due to rising house prices

-To have more greenery in the area as they are further away from the Heath. These properties do not have much garden space they would like a green space incorporated into the estate or nearby



Dartmouth Park Neighbourhood Plan

Engagement Programme- York Rise, Railway Estates and Parliament Hill Farmers' Market On street Pop Up

We found the Parliament Hill Market pop up beneficial because we met an array of residents of different ages with a range of views for the future of the Dartmouth Park area.

Key Findings- Parliament Hill Market

“Bring back the Dartmouth Arms. It was a good community local pub.”

There were a range of concerns covering numerous topics from social housing to encouraging independent businesses and stopping larger chains from taking over the area. Across a number of topics we heard:

-There are cyclists in the community who want better cycle infrastructure and feel there should be more cycle areas on the Heath

-People from various income backgrounds and age groups across the Dartmouth Park area want to see the Dartmouth Arms reopened

-The pop up was held on the weekend following the announcement that Benugo would be taking over the Parliament Hill cafe. This meant we heard a lot of people comment about protecting local businesses especially in light of the fact that the Parliament Hill Cafe offers food ranging from low prices to higher prices to cater for different incomes



Dartmouth Park Neighbourhood Plan

Engagement Programme- Highgate Road and Gordon House Road
Pop Up

Our final pop up took place on the corner of Highgate Road and Gordon House Road. This position allowed us to speak to a number of students from La Sainte Union and William Eliis School. We also heard from a number of Lissenden Gardens residents

Key Findings- Gordon House Road/ Lissenden Gardens

“Bring back the Dartmouth Arms. It was a good community local pub.”

Standing on the junction of a busy road brought about conversations about transport and pollution amongst many other topics. We heard:

-Concerns over traffic and air pollution

-Some of the younger community members who go to school in the area were concerned that there are too many schools in the area and if they were combined it would create room for more housing or other facilities

-There was a general concern over the rising property prices and what that this might drive people out of the area and change the diversity of the community



Dartmouth Park Neighbourhood Plan

Insight Analysis- Pop Up Engagement

Views from the pop up engagement were different according to where we were. We heard priorities from parents with young children, older residents, council tenants and homeowners across Dartmouth Park. Some of the things we heard were:

Pop Up at Highgate Library and Highgate Newton Community Centre (HNCC)

-People value the HNCC and the Highgate Library especially for its range of activities for parents and toddlers. As well as the activities people also value how much space there is at the HNCC which allows for multiple events

-People would like to see the Chester Balmore shops opened as there are a limited amount of convenience shops in the vicinity of the library and community centre. Some suggestions for shops were for a cafe, convenience store, GP and provision for an ATM

-People value that Dartmouth Park is quiet, green and has a diverse population

On Street Pop Up at Whittington Estate

-Community was the thing people value the most in this area and they talked about how important it is that they know their neighbours and that their children play with each other.

-People want to see the Chester Balmore shops opened and they want more activities for teenagers

York Rise, Railway Estates and Parliament Hill Farmers' Market

-People value the Heath, how green and quiet the area is, the trees, their neighbourhood and neighbours, the style of architecture in the area and the good transport links

-People use, support and value the local independent businesses, the HNCC and the Highgate Library

-People would like to see more independent shops in the area and they would also like to protect the current businesses from development and from becoming larger chains

-People would like the local community to be protected so they can carry on living there and this could be done by encouraging more social and affordable housing

-Better street maintenance

Highgate Road and Gordon House Road Pop Up

-Conversations with people in this area centred around valuing the greenery, trees, the Heath and local businesses

-There was concern over how much traffic and noise there is on Highgate Road. People suggested reducing access to Highgate Road and making it for goods, taxis and buses only, others suggested implementing better cycle facilities



3.3 Youth Engagement

Dartmouth Park Neighbourhood Plan

Engagement Programme- Fresh Youth Academy Brainstorming and Ideas for the future of Dartmouth Park sites

We visited the Fresh Youth Academy where we spoke to young people of various ages from 13 to 19 about what they love about Dartmouth Park. We also discussed how some of the disused spaces across the neighbourhood could be enhanced and made more welcoming.

Key Findings- Parliament Hill Market

'The youth centre helped me with my coursework at school and with CV building. They helped me with everything and now I am a volunteer here. It keeps me motivated.'

The feedback received unanimously showed that everyone likes and values the youth centre. Some of the young people who have lived in the area all their lives also emphasised that there is a good sense of community and they know their neighbours well.



Dartmouth Park Neighbourhood Plan

Insight Analysis- Youth Engagement

The engagement session at Fresh Youth Academy highlighted some of the priorities for young people in the area and uncovered some the challenges they are facing for their future in Park. We heard:

-A top concern amongst the people we spoke to was that they fear they will loose their youth centre. The two threats are from government cuts and from the current plans to redevelop the site

-Some people were weary of engagement and consultation as a few years before their youth centre by the Chester Balmore shops was shut down and now they have a new one and have been in it 18 months and now there are plans to downsize it and change it

-They highlighted that most people talk about 'having more things for young people to do,' yet there are continued threats to youth services

-People said they value their community and how diverse it is. They feel safe cause they know their neighbours

-There were concerns that the current location of the youth centre is hidden and there isn't much footfall in the area so most people do not know about it. In their old location near the Chester Balmore shops more young people came because it was visible



3.4 - One to One Conversations with Residents and Tenants

Dartmouth Park Neighbourhood Plan

Data and Insight Analysis

We spoke to a number of TRA representatives across Dartmouth Park. We tried to speak to the Heads of TRA groups in most circumstances, or residents who have lived in the area for a long time and have insight over a longer period of time. In almost every case residents representing a street or wider group made clear that their views do not necessarily represent the views of their group. Where possible we have tried to get a cross section of views of the street by speaking to more than one than just the Head of TRA groups. This is shown on the header of each interview.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Whittington Estate
- Former Head of TRA for 10 years

What do you love about where you live?

The Community, the estate I live on and the way it was designed with pedestrian streets. It allows you to meet with, and get to know your neighbours

What would you change about it?

The consultation process. I am disillusioned by it. It is used as a method of tweaking already set ideas. Chester Balmore is an example of this. I stopped going to the meetings for it and a lot of what was promised was not achieved.

Housing

What type of housing do you think is needed in the area?

A mix of housing ranging from studio and one bed to larger family homes. Build communities with a mix of age ranges, places for children to play and a mix of tenancies. Social cohesion and having people with different backgrounds mixing is important otherwise you create ghettos. Gated communities and fear comes when people do not mix and do not understand or know their neighbours. Engender a mix. If you create the right environment people will get along.

Community

What are the gaps in community facility provision- what is needed in the area?

All play areas and all parks should be designated as assets of community value. Places and areas that encourage people to go out and be a community should be protected, not closed down then reprovided. Shops, community centres and youth centres are key to communities.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area

Scale should be kept low and densities similar to what it is on Whittington Estate (200 per acre). High rise does not work, it is limiting in that it accommodates a certain type of person who enjoys living in a flat block such as young professionals. The Borough architects that built Whittington Estate realised high rise does not work for communities and social relationships. The layout is important and it has to create situations where people meet each other. On Whittington Estate this is done by the way private and public space is distributed. Simple things like how from my kitchen window I look out into the play area and onto the street means there is safety and parents can keep an eye on their children and their neighbours children playing.

High rise buildings also have maintenance cost implications. You need powerful lifts to keep the building working, those lifts need maintenance. Communal entrances can also create safety problems which leads to the need for concierge service, CCTV and in the case of Chester Balmore- gated communities. On Whittington Estate everyone has their own front door onto a safe pedestrian space. The experience of leaving your house is important and there are networks of streets, transitional spaces from pedestrian streets to the main road. The terrace model works, there are lots of routes around the estate and people have options of how to move around their area. The little everyday movements make a big difference.



Views on infill developments (side and rear extensions, loft developments, garden developments)

There has to be planning control which takes into account local interests. This is why locality is so important. We are in a conservation area and there should be the aim to 'Be a good neighbour.' As long as you live on a streets, in a community and a neighbourhood then your actions will have an impact on everyone else.

Neighbourhood Centres and Employment

What type of centres would people like to see?

Ones with open shops. Protected businesses and shops. People get into a routine and a habit so when shops are closed down during redevelopment they get into new habits and move on and the businesses lose their core clientele. When a business moves they can't just come back and this changes the community. Closing down shops affects the residents and that relationship people have with their centres cannot be replaced.

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

In this part of Dartmouth Park the Chester Balmore shops are what is important. During consultation we were promised shops on that development. The development has now been finished for 2 years and there is no activity. We were promised updates and newsletters but we have not had any for a long time. Some shops that we lost when they demolished the area that now has the Chester Balmore development were:

- General store- for immediate needs
- Laundrette- people used to meet each other there
- Chemist
- Dentist
- Hairdressers
- Fashion Workshop
- Picture Framers with the gym and youth academy

Currently the walk from Chester Balmore to Swain's Lane is riddled with boarded up shops. There seems to be no urgency in either circumstances. In terms of Swain's Lane I wonder if there is a time factor as to when people should start building after getting planning permission.

In terms of other types of shops or businesses I noticed Highgate Cemetery has no cafe area and recently the Bean about Town van set up outside there and they seem to be very popular.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future.

I don't know much about electric cars but my instinct says it's a good idea. The fewer cars the better.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Woodsome Road
- Chair & Secretary

What do you love about where you live?

Greenery, the Heath and the people in the area. There is a good social mix and the architecture and designs of the building tell the history of the area. We wouldn't want to live anywhere else. There are programmes and activities available to residents such as the Dartmouth Park Film Club and talks at the library. These are a great way of bringing people together. The Heath is also a public space where you can go regardless of who you are, and whether you have a family or not you feel part of the area.

What would you change about it?

- Encourage more activities for over 50's and encourage more events and facilities that bring different generations into contact.
- Ensure changes being made (such as houses being turned into flats) are done in a sensitive way and preserves the historical buildings.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area.

This needs to be carefully considered according to the area. There are tall houses that blend in some areas and not in others.

Views on infill developments (side and rear extensions, loft developments, garden developments)

Woodsome Road houses tend to not have basements due to the water table. Several years ago someone constructed a basement despite opposition and this caused some cracks on the walls of neighbouring houses. Neighbours have to be mindful of each other.

Housing

Is there a specific need for housing for older people?

When people get older they may not necessarily want to be placed in accommodation with other older people. There are examples of some older people opening up their homes to young professionals so that the extra space they have is occupied and in turn their tenants can keep an eye on them or assist them in maintaining the property. Mixed age living is important.

Neighbourhood Centres and Employment

What type of centres would people like to see?

It's important to support independent businesses and that there is a sense of community linked to the shops. A good example is A1 bookshop where you buy a reusable bag with the logo of the shop and when reusing it, you show your support for local businesses and advertise them as well.

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

The hardware shop used to be very useful. For a while it was taken over and run as a community shop but



didn't work out well. It would be good to try a similar model. It would be good if the Dartmouth Arms reopened as that is affecting business for York Rise residents, and closed shops and spaces make an area feel unsafe. The closed shops on Swain's Lane also need to be opened up soon as **'Boarded up shops are bad psychologically for communities.'**

Independent shops or chains?

Independent. What would be useful is to have a database of local crafts people and businesses so if someone needs, for example, a plumber or other services then they can use the database of local people. That would help support the community feel of the area and encourage local businesses.

What would make you use local shops more than you do now?

There are a wide range of great shops but some, like the bakery, are not very affordable so having a mix in price range would be good.

What improvements to the public realm in the neighbourhood centres would you like to see?

Brookfield School does not have much play space and it might be useful to use community facilities such as the proposed Mansfield Site to cater to some of the school's needs. Another idea might be to have an ambitious offer for the use of the Mansfield site to provide a climbing wall and to offer activities like judo and gymnastics.

Environment and sustainability

Are there any existing open areas that need to be protected?

There is an opportunity to bring more tree pits onto streets and encourage trees to be incorporated onto streets.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

Eileen cycles and Andy does not so there were mixed views. Eileen would like to see more cycle infrastructure encouraged. Andy however likes to meander through the Heath 'lost in thought' and feels it is challenging being a pedestrian walking through the area whilst also having to be conscious of bike activity.

Other comments- Community that works from home

Woodsome Road has got a number of people who work from home- there's a painter, professors, journalists and writers just to mention a few. Andy who works from home needs to leave the house to keep his sanity and there are a good range of shops available to go out for breakfast and lunch, and to meet other community members. There is an opportunity to open up a business hub allowing people to get out of the house, hold meetings there and network. **'Going out and doing something and knowing the people where you live stops you from being a victim and from feeling isolated'**



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Views from Heathview Co-op residents

What do you love about where you live?

Greenery, the trees, the Heath and the range of things there are for people to do and the co-op.

What would you change about it?

Would ensure it was written to the policies 'to keep the area diverse.'

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area.

1- Development can be good but it needs to be social/ ethical development. I am wary of private developers doubling densities. It has an impact on schools and infrastructure.

2- Developments should be 'practical for living life.' Practical for modern families of all shapes and sizes. It should take into account things like more and more people are now working from home. Aesthetics are important but they should not be at the top of the hierarchy. They should focus on being accessible to all. In order to protect Council housing stock and to retain housing for council tenants and those in need there need to be people who have worked in development within the council. People who understand how to negotiate with developers and come out on top.

Are there any areas that could benefit from redevelopment

The Murphys site could be a good place for social/ council housing and perhaps a new school to support new people coming into the area.

Housing

What type of housing do you think is needed in the area?

1- Social housing is key and there should be priority to local people. We don't want to lose the diversity of the area. People should be like a nature reserve- protected. We are an asset of community value.

2- I am weary of the use of the words 'affordable housing,' what does that even mean? A house of £400,000 is affordable to someone with a salary of £50,000 a year. It means different things to different people and needs to be well defined in the policies. The term 'social housing' also needs to be clarified because a co-op is also considered social housing. This area needs different housing types in order to keep it diverse.

Is there a specific need for housing for older people?

There is housing need for local people and for refugees and at the same time you find instances of some older people with large houses that are under occupied. The co-op model works well in that there are a range of house types and when an elderly person sells their house to a co-op a larger family or group in need can use that house while they in return occupy a smaller flat. It is a community that works together and looks after each others needs ensuring nobody ever has to be alone or lonely. Unlike housing associations, co-op members sit on a committee and have a say. The co-op also has a small shop of subsidised groceries.



Community

What are the gaps in community facility provision- what is needed in the area?

The worry is we are losing our community facilities. The 1 o'clock club and adventure playground are all under the Corporation of London and they are cutting down the hours these facilities are open. They are the ones who want Benugo to take over the cafe. They seem to prioritise the look of a place but negate the needs of local residents. Dominance of aesthetic over local need and they never consult.

How can the current community facilities be improved?

There is a nature reserve by the train tracks behind the Gordon House Road houses. It is an overgrown path and there are lots of fruit trees and mulberry bushes. It's interesting history about the area as well as La Sainte Union school used to be an orchard. We need to encourage the schools and community to save and preserve and use such spaces.

Neighbourhood Centres and Employment

What type of centres would people like to see?

1- There is the problem of 'mystery landlords' with closed shops and they seem to be holding out for a better offer and meanwhile we have closed shops.

2- We should encourage homes/ flats on top of shops but ensure there is continuity of trade of the businesses below the developments. This area is losing local independent businesses because people would rather flatten areas and rebuild. If it is viable to have flats above shops, that's great but designs should include ways of having continuous trade through the construction process. This may save not only financial but environmental costs.

Independent shops or chains?

Chains like Benugo are not affordable. You can't hang out in a chain or spend hours there after having only bought a cup of tea. Chains can mean an area loses it's feeling of community.

What would make you use local shops more than you do now?

I used to use the Swain's Lane shops but they are have changed and cost a lot more now so I stopped. York Rise is a bit unfriendly and there really isn't anywhere to hang out. It worked better when the Dartmouth Arms was there. Maybe if it was pedestrianised it might work better .

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encourages in the future

We should encourage car free communities or car sharing and car clubs to improve the environment. I like the idea of 'The library of things,' a library where people can borrow useful items (drills, tennis racquets) from other community members and lend their useful things as well.

With many schools in the area the traffic can be very bad and on Gordon House Road the pavements are narrow so there is no healthy space between leaving your house and getting into the roads. Residents of Gordon House Road cannot claim ownership of the front of their houses. There should be more cycle provision and less focus on cars, currently there is an imbalance



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Views from Heathview Co-op residents



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Chester
Baltimore Tenants and Residents Association- Chair

What do you love about where you live?

The Heath is important for fishing and it is a nice place, and the HNCC is important because without it there is nothing for young people to do.

What would you change about it?

The Chester Baltimore Estate is not practical or liveable because the building itself has a number of issues with the passive heating and the quality of build. People are not settled and there are changes still being made to it.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area?

Infill housing is preferable to knocking buildings down. Development is necessary if it provides new housing. Things change, places and neighbourhoods change.

Housing

What type of housing do you think is needed in the area?

There is need for housing and it needs to be a mix of tenure but this mix has not worked well on Chester Baltimore. There are huge differences between what tenants want and what leaseholders want and Camden Council is making the situation worse by seeming to prioritise the needs of leaseholders over council tenants. In this case the experimental mix of tenure is not working well. In addition there needs to be consideration around the different types of tenure- often times people talk of affordable housing but what does that mean- affordable for who? This term needs to be applied properly and not used loosely.

Is there a specific need for housing for older people?

There is, but other areas to consider as priority would be working to tackle homelessness and providing housing for those most in need. Another specific need is for ex-servicemen, affordable rents and homes for people working in emergency services like the fire brigade or those working in health services like nurses. If homes are being built for a new generation of leaseholders make those home affordable for first time buyers and encourage the creation of homes for young people in the area.

Community

What are the gaps in community facility provision- what is needed in the area?

- A small park somewhere within the built up/ residential area.
- More to do for teenagers especially opportunities for learning. Community programmes such as woodwork or opportunities for career development and learning practical skills should be encouraged.
- A TRA hall for Chester Baltimore as currently they have nowhere to hold special events such as community fun days. There is nowhere for the community to meet without having to pay to hire a space.

How can the current community facilities be improved?

The snake park needs updating and securing. It's not very safe for toddlers and should be updated to include more activities for a range of ages. The ballpark is also only open a few hours at a time and should allow for more hours so children can play and hang out there longer.



Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

The shop spaces on the ground floor of the Chester Balmore development should be reopened. Residents who were consulted originally should be allowed to have whatever they were promised reinstates because they were consulted on this and that promise should be kept. Some suggestions people have mentioned are for

- Grocery and convenience store
- Doctors/ GP
- Coffee shop
- ATM

Would you like to see more cycle parking? Seating?

Priority should be given to car parking. People should not be punished because they own a car. What considerations are being made for existing car owners?

Environment and sustainability

Do you feel there is enough public open space in Dartmouth Park?

There needs to be more green spaces in the built up areas. There are people who do not have access to gardens and they should have access to smaller green areas and play spaces.

Are there any existing open areas that need to be protected?

The Heath

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encourages in the future

Not sure in reality how electric cars will be implemented it seems to be a wish from green councillors as opposed to the wish of residents. The plans for restricted parking on Raydon Street may lead to conflict. Before making changes that restrict car owners, make public transport better and more affordable.

Other comments- Young People

The needs of young people are overlooked and decision makers are not being child friendly. There are facilities for children who are 5 and under but there need to be more things for children from 5 to 11, 11 to 15 and 15-19 years old.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Lissenden Gardens- Resident- Living in the area 41 years

What do you love about where you live?

The Heath, the activities for children on the Heath such as the 1 O'clock Club and the Lido.

What would you change about it?

I grew up in the area and went to Gospel Oak Primary school. In those days there wasn't much for teenagers to do and there still isn't. It has stayed the same and because there are so many schools here you find that after 3 o'clock they just wander around the area and they like to sit on our estate. They just sit outside and do not have anything to do.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area?

I don't think demolition and building high rises is always the solution. Having tall buildings makes places feel dark and may lead to too many people living in one area. My friend lives on an estate that is undergoing regeneration and it is disruptive and unsettling. The council needs to stop selling their houses and properties and finding sites where they can build more social housing.

Housing

What type of housing do you think is needed in the area?

Social housing. There isn't enough housing and you find people that who were originally on the waiting list have nowhere to go. I grew up here and my family and friends are here and I have two kids and don't have a place of my own. I live with my mother so I was fortunate that she has a big enough place for me and my kids. My brother lives here as well. We are three generations under one roof because houses are not affordable. A lot of people are living in overcrowded conditions.

Community

What are the gaps in community facility provision- what is needed in the area?

There needs to be more for teenagers to do. Some people say the Heath is enough but there need to be structured after school activities for teenagers. Activities planned for them.

How can the current community facilities be improved?

There are great communities facilities on the Heath. The adventure playground and 1 O'clock Club are great for my kids but they have cut down the staff hours for those facilities and more and more places for children are being taken away or cut back. Those things should be protected and preserved.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

I usually shop in Kentish Town because it has everything I need. The only thing I can think of is there is nowhere to buy children's clothes in the area. The place I really care about is the Cafe on the Heath and it's sad that they want to turn it into Benugo. It needs to be protected as it's one of the few things that we can afford.



What would make you use local shops more than you do now?

The shops in the area are not practical. I am a single parent on benefits and cannot afford to shop in Dartmouth Park. They seem to cater to the rich. If I want a tea or coffee I would rather make it myself or go visit my friends and get them to make me one.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

I used to cycle before I had kids. I feel like it's unsafe now and my kids have bikes but there is nowhere to use them as they don't allow cycling on the Heath. It would be nice if there was cycle provision.

Other comments- The Highgate Road Divide

I don't normally go to many things on the other side (east) of Highgate Road. It feels like a bit of a divide. I have a friend who lives on Croftdown Road and that's the only thing I do on that side, I don't feel the need to go there otherwise.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Lissenden Gardens
TRA member

What do you love about where you live?

The Heath and how green the area is and my neighbours.

What would you change about it?

Protecting the shops and local businesses. We have a good TRA but it would be good to get more people involved.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area?

Not too high rise. New developments need to blend in with the existing. I am seeing new loft style apartments on Highgate Road, they should not take over everything.

Housing

What type of housing do you think is needed in the area?

Affordable housing for young people

Is there a specific need for housing for older people?

I don't know what the current provision is but I think we need a good balance of types of housing so that this area does not just have one type of people.

Community

What are the gaps in community facility provision- what is needed in the area?

There needs to be more for young people to do. At Lissenden Gardens some people have been working with the Council to grow wild flowers. It's good for the Council to support community groups trying to make their areas better.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

We are well served here with a good amount of small local shops. The costcutter is part of a chain but the owners know the people around here, it's a chain with a personal touch. The Fish Shop and Chinese restaurant on Highgate Road have been closed for a long time now landlords should not be allowed to keep properties empty for so long. It would be good to have a cheaper fish and chips shop.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

I used to cycle a lot but I am now scared. The roads seem so dangerous. It would be good to encourage more cycling in the area, I don't know how and where it could be designed in though. It would also be good to encourage car clubs.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- St Albans Villas Resident

What do you love about where you live?

The Heath, I live directly opposite to it and feel very fortunate to be here.

What would you change about it?

Open up the boarded up shops. They need to be open and flourishing.

Housing

What type of housing do you think is needed in the area?

Housing for social/ council tenants. Affordable housing for young professionals. Housing for people of different incomes including those who service the shops. Housing that allows for older people to downsize, not necessarily fully serviced but allowing older people to have help.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area?

New developments should not be too high because it's not appropriate for the area.

Community

What are the gaps in community facility provision- what is needed in the area?

I don't really do much in the area. It is very well connected so I normally go to other parts of London for entertainment. I don't expect everything to be here. There need to be more things for young people to do. A good example of a youth programme is the Tricycle Young Company in Kilburn. It is a theatre that also works as a community centre which leads to an interesting method of running programmes.

A few years ago the Le Swap programme started and the change was very noticeable because now you get young people wandering around between schools at various times of the day and after school there is so much movement on the streets and the buses are full. There are also quite a lot of community police patrols. To ease the high traffic of students it would be good to work with the schools and community centres to provide homework clubs or after school activities.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

-Swain's Lane looks terrible, not cheerful at all. There was a wonderful shop with a variety of things such as brooms and potato peelers, hardware, stationary, and buttons. It was bizzare but it worked well. The newsagent has now started stocking more things to cover the shortfall.

-The Tesco on Swain's Lane has limited storage space so their stock is also limited.

-There is a very good shoe repair shop I go to outside of this area. It's popular because they repair shoes, sell shoes and belts and provide a great service. That type of shop might do well here.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Carrol Close
Resident (lived in the area over 30 years)

What do you love about where you live?

It is safe area and nice. I live opposite the police station which is fortunate

What would you change about it?

Lack of parking near my house. Recently my car was scratched so maybe more CCTV would be helpful.

Housing

What type of housing do you think is needed in the area?

Finding any type of housing in the area is a struggle. I lived with my mum then moved to a one bedroom flat and lived there for over 5 years trying to raise 3 kids. Raising children in a small space is a struggle and there are underlying problems that my children have from that time. There needs to be more family housing for the people living in cramped conditions. My sister is currently living in a one bedroom flat with her family and she can't find a place in the area we grew up in and have lived in all our lives.

Community

What are the gaps in community facility provision- what is needed in the area?

Children's play areas closer to home. There was a park near our house but they closed it down. I don't feel safe sending my children further out. Sommers Town has good facilities for children and Kilburn has a 'Families in focus' programme which offers family days out and family activities. I wish there was more of that here.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

I use the Highgate Road shops but they lack in variety. Prices are quite high and they charge a lot of money because they don't have that much competition in the area, but they are conveniently located.

What improvements to the public realm in the neighbourhood centres would you like to see?

The greenery in the area is nice. I would like to see it protected. The problem is dog mess in the green areas. There is a lot of it. I am scared of dogs and so are my kids so I feel isolated from going into the parks.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

I work at the airport and my husband is a taxi driver. For me to get to work I need to use a car and he needs a car to make a living so we need decent parking and we don't have that. I don't think cutting down car use is appropriate for everyone.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Haddo House Resident

What do you love about where you live?

Haddo House, it's a great building

What would you change about it?

Security. The Council needs to think about how they work with the police to minimise crime and how they sort out traffic build up issues in the area.

Design and character

What are your views about the scale of development that would be appropriate in the area and in particular views on additional tall buildings in the area?

A good example of architecture in keeping with the area is extension on Ravenswood Estate which has the timber on it. It is a great design with a great sense of balance I don't think the Chester Balmore building, it does not respect the surrounding area.

Housing

What type of housing do you think is needed in the area?

Council housing. This area used to have a lot of good quality council housing but it is all being bought out and taken away. Gentrification is happening and I feel threatened in Haddo House, like at any point it may be taken away from me.

Community

What are the gaps in community facility provision- what is needed in the area?

The area is changing to accommodate the new wealthy residents. The Lido should be for local people. They should close the car park so only people who walk, cycle or use public transport come there which would allow local residents to benefit from it. Right now it seems to be for people who drive there.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

I go to Tufnell Park for more of an offer. Swain's Lane shops closing has really reduced the offer. I hope they reopen and have independent businesses. Chester Balmore also used to have some very good shops, I didn't know they would take away such good shops.

Independent shops or chains?

The Council should support independent businesses. Some of them have been here for many years. It's been a shopping precinct for generations. There are good shops but quite pricy as people with more wealth come into the area the prices go up.



Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

Haddo House gets pollution because it's on the corner. There is a lot of traffic congestion on our corner. They should divert the roads by Gordon House Road or maybe the roads could be prioritised for goods, buses and taxis. This area is well connected, why do people need to drive their children to school? It's destructive for the environment.

I am however not convinced increasing cycle lanes and cycle parking is the solution.



Dartmouth Park Neighbourhood Plan

Data and Insight Analysis - Residents and TRA Groups- Gordon House Road Resident and member of the Dartmouth Park Business Hub

What do you love about where you live?

It is convenient, located close to Gospel Oak and the Heath. Parliament Hill Farmer's market

What would you change about it?

The Swain's Lane shops were convenient and really nice. It's a shame they closed some of them.

Housing

What type of housing do you think is needed in the area?

London is expensive, what might be useful here is shared housing for young professionals, and housing options for older people looking to downsize. I have an assistant who works from my home office but she cannot afford to live here.

As an architect I always think about how space can be best used and maximised so that no houses or spaces are underused and are going to waste when there are other people who might use those spaces more efficiently.

Community

What are the gaps in community facility provision- what is needed in the area?

Cheaper swimming facilities or even a heated pool. It's wonderful having the Heath but it is seasonal. For the Forgotten London competition I put in a proposal to turn the ASF site into a community centre with allotments, space for markets and green streets. This area used to be the Kentish Town common so it was about making it into a green corridor again.

What improvements to the public realm in the neighbourhood centres would you like to see?

Good lighting along College Lane, pocket parks and lighting in alleyways by the community centre might help create more footfall and make it feel safer.

Neighbourhood Centres and Employment

Are there any particular shops/facilities that people would especially like to have (which may be important particularly to Swain's Lane)?

A greengrocer. Somewhere where people who work from home can go and have meetings. Currently I arrange to have meeting in cafes.

Transport and Streets

Any views on electric car charging points, more cycling provision and sustainable methods of transport that should be encouraged in the future

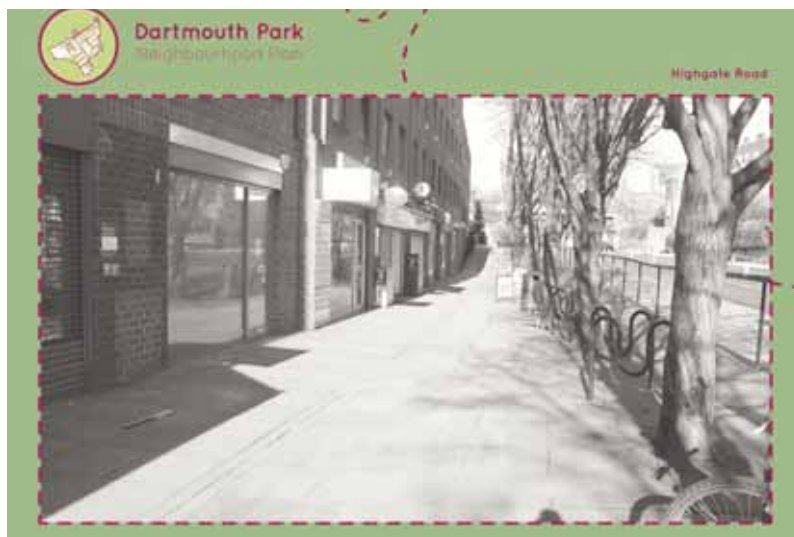
Driving around here is an obstacle but I feel safer driving than cycling. Cycling provision is good if they can rationalise it well along the roads and provide cycle racks. There could Santander Bikes near the Heath and places to cycle where people feel safe. More electric and shared cars is a good idea.



4.0 - Enhancement Sites Feedback

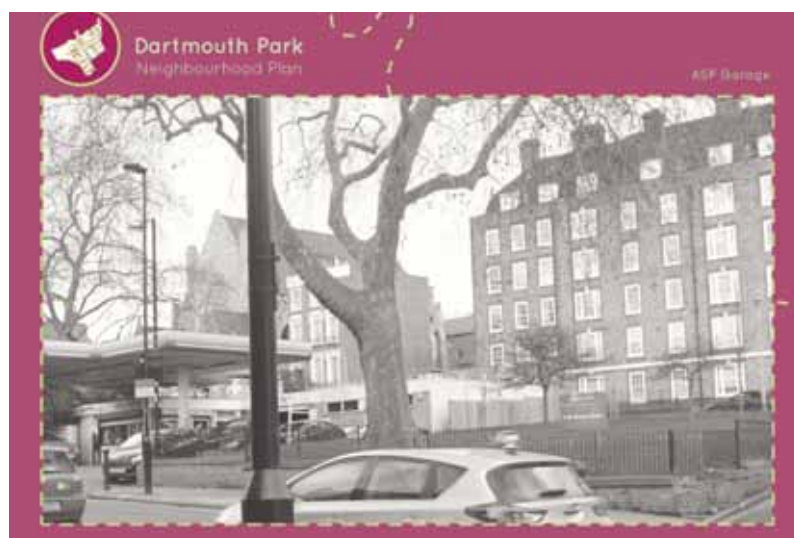
Dartmouth Park Neighbourhood Plan

Enhancement Sites Feedback - Ideas for sites of possible enhancement



Highgate Road- Ideas

- A place to sit seems like a good idea but the busy road is off putting
- Having tables and a place to sit would be really nice
- Encourage greenery here
- Boris bikes
- Flower beds would make it a nicer place- this could be made a larger project by making them community flower beds or have the schools involved and make it a caring for streets project
- Green corridor that could have community events and a market



ASF Garage

- A community centre with allotments and green walkways to reflect on its history of being part of the Kentish Town common
- A park or green space that hosts markets and there can be allotments of community gardens/ planting
- Independent local shops
- Need to ensure it does not turn into high rise housing

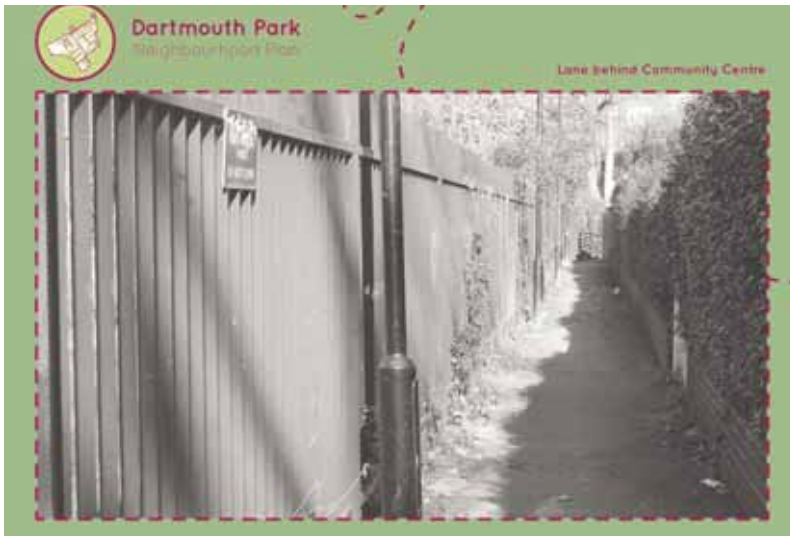


Murphy's Site

- This could be a great site for new council housing and schools
- Affordable housing
- Best solution for this site could be to introduce high density low rise terraces. Affordable housing on a sloping site. An interesting example of good housing on a sloping site is Branch Hill Estate in Hampstead
- Affordable housing/ council housing for people across different generations. This could be a way of preserving the community mix.

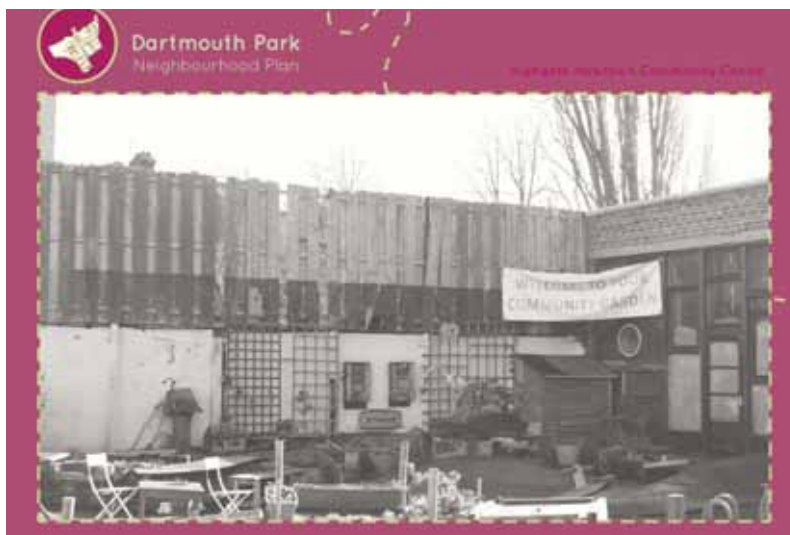
Dartmouth Park Neighbourhood Plan

Enhancement Sites Feedback - Ideas for sites of possible enhancement



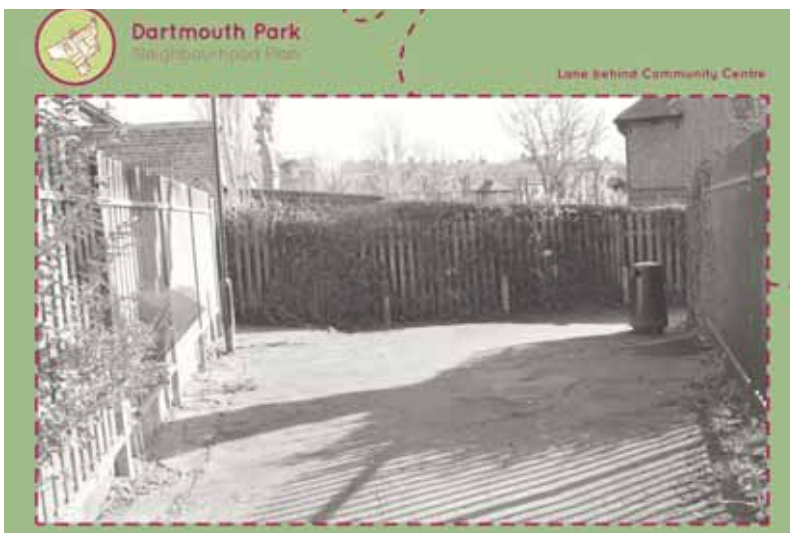
Community centre lanes- Ideas

- It needs to be made to feel safer, maybe with lighting or colour
- Better planting and nicer paving
- I am not convinced doing anything to it would stop the dog poo problem
- Removing the solid fencing and making a visual connection with the community centre so it does not feel unsafe or insecure



Highgate Newton Community Centre- Ideas

- Worried if it were a green space it'll be used for dogs and dog poo will make it an unpleasant space to bring children
- A climbing wall for teenagers or having a ping pong table
- Plant liquid amber trees to add vibrance and colour
- Community garden

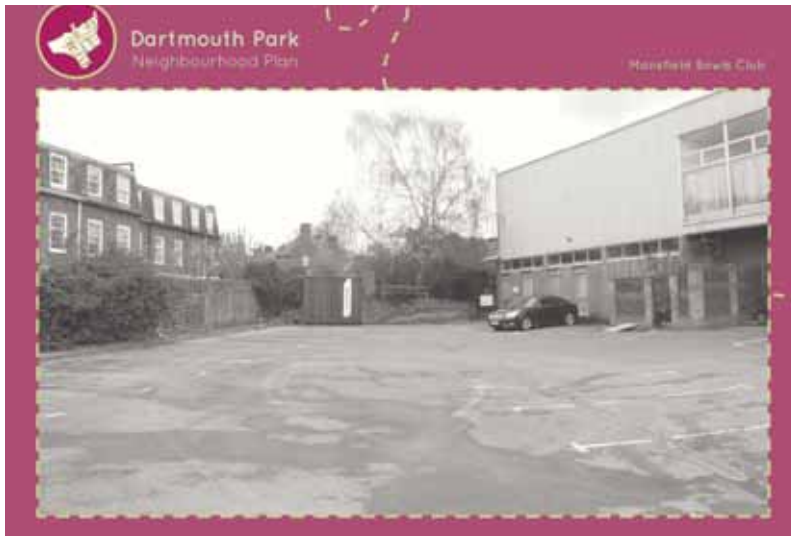


Community centre lanes- Ideas

- Planting
- Activity space for teenagers
- Pocket park
- Add benches and flowers so people can sit there

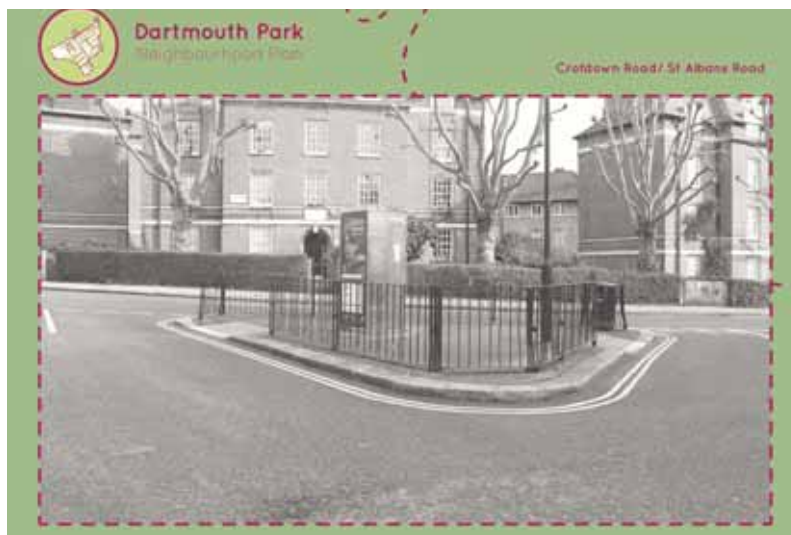
Dartmouth Park Neighbourhood Plan

Enhancement Sites Feedback - Ideas for sites of possible enhancement



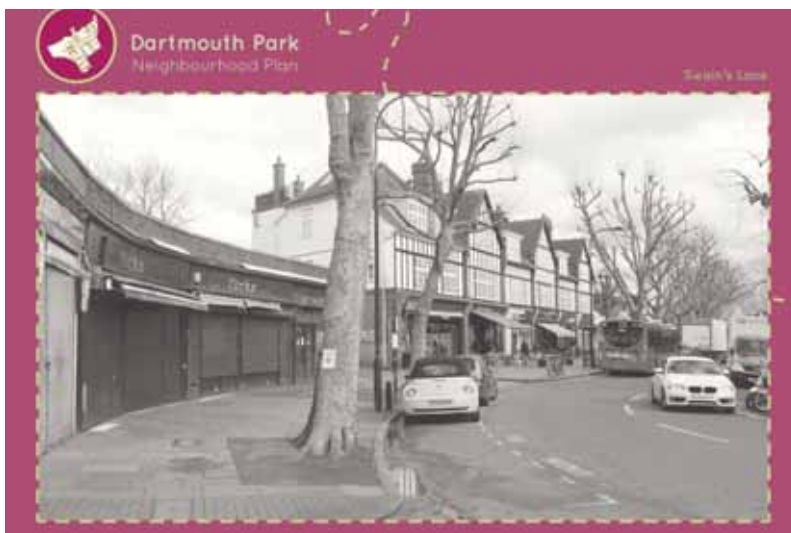
Mansfield Bowls Club

- This has to be preserved for community use
- Every plan for this seems to be thrown out. We need to compromise otherwise it might end up heading for the worst. I think there should be a mixture of housing and community space but if we keep fighting everything it'll end up just being housing
- Community centre offering rick climbing, judo, yoga and healthy exercise activities
- Housing, but it must be affordable or council housing. It should also have a community aspect. I don't see the need for much for private housing here.



Croftdown Road- Ideas

- Worried if it were a green space it'll be used for dogs and dog poo will make it an unpleasant space to bring children
- A climbing wall for teenagers or having a ping pong table
- Plant liquid amber trees to add vibrance and colour
- Community garden
- A kiosk to serve hot food
- My bedroom window faces this space I wouldn't want people hanging out there or making noise. Leave it as it is



Swain's Lane

- Boarded up shops are an invitation for not caring and graffiti. Is there a limited amount of time people can wait after being granted planning?
- This is detrimental to our shopping streets. They need to reopen the shops or get on with the development
- Reopen the shops
- Is it possible to encourage reuse of spaces instead of flattening things all the time? Or if there was a way for trade to carry on while building flats on top so there is continuous trade. We should encourage design that minimises shops having to close down

5.0 - Draft Policy Feedback

Dartmouth Park Neighbourhood Plan

Draft Policy Feedback

During the pop up engagement we presented the headlines for the draft policies to the community. They were asked to comment on and put a sticker against the policies they agreed with. Retaining and supporting affordable housing in the area and protecting trees and green spaces came out as the top categories people want the policy to concentrate on and implement. Cycling was a contentious issue with some residents happy to have more cycle facilities and some drivers felt encouraging cycling is a step towards stifling car usage.

Some comments around the overall policies were:

-Affordable housing needs to be defined in depth as affordable is subjective

-I think the community and the plan shouldn't be afraid to use phrases such as 'social housing' and if it's not referring to council social housing maybe use phrases like community social housing, private development social housing and use 'social housing as an umbrella term for affordable housing that reflects the rates of council housing.'



Dartmouth Park Neighbourhood Plan

Draft Policy Feedback

Design and Character

Preserve the sense of place and the characteristic relationship between the built environment and open space in Dartmouth Park.



10

Highlight the character of Dartmouth Park's built environment through requirements for form and materials.



8

Protect and preserve historic buildings and examples of architectural merit.



13

Require that all development demonstrates good quality design, responding to and integrating with local surroundings and landscape context.



12

Generally support proposals for small residential developments.



8

Comments

- Buying a site and building and extending a house allows us to stay here. Pro small scale developments
- Protect and preserve: as long as you're not caught up on window details
- If we only build in old style you lose the value of the now

Housing

Support and protect a range of provision for mixed tenure and future housing needs.




6

Support the development and retention of affordable homes as part of a stable and resilient community.



14

Support and encourage the development of accessible housing and accommodation for older people and people with disabilities.



8

Large development for community facilities, such as community centres, will be approved as being appropriate for the neighbourhood zone.



3

Comments

- When developing new homes, adding facilities you need to consider schools, GPs, Roads and tube capacity. Concentrate on ensuring facilities are protected
- Too jargony and unspecific. Older people - there is an offensive concept behind the wording which can be prejudice. To assume all older people are not able bodied or that they all want to live together based on their ages is not right

Dartmouth Park Neighbourhood Plan

Draft Policy Feedback

Neighbourhood Centres and Employment

<p>Our Neighbourhood Centres will be retained and supported for their role of local shopping and services</p>  <p>8</p>	<p>Support intensification of our Neighbourhood Centres through use of upper floors</p>  <p>3</p>	<p>Support the protection and improvement of the public realm around our Neighbourhood Centres</p>  <p>6</p>
<p>Keep Dartmouth Park as a thriving multi-use neighbourhood which includes a range of employment activities</p>  <p>11</p>	<p>Protect and preserve and, where possible, enhance the character and appearance of the Neighbourhood Centres</p>  <p>7</p>	

Comments

- Pubs should be protected as assets of community value
- If it is viable to use spaces above flats as then that is good but we should try to encourage ways of constructing that allow continuous business. Once a business moves it's hard for it to come back and pick up where it left off
- Is there a way of ensuring landlords do not just sit on their shop properties. It has a negative effect on the high street when shops are boarded up
- There are many people who work from home in this area. We could have a business hub for people who work at home, when they want to have meetings or just to get out of the house and meet other people.

Community

<p>Retain and develop Dartmouth Park's community facilities</p>  <p>10</p>	<p>Protect and support the places and spaces which accommodate community events</p>  <p>7</p>	<p>Enhance community safety in Dartmouth Park</p>  <p>6</p>
---	--	--

Comments


- I am worried about the loss of community facilities and threat of closure of more
- A key thing is to focus on things for young people in the area to do. There are lots of schools in the area and a lot of young people
- The starting point should always be community and people, a shared ethos

Dartmouth Park Neighbourhood Plan

Draft Policy Feedback

Environment and Sustainability

Preserve and enhance the green and open spaces of the area.




11

Protect healthy trees that contribute to the character of the area, individual street scenes and green spaces.



14

Protect and enhance biodiversity in Dartmouth Park.




8

Support measures which increase energy efficiency.



9

Support measures which reduce the loss of energy and resources.



6

Comments

- Protect our trees. They have been here a long time and make the area what it is
- Trees are important and vertical spaces are important. 3 dimensionality of the area is important and green spaces can be vertical as well as horizontal. We need to have more green spaces.

Transport and Streets

Improve the local environment in Dartmouth Park for cycling for people of all ages and abilities.



13

Reduce the effects of traffic on residents in Dartmouth Park.



12

Supporting the retention and improvement of public transport in, to and from Dartmouth Park.



13

Comments

- The word safety is vague. Also you need to be careful with things like safety of children on the road -
- There's a balance between safety and freedom

6.0 - Strategy for ongoing engagement

Dartmouth Park Neighbourhood Plan Strategy for Ongoing Engagement

Some future methods of engagement would be to:

-Holding a series of topical capacity building workshops/ pop ups that encourage community members to understand what planning is and how they can influence it

-Continue working with young people and inviting them to committee meetings and having a platform for them to first understand more about planning and then asking them to devise their own priority policies

-Setting up ways of online feedback

-Building a database of contacts for the wider community who want to be involved or who want to be kept informed about the project and sending out monthly emails and updates about the progress of the neighbourhood plan and informing them about upcoming events

-Having celebration events/ outdoor street party or pop up to update community members on the progress of the plan



6.0 - Appendices

Appendix A

Dartmouth Park Neighbourhood Plan

Engagement Priority Areas

The agreed list for priority groups and areas to engage with were:

High Priority- TRA'S, RA's and residents of:

Croftdown Road
Chester Balmore
Haddo House
Heathview
Old Brookfield
St Albans Villa
Whittington Estate

Intermediate Priority- TRAs or RAs and residents of:

Laurier Road,
Glenhurst Ave,
Highgate Road.

Lowest Priority for engagement

Woodsome Road
Boscastle Road,
Brookfield Park,
Chetwynd and Twisden,
Dartmouth Park Road,

Estates to engage as priority

Railway Estates
(-Stephenson -Trevithick -Brunel -Newcomen -Faraday)
Winifrede Paul,
Clanfield,
Denyer,
Sanderson,
Carrol,
Lissenden Gardens



Appendix B Dartmouth Park Neighbourhood Plan

Local Businesses Raw Data

Business Name	Level of Engagement	What would help you business grow and thrive
HIGHGATE ROAD		
Vantage Pharmacy	Feedback	There used to be offices in the area and at lunchtime people that worked there would come to the pharmacy. We have lost business since the offices closed down. More parking spaces may also possibly encourage footfall
Kasa carpets	Feedback	It's a good area and we are happy with our clients. I couldn't ask for more. It's very upmarket
Regina hair and beauty	Flyer	
Rosella	Feedback	-Strong family community here. Most of my customers are regulars, and people walk past here and stop to say hello. Maintaining the current community and encouraging families to stay here is key for my business. -It would be good if the Council was more open to allowing us to paint the railings or put fairy lights up at Christmas. This would brighten up the space outside the shop and encourage people to stay here. -The drainage outside the shops needs to be improved -More contact and co-operation from the Council
Sah Gate Tailoring	Feedback	Great area and we have good clients. Could do with more customers but generally we are happy
Post Office	Feedback	I don't necessarily get more customers because of the post office. People come in and use the post office but don't buy things. More footfall to the area would help, it's a very good area.
NHS Hospital	Flyer	
M & A Coachworks		
Southampton Arms	Feedback	-We normally have families coming in on weekends. They are our regular customers and we want to protect that community of customers -The courtyard garden attracts people especially in the summer it gets very busy. This is something that is important to the pub and we want that protected -It is a very well known pub and people come from different parts of the world but it also serves the local community -It would be good if they opened up the Dartmouth Arms again. I live on Woodsome Road and the closing down of that pub affected the area.
Buchanan Rae Wilson PTW	-	
Fish Tales	-	
The Village Cafe	Feedback	Students are some of our best customers. They come by after school. Encouraging more young people to come and hang out in the area would be good.
News Food and Wine	Flyer	
Perfect Dry Cleaners	Flyer	

Appendix B Dartmouth Park Neighbourhood Plan

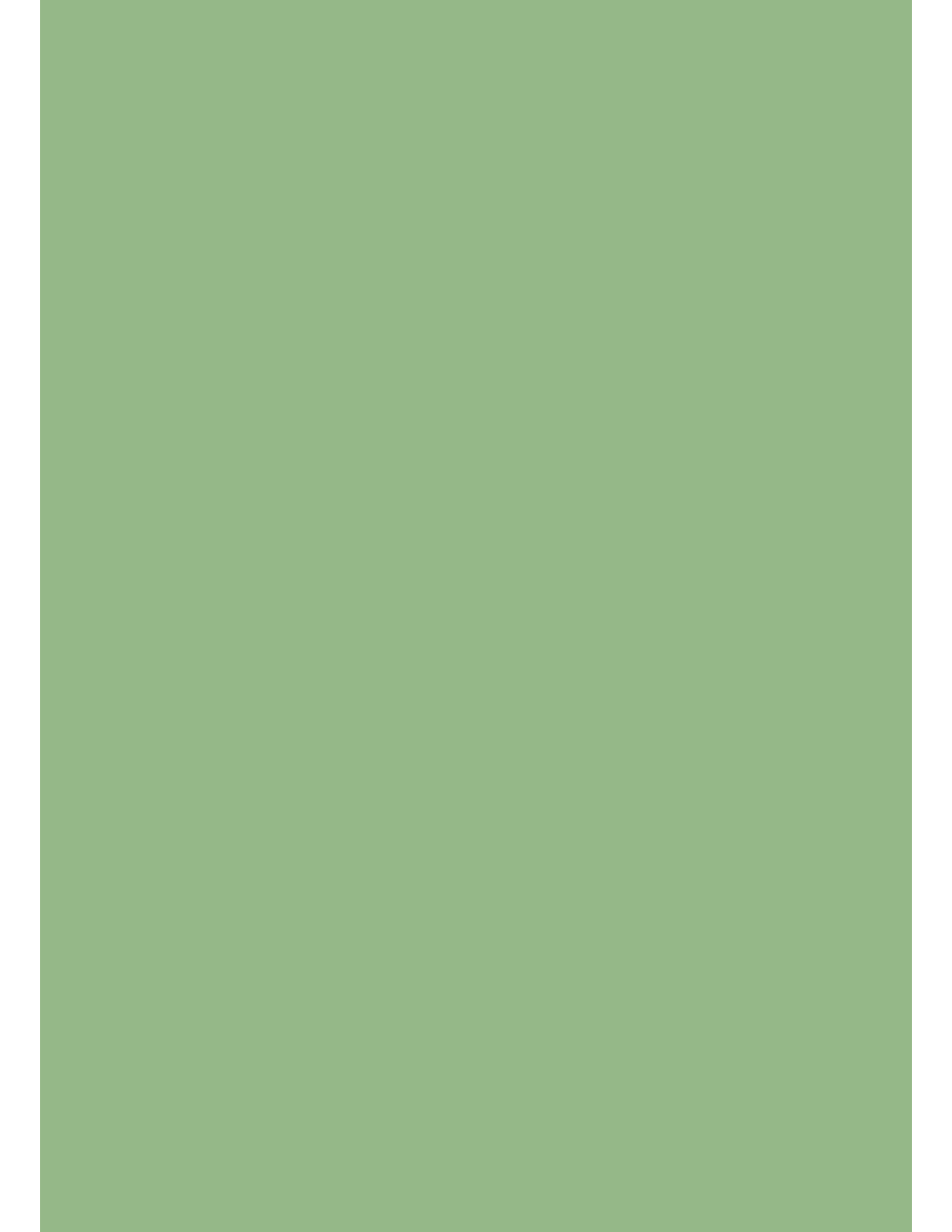
Local Businesses Raw Data

Business Name	Level of Engagement	What would help you business grow and thrive
SWAIN'S LANE		
Meg's News	Feedback	More supporting shops would bring more footfall. The shops closing down on Swain's lane has been bad for my business. Business has been a bit slow since that happened. I have been here since 1991 (25 years) and the area is changing a lot. We are getting new customers which is nice but it hasn't helped my business much.
M. Simmonds Pharmacy	Flyer	
Rollin' Rolls	Feedback	Open shops on Swain's Lane. Closing those shops has affected my business. I have been here for 20 years and know the community well. Most of my business though comes from passing trade made of people going into the park.
H. Lawrence	Email	
Saint Anne's Shop		
Gustus	Flyer	
Kalendar	Flyer	
Theo's Hairdresser	Feedback	I have had my business here for 22 years. To bring more customers into the area that also help our business, we need to encourage a better shop offer. We need useful shops like a hardware store, a bank or at least an ATM machine, a dry cleaners and delicatessen. Estate Agents are not useful for footfall. The shops that have closed on Swain's Lane have affected our business as well, they need to be reopened. I always try and shop locally and support the Swain's Lane businesses. It's important that we support each other.
Fitzroy's - Estate Agents	Flyer	
Gail's Bakery	Flyer	
Tesco Express	Flyer	
SWAIN'S LANE/ HIGHGATE ROAD		
Carob Tree	-	
Bistro Laz		In the winter we get more local customers but other times it's passing trade, mostly people going into the park. We see regular faces, get to know people and we also use the other local shops to support our neighbouring businesses. It would be good if there was a bank or ATM nearby, that would be good for the area. Another business that might be good for the area would be a butcher.
Al Parco	Flyer	Same management as Bistro Laz
Body Essence	Flyer	

Appendix B Dartmouth Park Neighbourhood Plan

Local Businesses Raw Data

Studio Rejuve		
Costcutter	Flyer	
Business Name	Level of Engagement	What would help you business grow and thrive
YORK RISE		
Lure Fish Kitchen	-	
Postal and Courier Etc	Flyer	Most of our customers are from the area and we do get some students too. We see mostly regular faces and local people from the area. More footfall would help the business.
Face to Face	Flyer	
The Choice Dry Cleaners	Spoken to	Most of my customers are regulars and mostly local people. I have had the same customers for years and sometimes even if they move away they still come here. More footfall would help my business
Bonham and Reeves	Flyer	
Backs and Beyond	Flyer	
Studio 63	-	
Village Vet	Flyer	
Truffles Deli	Spoken to	More footfall would help the business. The closing of Tufnell park has really reduced footfall. It would be great if this area had a brand or theme to encourage people to meander and walk past here. I wonder if there could be an app or a map that encouraged walkers to explore the neighbourhood and come here
Monsoon Indian Cuisine	Flyer	
Village Cafe	Flyer	
Continental Provision Stores	Flyer	Since the pub closed business is down, people used to go to the pub and stop by here for supplies. We have a good shop here. Organic fruit and vegetables and a good range of products. Having a free cash machine has helped my business a bit
Intermedia Africa Ltd		
Laviania's Convenience	Flyer	
Jackson Bros Ltd Family Butchers		Closing down and retiring soon.



Appendix 4: Engagement Responses by Theme, collated in 2014 to inform the first draft neighbourhood plan

Design and Character

It is open and does not feel too built up

Green open spaces; greenery; peaceful; near Parliament Hill; the Heath

Trees; Calm; Village feel; The mix of being in the heart of London but can also feel you are in the country; green and peaceful; inner city but village feel; perfect mix of city and rural.

Open up the Chester Road gates to Highgate Cemetery. Improve access to Highgate Cemetery, Chester Road Gates.

Old red phone box – preserve it!

St Anne's Close: A gorgeous spot, hidden away, interesting Modern houses

St Anne's Church: Maintain the view of the spire.

Chester Road, opposite Brookfield School entrance: It would be nice to open the cemetery gates.

Traffic island at junction of Croftdown Road and St Albans Road: The phone box is useful but much more can be done with this space.

Nice art deco-styled building.

Corner of Dartmouth Park Road and Boscastle Road: Trees good. Wide road. Open area. Scale of road and buildings. Architecture important and good.

General discussion about the Dartmouth Park area – it has a semi-rural feel. Open spaces good – need more if possible.

Rich and important history.

Dartmouth Park Road: Fences are different – can they be better and more uniform and not encroach on the pavements.

Highgate Road: The green space – love the openness and greenery. Greatest avenues of trees in North London. The continuation of the old College Lane running up through to Woodsome Road. The lamp-post in the passage to Woodsome Road, with its side-bar for the ladder from when it used to be a gas-lamp – important history.

The west side of Highgate Road needs to be better kept.

Ugly signage – Council sign re temporary parking restriction. Ban estate agents' boards? They are not necessary now that all properties are on the internet. Lamp-posts, posts for parking signs, bollards, etc should all be black (some are grey).

When the group went into Highgate Enclosures (see below) on the west side of Highgate Road, it was noted that the railings made it feel a calmer space than the Greens on the east side.

The Enclosures have a quiet calm feeling, helped by the fences around them.

Glenhurst Avenue: Nice tree-lined road – very green. Lighting is good now, has been improved. But eyesore further along the road where the garages are.

Gordon House Road: Opportunity to improve the safety and aesthetics of the bridge by changing the lighting and possibly also have an artist installation based on lighting – particularly for the pedestrian side arch on the same side as the Murphy's yard entrance.

Entrance to Lido/Parliament Hill Fields on Gordon House road very messy and unattractive. Road is bumpy and full of badly carried out repairs....Compared to the other Heath entrances in slightly more expensive post codes, this entrance is particularly unsightly and in need of improvement. Lots of people use this entrance. The pedestrian route at the entrance has been partly blocked by the gate from the vehicle entrance.

Spectrum House is a handsome building.

Clanfield & Haddo House: The wall to the west of Clanfield is ugly – spoilt with the air conditioning units of the businesses. No thought has been given to the fact that it faces Clanfield. The open space in the centre is very uninviting. It is a large space and could be used well. There are no benches, or anything to encourage people to use it. If it were made inviting, it could encourage more of a sense of community for the residents.

Wesleyan / Mortimer: Attractive cobbled street.

Carrol Close: Peaceful spot. Good greenery. Planting is very good. Quiet and safe. Children playing on bicycles. Good play area.

Highgate Road outside GP surgery: It has potential to be a good public space, but at present is very poorly and harshly designed. Could the pavement be used more? Eg, could it all be dropped to one level, rather than having the slope down from the road, which would create a wide pavement area? Or connect the upper pavement to the lower – removing the railings and put in steps. Put in flower beds. Take away the ugly railing. Police community office needs to be kept. More bicycles racks? Better lighting, particularly at the north end.

College Lane, from Little Green Street to Denyer House: Tunnel under the railway needs much better lighting. Need to stop the antisocial behavior – dugs and people peeing.

Denyer House: Could it be linked through to York Rise estate? This would open up Denyer, so that its back could effectively become a front too, and a through-flow of people might improve it.

York Rise: Metal shutters could be internal and more elegant?

York rise flats 26-34: Building is hideous. Black railings around the power house look like a prison.

Croftdown Road: Large gardens of "homes fit for heroes". Would like to preserve gardens and footpath leading to community centre

Croftdown Road/ St Albans Road corner: Leafy peaceful corner. The triangle in the middle should be greened up- maybe a garden centre would take the challenge?

Library: Excellent building

Cemetery gates- Chester road gates: They should be reopened as they are a very great and dramatic entrance into the cemetery with a beautiful and monumental avenue leading up to the Highgate village side of the cemetery.

Stoneleigh terrace, Whittington estate: Good architecture! Lovely view of the cemetery from the back. Well planned with ramps for wheelchairs. Green areas aplenty and well maintained. Lovely courtyards. Community rooms.

Back of Whittington hospital buildings: In danger of being privatized and turned into luxury flats. Some don't like this but others feel it would not be such a terrible thing- the building is ugly, run down, with lots of metal gutters and piping all over and could only be improved by a developer if it became a commercial viability.

Doynton street: Lovely Victorian houses. Open space opposite is lovely but could be improved. Open spaces need protection from possible developments.

Colva Walk: Gateway into new estate of Chester Balmore. Wide lovely open space. At present area is tarmac but it could be a garden, like a Village green.

Bertram street: Lovely terrace houses.

Footpath leading from Community Centre to Croftdown Road: We like it. But it needs more policing to make it feels safer at all times.

Still quite residential with people who have lived here for many years

LOVE DARTMOUTH PARK

- Mainly single family houses
- Mix of trees, housing and shops

- Street trees and open spaces including Highgate Cemetery, Waterlow Park, Heath and smaller green spaces
- Semi-rural nature of Upper Swains Lane, alley corners and secret places
- Local small shops in York Rise
- Being near Hampstead Heath

New houses too small. Need high ceilings and bigger rooms for living.

Preserve 'shadow sign' on the side of Truffles.

Housing

More affordable housing.

Use empty houses or empty shops for housing.

Unaffordability of housing. Not enough affordable housing.

General discussion about householders digging out basements. They cause disruption for neighbours during construction. Also widespread worries about subsistence – but is there evidence for these worries?

Heathview: An area of valuable social housing.

Affordable housing provision for people born and brought up locally, who have no other option than to move farther away but consider DP their home. Inc key workers. Raised by Council tenants. Or more social housing generally. This also refers to cost of private housing. Comment about Chester Balmore being too expensive for people displaced.

Related point: division between leaseholders and tenants, leaseholders blamed for shortage of affordable housing, and a lack of new supply of social housing (Whittington Estate/Brookfield Estate).

Elderly and frail people in large houses who can't look after themselves but have nowhere to go locally. How can they downsize locally? Supportive housing issue.

Acoustics issue in Lissenden Gardens large flats. Housing design issue.

Overlooking from new flats proposed above Kwik Fit.

Housing for mobility scooters and cycles (Lissenden Gdns; Carroll Close)

Promote small infill housing.

Could develop car park at end of Ravenswood block.

Have a Design Review Panel.

Worries that small open spaces/squares/play areas will be built on (Highgate Newtown)

Like the style/look of the streets, Conservation Area.

Like the fact that the area is residential.

Some concern about Mansfield Bowls Club development (Regency Lawn; Dartmouth Park Av). Community or recreation uses would be better. Some 'small housing' to finance community uses.

Against new housing on Highgate Newtown Community Centre (HNCC) – not enough parking and community services are already stretched. Plans seem congested.

Some housing at HNCC OK, but must still serve the community.

Make ASF Garage into affordable housing.

Absentee homeowners (Dartmouth Park Road)

Housing; this is a great place to live. What is very nice is that if you have a onebedroom flat or three bedroom flat they have the same facilities, such as balconies.

There is equality. There really should be more housing like this [Whittington Estate] in Camden.

Design; The new estate architecture is too severe.

Housing; more social housing for people on modest incomes needed.

Housing; there isn't enough playspace in new developments.

Housing; we need affordable housing for young singles, (so that they don't need to move away).

Encourage LB Camden to make sure that the social housing in Chester Balmore is not sold to highest bidder by social tenants after 2 years.

Community

The children at Denyer House need a proper play area

How heterogeneous it is.

Worried about groups of young people; youth have nowhere to go.

The community; mixed cultures; people ; friends and neighbours; so many lovely people; extra friendly community – I love knowing most of my neighbours; safe and friendly for kids; sense of community.

Sheer buzz of the area – would never want to leave.

Protect Highgate Newtown Community Centre.

Hampstead Heath tennis courts: Asset to be protected.

More activities to give the children more involvement in the neighbourhood. Can this be funded with s.106 agreements in the development?

Can s.106 agreements also fund eg more benches in and around the school, to use the spaces more?

Denyer House: Needs more play area for the children.

I love the library – meeting neighbours, getting information, borrowing books

Great community feeling

There is an old-fashioned sense of community in the Newtown area – we look out for each other

Housing for the elderly lack of care homes in the area.

Illegal dug dealing in a public walkway on school corridors.

Affordable housing for nurses and teachers.

Farmers market – community like this

Elderly issues re services

Youth services

Lack of services for youth.

Carol Close Area: community centres needed in the area as there was a big issues with noise/vandalism.

Map of services in the area for families who have recently moved to the area.

Whittington Estate: Housing for their children – next generation. Lack of housing, feeling that the working class are being driven out; Marked sense of closure in the area (public consultation presented sense of exclusion in the community); Want a nearby shopping centre and take away.

Dartmouth Park Avenue/Hill:

Mixed community was a positive feature.

Cleanliness in the area needs to be assessed.

Friendly community

Need for social and affordable housing.

Highgate Newtown community centre – supported this as this was used frequently and in demand.

Bad idea to put housing in this area.

Library – good service.

Liked Highgate Newtwon Community Centre.

Dartmouth Park Avenue:

Friendly neighbours.

Sense of community in the area

Liked idea of notice boards.

Bowling club and a multi-purpose facility concerns for planning permission (x2)

Schools and friendly neighbourhood

Affordable housing at ASF and in general

Cash machines – need for more

Community centre – congested

Concern with bowling green should be pulled down for small/affordable housing or recreation (give back to community)

‘Conservation not preservation’

Bowling Club – no one know its there.

Community spirit

More local amenities in Chester Road.

Don't change Highgate Newtown Community Centre - it works.

Dartmouth Park/Bramshill Gardens:

Mixed community – positive.

Mansfield – concerns about this. Further recreation facilities (yoga)

Vandalism previously in the area was an issue.

Concerns for Highgate Newtown community centre (2)

Liked the library as a community facility.

Mixed area- positive.

Area was not very crowded

Community notice board is needed.

Good schools and friendly community

Concern about Highgate Newtown – positive and useful service

Concerns about Mansfield Bowling green – not sure if used much by community

Need more affordable housing

Community facilities; HNCC is an important community facility and should not be made smaller if redeveloped.

Education; We need a local nursery.

Community; we should ask young people what they want, to keep them off the streets.

Community; HNCC The sports all should stay the same size, keep the same area of buildings. Any new facilities should have good daylight and not be put in the basement.

Community; there is a lack of communication about the HNCC. We don't know what's happening.

Community; the library future needs to be secured.

Community; there needs to be more supervision of patients with mental health issues in the local hospital.

Install proper classy information boards in Swains Lane, Chester Balmore, York Rise.

Make sure that the new surgery in Chester Balmore has continuity with the Brookfield Practice.

Improve networking and collaboration between local organisations with hall spaces, but recognise that young people are often very local in their 'hanging out' and activities too.

Retain the large hall space for sports etc in HNCC redevelopment.

Consider Neighbourhood Watch.

Cinema.

Neighbourhood Forum should be concerned with safety and security of the area. Compile a Neighbourhood Safety database to share information amongst neighbours about security issues, burglaries, ASBO as they happen: shared information is important to improve security. Database of emails to be shared with Safer Neighbourhood Team.

Neighbourhood Centres and Employment

Important to keep local shops

Local shops are great; the newsagents; independent/individual shops and cafes, no big stores; local shops.

The Cafes; pubs; Truffles.

Local shops please provide wheelchair ramps.

It is good to have local businesses, like the Business Centre [next to Kwik Fit].

The Business Centre seems run-down. Can it be improved?

Kwik-fit – seen by the group as an important community resource - has just had a revamp of the signage but the railings and brickwork remain a bit tatty. Shabby compared to Spectrum House.

Highgate Road: Shops are very good. The empty shops need to be filled.

Highgate Road/Sanderson Close: The businesses are good. Pizza East is a positive development. It has increased the business for Rosella restaurant, as people go there also when Pizza East is full. Both restaurants are positive developments to the area – not only by bringing new places to eat to the community – generally seen as good quality food etc, but also importantly by opening late in the evening – helping to foster a sense of safety along the street – several members of the group mentioned how they now felt safer walking up Highgate Road at night thanks to the fact that these restaurants were open and had customers.

Carkers Lane / Highgate Studios: Interesting that there is so much business in the area. This is a good thing. It gives the area a balance and the businesses themselves create business for the surrounding shops etc. Good that the semi-industrial space is being re-used and has been smartened up.

Highgate Road outside Post Office and GP's surgery: The Post Office – must keep it. The strip of shops – GP Surgery, Rosella Restaurant, Pharmacy, Post Office etc seen as a vital resource for the community.

[Need] A proper shopping centre in Highgate Newtown

Local supermarket (Lissenden Gdns Street meeting).

Highgate Road better planting

Parking concerns re: kwikfit.

Supermarket needed Highgate road

More cash points needed in Lissenden Gardens

Small shops (key cutter, fish shop, etc)

Some support for School project

Farmer's Market on Saturday

Gospel Oak stn needs second entrance (congestion)

More facilities for youths needed

Nuclear shelter would be a good place for a community centre

Carrol Close supermarket

Not enough community centres and youth centres x in southern part of the ward (Carrol Close)

More shop variety + smaller shops in CC

A map of facilities for newcomers would be nice

Connection with the Archway

Concerns that little squares are going to be developed

Chester-Baltimore: interest in having cafes, bakeries, food shops, and a chemist. They particularly miss take away (pizza, kebab, etc.)

More accessible open space (e.g. cemetery)

Like local shops – being able to walk to shops, Swains Lane should be developed – enjoy the semi-rural feel, being near the Heath + close to CL.xx

Don't want any more shops and no supermarkets (no more buildings or flats)

Love the cafes in the area

Swains Lane: don't mind building there

Developing community centre > greater need for shops and services

Bowling Green tennis courts are appalling

Nice food shops

More notice boards

Local shops should be independent

Cash machines in Chester Balmore

Community Centre plans seem very congested. The café needs to be resourced (subsidized?)

Yoga classes

Need for new housing to serve the community

Shops in Chester Road

Love the Library

Change Swains Lane – needs to be retail area

Supermarket needed

Dartmouth Park Hill library loved

Dartmouth Park Road – like shops, amenities

Bowling club – no one knows it's there

Pleased about shops in Chester Road

Like the shops in York rise

Don't change Highgate Newtown Community Centre

Shopping; because of the lack of shops in Chester Balmore residents have to go to Archway.

Local centres; Too many estate agents in archway have been allowed to open.

Shopping; we need a decent general grocery store in Chester Balmore.

Local Centres; local centres should serve local people, including cashpoints, utility payment facilities, and oyster cards. (local facilities to pay utility bills was considered very important, and the moment residents have to travel too far to

Local centres; Oyster top up facilities and gas card payment point needed.

Local centres; We want a shop run for the community please, not Tesco's.

Local centres; a laundrette please in the new shopping area.

Local centres; shops we would prefer an independent retailer.(Chester Balmore)

Improve rubbish/recycling in shopping hubs esp York Rise and Swains Lane.

New housing should include live/work units for local people working in creative and other areas (which could equally be flexible family/friends sharing space too).

Free cash machines in local centres.

Like the idea of keeping local shops local.

Like the idea of resisting conversion of Highgate Studios to residential.

Support for local traders = sustainability. Butchers wanted to put a small refrigeration unit on outside wall. There were objections (possibly by DPCAAC?). That did not support a local trader.

At least 2 cash machines: York Rise and Swains Lane

Environment and Sustainability

Nice, quiet and light area. Having space and light is important.

Close to Hampstead Heath and transport

Plant vegetables in communal green spaces e.g. around trees on streets.

External cladding of all solid brick homes for energy efficiency.

Hampstead Heath: Tremendous asset for the neighbourhood

How to make the old homes more energy efficient? External cladding is not a popular option.

Highgate Road: Perhaps a programme to plant new trees – sometime the old trees will start to die.

General discussion about the DP area – more allotments would be good.

The Heathview community garden is excellent.

Mortimer Terrace / Mark Fitzpatrick Nature Reserve: Lovely. Very good wildlife area. Enjoyed very much by the participants.

Hampstead Heath is the most amazing place

Hampstead Heath is the best

[Need] More parks, open space

A playground for Brookfield School on the Bowling Club campus

Streets:

1. Improve pedestrian experience in all streets across the area, but in particular side roads, in terms of safety, air quality and noise. ... Some of us may prefer it to say 'all' and leave it at that!
2. Minimise risks from speeding scooters and cars on residential streets and estates, and support 20mph speed limit.
3. Preference for genuine car free development in all of the area, with no residents permits or on site car parking, supported by car clubs where possible.
4. Improve access to Heath, in particular in relation to vehicle movement, especially by Lido entrance.

Trees:

1. Protect all street trees, so felling only with consultation, and new trees added where possible.
2. If trees are removed, replacements as a matter of course with choice of tree, which should include fruit and nut trees, given to residents.
3. Better maintenance of trees, including pollarding.

Street furniture:

1. Bins in high volume area to be designed for recycling and other use! Design to be included in streetscape manual.
2. More and better designed bike stands. Permit on- street or pavement bike shelters where appropriate in terms of need and pedestrian movement, with preferred design for the area in streetscape manual.
3. Allow well- designed bike shelters in front gardens and bin shelters in accordance with local design manual.
4. Shutters and shop frontages to be appropriate for the area, and to accord with design manual. [can we include without Article 4 direction?]
5. Better street and private lighting to be installed which reduces light pollution, including through use of light sensors, as well as being energy efficient.

Parks and Open Spaces:

1. Protect [green] open spaces from development and impacts of development, and maintain in as natural a way as possible that increases biodiversity. Which did we mean? Green or all? Is a car park an open space. I don't think we need to say green.
2. Protect and improve a network of green pockets, including spaces like the Highgate Enclosure, creating green corridors. This includes protecting front gardens from development seeking to keep them green and resist additional hard surfaces.

Energy efficiency and Carbon:

1. Apply standards of energy efficiency for new build and refurbishment with reference to the Code for Sustainable Home and BREEAM in use. [what should they be?] This will take a little more time to find out.
2. To allow external wall insulation, using an appropriate material, for walls that are not visible from the street unless there is a strong reason not to allow this.

3. To allow renewables even where visible from the street, unless strong grounds for an exception to be made, but in particular on large buildings with a community use eg churches, schools, community centres. To be installed sympathetically to the design of the building

4. To apply a strong presumption against demolition and to take into account embodied carbon losses. This also has benefits in terms of reducing noise and minimising AQ impacts.

Environment; Food and gardening recycling bins needs to be improved.

Gardens; green area should be more tenderly gardened. (the way that planting is cutback is too severe and destroys the biodiversity).

Environment; the estate is less aggressive than it used to be.

Encourage access to cemetery by southern route.

Agree with opening cemetery gates to south.

It is becoming more and more expensive to heat our homes. We must get more external insulation on our older buildings. We need a changed culture to accept change to building appearance.

Yes to car pooling and car clubs.

Yes to bins being unobtrusive.

York Rise paving is very poor.

Preserve community space at bowling green redevelopment.

MANSFIELD BOWLS CLUB: Schools need open space, could be here. Or space for business/community business. Or indoor play centre.

Transport and Streets

Transport is good.

Good transport links.

Good transport links ; excellent bus service; can walk to West End

Bring Boris bikes up here.

Excellent transport; easy to get anywhere in London; Location, location, location; easy access to Central London.

It would be good if the "Boris" (!) bikes extended up to Swains Lane.

More cycle parking everywhere (urgent.) Planters (Planters) as places to lock bikes to. Allow for bikes to be safely on Heath. Allow bikes to cross Heath easily.

Less cars. Less parking restrictions, more meters. No home zones. Let's commit Dartmouth Park to shared space – get rid of pavements. CPZ please (Spencer Rise), or meters for non-residents. One way traffic in Chetwynd Road. Ring road in Dartmouth Park – up Dartmouth Park down Chetwynd Road. One-way system - Spencer Rise and Churchill Road. Sort out the traffic in traffic in Chetwynd Road! Home Zone in Bramshill Gardens. Home Zone shared surface lower York Rise. Stop people using Chetwynd Road as a short cut.

There is a general lack of discouragement of car ownership and the opposite is sometimes true. For example, if you have a car you can take bulky goods for recycling, but if you don't have a car you have to pay for them to be collected.

Highgate Road, outside La Sainte Union school: Pavement gets chaotic after school

Swain's Lane: Traffic moves too fast – slow it down.

General discussions about bicycles – the bicycle routes need to join up better, and Boris bikes would be nice though not sure where best to put them.

Gospel Oak Station: Localised flooding on road and pavement is a real nuisance. Railings outside Gospel Oak Station were discussed. Not popular but it was mentioned that it is probably necessary as so many people travel along the road daily – either on the school run or commuting to work – that they might spill into the road if the railings were not there. Can the railings be removed and still have a safe route? People do not need to be herded.

Entrance to Gordon House Road business centre has a lot of delivery vehicles coming and going, they often back into the road without being able to see the oncoming traffic – as a result it has been the site of several accidents in the last few years involving cyclists and motor cyclists.

Clanfield & Haddo House: Road is a bit lacking in trees and greenery. A site opposite the C11 bus stop on the north side has been put forward to Camden Council (Julie Oram) as a possible site for a bicycle stand/flower bed as the pavement is quite wide here in front of Clanfield, on Gordon House Road. It could have a bench, under the tree.

[Need] More safe cycling routes

Move the zebra crossing at junction of Radon Street/Dartmouth Park Hill to opposite Anatola Road

BETTER DARTMOUTH PARK

- Home Zones – blocking traffic where possible to make areas safer
- More bike stands

Lissenden Gardens:

Improving space for cycling on Gordon House Road- so children can cycle to School.

Hampstead Heath- Lido entrance – safety issue caused by cars coming and going- people going in to park in the car park.

Improving pedestrian experience on Garden House Road in general- especially during peak times.

Need a 20mph Gordan House Road.

Improving access to Gordan House Road Business Centre- delivery vehicles entering and accessing the business centre- cyclist safety

Police need to take more action on scooters- mopheads etc.

Should be a HGV notice to say that some roads are unsuitable for larger lorries.

Access onto the heath should be uninterrupted- should be pedestrianized-Lido access (to protect against the service road). Mentioned twice

Alleyway at Gospel Oak Station under arches is a bit restricted- should be 2 entrances. Mentioned twice

Car parking- Lissenden Mansions and Parliament Hill Mansions- high density dwellings but limited car parking space- especially on sunny days when lots of people going to the Heath. Mentioned twice

Improvements for cycling and connecting and linking the quiet routes- cycle link in front of Kwik-Fit which has been simplified- some think good- but has encourage mopheads to go faster- ask locally before authority implement changes on cycling.

Zebra crossing on Highgate Road- button not working.

Traffic speed 20mph is good- too much signage.

No garages for mobility scooters in higher blocks-Chester House.

Lack of cycle lanes and connectivity in the local area.

Revised layout for cycle route- didn't take opportunity to put trees in and landscape- if doing work to junctions and through ways- opportunities should be taken to make it greener

Cycling- important that cycle tracks were continuous and didn't come to sudden stops or changes- criss-crossing to quieter roads- opportunities to do that

Parking- additional block at Ravenswood Block?

Kentish Town High Street issue- pedestrian crossings and lights needed to be phased to reduce traffic build up

Parking fees should be reduced.

High Gate Rd- 20mph speed limit good, but not held too

Carrol Close area:

Poor parking for families- had to park cars remotely.

Transport is good in the area.

Like cycling- but nowhere to place bikes.

Like the 2 hour parking restrictions/ should be fewer speed bumps- affects cars going over them.

Liked that west end was so accessible on public transport.

Dartmouth Park Hill- liked that there was lots of parking.

Want bike stands in the area.

Parking been reduced around Chester Road- will be an issue with new housing at Highgate Newtown

Pro parking restrictions 10-12 DP Avenue

Speed bumps- placed too high causes issue DP Ave- noise.

Gransham Gardens: (Correct spelling?)

Speed bumps- wanted them changed.

Good transport.

Better bus service- no 4 unreliable.

Resurfacing of roads had not been done and pot holes beside pub.

Gordon House Road- 20mph not enforced- 20 turns to 30 mph and it is confusing

Traffic was really good here.

Issues with parking.

Traffic on Chetwyn Road- make it one way.

Traffic got worse recently and concerns about DP Hill and the speed limit- difficult for pedestrians and cyclists and also had concerns about junction with DP Hill- if could change anything would change speed limit on DP Hill

Traffic issue- solutions involve interconnecting roads- York Rise, Churchill Road has traffic problems- had a petition- had a pollution map- Chetwyn Rd- pollution problem in the area. A core group of 30 people did a petition- got 260 signatures- enough of commuter, commercial and through traffic- endangers lives of pedestrians including children walking to and from school and nursery school and also polluting neighbourhood- health, safety and social hazard.

Twisdon Road, Spensor Rise:

Twisdon Road quiet as now one way traffic- although little problem- someone drove back out against 1 way system- parking is a very big issue for Twisdon Road for local residents and do get over spill parking from the heath and people in the railway flats. Spencer Rise- traffic issues and again parking- people parking on pavements can be a tight squeeze for cars passing through.

Transport; More bike racks needed

Parking; there is a lot of parking congestion and not enough spaces. Chester Balmore will make this worse. Area under the estate should become car parking The reason it isn't is because it wasn't maintained.

Transport; pedestrian crossings in Swains Lane need improving.

Transport; I really hate split crossings, when you cross the road and you have to stop in the middle and move across and can't go straight over.

TRAFFIC, CHETWYND ROAD

Leave traffic lights, they seem to work as they allow cars to empty out because parking prevents cars moving freely. Removing traffic lights could create more traffic jams.

Close Chetwynd Road to through traffic – make whole of Dartmouth Park no through roads.

Stop traffic coming down Chetwynd Road at morning peak, like they do in Gospel Oak.

On Chetwynd Road I agree to remove the traffic lights and replace crossings with a shared space area.

From Chetwynd Road resident: Too much traffic in Chetwynd Road > need to do something to help residents – close it during rush hour?

York Rise – no through road during rush hour.

I like the zebra crossings approach.

Shared space is confusing for young children. As a parent I would not support this type of traffic idea.

Chetwynd Road: slow traffic down, make it one way, route traffic elsewhere, re-open Dartmouth Park Road.

Keep traffic lights on Chetwynd – child safety is best with lights. Zebra crossing/other options will not work as cars exceed 20 mph anyway.

Through traffic on Dartmouth Park Road to relieve Chetwynd Road.

Reduced through traffic on Chetwynd Road is a priority – this cannot be facilitated by reducing parking.

Don't change York Rise/Chetwynd Road.

Unfair situation for Chetwynd Road and Woodsome Road as the closure of Dartmouth Park Road has caused them to get the full blast of traffic in the area. Reopen Dartmouth Park Road and put traffic restrictions in place for all 3 roads: Chetwynd, Woodsome and Dartmouth Park. Meaning width restrictions and hours restrictions.

I see no reason why Chetwynd Road can't have restricted access similar to Oak Village. I am a Chetwynd Road resident and am shocked how historic decisions have left Chetwynd Road as a rat run.

The issue on Chetwynd Road isn't the speed of traffic, it's the volume. None of the policy options seem to address this when this seems to be the most important issue due to pollution levels. Something drastic needs to be done to stop Chetwynd Road being used as a rat run.

Reduce through traffic on Chetwynd Road.

Agree with widening footpath option on Chetwynd Road – Highgate Road.

Reduction of traffic on Chetwynd Road – would be good to address. Could be closed at certain times of the day to divide traffic between Chetwynd Road and other roads? CCTV? As in Gospel Oak.

Cars travel too fast down Chetwynd Road. Speed bumps don't work.

Shared space idea is interesting and if done properly i.e. made very obvious with an entrance/signs it could be wonderful.

Big lorries should not be allowed down Woodsome Road and on our residential streets. There should be a restriction on widths. Reopen the widest road = Dartmouth Park Road.

Woodsome Road has taken, with Chetwynd Road, all the traffic of the area because of the of the unfair closure of Dartmouth Park Road years ago. Re-open Dartmouth Park Road.

Motorcycle parking

Enforce heavy vehicle ban e.g. Chetwynd Road

Toll roads to reduce traffic.

Development sites

Don't want a big development at the Mansfield bowling club – nice to keep open spaces

Redevelop Highgate Newtown Community Centre to make better use of this great space. It is also falling down and can become Council flats plus keep existing facilities

The redevelopment of Mansfield Bowling Club is a sensible option and rather than oppose any development residents should find out about the proposals. Reduce influence of Conservation Society on planning decisions. Don't build the monstrosity at Swain's Lane. Bowl's club – only develop on land that's already developed. I like living in Dartmouth Park – BUT – we need to resolve the bowling club disgrace. We think the proposed flats etc for Swains Lane is a good idea, would improve the street visually, wouldn't affect the cafes and would get rid of the current buildings which are an eyesore.

Swain's Lane: The boarded up shops are an eyesore. The redevelopment proposals are out of scale, but something needs to be done. Some of the units on the southside are also an eyesore.

Mansfield Bowling Club: **NEGATIVE BUILDING**. The building should be improved but not with a house development scheme. Not everyone agrees on this- some neighbours of the Mansfield Bowling Club would prefer the 8 house development in order to save the Status quo, others are against it.

Appendix 6: Murphy's Yard workshop at Parliament Hill Street Party, September 2017



Notes to Map

Yoga/Feldenkrais Centre

Bike park space

Bike Parking

Solar Panels

Food Bank

Community Kitchen

Cooperative Community Centre with 50-60 homes made up of Duplex 1, 2 and 3 bedroom flats and maisonettes with solar panels – priority given to e.g. refugees, underemployed Disabled, low-paid gig economy workers – those on part-time precarious contracts and single parents.

plus 20-30 other apartments offering shared tenancies for keyworkers (e.g. teachers, hospital workers, fire and paramedics, social workers and other public sector workers on salaries under £40,000 pa)

Priority given to those in housing need

Co-operative 20 Live/work units for artists and craftspeople

Nature Reserve with tunnel access for wildlife to Mortimer Terrace Nature Reserve

Wildlife Education Centre with Café and pond

City Farm grazing area

Green wall/Living wall

Intergenerational Community Homes Health/Feldenkrais center

Vegetable Garden/Allotments

Wildlife Garden with bees and sensory garden

Grow/eat workshop community kitchen and café

Bike parking

Community re-use/recycle centre with living roof – wood, paint, furniture, kids clothes

Over 60s play area

Housing above retail units with preference given to local independent businesses

Astro-turf seating arena like Granary Square

Indoor and outdoor theatre, cinema, art venue with community college and meeting rooms, nursery and community shop.

Built around a community cultural health and activity centre incorporating a Feldenkrais clinic, health centre, cultural arts space for cinema and theatre and other events, community college education and training centre, conference centre, meeting rooms, café and nursery and shop.

Supermarket

Clocktower, with fountain

Open market space

Cycle route

River running down to Kentish Town

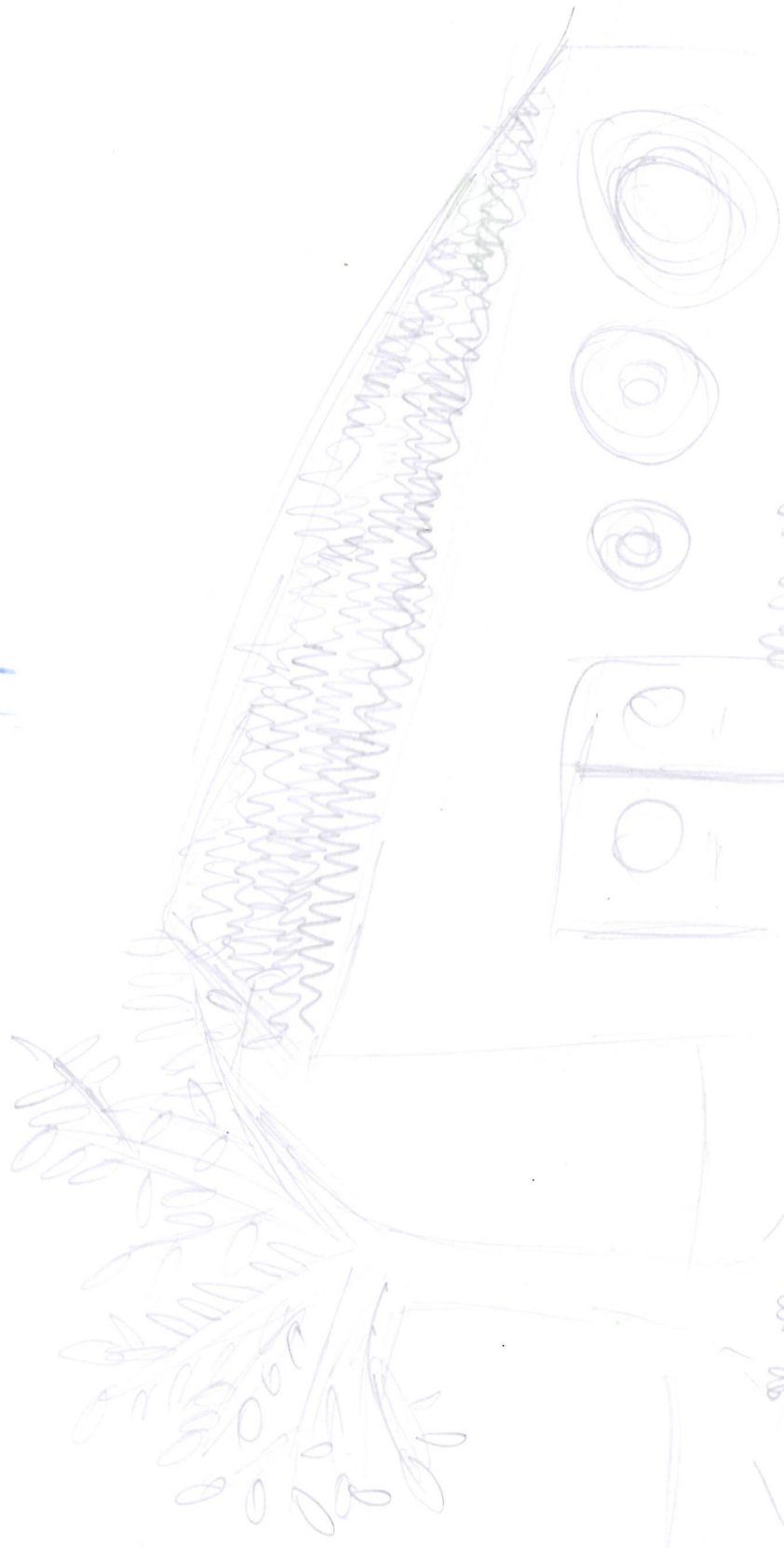
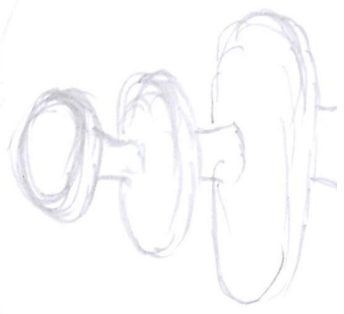
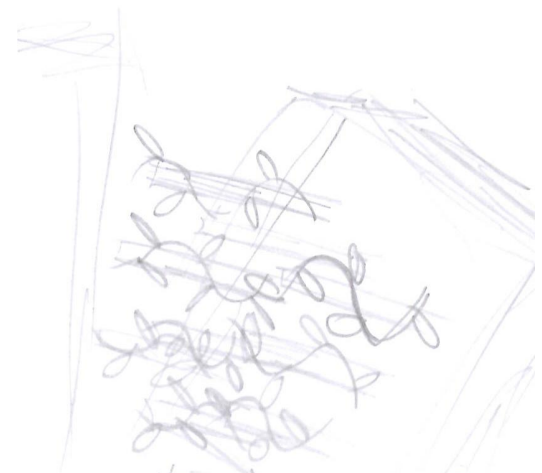
Green space to include three playgrounds designed by local children, a walkway and cycle route from Kentish Town to Hampstead Heath, fountains and nature reserve that is linked to Mortimer Terrace and Kentish Town City Farm

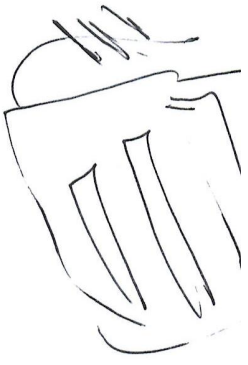


- Outdoor seating
 Retail Areas: - More Drs. Surgeons!
 - More Cafe's & affordable places for local businesses.

Example: Live
 Corham's fields

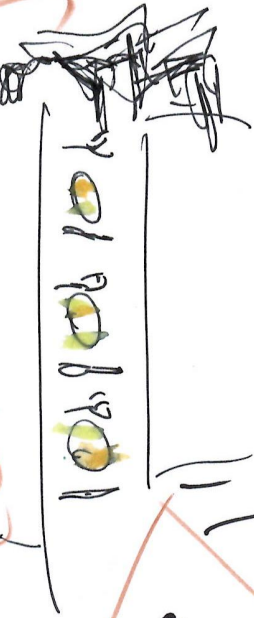
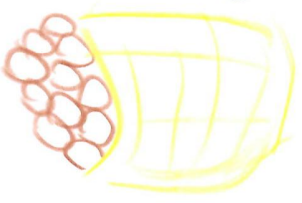
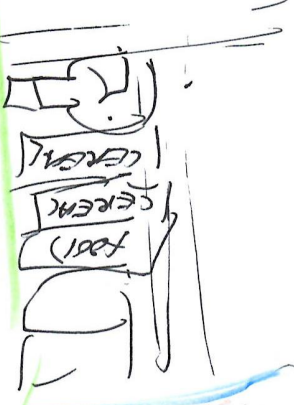
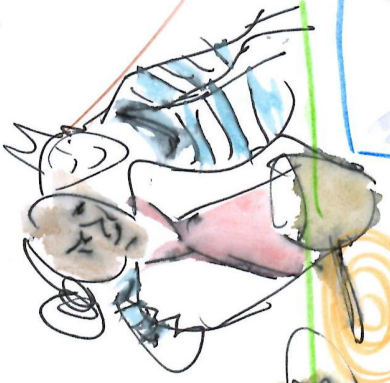
6





Community Kitchen

NOT IN THE COMMUNITY KITCHEN
WITH HOT STOVE
MIE - THE KITCHEN
SINGAPORE



1.

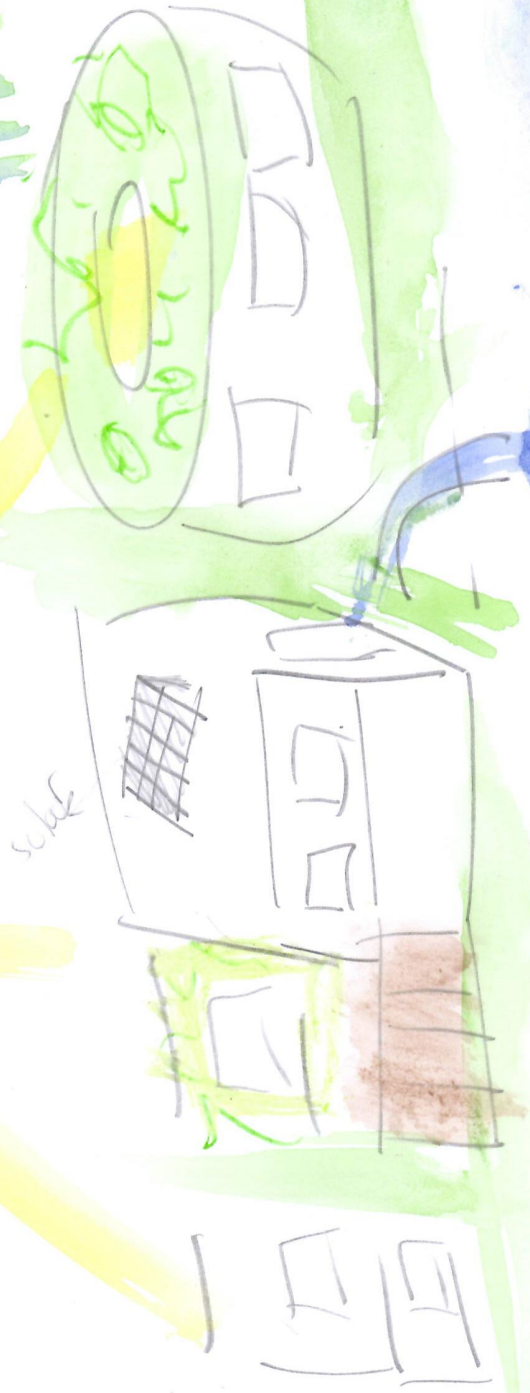
LOW COST LOW ENERGY

HOUSING

SOCIAL

council
rents

ie
genuinely
affordable



Government needs to allow the council to build it

Community Garden

11.



GREEN SPACE

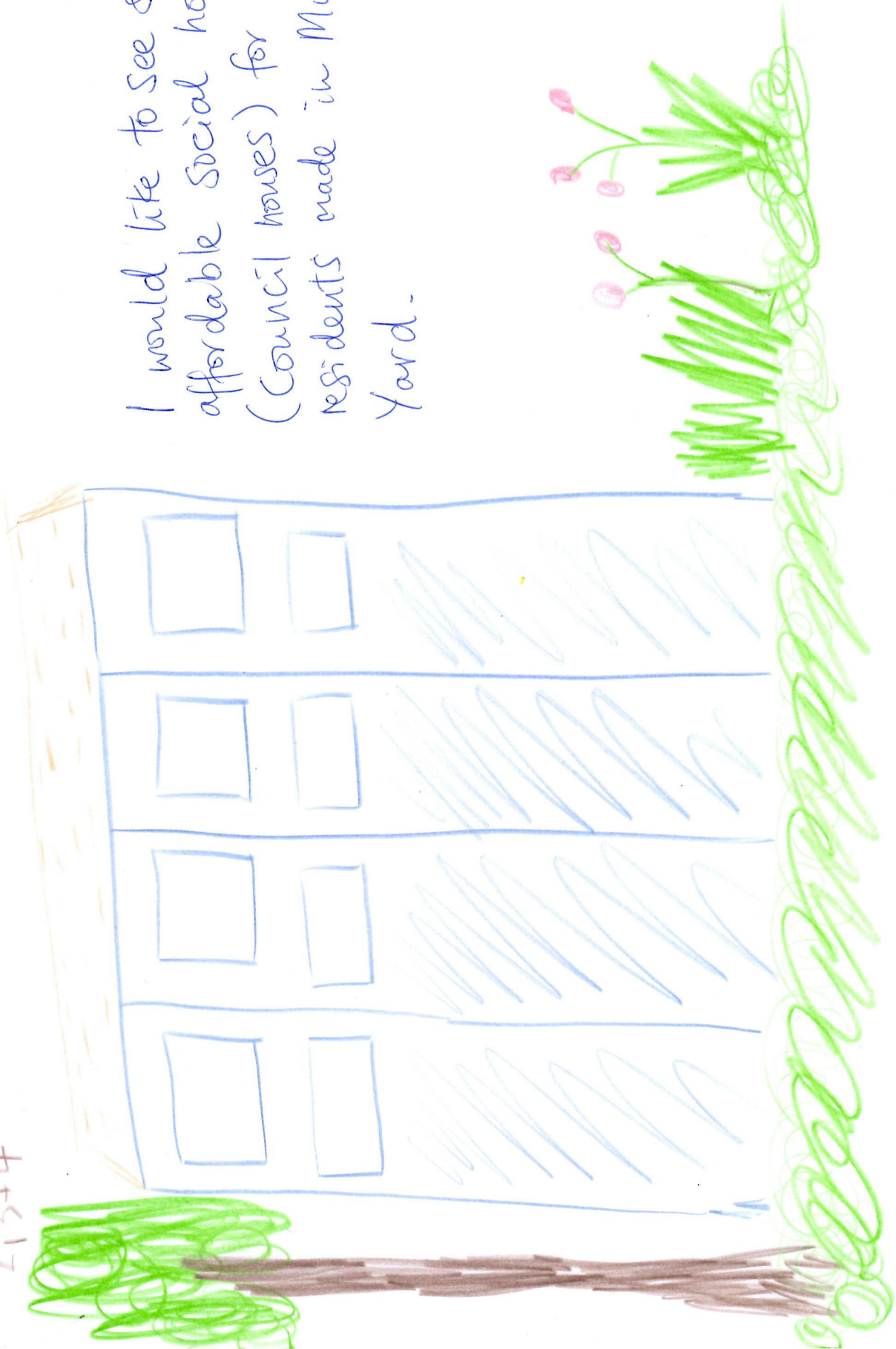
GARDEN

A LOT OF



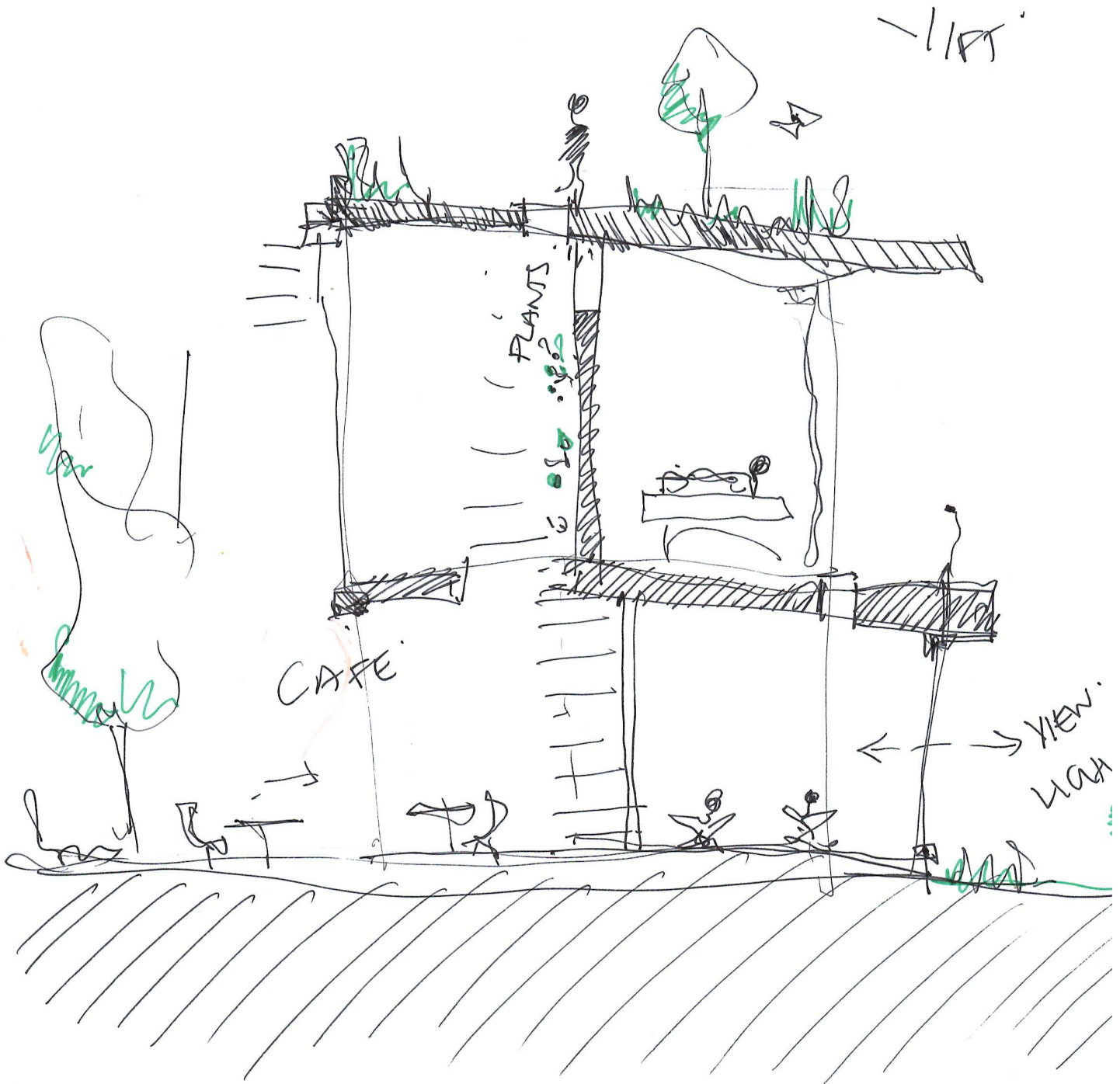
213+4

I would like to see some
affordable social housing
(Council houses) for local
residents made in Murphy's
Yard.



YOGA CENTRE (FELDEN KRAIS)

- elderly



Keep local community healthy +
mobile!
+ active.

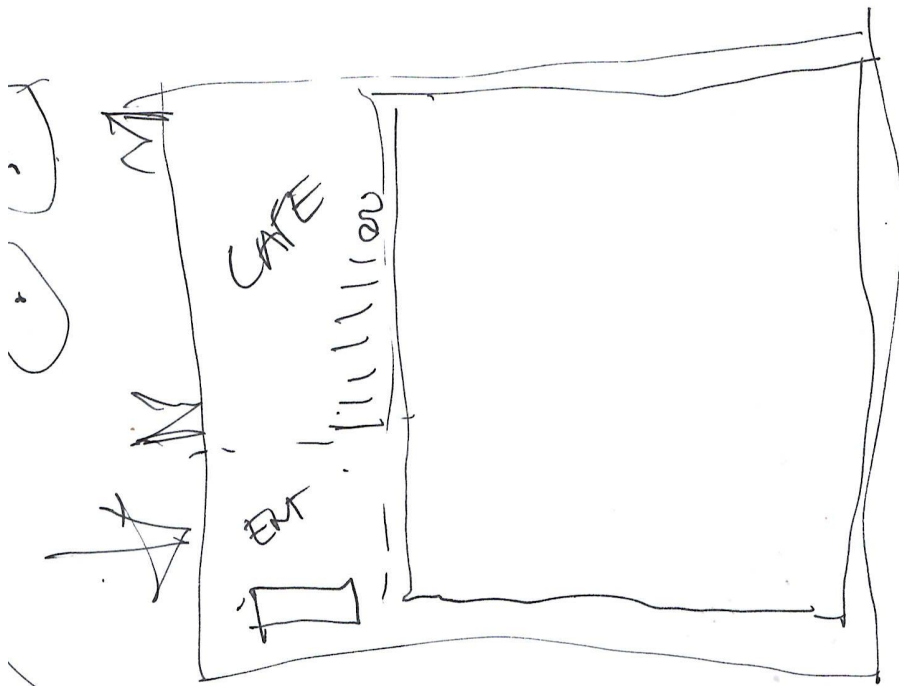
concessions

YOGA CENTRE

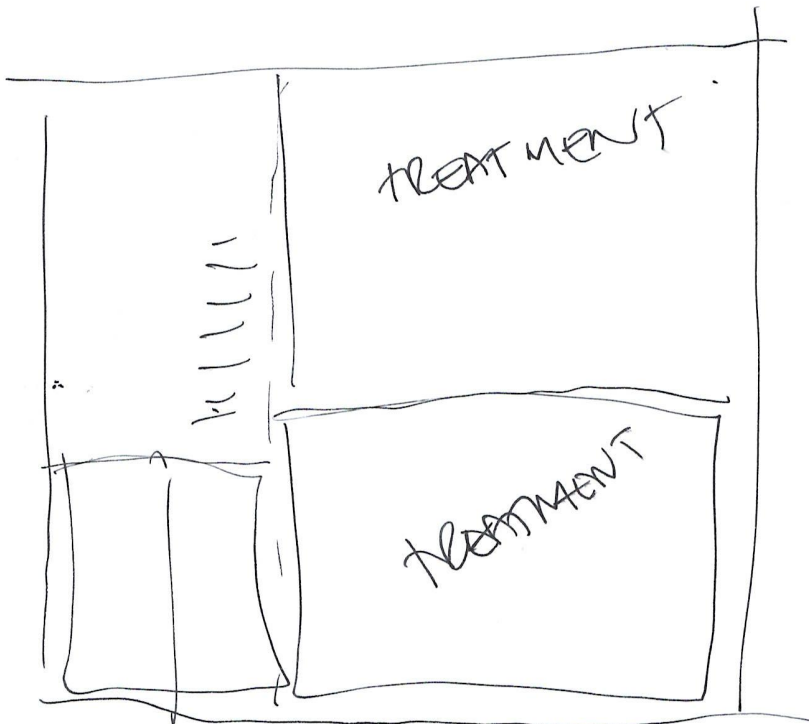
⑩



non eyesore
glam/light
tradit/modern.
nature vibe.



9.



1

APPENDIX 7

DARTMOUTH PARK NEIGHBOURHOOD PLAN (APRIL 2018 CONSULTATION DRAFT)

Compilation of comments received by the deadline of 15 June 2018

	Source	Clause/ Policy	Comment	Response
1.	Historic England	1	We consider this to be well written, accurate and accessible, and likely to have positive benefits for the heritage, local character and vitality of the Plan area. The Plan clearly identifies the architecture and the history of the area as a key strength to be protected but also to inspire the way in which the area should develop	Noted
2.	Member of public	1	I hugely admire and respect all the work that people have put in to drawing up this plan, and support all that is proposed in it. But I am at a loss to understand why no mention appears to be made about the outrageous decision to build a sixth-form centre in the middle of the historic 'green' astride Highgate Road. A few of us tried to object to this, and ask for the centre (which I know is needed) to be built elsewhere on the school sites. But this appeared to get no support from established local organisations, and the centre is now in process of construction. I feel that this destruction of the open green corridor that is arguably the finest feature of the Dartmouth Park area makes rather a mockery of your worthy efforts to maintain the character and amenities of our neighbourhood. It's very sad, but there doesn't seem to be anything one can do about it now. As with the ASV Garage site, the tennis court area should ideally have been returned to grass/lawn, like the other	This is not a matter for the Neighbourhood Plan as the development is under construction.

	Source	Clause/ Policy	Comment	Response
			part of the strip in front of Parliament Hill School, and like the area in front of Grove Terrace.	
3.	Natural England	1	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted
4.	Member of public	1	I feel that the document is too long and unwieldy to be properly useful. I am an architect and very involved, and I still find it hard. There is too much repetition. For example: a policy is stated, then later on reasons for the policy are enumerated - but these have almost always been given, in similar wording, in the policy itself.	<p>We agree that we would prefer the plan to be shorter and will review opportunities but the example given follows the format recommended by Camden Council so will not be reviewed.</p> <p>At present, the document is structured so that each section is fairly self-standing. This inevitably leads to some duplication, but we think that overall it is better to be clear even it that means the document is slightly longer.</p>
5.	Member of public	1	First, may I commend you on a truly impressive piece of work. I am highly supportive of the spirit and approach of the plan which seeks to conserve the best of the area's past while looking to a socially, economically and environmentally sustainable future neighbourhood. I am content for the plan to be submitted as it is, and will simply highlight below some policies and projects of which I am personally particularly supportive and make a couple of suggestions which may assist with achieving adoption of the plan by the council.	Noted
6.	Member of public	1	I should like to underline my support for the plan's approach to quality in design, which recognises the value of both historic and more contemporary architecture which can be complementary rather than necessarily in tension. We are lucky to be the location of high quality design in private and social housing and I strongly support the plan's commitment to diverse and affordable tenures and potential approaches to	Noted

	Source	Clause/ Policy	Comment	Response
			<p>adapting buildings for evolving family needs so that local residents can stay in the area.</p> <p>The plan is strong on the importance of an accessible public realm, a shared sense of place and also the contribution of this of thriving local independent businesses and workplaces.</p>	
7.	Member of public	1	<p>I agree with other comments on the website that the document is too lengthy with too much repetition. It is also too often simply aspirational. However, the hard work involved must be acknowledged.</p>	Noted. See response to 4 above.
8.	TfL Gavin McLaughlin Principal Planner	1	<p><i>Please note that these comments represent the views of Transport for London (TfL) Borough Planning officers and are made entirely on a "without prejudice" basis. They should not be taken to represent an indication of any subsequent Mayoral decision and they do not necessarily represent the views of the Greater London Authority (GLA). Any views or opinions are given in good faith and relate solely to transport issues.</i></p> <p>Thank you for consulting TfL Spatial Planning on the draft Neighbourhood Plan.</p> <p>The draft London Plan was published on 29 November 2017 and sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. We are now expecting all new planning policy documents to give material consideration to the policies set out within this document, noting that the decision-maker is to determine the balance of weight to be given to adopted and draft policies.</p>	Noted

	Source	Clause/ Policy	Comment	Response
			<p>Firstly I would like to reiterate that TfL Spatial Planning is keen to work with the Council to deliver aspirations for sustainable growth in the borough and Dartmouth Park area.</p> <p>On behalf of TfL I also wish to submit a number of General and Detailed comments, as follows:</p>	
9.	TfL Gavin McLaughlin Principal Planner	1	<p>General Comments <i>Healthy Streets</i></p> <p>Throughout the documents there is no explicit mention of Healthy Streets, although many key Healthy Streets principles are included.</p> <p>Given the Mayoral focus on these themes and the Healthy Streets for London Toolkit we have published (https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets), it would be good to explicitly reference to Healthy Streets principles and indicators in the document.</p> <p>Generally, TfL is supportive of the policies and proposals put forward, as they are consistent with the Healthy Streets approach of the Mayor's Transport Strategy (MTS) and new draft London Plan.</p> <p>The plan's focus on protecting and enhancing community facilities including the local shopping centres and parades is also welcomed by TfL, as these facilities help to encourage healthier, more active and car-free lifestyles in which more shopping and leisure is done locally, often by bike or on foot. We agree that the neighbourhood should remain 'a cohesive locality with shared, well-used facilities.' (p. 14)</p>	<p>Noted.</p> <p>Direct reference to TfL's Healthy Streets policy incorporated into section 8.4 of the chapter on Transport and Streets. There is also a reference in policy TS1(c)(ii).</p>

	Source	Clause/ Policy	Comment	Response
10.	TfL Gavin McLaughlin Principal Planner	2.2	<i>2.2 Issues and opportunities</i> The final bullet point on “coping with the transport and environmental implications” is worded quite negatively with too much focus on private vehicles. The language could be changed to specify the routes referred to are roads and streets rather than public transport or cycling routes. The issue could also be treated and explicitly identified as an opportunity to increase the quality of local roads and streets as walking and cycling routes. Finally the term ‘cross-London route’ is somewhat unclear; ‘East-West route’ might be more appropriate.	Final bullet point amended to read: ‘improving the quality of local roads and streets as walking and cycling routes, while mitigating the transport and environmental effects of a location on key routes into Central London and on a busy east-west route (which includes Chetwynd Road).’
11.	TfL Gavin McLaughlin Principal Planner	2.3	<i>2.3 Our Vision for Dartmouth Park</i> This section should mention improving the local population’s healthy by increasing active travel in the Plan Area. Currently it seems too focused on abstract characteristics of the built environment and Dartmouth Park itself as a geographic area. However it would benefit from discussing and setting out aspirations for how the Neighbourhood Plan can help Londoners as people. This would follow a similar approach to recently published documents such as the Mayor’s ‘A City for All Londoners’ (available from https://www.london.gov.uk/get-involved/all-consultations/city-all-londoners) and TfL’s ‘Healthy Streets for London’ (available from https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets), both of which are reflected throughout the Mayor’s Transport Strategy (MTS, 2018, available from https://www.london.gov.uk/what-we-do/transport/our-vision-transport/mayors-transport-strategy-2018)	Reference to ‘increasing opportunities for pleasant and safe active travel’ added to vision statement. However, the focus on the built environment and Dartmouth Park as a geographic area are entirely appropriate in a neighbourhood plan, as the focus is on land use planning issues. As noted above, references to the Mayor’s Healthy Streets policies have been added elsewhere in the Plan.


	Source	Clause/ Policy	Comment	Response
12.	TfL Gavin McLaughlin Principal Planner	2.4 8.4 TS1, TS2	<p><i>2.4 Our Objectives</i> The reference to 'Transport and Streets' is strongly supported by TfL.</p> <p><i>Policy TS1 Safety and accessibility for pedestrians and cyclists</i> The recommendation that low trafficked crossovers should have a continuous footway treatment is supported. However continuous footways can be inappropriate for more highly trafficked intersecting side roads.</p> <p>This policy could also be supported with timed traffic closures around schools, which Camden Council have already implemented elsewhere to reduce vehicular drop-off / pick-up and give more space for walking.</p> <p><i>Policy TS2 Cycling improvements</i> It would be worth referencing the London Cycling Design Standards (LCDS, available from https://tfl.gov.uk/corporate/publications-and-reports/streets) in this section. More specific language could also be included on improving cycling comfort by providing segregated carriageway space for cycling where appropriate, reducing motor vehicle dominance, rationalising on-street cycle parking and encouraging developers to incorporate dedicated cycling facilities.</p> <p><i>Policy TS3 Traffic reduction</i> We recommend considering the role that filtered permeability could potentially play in existing and new streets to reduce through motor vehicle traffic and improve conditions for walking and cycling.</p>	<p>Noted, although some of the suggestions, like filtered permeability, are not land use planning and so outside of the remit of the Neighbourhood Plan.</p> <p>Policy wording amended for clarity that walkways and cycleways should be continuous. This policy is most likely to apply to side roads, as the Council itself is responsible for main roads.</p> <p>Not a land use planning issue, although a project in Appendix 7 encourages alternatives to the car for transporting children to schools.</p> <p>Reference to London Cycling Design Standards added to supplementary text to Policy TS2(a).</p> <p>A new policy TS2(c) encourages developers to incorporate dedicated cycling facilities, such as segregated carriageway space for cycling and on-street cycle parking. Improving cycling facilities is also addressed in a Project in Appendix 7, 'Measures to improve permeability and parking for cyclists'.</p> <p>Not a land use planning issue.</p>

	Source	Clause/ Policy	Comment	Response
13.	TfL Gavin McLaughlin Principal Planner	3.3 DC3	<p><i>Policy DC3 Requirement for good design</i></p> <p>TfL Spatial Planning is generally supportive of this policy, particularly sub-section (g) on developments providing cycle parking and delivery space ‘to ensure a high quality and well managed streetscape’.</p> <p>However the understanding of urban design expressed in the policy and throughout the document seems to neglect public space between buildings, which is dealt with only as ‘hard and soft landscaping of the existing streetscape’ in the supporting text (p. 25).</p> <p>Issues such as the permeability and legibility of the street network to pedestrians and cyclists are key parts of successful and functional urban design, which seems to be acknowledged only briefly in the policy as ‘the scale and rhythm of the streets’ (p. 14) and also, again vaguely, on the next page:</p> <p style="padding-left: 40px;">‘The neighbourhood’s cohesiveness is enhanced by the convenient and attractive linkages offered by a pattern of streets on a rough grid, with short pedestrian cut-throughs, paths and passages adding to people’s route choices.’ (p. 15)</p> <p>TfL Spatial Planning would suggest that the Plan should mention walking, cycling and public transport in both the Design and Transport policy sections.</p> <p>For further guidance on integrating these two elements, the Forum should consult new draft London Plan such as GG2 (Making the best use of land), GG3 (Creating a</p>	<p>Noted.</p> <p>This is not an urban design document. We have addressed the issues of permeability and legibility in the context of land development in Policies DC1 and DC3.</p> <p>Walking, cycling and public transport are addressed at length in Chapter 8.</p> <p>Noted. We believe our policies are consistent with these documents, with a strong emphasis on provision of both space and facilities for walking,</p>

	Source	Clause/ Policy	Comment	Response
			Healthy City), D1 (London's Form & Characteristics), T2 (Healthy Streets), T5 (Cycling), D7 (Public Realm), all of which clearly prioritise and promote public transport and active travel as critical to London's current and future built environment and urban design. Also, our Liveable Neighbourhoods programme, which could provide inspiration and is highly relevant (see https://tfl.gov.uk/info-for/boroughs/liveable-neighbourhoods).	cycling and public transport.
14.	Member of public	3.4 DC3	Policy DC3: a lot of what is in this policy is also in the DP Conservation Plan, to which reference should be made without repetition here. An example is item (e). Generally most of the principles here are enshrined in good planning practice. Items (d) and (e) are too non-specific to be useful in a neighbourhood plan. Each case needs to be judged on its own merits.	Disagree that (d) and (e) should not be stated here. Taken as a whole, Policy DC3 attempts to set a standard for development in the Dartmouth Park area and to avoid the inconsistency that can arise from an approach of judging each case on its own merits.
15.	Member of public	3.4 DC3e	This working is too restrictive in my opinion. Extensions and modifications should be complimentary rather than sub-ordinate	Drafting retained as consistent with the Conservation Area Statement and as reflecting the general view of residents. See also 17 below.
16.	Member of public	3.4 DC3	bottom right image of 7 Glenhurst Avenue I don't recognise the design as being sub-ordinate, it is complimentary. I think that the caption should be rewritten to reflect this.	Caption revised to remove reference to subordination.
17.	Member of public	3.4 DC4a	Small residential developments do not have to be sub-ordinate to be worthy of support. The key criteria in that they are of an appropriate scale to compliment the original dwelling	Drafting retained as consistent with the Conservation Area Statement and as reflecting the general view of residents. This is particularly the case in respect of small residential extensions, which by definition should be small in scale and situation. However, the supplementary text recognises that there might be occasional exceptions, such as where an end of terrace property is extended in the same style as the original.
18.	Member of	3.4	Page 27 - Photo	Credit had already been agreed with Cousins and


	Source	Clause/ Policy	Comment	Response
	public	DC4	Design work should be credited to the Architects; Cousins and Cousins	Cousins, but reference to architects added.
19.	Member of public	3.4 DC4	Policy DC4 on small residential developments is particularly welcome. Dartmouth Park will benefit hugely from sympathetic extensions which will enable young families (like mine) to stay in the area we love over the long term.	Noted
20.	Member of public	3.4 DC4	We are particularly in support of Policy DC4 to promote small residential developments. I think those of us keen to stay in the area we love and extend our houses to do so are particularly keen to find a way to do this with everyone's interests considered, including those of the conservation committee who fear an ugly outcome. We absolutely want to enhance the area and be sympathetic to existing architecture, whilst having the local and borough support to expand our homes.	Noted
21.	TfL Gavin McLaughlin Principal Planner	3.4 DC1	<i>Policy DC1 Enhancing the sense of place</i> Part (b) of Policy DC1 is broadly supported by TfL Spatial Planning in line with Policy G7 (Trees and Woodlands) of the draft new London Plan and current London Plan Policy 5.10 (Urban Greening). That said, the second sub-section should perhaps refer to 'publicly accessible' green or open spaces, as the policy could currently be used to justify a private green or open space being maintained or replaced even if an important community or transport-related land use was being proposed to replace it. TfL Spatial Planning would also encourage the Forum and Council to consider defining Dartmouth Park as 'Urban' in the Neighbourhood Plan rather than 'semi-rural'. It is too centrally located within London to	Noted but no changes proposed The policy is not intended to be limited to publicly accessible spaces. Disagree. Residents almost universally referred to the semi-rural character of the area in consultations. The character is distinctly different from that in Kentish Town.

	Source	Clause/ Policy	Comment	Response
			reasonably be considered 'semi-rural', especially as Kentish Town, which is defined as a District Centre in Annex 2 of the current London Plan, is located 800m South, and the Public Transport Accessibility Level (PTAL) ranges from 3 – 6b in the vast majority of the Plan Area.	
22.	Member of public	3.4 DC 3	It's great to see the samples of what constitutes 'good design'. The Van Heynigen Howard scheme in particular is a great development. It is interesting that this scheme on York Rise is a development in the back garden of a house. It is not a garden shed, it is not an out building. The presumption that rear garden development for new homes should be refused is wrong. If there is direct access from mews roads, streets or to garage sites, planning policy must be in favour of creating more housing. This type of small site is exactly what will assist planning policy, well managed by Development Control. It is precisely the type of housing development that the neighbourhood plan should be supporting for residents down sizing to smaller homes, allowing them to stay within the neighbourhood. It cannot be a good thing to use the Neighbourhood plan to promote Nimbyism.	We are unable to include a policy that promotes buildings in gardens as this would be counter to Local Plan policies, e.g. Policies A2, A3, D1 and D2. Development in gardens would adversely affect the green and leafy character of the area while not materially addressing housing need.
23.	Member of public	3.4 DC 4	Attack on the Conservation Area eg DC4 The draft professes support for the Conservation Area but includes proposals which undermine it. A key driver in the establishment of the Conservation Area was the need to protect the roof lines etc of eg Spencer Rise. Since the establishment of the Conservation Area all but one proposal to build an additional roof story on Spencer Rise houses has been refused planning permission. Describing what is proposed as a 'loft conversions' is quite wrong as there	We have tried to strike a balance between the strongly-held views of some in the area, including the DPCAAC, that changes should be kept to a minimum and the breadth of opinion in certain parts of the area that a small degree of flex is required. All the 4 DC policies are very clear that change will only be allowed if several criteria are met, and we note the comment from Historic England that the Neighbourhood Plan is "likely to have positive benefits for the heritage, local character and vitality

	Source	Clause/ Policy	Comment	Response
			isn't a significant void in the 'butterfly' roofs. What is proposed is an additional roof story.	of the Plan area. The Plan clearly identifies the architecture and the history of the area as a key strength to be protected but also to inspire the way in which the area should develop”
24.	Member of public	3.4 DC4		
25.	Member of public	3.4 DC 4	<p>The exception was an extension to a run of already altered rooves. There has been more than one Inspector's Appeal against these refusals all of which have failed.</p> <p>The Inspector's observations in rejecting the earlier appeal from no. 47 (T/APP/X5210/E/96/813040/P9 and T/APP/X5210/A/96/273911/P9) are but one example:</p> <p>“I consider that your proposal would appear out of place and discordant in the street scene from both Spencer Rise and Chetwynd Road. ...it would adversely affect the relatively unspoilt character and appearance of the terraced houses along Spencer Rise and destroy the symmetry of the roofscape, particularly at the rear.”</p> <p>“You have pointed out that there are already a number of existing roof extensions nearby on this side of the</p>	<p>We feel that the integrity and character of the Conservation Area can be maintained by the policies in the neighbourhood plan, which are a lot more conservation-minded than several respondees want to see. We note that Historic England agree (see 24 above).</p> <p>We also note that the planning applications referred to are more than 20 years old, when the Inspector's judgements were made against a different set of national and local planning policies.</p> <p>Re Traffic – we have limited our policies to those things that we can include policies on, hence having much less in the policies on traffic than many in the neighbourhood would like to see. However, it is appropriate to recognise issues of concern in the area, including traffic, and we have included a</p>

	Source	Clause/ Policy	Comment	Response
			<p>road. At my site visit I saw roof extensions at nos. 37, 51, 53 and 55 which were clearly visible from Spencer Rise. However, the Council have indicated that these took place before the Conservation Area was designated. As I understand that unsympathetic roof extensions were a contributory in the designation of the Conservation Area, I do not consider that the existence of these other roof extensions justifies your own proposal. To my mind, these existing roof extensions reinforce the need to resist further similar proposals, such as this one.”</p> <p>The Spencer Rise share a common feature of the Conservation Area, viz the rear elevations are typically visible from the highway via gaps between buildings and are often as important to the character of the Conservation Area as the fronts.</p> <p>Since these decisions all this has been written into the Conservation Area Statement approved by the Council, after extensive public consultation, to guide planning. This isn't something where 'good design' in an individual proposal can address the issues. Given that much of the housing within the Conservation Area is, like Spencer Rise, within terraces or like groupings, any additional roof story etc, no matter how brilliantly designed, cannot preserve let alone enhance a given street scape unless, of course, all the houses in the terrace can be treated similarly.</p> <p>I focus here on Spencer Rise because it is referred to in the draft but the same points can be made a general policy to support 'enlargement'.</p> <p>It beggars' belief that the Forum Committee contends its draft policies are compatible with it's statutory duty,</p>	<p>Project in Appendix 7 that seeks to address the issue of traffic in Dartmouth Park.</p>

	Source	Clause/ Policy	Comment	Response
			<p>shared at every level of the planning system, to do what it can to preserve and enhance the character of the Conservation Area in performing its functions. Certainly, it doesn't seem to me that freeing a small number of local residents from planning constraints previously and for more than a decade thought necessary to preserve and enhance the character of the Conservation Area can be justified as a means of better preserving and enhancing it.</p> <p>I have not so far found another proposed local plan which seeks to reverse years of local conservation guidance and planning decisions.</p> <p>It is anyway a nonsense to suggest that a planning policy of relaxing restraints on unsuitable enlargements can be limited to helping existing desirable residents. Any relaxation of such restraints will apply equally to developers etc. and the evidence is overwhelming that they would be the main beneficiaries. Nor is there, I suggest, any evidence that those allowed to enlarge their homes will necessarily stay residents.</p> <p>Finally, I suggest the approach adopted is incompatible with Council's Local Plan which continues to provide for guidance on how best to preserve and enhance its Conservation Areas being given via Strategy Statements approved by the Council following consultation.</p> <p>Other matters;</p> <p>I am determined to limit my comments but must add an objection to the references to the Forum Committee meeting the Council to discuss traffic issues. The Forum has no mandate to speak for the community. There are extremely good reasons why traffic issues are excluded from the remit of neighbourhood forums,</p>	

	Source	Clause/ Policy	Comment	Response
			most important of which is that most of what impacts on the area arises outside the local area and isn't amenable to local measures. A specific example here would be the need to address blockages of commuter traffic which generates rat running traffic through the area.	
26.	Member of public	3.4 DC 3 h	Shutters and Windows: All would agree that shutters are not desirable (page 26 and elsewhere). But in some situations, such as chemist shops, there is a need to find a system that provides adequate security. It would also be useful to stress the desirability of attractive window displays. This is a clear Camden policy but rarely acknowledged by planners. Display windows which are blocked out with blinds, membranes or advertisements, should be strongly discouraged. (see Tesco Window below)	We agree and note that this is covered by LBC policy. We have been encouraged by LBC not to repeat their policies. However, DC3(h) discourages <i>solid</i> external shutters; other alternatives (including internal shutters) are available and preferable.
27.	Member of public	3.4 DC 3h		
28.	Member of public	3.4 DC 4	Extensions, etc. I think that this is well covered in the reference to DC3. However, perhaps the inherent conflict in increasing the number of larger and more expensive properties and the need for affordable housing should be recognised. Also there is probably a	Noted re DC3. The housing policies seek to retain and encourage affordable housing. We have decided not to say anything specific about home offices, but DC4(g) provides that development in gardens should not occupy an excessive part of the garden or result

	Source	Clause/ Policy	Comment	Response
			need to qualify the reference on Page 26 under DC4 point (g) and elsewhere relating to home offices. When applications for such home offices in gardens are made, especially in Conservation Areas, they should not result in a significant reduction in the open space, which impacts on the rural character. Too often we have seen such buildings, often with full facilities taking up a large proportion of a rear garden	in the loss of garden space which contributes to the character of the local area.
29.	Member of public	4.3 Hi(b)	Page 31 – policy H1(b) I think that this wording ducks an important issue. I think a blanket relaxation is not right either, however a presumption in favour of the provision of additional space for housing through extensions and loft conversions would serve the aims of policy H1(b) well as long as the design proposals were in keeping with the other policies written to ensure that extensions are appropriate.	We believe that the DC policies are a good compromise on this issue, which has divided opinion throughout the course of preparing the Neighbourhood Plan.
30.	Member of public	4.4 a	4.4 (a) (i) What is implied by “improve the broad range of tenure”?	Amended to delete ‘and improve’.
31.	Member of public	4.4 H1	I was surprised that the section on Rear Extensions seemed more supportive of these structures than I would have expected. It is of course understandable that occupants may want to build rear or side extensions and does help to keep expanding families in the area rather than moving out but I feel that, especially in a conservation area, these should always be in keeping with the design of the existing building (as well as being solely for domestic use) and not glass faced square boxes as seems to have been permitted in some back gardens. It must be incredibly distressing for next door neighbours to have to endure extensions of this nature which completely alter the outlook from their own back gardens. I feel that planning regulations and	The DC policies are clear that extensions need to be in keeping with the existing building. See for example DC4(a).

	Source	Clause/ Policy	Comment	Response
			<p>enforcement on this issue need tightening up.</p> <p>I agree it would be very useful to consider development of smaller accommodation units suitable (and affordable) for current residents who are young people or older people so that they do not have to move out of the area.</p>	Noted.
32.	Member of public	4.4 H1	<p>There is a conflict between H1 (b) and H1(c). Every time a loft extension is allowed in the small houses of Spencer Rise and Twisden Road, adding another bedroom and increasing the value of the house, a smaller much sought-after unit of which there is an inadequate supply, is lost. Even though the intention in H1(b) that “each such proposed change would need to be justified on the particular facts involved” it is hard not to suspect that the “sympathetic approach” proposed combined with residents pressure would sometimes override DPCAC policies.</p> <p>Policy DC4(f) it is surprising that this picture of a roof extension in York Rise page 28, is shown as a good example. The planning application was vigorously opposed by both the DPCAAC and the CTRRA see application no. 2012/4597/P for reasons. What was originally glass balustrading has now been obscured creating an ugly effect.</p>	Noted. See comments above – e.g. 23, 25. See also 33 below, which reflects the sentiments in the petition sent to DPNF.
33.	Member of public	4.4 H1b	<p>First of all thank you so much for all your hard work in providing a cohesive plan for the area. I am thoroughly in support of your plans for the area between Kentish Town and Gospel Oak. It is clearly very clever and well thought out. And myself and my wife found your meeting on it extremely informative and made us excited for the developments of our area.</p>	Noted.

	Source	Clause/ Policy	Comment	Response
			<p>On a personal note, I am most excited about Policy H1(b)I live in one of the small workers' cottages on Spencer Rise that have previously been denied the ability to extend into the loft. My wife is pregnant and we plan to spend a very long time in our house and will soon need the extra space.</p> <p>Nobody likes construction in their area. Its almost human nature to not want noise building work to happen near you. However, it seems particularly unfair that the conservation area many of whom live 4 story houses will not allow this reasonable development to make the houses more practical for young families to live in, I could not afford to buy the next size up of house in the area, so if we do not get permission to build an extra room we will have to move out of the area. The other argument for not allowing these developments as far as I understand it are</p> <p>1) That it will detract from the aesthetic of the area I live opposite an 1960's council block. almost every house in the area is different. There is no uniform aesthetic. I would say 50% of the houses on the street have loft conversions before the ban was put in. It seems so arbitrary to ban the other house on the street from building up to the height of their neighbours.</p> <p>2) That we should preserve them as starter homes. The houses are valued at £1.2 -1.5 million These are not starter homes. A starter home is what I lived in before which was a 1 bedroom flat. That is a fact of modern life in London.</p>	

	Source	Clause/ Policy	Comment	Response
			I really cannot stress how important that clause is. I know its a small part of your overall plan, but it is one that will make the most dramatic influence on mine and my family's life.	
34.	Member of public	5.4	I strongly support maintaining community facilities such as the Library and HNCC so that they are financially and practically sustainable. Commercial outlets such as shops and cafes also are very important hubs as are sports facilities and music venues (including churches).	Noted
35.	Member of public	6.1	<p>6.1 Vision."be fully accessible to all residents"</p> <p>On page 43 the Forum appears to believe that Camden planners are fully capable of applying and enforcing Camden policies relating to access to shops when this is clearly not the case in instances here and in others area of Kentish Town where they miserably fail either from lack of resources, knowledge or will in involving enforcement.</p> <p>There is a paramount need here for the plan to take more proactive action and set out clearly that all new shopfronts installations should provide level access. This would alert the planners to this issue (which they often seem unaware of) and strengthen their hand.</p> <p>Policy DC3 (h) page 23 "in construction and alteration of shopping and other commercial frontages in the Neighbourhood Centres...". Could it be noted that good design should always include adequate amenity ie accessibility.</p>	Now addressed in DC4(h), which provides that shops that do not provide access to everyone will be resisted.
36.	Member of public	6.4.1	A cash point at Swains Lane is a good idea. It would be useful to have a public toilet nearby (though there is one nearby on Hampstead Heath near the information office and the cafes all have one) .	Noted

	Source	Clause/ Policy	Comment	Response
37.	Member of public	6.4.1	Noble House Properties Ltd, not Noble Homes. The wording in the s106 Agreement only provides the Retail Forum with an advisory role although the landlord has to use his best endeavours to let to independent retailers. There is provision for the Council to exert some pressure (see attached extract from S106a <i>not downloadable</i>). However, it might be worth pointing out that the Landlord will need to set rents at a level that would sustain local businesses.	Noted. Point about rent levels now included in discussion of 'Opportunities' in respect of Swain's Lane.
38.	Member of public	7	<p>Thank you for such thorough work. However, the section on Ch7 Environment and Sustainability is inadequate on detailed policies about the highly urgent crisis of Climate Change.</p> <p>Climate Change is a Development issue, because the EU directives and Camden's policies have serious targets, which require changes to the exterior appearance of homes in Dartmouth Park.</p> <p>Also Fuel and Food poverty also need similar exterior improvements. I do not see any policy about the large number of families in the Dartmouth park are in Fuel+Food poverty, needing high levels of home insulation (external needing Development Control permission)</p> <p>Note: in Camden's data (a little out of date), One in 7 homes in Dartmouth Park are in Fuel + Food poverty. See Harold Garner, LBC officer, Sustainability Acting Head, for data.</p> <p>You seem to confuse Sustainability with Green trees etc, important though they are. You do NOT yet include</p>	<p>The draft policies in a previous version of the Neighbourhood Plan were deleted on the request of LB Camden because, amongst other reasons, we were unable to provide an adequate evidence base or policies that complied with the strategic policies, which a Neighbourhood Plan must to meet the 'Basic Conditions'. In addition, these concerns are addressed at length in the Energy Efficiency Planning Guidance for Dartmouth Park, which demonstrates that there are many measures which can be taken to improve efficiency other than external insulation and which often have a much higher return.</p> <p>A reference to fuel and food poverty is now included in Section 7.3.</p>

	Source	Clause/ Policy	Comment	Response
			<p>Sustainability as an urgent crisis issue in the Draft.</p> <p>The United Nations Brundtland definition of sustainable Development is :- Development which meets the needs of today, without compromising the needs of future generations of our children. I.E. Not causing irreversible Climate Change.</p> <p>The joint UK/US Research expedition to the Antarctic with “Boaty Mcboatface submarine”, in oct 2018 says that for every 5 years we put off sustainably cutting our Fossil Fuel energy use to nearly zero, the sea will rise another metre. London will be destroyed by a metre sea rise. They think it is too late to stop the sea rising 1.4m. and a ¼ m by 2070.</p> <p>We need to urgently insulate our homes thoroughly, so a minimum of energy is burnt, whether Fossil fuels or other. Insulation has to be on the outside, with a rainproof stucco coating.</p> <p>If not, many deaths will occur if insulation is inside, during summer heatwaves, which are expected to increase in frequency and intensity</p>	
39.	Member of public	7	<p>Following my comments on 15/6/18, I have a further comment:- that you need to correct a legal error in your Draft. While this is just after your deadline, it is an important legal issue to correct:-</p> <p>Your Draft section Ch7 Environment and Sustainability ,ES4 Energy is legally NOT correct about Solar Panels on flats and houses and bigger buildings. This may be because Permitted Development changed since 2014</p>	Noted. Amended so the policy now applies only where the solar panels do not constitute permitted development.

	Source	Clause/ Policy	Comment	Response
			<p>Draft. This legislation reinforced and encouraged more extensive use of renewable energy panels, wind turbines, CHP, Heat pumps etc everywhere.</p> <p>You say:- “Policy ES4 Energy efficiency Support measures which increase energy efficiency and which reduce energy and resource loss, by: (a) permitting the installation of solar panels that are sensitively incorporated and (where the development is located within the Conservation Area) either are not visible from the street or are physically and visually integrated into the roof and do not project above the plane of the roof (see examples below); and “</p> <p>If you read the legislation:- The Town and Country Planning (General Permitted Development) (England) Order 2015 2015 No. 596 SCHEDULE 2 PART 14 Renewable Energy (see:- http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14/made)</p> <p>The above The Town and Country Planning (General Permitted Development) (England) Order 2015 Says that no-one needs to apply for Town Planning approval for Solar Panels (or other renewables like wind turbines etc) in a Conservation Area, or any other area, on a house or flat, and also other bigger buildings, subject to reasonable conditions, eg no more than 200mm above roof surface, but can be visible from the street.</p> <p>Your proposal for visually integrating solar panels into the roof costs twice as much as normal solar panels,</p>	

	Source	Clause/ Policy	Comment	Response
			<p>and so shows that you do NOT support energy efficiency, because this will considerably reduce the number of installations, and neither reduce Climate Changing Carbon emissions, nor help those in Fuel + Food poverty.</p> <p>Your Draft has to be consistent with NPPF (National Planning Policy Framework) which says how UK Planning decisions have to be made. You cannot diminish locally, in your Draft Plan, the National Legislation above.</p>	
40.	Member of public	7.3	Strongly agree with maintaining green and open spaces and not building any high rise blocks	Noted
41.	Member of public	7.3	<p>The plan suggested increasing road trees. I agree with this and would like to suggest a few more in Bramshill Gardens where I live. I would be happy to volunteer to support newly planted saplings by watering them etc.</p> <p>(NB I noted that Bramshill Gardens didn't get much of a mention in the Plan although the upper part of the street comprises a very interesting and generally well preserved set of late Victorian buildings)</p>	Noted
42.	Member of public	7.3	I wasn't sure if the small green space with trees at the top right hand side of Chester Road was included in your small green space map. This is an important green area which needs some attention as it is currently seems to be something of a focus for rubbish dumping.	Noted, but area is felt to be insufficiently defined to add to the plan of small green spaces.
43.	Member of public	7.4 ES4	The possibility of having solar panels integrated into roof tiling is a great idea – and new to me. Maybe it needs more publicity!	Noted
44.	Member of public	7.4 ES1c	Certainly there should be a complete ban on conversion of front gardens to off road parking.	Noted. The policy as drafted is consistent with Camden policies.
45.	Member of	7.4	If appropriate, I would be pleased to see collaboration	Noted. New Project added to Appendix 7 to

	Source	Clause/ Policy	Comment	Response
	public	ES4a	with Power Up North London in pursuing opportunities for community energy projects as per St Ann's Church and other sites in Camden, and to demonstrate how these might be pursued within a conservation area.	examine community energy projects in a conservation area
46.	Thames Water	7.4 ES1c	<p>This is a long letter on statutory duties which could be attached as an appendix. It contains one proposal:</p> <p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: <i>"It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding."</i></p>	This is outside the scope of land use planning. A reference has been added in the section on the Murphy's Site in Chapter 9 to the requirement for additional water and drainage infrastructure in the area if it is brought forward for development.
47.	TfL Gavin McLaughlin Principal Planner	7.4 ES2	<p><i>Policy ES2 Trees</i></p> <p>We do not support the removal of healthy trees from the Transport for London Network (TLRN) unless there is clearly no viable alternative and removal is for an essential purpose. The Neighbourhood Forum may wish to take a similar stance in line with the above policies and Proposal 43 of the Mayor's Transport Strategy (MTS).</p> <p>Para 1.2.6 of the draft new London Plan also states: 'delivering 50 per cent green <u>cover</u> across London, will be important to help London become a National Park City.'</p> <p>Increasing the total number of trees and diversity of tree species, though positive, could still happen without supporting the Mayor's National Park status and biodiversity aspirations. It would therefore be advisable to change the policy wording at sub-sections (b) and (d)</p>	<p>Noted. We believe Policy ES2 is consistent with this approach.</p> <p>Noted.</p> <p>ES2(b) amended to refer to tree canopy cover.</p>

	Source	Clause/ Policy	Comment	Response
			<p>so that they apply to the spatial amount of tree canopy cover rather than the 'number of trees' or 'tree diversity'.</p> <p>This can prevent mature trees being replaced by small sub-standard trees which provide less ecosystem and biodiversity benefits</p>	
48.	Member of public	8.3	<p>8.3: Traffic Volumes Chetwynd Road should not be referred to as a "through route", this gives it status as a "Connector Road" which it does not have as a residential Local Road. It is a rat run.</p> <p>Although high levels of traffic volume and concern about pollution especially on Chetwynd Road has been identified and ... "a strong desire to reduce through traffic" vague aspirations are offered ie in 8.4 the aim "to reduce the effects of traffic on residents in Dartmouth Park, including noise, safety, health and air pollution".</p> <p>The problem has been relegated to Appendix 7, project no 15, Chetwynd Road Study... "which aims to engage with Camden in an exploration of the possibilities ranging from measures locally, in the street itself, to radical reorganisation of traffic management in a wider area, possibly as far afield as Kentish Town".</p> <p>It should be noted however that the groundwork has already been done by local residents who organised a petition which was presented to the Council who then commissioned traffic surveys and based on these findings produced a report. A deputation was made to the Culture and Environment Scrutiny Committee last October. Traffic planners have been considering</p>	<p>We understand that traffic is a concern but legally must limit our <i>policies</i> to land use planning. The issue has not been 'relegated' to Appendix 7: that is only way it can be addressed. A Project in Appendix 7 therefore proposes a study into solutions to the high volumes of traffic along Chetwynd Road.</p> <p>Noted. The Forum has submitted comments to Camden on its recently proposed options for addressing the traffic problems in Chetwynd Road.</p>

	Source	Clause/ Policy	Comment	Response
			<p>measures to address these traffic concerns and will present their initial ideas to the community shortly.</p> <p>We trust the Forum will now have an opportunity to engage with Camden as well as other residential streets to fully support such schemes that will mitigate the effects of the high volume of traffic and pollution (a major health issue) in the Dartmouth Park area.</p> <p>Page 73 "Impact on the Environment" Pollution monitoring - could add that Camden already monitors Chetwynd Road.</p>	Noted. This section already refers to Chetwynd Road.
49.	Member of public	8.4 TS3	<p>CARBON REDUCTIONS The reduction in road traffic with Murphy's relocating can be enhanced by reducing Car and Bus movements.</p> <p>FUNDING It won't happen without external impetus and influence. It could be paid for, out of the Petty Cash Budget for Crossrail 2 and S106 Funds.</p>	Noted
50.	Member of public	8.4	I note the section on public transport supports maintaining the bus routes. I would endorse this and also add that it would be good to have a bus route that goes down Dartmouth Park Hill towards Kentish Town, Camden and the WestEnd. Maybe the 134 could have a slight change of route???	This is outside the remit of the Neighbourhood Plan
51.	Member of public	8.4	I have participated in the ongoing discussion about parking in CA-U. In keeping with many of our neighbours we support an increase in restrictions from the current 10am-12 to 8am-6.30pm plus Saturday mornings in keeping with the majority of Camden areas.	This is outside the remit of the Neighbourhood Plan
52.	Member of public	8.4	I would like to draw attention to the apparent recent increase in dog fouling (including random discarding of plastic bags with dog poo inside!) and generally littering	This is outside the remit of the Neighbourhood Plan

	Source	Clause/ Policy	Comment	Response
			on the pavements. Maybe more bins (as well as enforcements) are needed?	
53.	Member of public	8.4	Better cycle routes and more cycle parking would be excellent.	Noted
54.	Member of public	8.4	Traffic calming outside Brookfield school is certainly a good idea (and Chester Road generally)	Noted
55.	Member of public	8.4 TS2	I am pleased to see the policies and projects associated with cycling, making it safer, more connected/permeable and also potentially increasing cycle parking options (which can be difficult for flat dwellers). Equally, those policies and proposals associated with improving the pedestrian experience.	Noted
56.	Member of public	8.4	<p>You are probably aware that the recently appointed Cabinet Member for Improving the Environment is a Dartmouth Park Hill resident, although his ward is Bloomsbury. One of his stated priorities is 'clean air' with obvious implications for local policies and projects regarding active travel and the school run. He attended this week's Sustrans-hosted event for elected members with an interest in promoting walking and cycling.</p> <p>The draft London Plan's Healthy Streets policy is being taken up by a number of boroughs and is a source of project funding which could well be suitable for various of the projects under consideration. Indeed, the neighbourhood plan as a whole has the potential to improve health and reduce health inequalities.</p>	<p>Noted</p> <p>Noted. References to the Healthy Streets policy have been added to Chapter 8. A reference to a potential source of funding has been added to Appendix 7.</p>
57.	Member of public	8.4	It does feel however that as a community plan, it overlooks how much a community is able to form with so much traffic and cut through of the area. More strongly worded action needs to be added about reducing non-local cars/trucks/etc from using these roads. This is not only for the now obvious reasons of health concerns,	See 48 above. A reference to the adverse effect on community has been added to Section 8.3.

	Source	Clause/ Policy	Comment	Response
			<p>but also to foster a promote more of a community feel to the streets and shared spaces.</p> <p>Please consider this as a starting point to rebuilding a stronger sense of community, as this will ultimately lead to making all of the other changes more easily.</p>	
58.	TfL Gavin McLaughlin Principal Planner	8.4 TS1	<p><i>Vision Zero</i></p> <p>The Mayor and TfL have also committed to delivering a 'Vision Zero' approach in London to make its streets safer for all. Minimising road danger is fundamental to the creation of streets where everyone feels safe walking, cycling and using public transport. As a result we are aiming for no one to be killed in or by a London bus by 2030, and for all deaths and serious injuries from road collisions to be eliminated from London's streets by 2041.</p> <p>As a result we strongly support Policy TS1 and its aim to 'make Dartmouth Park safer and more accessible for pedestrians and cyclists'.</p>	Noted. A reference to the 'Vision Zero' approach has been added to the supporting text for Policy TS1.
59.	TfL Gavin McLaughlin Principal Planner	8.4	<p><i>Buses</i></p> <p>The Forum should note that buses are essential to Healthy Streets due to the 'People choose to walk, cycle and use public transport' indicator. A successful transport system enables more people to walk and cycle more often (see https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets)</p> <p>In the Dartmouth Park Plan Area, Swains Lane, Chester Road, Raydon Street, and St Albans are all narrow roads used by route C11. We also operate routes 4 (Dartmouth Park Hill), 214 (Highgate Road and Highgate West Hill) and C2 (Highgate Hill and Swains</p>	<p>Noted</p> <p>Noted</p>

	Source	Clause/ Policy	Comment	Response
			<p>Lane).</p> <p>The plan acknowledges that some of the above streets are currently narrow and congested, and includes policies and projects designed to reduce the effects of traffic on residents, whilst maintaining and enhancing the public transport that serves Dartmouth Park. This is welcome. We also support the Plan's clear acknowledgement that public transport accessibility – including buses – is essential for the Neighbourhood Plan area.</p> <p>The section headed 'Justification for Policy TS3' (p. 80) suggests that buses contribute towards a negative environmental impact. However an increase in bus use is crucial to help improve the local environment and promote public health by supporting a shift away from private motorised vehicles.</p> <p>TfL Buses would be supportive of any initiatives in the Plan Area that protect or improve bus journey times; such as the extension of existing bus lanes, both physically and in terms of hours of operation.</p> <p>Finally, route C2 terminates at Parliament Hill Fields, then circumnavigates the roundabout at Swains Lane and heads back down Highgate Hill. As a result it is essential this turn is maintained by any street works or public realm improvement projects in the neighbourhood area.</p> <p><i>Mayor of London</i> A number of references are made in the document</p>	<p>Noted</p> <p>This is not intended and we have deleted the reference to buses in the justification for TS3.</p> <p>Noted</p> <p>Noted. A reference to this requirement has been added to Section 9.4.3 which deals with the infrastructure works required at the junction of Swain's Lane and Highgate West Hill.</p> <p>Note that references to the City of London</p>

	Source	Clause/ Policy	Comment	Response
			(Chapter 10) to the City of London Corporation which appear to be an error. These should be replaced with 'Mayor of London' or 'Greater London Authority'.	Corporation are correct, in the context of Hampstead Heath.
60.	Member of public	9.2 SNS1	Policy SNSI: our disappointing experience (working on a project for the Mansfield Bowling Club site) about community engagement is that people are very reluctant to meet, to give opinions, or to commit to a point of view UNLESS IT IS TO OBJECT. . The Neighbourhood plan should be realistic about what people are like.	Noted, but community engagement should be encouraged on larger or locally important sites. Including a provision for consultation gives a better foundation for encouraging engagement.
61.	Member of public	9.4	The principles proposed in chapter 9 with respect to neighbourhood specific sites seems sound. I endorse the proposed approaches to both Murphy's yard and the ASF garage site in particular. I am particularly pleased to see the following projects included in the plan: 1 Greenway network 2 Cycle permeability 10 Pocket parks 14 School run.	Noted.
62.	Member of public	9.4.1	EXTERNAL STAKEHOLDERS At a Macro level, I have long argued for a Ribbon Committee, Chaired by TfL to allow GOBLIN, Council, Resident, and other Stakeholders along the line to interact quarterly. For instance Schools could be given Friday afternoon access to the " Murphy's" project to learn about the Technical and Trade Employment jobs involved and Apprentices taken on, from the local Community	This is outside the remit of the Neighbourhood Plan
63.	Member of public	9.4.1	The plans for Murphys Yard (also presented at the DPF meeting in April all sound sensible . (Trees, Mixed housing, Some small business units, No high rise)	Noted
64.	Kentish Town	9.4.1	We refer to the extract of the DPNF Policy relating to	We have emailed KTNF to clarify the point about

	Source	Clause/ Policy	Comment	Response
	Neighbourhood Forum, Roger Winfield		<p>Murphy's Yard on page 88 of the Consultation Draft and would like to make the following comments.</p> <p>KTNF would like clarification of the residential figures in the above paragraph. During the DPNF AGM and the launch of this consultation, in an answer to a question from the floor, it was stated that the 500 homes figure relates to development only on that part of the Murphy Site lying within the DPNF area. The figure quoted did not include housing that could be built on that part of the Murphy Site that lies within the KTNF area. The statement above in the consultation draft contradicts the answer given at the AGM.</p> <p>We would be grateful for clarification.</p> <p>We also have some reservations that by referring to development capacities (e.g. "of up to 30,000sqm of employment space,and 500 homes...") that this could be used in the future to try to limit planning applications coming forward with greater densities which in turn could restrict the full potential of the Murphy Site.</p>	<p>residential figures.</p> <p>Re limiting density, the numbers quoted are largely influenced by the viewing corridor in the Kentish Town Neighbourhood Plan, alongside a desire for development that is responsive to context.</p>
65.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1	<p>We are instructed by Folgate Estates, the owners of the Murphy site ("the Site"), to submit representations in relation to the Dartmouth Park Neighbourhood Plan ("Neighbourhood Plan") Consultation Draft (April 2018). Folgate Estates are developing proposals for the redevelopment of the Site, which is located within the designated Neighbourhood Forum Area; the emerging Neighbourhood Plan will therefore provide a framework for the delivery of the redevelopment scheme and, as a result, it is important to provide detailed comment on the draft Neighbourhood Plan.</p> <p>Note: DP9 submitted plans which were too large to attach to this compilation of comments</p>	Noted

	Source	Clause/ Policy	Comment	Response
66.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1	<p>Folgate Estates supports the publication of the Neighbourhood Plan to provide a clear framework for proposals to be determined against, as part of Camden Council's Development Plan. To facilitate the timely adoption of the Neighbourhood Plan, Folgate Estates will seek to ensure that the Neighbourhood Plan meets the 'Basic Conditions', as set out in Planning Practice Guidance ("PPG"), in order to proceed to submission stage, examination and referendum. For the Neighbourhood Plan to progress from Examination to Referendum and then Adoption, it must meet the relevant Basic Conditions set out in PPG (Paragraph: 065 Reference ID: 41-065-20140306) and summarised below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> have regard to national policies and advice contained in guidance issued by the Secretary of State; <input type="checkbox"/> contribute to the achievement of sustainable development; and <input type="checkbox"/> be in general conformity with the strategic policies contained in the development plan for the area of the authority. <p>The following comments are set against this background. We trust that these comments will be taken into account, and confirm that we would wish to reserve the right to appear at Examination and to expand upon these representations in due course. We would be pleased to discuss this representation and any of our comments further and if this is the case, please do not hesitate to contact David Morris.</p>	Noted
67.	DP9 Ltd for Folgate Estates	9.4.1	<p>General Comments Folgate Estates welcomes the publication of the consultation draft Neighbourhood Plan and the general</p>	Noted

	Source	Clause/ Policy	Comment	Response
	Murphy's site		support it provides for investment in and the enhancement of the Dartmouth Park area, as part of a Vision that seeks to ensure that <i>"Dartmouth Park is a vibrant neighbourhood with a balanced and diverse community, with thriving local centres and excellent connectivity with the rest of London."</i> (p.10). The Neighbourhood Plan provides clear support for higher density development on the Site, identifying it as a key site in recognition of its potential to enhance the Dartmouth Park area with a genuinely mixed-use scheme, including housing, employment, retail, cultural and community use (page 88). The support for a comprehensive and mixed-use approach to the site's redevelopment is welcomed, and the opportunity to engage with the Forum and the community as the project develops will be valuable to ensure that the contribution that this strategically important site can make to the delivery of the Neighbourhood Plan objectives, as well as the aspirations of the Council and the Greater London Authority, can be fully realised	
68.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1	<p>'Specific Neighbourhood Site' Comments – Murphy Site 9.4.1</p> <p>The Neighbourhood Plan identifies the Murphy site as a 'Specific Neighbourhood Site' in recognition of its significant potential for redevelopment, acknowledging its cross-boundary location with the Kentish Town Neighbourhood Forum. The overarching aspirations for a high-quality, mixed-use development that is well integrated to the surrounding urban context, with open space, including green routes, is welcomed.</p> <p>The Council is in the process of developing a framework for this site, together with the Regis Road site, which will further help to guide development</p>	The densities proposed are well in excess of those in the rest of the neighbourhood so it is incorrect to suggest that existing densities are the sole determinant of site capacity. Rather, a report from AECOM for the Neighbourhood Forum provided the evidence base and the greatest constraint on heights is the viewing corridor now embedded in policy that runs through the site. That viewing corridor is not one proposed by DPNF.

	Source	Clause/ Policy	Comment	Response
			<p>proposals, and mirrors the process aspirations set out in the Neighbourhood Plan; however, there is no requirement for the two sites to be developed in conjunction, and in light of land ownership, any such restriction would unduly impact on delivery.</p> <p>Whilst the shared aspiration to deliver a mixed-use scheme on this site is welcomed, the excessively restrictive approach taken to development capacity and height is a significant concern, and will result in any redevelopment proposal failing to contribute fully to the achievement of sustainable development, and optimising site potential, in accordance with national, strategic and local planning policy. The site development capacity that has been identified should not be solely determined by densities within the area, but through a design-led masterplan approach, informed by the site's context, its accessibility, capacity of infrastructure, and taking full account of the site's contribution to the economic, social and environmental needs and aspirations of the borough and London; this approach is a requirement of both national, strategic and local policy.</p> <p>Furthermore, whilst the wider community's aspirations to celebrate local views is understood, the arbitrary height restriction of five-storeys within the viewing corridor from Kentish Town station to Parliament Hill, and its peripheral corridor, is severe and will significantly undermine the ability to deliver a redevelopment proposal which will meet the requirements of local and strategic policies as they relate to optimising density, and delivering significant replacement employment provision. Folgate Estates have engaged with the Kentish Town Neighbourhood</p>	<p>The Neighbourhood Plan does not contain any requirement for the Regis Road and Murphy's Sites to be developed in conjunction. This has been clarified in Section 9.4.1.</p>

	Source	Clause/ Policy	Comment	Response
			<p>Forum on this issue, and would be keen to work with both Forum's, the Council and the Greater London Authority, on how to appropriately address local ambitions to protect views in the context of achieving the best development outcome for the site.</p> <p>The recognition of the site's important heritage assets is welcomed, and any redevelopment will take full regard of existing heritage as part of a comprehensive design-led approach, ensuring delivery of the highest-quality design.</p>	Noted.
69.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1	<p>The Neighbourhood Plan's objective to improve permeability and connectivity through the site is supported; however, the rationale for the indicative 'route 4' (Figure 9B) is unclear, and falls outside of the boundary of the Dartmouth Park Neighbourhood Plan area. Any redevelopment will seek to maximise opportunities to provide routes into and through the site; however, this must be determined through a comprehensive design-led process, and informed by a thorough assessment of feasibility, particularly with regards to any bridge structures, as well as movement patterns both within and outside the site.</p> <p>The aspiration for any development on this site to be car-free is welcomed; however, a balanced view must be taken as part of any future proposal to ensure appropriate provision is made for all uses, and users, including families and Blue Badge parking, and noting commercial requirements. The provision of car parking should therefore be determined through the planning process in accordance with the requirements of the Council and Greater London Authority.</p>	Noted. Any routes shown are indicative and not embedded in policies. This has been clarified in Section 9.4.1. Car free is a LB Camden policy so a matter to discuss with them.
70.	DP9 Ltd for Folgate	9.4.1 DC3	The requirement for good design (Policy DC3) is welcomed, and the need to integrate with the local	Noted

	Source	Clause/ Policy	Comment	Response
	Estates Murphy's site		surroundings and landscape context is acknowledged, with development proposals needing to <i>respect</i> , but not be <i>driven</i> by, the scale, mass, density and character of existing and surrounding buildings. The ' <i>justification for Policy DC3</i> ', on page 25 of the Neighbourhood Plan, recognises that ' <i>Where large scale developments are permitted in accordance with the other policies in this Plan, with buildings that are higher than the established scale of the area, intermediate-scale blocks should be used to ease the transition between smaller and larger scale buildings</i> '; given the size of the Murphy site, at 13 acres, this allows for its redevelopment to establish its own scale, transitioning at its boundaries to respect and respond to the existing urban form.	
71.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1 H1, H2, H3	The support for the provision of a range of housing, including the maximum amount of affordable housing, in a range of tenures, is welcomed (Policies H1, H2 and H3). The Neighbourhood Plan also acknowledges the need for all development proposals to fully accord with both the Council's and Greater London Authority's housing policies, including those relating to unit size and mix, and design.	Noted
72.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1 ES 3	The objective to enhance biodiversity within the Neighbourhood Plan area is supported (Policy ES3), and the enhancement of existing, and provision of new, green links will be a key part of any future redevelopment proposals.	Noted. A reference to new green links is included in Section 9.4.1.
73.	DP9 Ltd for Folgate Estates Murphy's site	9.4.1	Plans with responses too large to attach for email. Full copy can be supplied for putting in a central location	
74.	Member of public	9.4.2	specifically on 9.4.2 Mansfield Bowling Club: I welcome this broadly, and agree that the majority of the site	Car free is a LB Camden policy.

	Source	Clause/ Policy	Comment	Response
			<p>should be for public use. But I feel that it is too proscriptive. We (a local senior co-housing group) hoped, and still hope, that the site can become a Community Land Trust, in which case the open space will be "sustainably managed and maintained for the future for the benefit of the public."</p> <p>- Our aim is that the housing on the site should be for older people, and think it is unrealistic and unhelpful that it should be entirely car free.</p> <p>- We also feel it would be in contradiction to items [b] and [c] of Policy DC3 if the Neighbourhood Plan insists that any new housing (strictly limited as to size) should be on the foot print of the existing bowling club building.</p>	<p>Section 9.4.2 has been amended to make clear that the total footprint of the development would not exceed that of the previous bowling club building and would not intrude into the green space reserved for leisure activities.</p> <p>The Local Green Spaces Plan will be redrawn to exclude the car park.</p>
75.	Member of public	10.2	<p>It would be great to have the Highgate Cemetery Gate in Chester Road open. It would also be very good to have better signage for tourists and other visitors from the tube stations and bus stops and at crossroads etc. More visitors would be good for the Library as well as for the Oak Café and the newly opened shop.</p>	Noted
76.	Member of public	Appendix 2	<p>It might be added after Tesco that; Provision will have to be made for deliveries to the shops in the new development, as well as for a pedestrian crossing given the existing need and the expected increase in pedestrian traffic.</p> <p>Corks and Forks was not a café delicatessen, it was a grocer/delicatessen/wine seller</p>	<p>A reference to the need to relocate the pedestrian crossing and provide loading zones for the shops has been added to Section 9.4.3.</p> <p>Noted and amended.</p>
77.	Member of public	Appendix 4	<p>Appendix 4 Additional Heritage Assets should include the Sign on the site of the Duke of St Albans pub. This has historic significance to the area given the Duke owned the Holly Lodge Estate. The sign was retained under the planning permission for the flats above the Carob Tree Restaurant on Highgate Road. I could let you have a photo if required.</p>	Added to list

	Source	Clause/ Policy	Comment	Response
78.	Member of public	Appendix 7	Public notice boards are a good idea and might mean that fewer notices have to be posted up on trees	Noted
79.	Member of public	Appendix 7	(eg Appendix 7). Toilets near Swain's Lane is rather misleading. It should be Public Toilets near the Bus Terminus at the Junction of Highgate Road with Swain's Lane. The ideal, and probably the only plausible, location, is on the West Side of Highgate Road. This is the site of public toilets that were removed some time ago after being vandalised. This site is just inside the Heath and would require cooperation from the Hampstead Heath authorities. As noted in the report, finance would be required from a variety of sources. Given that a primary use would be for the bus drivers, a possible source would be Transport for London but such toilets would also serve for visitors to the Heath.	Amended as suggested.
80.	TfL Gavin McLaughlin Principal Planner	Appendix 7	<p>Appendix 7 – Projects</p> <p>The area contains no parts of the TLRN or Strategic Road Network (SRN) and changes to the highway are therefore mainly a matter for Camden Council.</p> <p>However some proposed projects could involve widening footways and reducing speed limits. The Plan should therefore explicitly mention that maintaining a strong easily accessible bus network is reliant on maintaining good bus journey times, and that any changes to road layouts to support cycling, walking and Healthy Streets should also maintain or improve bus journey times.</p> <p>Whilst we strongly support the aspiration for improved pedestrian access to Gospel Oak station, the improvements proposed are not part of TfL's current</p>	<p>Noted, although some of the suggestions are outside the scope of neighbourhood planning.</p> <p>Requirement for further discussion referred to in the description of Project 16 in Appendix 7.</p>

	Source	Clause/ Policy	Comment	Response
			<p>confirmed investment programme and would require extensive further discussions with Network Rail and TfL Rail on funding, design and delivery.</p> <p>Other initiatives the Forum could consider are:</p> <ul style="list-style-type: none"> • Neighbourhood-scale traffic management, especially through local roads, to minimise through-movement by motorised traffic • Improving permeability on existing roads for cycling, e.g. more contraflows on one-way streets, gaps to permit cycle movement where there is no motor vehicle access • Exploring Cycle Streets, Play Streets and temporary closures for events, play, etc. These are ways of changing the balance between users and promoting active travel and a more diverse use of streets and public spaces in line with paragraphs J and K of Policy D7 of the new draft London Plan (2017). 	<p>Addressed in Project 15 in Appendix 7.</p> <p>Addressed in Project 2 in Appendix 7.</p> <p>New Project 20 on temporary street closures added to Appendix 7.</p>
81.	Member of public	A7.2	<p>BACKGROUND</p> <p>The Barking to Gospel Oak Passenger Group have worked tirelessly to improve this line; often getting no response and now delayed responses to the huge increases in passengers. For example, it was years before TfL connected Walthamstow Queen's Road by pathway to Walthamstow Central and many current economically viable proposals were originally proposed in 1974-75.</p> <p>IMPORTANCE</p> <p>The news that Camden Council and TfL, have not highlighted improvement of Gospel Oak, this key interchange, is perturbing. I saw some minor aesthetic changes proposed.</p>	Noted

	Source	Clause/ Policy	Comment	Response
			<p>A new Station must be woven sympathetically into this beautiful part of London. Many businesses operate successfully under Railway Arches.</p> <p>OPTIONS</p> <p>1. GOBLIN's idea of realignment and even re sighting the Gospel Oak Station on the other side of the Road need careful consideration. Townhouses on the current site would be a nice way to minimise the financial implications.</p> <p>Other comments were made outside the DPNF area:</p> <p>Reopening Highgate High Level</p> <p>Reopening Junction Road (Tufnell Park)</p> <p>Reopening Highgate Road, Low Level</p> <p>Connectivity between Goblin and the NLL</p>	

Appendix 8: Dartmouth Park Neighbourhood Plan Regulation 14 comments from LB Camden with DPNF comments

At this point in the plan's preparation we are making informal officer-level comments on the Neighbourhood Plan with particular regard to the effectiveness and clarity of the plan and its compliance with the basic conditions for neighbourhood plans. This includes input from relevant council departments. We hope the Forum will find these comments helpful in taking the Neighbourhood Plan forward. Officers would be happy to answer any questions you have regarding our suggestions.

Policy	Comments	DPNF response to comments
General	<p>The Council commented previously that a number of the Plan's policies were not clear and unambiguous and therefore could not ensure a high degree of predictability contrary to para 17 of the NPPF and National Planning Practice Guidance (Paragraph: 041 Reference ID: 41-041-20140306).</p> <p>We note that some policies have been made clearer. There are still however instances where amendments or a review of particular policies are required to meet the basic conditions for neighbourhood plans and therefore pass examination.</p> <p>We have made suggestions for alternative wording where minor amendments would help ensure clarity.</p>	Noted
General	<p>Please use paragraph numbers in the Plan. Not only will it help others to easily comment on your plan, it will also greatly aid its application in assessing planning applications in the neighbourhood area and the independent examiner considering the plan.</p> <p>Policy text should be clearly identifiable. We suggest you use text boxes or something similar to differentiate the policy from supporting text / background information.</p>	<p>Unfortunately, we were unable to add paragraph numbers.</p> <p>Text boxes to be added.</p>
Page 7 Paragraph starting 'Chapter 9'	Last sentence - " <i>The Chapter sets out a process for involving the community in the development choices at an early stage, together with a set of principles to be applied in judging any such</i>	Revised to: 'The Chapter sets out a process for involving the community in the development choices at an early stage, together with the community's aspirations for a set of principles

	<p><i>development.”</i></p> <p>This is misleading as the chapter sets out community aspirations rather than ‘principles to be applied’ when assessing a planning application. The wording should be amended to make clear that Chapter 9 sets out the community’s aspirations (but these are not policy requirements).</p>	<p>to be applied in judging any such development.’</p>
DC1	<p>Criterion a)</p> <p>We welcome additional information on focal points and maps for the views noted in policy DC1. The focal points should however be located on public footpaths as this where the view will be observed (not in the middle of the highway). Where a focal point is moved to the footpath, an updated photograph taken from that location will need to be used.</p> <p>To aid application of the policy the Appendix should provide more information on what would be considered to harm the particular view and where there is scope for change within the view without harming its value to the community. It should also be remembered that neighbourhood plan policies are only able to influence development within the neighbourhood area boundary.</p> <p>The policy and supporting text say development should not tightly define the edges of a view. However, the Plan should be mindful of opportunities for development to positively frame a view.</p> <p>Criterion b)</p> <p>i) “or replace” could be misinterpreted e.g. it could be read that it is considered acceptable to build on an open space and replace it elsewhere. The supporting text refers to maintaining green and open spaces only (not replacing).</p> <p>Supporting text on DC1(b) page 20 refers to Map 2 in the Local</p>	<p>Text in Appendix 3 amended to make it clear that although each view is shown by a photograph taken from a specific point (which is marked by a spot on the photo location map), in almost all cases the view can be seen and appreciated from a wider perspective in the vicinity of the photo location, as the viewer walks, drives or cycles down or through the viewing corridor. While the photographs provide a general representation of the view, the key features that underlie the value of the view and that are to be maintained and protected by any development are identified in the accompanying text, which has been amended to explain in greater detail what aspects of the view should be maintained.</p> <p>Noted. Reference is made to framing views in appropriate places in Appendix 3.</p> <p>‘or replace’ deleted.</p> <p>Amended to ‘locations deficient in access to open space’.</p>

	<p>Plan shows areas deficient 'natural greenspace'. This should be amended - as Map 2 shows deficiency in access to open space.</p> <p>Criterion c)</p> <p>The term “broadly similar” is too vague. Suggest you instead replace this with something like “which respects that of surrounding buildings” (also in policy H1 criterion a iii).</p> <p>To avoid ambiguity the Plan should use consistent terminology/language. Supporting text to DC1c on page 20 refers to 'high rise' and 'large scale development' - as drafted, we assume these are intended to cover the same things. If this is the case, for clarity we suggest using just one of the terms.</p> <p>The supporting text to DC1c refers to “traditional urban forms” - it would be better to refer to the urban form that characterises Dartmouth Park Neighbourhood Area, rather than using a more generic term.</p>	<p>Amended to 'scale and massing which respects that of surrounding buildings'.</p> <p>Amended to 'high rise development'.</p> <p>Amended to 'urban forms characteristic of Dartmouth Park (terraces, semi-detached and detached houses of three or four storeys and medium rise estates)'.</p>
Page 16	Figure 3a. The neighbourhood plan boundary is not clear in some parts of the Map. The Plan should be clear that its policies can only relate to land inside the neighbourhood plan boundary.	Plan to be clarified.
DC2	<p>Criterion c) (ii) The tests in national policy for assessing the impact of a development on designated heritage assets are greater than for non-designated heritage assets (e.g. locally listed buildings). For locally listed buildings para 135 of the NPPF applies a more balanced approach to assessing impact: <i>“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</i> Policy c(ii) needs to reflect this to be consistent with national policy. The forum could change c) ii) into a separate criterion acknowledging the lesser test in accordance with National Planning Policy, i.e. <i>"d) in the case of development affecting any of the locally-listed and other heritage assets identified in Appendix 4, or the settings</i></p>	Noted but not amended. The intention of this policy is to treat all 'positive contributors' and locally listed buildings in the same way. It didn't matter in that context whether a building included in our list of significant buildings was a positive contributor or locally listed. By splitting the two into different policies with different standards, most of the buildings in our Appendix would be removed and the desire to emphasize the special character of these buildings would be lost.

	<p><i>of them, only permitting development that is designed to a high standard."</i></p> <p>Supporting text Page 21. <i>"The protection of conservation area status should apply not only to the Listed Buildings, but also to the many fine unlisted properties in the Conservation Area and their settings."</i> This statement is somewhat confused and should either be deleted or amended as Conservation Areas are designated heritage assets and this protection is outlined in the NPPF.</p> <p>The supporting text (last paragraph, page 22) needs to be amended to recognise that a balanced judgement will be required in determining the 'scale of any harm' of non-designated heritage assets as per comment and suggested wording above.</p> <p>Supporting text DC2 d) <i>"Where a development will have an impact on such features, therefore, we will expect those elements to be preserved, repaired and reinstated as required."</i> This should reflect the amendment in the policy text, so suggest 'encourage' rather than 'expect' and 'as appropriate' rather than 'as required'.</p>	<p>Sentence deleted.</p> <p>Sentence added regarding requirement for balanced judgement.</p> <p>Amended to 'Where a development will have an impact on such features, therefore, we encourage the preservation, repair and reinstatement of those elements as appropriate.'</p>
<p>Supporting text on DC2 (c) page 22</p>	<p>We note the Forum's aspiration for 'additional buildings and assets' identified in Appendix 4 to be included in Camden's Local List. Most of these are already identified in the Conservation Area Appraisal as positive contributors and therefore Council did not include them on the Local List as they are already considered designated heritage assets. The local list is for 'non-designated heritage assets'. Planning policy gives greater protection to positive contributors in conservation areas than buildings on the local list.</p>	<p>Noted but not amended. It is the CA, not the positive contributors, that is the designated heritage asset, so it is not clear that positive contributors have greater protection than locally listed buildings. The intention of the policy is to treat all non-designated heritage assets in the same way, whether or not they are positive contributors or on the local list.</p>
<p>DC3</p>	<p>Criterion d) <i>"avoiding juxtaposition of buildings of significantly different scale and massing and incorporating a gradual transition from the scale of the surrounding built context"</i>. There</p>	<p>Amended as suggested.</p>

	<p>is a need for greater flexibility here as there may be cases where this is not appropriate or possible in design terms. Suggest insertion of “<i>where appropriate</i>” in the policy and supporting text.</p> <p>Criterion g) - we agree that developments should provide amenity, refuse, and bicycle and mobility space. However, the Plan does not specify what is “adequate” and is therefore open to interpretation – in the supporting text the Forum should state what the standard is. If the standards are greater than those in the Local Plan or London Plan, robust local evidence will be needed to support the different approach.</p> <p>Criterion h) “<i>solid external security shutters should be resisted</i>” this criterion would read better if you replace ‘should be’ with ‘will be’.</p> <p>Supporting text second paragraph page 25. Please note that the plan cannot ‘permit’ development to take place. Suggest replace “permit” with “support”.</p>	<p>Supporting text amended to clarify that we are not trying in this policy to set a new standard for the quantum of facilities to include. The policy is intended to ensure that even where Camden policies and the other policies in the Plan are met in terms of the quantum of facilities, sufficient space is allocated to these functions to ensure a high quality and well managed streetscape.</p> <p>Amended as suggested.</p> <p>Amended as suggested.</p>
DC4	<p>The title ‘Small residential developments’ implies that the policy is about the creation of new dwellings and/or conversions rather than extensions to a home, which is what it appears to cover. Suggest the name is reconsidered to better reflect the content of the policy.</p> <p>Criterion d) - the wording “<i>proportionate to that of neighbouring properties</i>” could be clearer and could potentially have a negative impact if neighbouring gardens have significantly less garden space. Paragraph 7.20 in Camden’s Local Plan states development will be resisted where it occupies an excessive part of the garden and “<i>where there is a loss of garden space which contributes to the character of the townscape</i>”.</p> <p>For clarity it is best to use consistent terminology / language. The first policy statement in DC4 and Criterion f use different terms to describe extensions to a roof. We suggest you replace ‘loft development’ with ‘roof extension’ and replicate this change in</p>	<p>Title amended to ‘Small residential extensions’.</p> <p>Amended to ‘in the case of rear extensions, does not occupy an excessive part of the garden or result in the loss of garden space which contributes to the character of the local area;’.</p> <p>Amended as suggested.</p>

	your supporting text.	
H1	<p>Criteria a) (ii) & (iii) and b) - These criteria are design focused and repeat other policies within the Plan. Therefore they are best removed.</p> <p>Criterion c) and associated supporting text. Further clarity is needed regarding the use of the term 'starter homes'. A 'starter home' in London is a new home costing up to £450,000 to be available at a 20% discount on market value. The draft revisions of the NPPF defines "starter home" as households with a maximum household incomes of "£80,000 a year or less (or £90,000 a year or less in Greater London)". We assume that, rather than this, you are referring to smaller homes that suitable for young people forming a household of their own for the first time. This needs to be clarified to avoid confusion. We would suggest that you do not use the term 'starter homes' unless you are referring to homes meeting the government definition. Please note that the Council does not support 'starter homes' in terms of the government definition because:</p> <ul style="list-style-type: none"> • they will only be affordable to those with household incomes close to the £90,000 cap; • they will require so much subsidy that they squeeze out all other forms of affordable housing; and • they will return to full market price within 8 years of initial purchase. 	<p>These criteria are included as part of a compromise seeking to balance conservation and social objectives. The supporting text has been amended to make clear that while the policies reflected in H1(a)(i) and (ii) are also addressed in Chapter 3 (Design), they are included here to capture the overall balance sought between the 'social' and 'built' character of the Area.</p> <p>Replaced 'starter homes' with 'first homes for younger people'.</p>
H2	<p>Criterion a) the term 'multi-unit' is not always best to describe development containing more than one dwelling. In this instance the term multi-unit makes the policy inconsistent with the Council's policy on affordable housing. Camden Local Plan policy H4 'Maximising the supply of affordable housing' expects affordable housing from all developments that provide <u>one or</u></p>	<p>Amended as suggested.</p>

	<p><u>more additional</u> homes or 100sqm. This criterion should therefore be altered to “requiring all proposals of one or more additional homes to maximise the inclusion of affordable housing...” to ensure consistency with the Local Plan.“</p> <p>Criterion b) i) The criterion or supporting text should provide some flexibility, as per paragraph 3.134 of the Local Plan, to consider the quantum of affordable housing across different parts of the Council’s Community Investment Programme (CIP). This programme involves refurbishment and sometimes redevelopment of the Council’s estates.</p> <p>Criterion d) “<i>ensuring that affordable homes are well integrated with, are designed to the same standard as and are visually indistinguishable from the market housing in the development</i>”. The intention of this criterion is not very clear and may not be consistent with Council policy. For example, is this purely a visual consideration on the external envelope of a building? or is it also concerned with the internal layout and services? If it includes the later it could have a negative impact on maximising affordable housing due to additional service charges. Our Interim Housing Camden Planning Guidance (para IH2.71) explains that <i>"In schemes with internal communal spaces, the Council does not generally seek to mix affordable and market dwellings on the same corridors or sharing the same stairs, lifts and entrance lobbies. This is because occupiers have to pay a service charge and/ or management charge for the cleaning and maintenance of communal spaces. Service charges are often a significant proportion of overall housing costs, particularly in market housing blocks, and can simply be too high for the occupiers of affordable housing to pay. The law ensures that an occupier cannot be required to pay higher service charges to subsidise charges to another occupier receiving the same common services, regardless of tenure. To ensure that service charges are kept to a minimum, the communal parts of affordable housing are generally designed for durability and low</i></p>	<p>Amended by adding ‘unless, in the case of strategic local or short term relocation of affordable housing, a strategy is in place for its eventual replacement’.</p> <p>Amended by deleting ‘are designed to the same standard as’. The focus of the policy is on visual consideration of the external envelope rather than on internal layout and services.</p>
--	---	--

	<p><i>maintenance costs."</i> We therefore suggest you revisit this criterion and make any necessary amendments.</p> <p>Supporting text Page 35. Please note the definition of affordable homes will be updated in the revised NPPF which is expected to be published next month, superseding the definitions mentioned in the Plan.</p> <p>Page 35. Reference to "Mayor's draft Affordable Housing Supplementary Guidance". The final version of this was published in August 2017 - as "Homes for Londoners: Affordable housing and viability" Supplementary Planning Guidance.</p> <p><i>Where it is not possible to locate affordable housing on the same site as the market housing, it should still be located within the Neighbourhood Area... Where Camden accepts a payment in lieu of provision of affordable housing, we would similarly expect such payment to be applied to the development of housing within the Area."</i> The supporting text should recognise that it may not always be possible to deliver affordable housing within the neighbourhood area. If this is the only possibility available and no suitable sites are found s106 contributions would have to be repaid. To avoid the potential for Camden to lose the opportunity to provide affordable housing or payments towards affordable housing we suggest the plan states that provision should be explored in the neighbourhood area 'in the first instance'.</p>	<p>Amended by changing reference to the definition in Annex 2 to the 2018 NPPF.</p> <p>Amended to refer to 'the Mayor's Affordable Housing Supplementary Planning Guidance, 'Homes for Londoners: Affordable housing and viability' (August 2017)'. Amended supplementary text to clarify that if affordable housing cannot be located on the same site, it should be located within the Neighbourhood Area where sites are available. Also clarified that if that is not possible and Camden accepts a payment in lieu of provision of affordable housing in accordance with its policies, we would expect such payment to be applied to the development of housing within the Area or as close as possible to the Area. This is intended to preserve Camden's ability to apply payments to affordable housing in these circumstances.</p>
CM1	<p>Criterion a) "<i>unless it has been demonstrated over a period of not less than 12 months</i>". We suggest this is amended for clarity "<i>unless it is demonstrated by a marketing exercise undertaken over a period of not less than 12 months</i>". (Similar comment for policy CE2).</p> <p>Camden's Local Plan policy C3 'Cultural and leisure uses' includes other considerations for assessing applications that include the loss of cultural and leisure uses – we suggest you refer to these additional criteria in your policy or supporting text</p>	<p>Amended as suggested.</p> <p>Supporting text amended to refer to Camden Local Plan Policy C2 (Community facilities) or C3 (Cultural and leisure facilities).</p>

	<p>to ensure that the neighbourhood plan is consistent with the Local Plan.</p> <p>Supporting text CM1a) “The policy therefore starts from a very strong presumption that all such available facilities should be retained,” this should include “unless they are replaced or it is demonstrated that they are no longer required or viable” (as per the policy).</p> <p>Criterion c) and associated supporting text should be moved into Chapter 9 as they are relate to site aspirations rather than policy.</p>	<p>Amended as suggested.</p> <p>Amended as suggested.</p>
Page 43 General	<p>Under the Vision for Neighbourhood Centres and Employment.</p> <p>Considering the Forum's desire to maintain workspaces in the area, the second bullet could refer to “sustainable development that provides new jobs <u>and workspaces for small and medium enterprises</u>”</p>	Amended as suggested.
Page 44 General	<p>Paragraph 3. Welcome support for protecting workspaces. This could be linked to Local Plan policy E1 ‘Economic development’.</p>	Amendment here not appropriate, as this section is recording comments received in consultations.
Page 45 Neighbourhood centre profiles	<p>Figure 6a is not consistent with the designations of neighbourhood centres in the Local Plan. Also, the outline of the centres extends beyond the neighbourhood area boundary (see Camden's Policies Map) and Camden's Local Plan Map 7. The Plan's policies can only apply within the neighbourhood area.</p> <p>The map should either be removed or replaced with a map showing accurate representation of the neighbourhood centres in the Dartmouth Park Neighbourhood Area.</p> <p>Table page 45 - the neighbourhood centre is named “Chester Road” not “Chester Balmore”.</p> <p>The reference to the "Council's 'Neighbourhood Centres' policy"</p>	<p>Map to be amended to be consistent with Camden's Policies Map.</p> <p>Throughout Plan, amended to Chester Road when referring to the commercial centre, but retained Chester Balmore when referring to the development, as that is the term in general use in the neighbourhood.</p> <p>Amended to change reference to Camden's Policies Map. A</p>

	at the bottom of page 45 is incorrect as CPG5 is supplementary <i>guidance</i> not policy. Suggest changing last sentence to “ <i>It is consistent with the Local Plan policy TC1 ‘Quantity and location of retail development’ and TC2 ‘Camden’s centres and other shopping areas’.</i> ”	reference to Camden’s Policies TC1 and TC2 is not appropriate here, as they do not define the neighbourhood centres.
Page 50	<p>“...there is an Article 4 Direction preventing change of use.”</p> <p>Article 4 Directions do not in themselves prevent changes of use or applications for planning permission. The Direction on the Dartmouth Arms removes permitted development rights which allow changes of use without planning permission. Therefore a planning application is required for any proposed change of use and this will be considered against the Council's policy that seeks to protect viable pubs.</p> <p>Therefore suggest the first sentence on page 50 is changed to “<i>The pub has been designated as an Asset of Community Value and there is an Article 4 Direction removing the ability to change its use without planning permission.</i>”</p>	Amended as suggested.
CE1	<p>Criterion a) and b) to avoid ambiguity replace “...across a Neighbourhood Centre...” with “...within the Neighbourhood Centre as a whole...”</p> <p>Criterion d) “ensuring that any development encourages independent businesses or enables new independent businesses to establish themselves” the supporting text should be used to explain how a developer is expected to do this/ address this issue.</p> <p>Supporting text - welcome support of the Article 4 Directions made by the Council. (Please be mindful that the Article 4 Directions are for defined areas; they are not borough-wide.)</p>	<p>Amended as suggested.</p> <p>Supporting text amended to refer to developers including flexible spaces with a variety of sizes and rental values, including live/work units for local people working in creative and other areas, and working with local people through a Retail Forum</p> <p>Noted..</p>
CE4	There is mention earlier in this chapter on the affordability of workspaces. This policy could make reference to the provision of affordable workspace and add reference to the Council’s Camden Planning Guidance on Employment sites and business premises.	Amended to add new Policy CE4(b) ‘supporting the provision of affordable workspaces’.

Fig 7A	The map is somewhat misleading as to the extent of some open spaces shown as it is not clear that some contain buildings (e.g. Brookfield Estate gardens). Suggest you either revisit the mapping style or add a reference to this under the map and where relevant in Appendix 6.	Map to be amended to remove from areas shown as green space the parts of the area covered by buildings.
Appendix 6 (connected to ES1)	<p>While land put forward for Local Green Space designation does not need to be in public ownership, a Neighbourhood Forum should contact landowners at an early stage so that they have the opportunity to make representations. There is no need to state this in the Appendix – but this step should be followed for all land proposed for LGS that is in private ownership (Mansfield Bowling Club, Mortimer Terrace Nature Reserve....).</p> <p>Paragraph 77 of the NPPF specifies criteria for Local Green Space (LGS) designation and further information is provided in National Planning Practice Guidance (NPPG). NPPG states that LGS designation will rarely be appropriate <i>“where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.”</i></p> <p>Mansfield Bowling Club has an extant permission (granted at appeal, reference 2015/1444/P). While Appendix 6 recognises the permission and highlights the importance of the space for recreational use there is a need to specify how the LGS designation will relate to the extant permission. The map should also reflect the LGS proposed in accordance with the approved plans.</p> <p>Highgate Enclosures. It is worth noting in the Appendix that Grove Terrace is Listed Grade II*.</p> <p>Highgate New Town green spaces - Three point park “Raydon Road and Balmore Street” - assume you mean Raydon <u>Street</u> and Balmore Street?</p>	<p>Noted. Landowners for Mansfield Bowling Club, Mortimer Terrace Nature Reserve and York Rise Estate to be consulted prior to submission of Plan. All other proposed Local Green Spaces are owned by Camden Council.</p> <p>The map to be amended to show the part of the Mansfield site designated in the appeal decision to be retained as open space.</p> <p>Amended as suggested.</p> <p>Yes, amended to ‘Raydon Street’.</p>

	<p>97 – 113 Highgate Road landscaping While the landscaping here is considered of value to the local community we have reservations of whether this meets the criteria for LGS designation (paragraph 77 NPPF).</p> <p>B - Additional open spaces of value Gardens and tennis court, Lissenden Gardens. The last sentence “would benefit from the additional protection of status as a Local Green Space”. If it is being proposed for LGS designation it should be moved to Part A of the appendix. If not, the reference to LGS could cause confusion as to its status and should be removed.</p>	<p>Noted. Removed site from list of proposed Local Green Spaces.</p> <p>Amended to remove reference to LGS designation.</p>
<p>ES1 Criterion b)</p>	<p>National planning policy provides the mechanism (through Local Green Space designation) to identify green areas of particular importance for special protection. Other open spaces that do not meet the criteria for Local Green Space in paragraph 77 of the NPPF cannot be afforded the same level of protection.</p> <p>To ensure consistency with national policy suggest the following wording (or similar) - b) “<i>development should seek to protect the open spaces of value identified Fig 7A and described in Part B Appendix 6 where possible</i>”. The supporting text (particularly the last sentence paragraph 2) should also be altered to provide a degree of flexibility. The Council’s Local Plan does this by assessing the degree of impact and whether there is the potential for enhancement (see Local Plan paragraphs 6.33 and 6.37).</p>	<p>Policy ES1(b) amended as suggested. Supporting text amended to add: ‘In assessing any proposals for development affecting these spaces, consideration should be given to whether the development provides equivalent or better provision in terms of the quality and quantity of usable open space and whether it secures improvements to the accessibility and range of uses of the space.’</p>
<p>ES2</p>	<p>Criterion a)</p> <ul style="list-style-type: none"> • The term ‘specimen’ has little meaning in this context and by referring solely to veteran and mature trees it suggests that semi- mature trees with future potential, avenues and groups of trees are of less value than those referred to. The term ‘significant’ would cover all bases. 	<p>Amended as suggested.</p>

- “If loss of any such tree....original site” this seems to limit loss to only these particular circumstances which is very onerous and restrictive. We would seek to retain higher quality trees, and certainly TPO trees, unless there are very exceptional circumstances but some flexibility is needed for less significant trees. Tree categories (A,B,C etc.) would influence what needs to be retained, as set out in British Standard BS5837. Where trees are lost, there are opportunities to secure new planting suitable for the site.
- We suggest the following wording for Criteria a) “retains significant trees which have amenity, ecological, historical or cultural value and provide for their protection during development in line with BS5837:2012 “Trees in relation to design, demolition and construction”. Where a tree is dead or dangerous and require removal, appropriate replacement trees are to be planted as close as is practicable to the location of the tree that has been removed.”

Criterion b) “equivalent numbers” is too inflexible. The priority for the Council is to secure greater species diversity and trees that have a prospect of living for a long time. We suggest the policy refers to securing an appropriate level of replacement planting, taking account of the time it takes for a tree to reach maturity. This would allow for flexibility and recognise that the number of trees will not always be a decisive factor when assessing a landscape proposal. We suggest the following wording for Criteria b) “where trees are proposed for removal in cases not covered by policy ES2(a), makes provision for a comprehensive landscaping scheme that includes new trees to mitigate the loss of visual amenity and canopy cover provided by those tree that are proposed to be removed, which are planted close to the location of removed trees where possible.”

Noted.

Policy ES1(a) amended to read as follows: ‘retains significant trees which have townscape, ecological, amenity, or cultural value and provides for their care and maintenance during development works in line with BS5837:2012. If a tree is dead or dangerous and requires removal, appropriate replacement trees capable of providing at least equal townscape, amenity, ecological, or cultural value are to be planted as close as practicable to the location of the tree that has been removed;’. This also takes into account comments received from TfL

Amended as suggested, with minor drafting changes.

	<p>Supporting text Page 67 “requirement for anyone proposing to carry out work to a tree with a trunk diameter greater than 7.5cm” please replace with 75mm.</p> <p>Reference to edible species is one of many factors relevant to choosing suitable trees. The Council’s approach is the ‘right tree for the right site’ as noted in paragraph 6.82 of the Local Plan, together with a number of considerations.</p>	<p>Amended as suggested.</p> <p>Supporting text amended to read as follows: ‘In selecting trees for a location, a ‘right tree for the right site’ approach will be taken, in line with Camden Local Plan paragraph 6.82. Within that context, large canopy species will be considered where space allows, in order to provide maximum shade cover. In more constrained locations, consideration will be given to edible species, which will contribute to healthy living and food security, as well as the biodiversity of the fauna in the Area.’ Also takes account of TfL comments.</p>
ES3	<p>Criterion c) should be (and is in part) part of Policy ES1. Delete here and add necessary text to ES1.</p>	<p>Amended as suggested.</p>
ES4	<p>Criterion a) - Please note that the plan cannot ‘permit’ development to take place. Suggest replace “permit” with “support”.</p> <p>Criterion b) The forum does not state what recognised best practice is. We suggest the following wording for criterion b) “where proposals involve substantial demolition, encouraging the embodied-carbon and whole-life effects, to be assessed using methods consistent with the Council’s planning guidance, in order to demonstrate that rebuilding will deliver greater carbon savings than refurbishment.”</p> <p>It is not clear whether policy ES4b only relates to buildings in the neighbourhood area that make a positive contribution to the conservation area (as per the supporting text)?</p>	<p>Amended to ‘allowing for’.</p> <p>Amended to read: ‘ensuring that all proposals involving substantial demolition demonstrate that rebuilding will deliver greater carbon savings than refurbishment, taking into account the embodied-carbon and whole-life effects of the proposed development.’ Intended to clarify that embodied carbon and whole-life effects are to be taken into account in the determination. Also amended to delete reference to ‘encourage’. Supplementary text amended to remove any suggestion that Camden policies do not encourage retention of buildings, and to clarify that in justifying demolition the developer must comply with any London or Camden policies on these issues and if there are none then with recognized best industry practice at the time.</p> <p>Supplementary text amended to clarify that the policy applies to all buildings, not just those that make a positive contribution to the conservation area.</p>

	<p>Page 71 first paragraph. We are unclear how ES4b goes further than existing policy in the Local Plan if it is limited to positive contributors in the conservation area. Camden Local Plan policy CC1 'Climate change mitigation' states the Council will "e) require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and f. expect all developments to optimise resource efficiency." The policy intention is the same in the Local Plan but relates to all proposals and not just positive contributors.</p> <p>Supporting text page 71. First paragraph references policy ES3b, is this meant to refer to ES4b?</p>	<p>See above.</p> <p>Yes. Amended as suggested.</p>
TS1	<p>Criterion a) - it is not clear what is expected, therefore should be reworded to provide greater clarity.</p> <p>Criterion b) as noted previously, applications for dropped kerbs or crossovers are made under the Highways Act and do not fall under the scope of planning policy. The criterion should therefore be removed. Camden's Local Plan policy T2 raises awareness that applications for the development of land connected to crossovers – hardstanding for example, will be resisted. The forum can support Camden's Local Plan policy T2 'Parking and car free development' criterion d.</p> <p>Criterion c) ii) please note that home zones and traffic calming measures do not fall under the scope of planning. This criterion should therefore be removed.</p>	<p>Amended to clarify that footways and cycleways should be continuous across entrances and exits.</p> <p>Noted, but policy retained. Supplementary text amended to make it clear it applies only in those situations where the developer is responsible for the kerbs or footways.</p> <p>Reference to 'home zones' deleted, but references to 'healthy streets' retained in line with comments from TfL.</p>
TS3	<p>Camden Local Plan policy T2 only allows for the provision of parking where it is designated for disabled people where necessary or where it is essential for operational or service needs. The wording of TS3 Criterion a) is not as clear and could weaken the Council's policy. It should therefore be amended or removed.</p> <p>As noted above the Council's policy on parking only allows for</p>	<p>Amended to 'car parking to be limited to that designated for disabled people where necessary or where essential (and not merely convenient) for operational or service needs of the development', to make clear the intention to be consistent with Camden's car-free policy.</p> <p>Retained. Policy only applies where car parking spaces are</p>

	<p>disabled parking (where necessary) or where it is essential for operational or service needs. Criterion c of TS3 assumes that parking is accepted and as such would be contrary to Local Plan policy T2. Suggest removal of this criterion.</p>	<p>allowed under other Camden policies and policies in this Plan. Supporting text amended to clarify this restriction.</p>
SNS1	<p>Page 82 third paragraph. <i>“The first is procedural: when any of these Sites comes up for development, local residents and businesses should be closely involved at an early stage in the development of the proposals.”</i> While this the preferred approach, developers are not required to closely involve the forum. We therefore suggest rewording to refer to involvement of local residents and businesses being <i>“strongly encouraged”</i> to reflect SNS1.</p> <p>Page 83 last paragraph. <i>“The purpose here is to set out a mechanism for how the community can stay involved when such larger planning applications are prepared.”</i> Similar to the comment above, we suggest you alter this to say <i>“...set out how the community wants to be involved when...”</i> as planning policy cannot require this.</p> <p>The wording <i>“applicants are expected”</i> in SNS1 is misleading as these measures cannot be a requirement of planning permission. It should be replaced with <i>“applicants are encouraged”</i> or similar. (The examiner of the Hampstead Neighbourhood Plan found that that plan should <i>“be amended to make clear that consultation with neighbours will be generally encouraged rather than ‘required’”</i>.)</p> <p>Page 84. <i>“For purposes of this policy SNS1, Specific Neighbourhood Sites will include any additional residential development of 10 homes or more or of a site of 0.5 hectares or more or any non-residential development of 1000 square metres of floorspace or more or of a site of 1 hectare or more”</i>. This statement is confusing and contradicts the defined list of specific neighbourhood sites on previous pages. We therefore suggest the policy wording is amended to state that the policy applies to <i>“...Specific Neighbourhood Sites and any additional residential</i></p>	<p>Amended as suggested.</p> <p>Amended as suggested.</p> <p>Amended as suggested.</p> <p>This wording moved to the definition of SNS in the Introduction to the Chapter, so a SNS is one of the listed properties or any property meeting this test.</p>

	<i>development of 10 homes or more etc. ...".</i>	
Chapter 9	<p>Please note it is not considered good practice to be critical of a development approved by the Council, and considered acceptable against planning policy. This has been noted in Examiner reports on other neighbourhood plans.</p> <p>9.4.1 Murphy's Yard</p> <ul style="list-style-type: none"> Under 'Building heights', it is not clear how a building height of 5 storeys has been tested and chosen. There are likely to be topographical changes across the site that may impact this. Also confining the peripheral corridor to the same restriction as the viewing corridor is considered overly conservative. It is not clear why employment space is limited to 30,000sqm and homes at 500? While these are site aspirations and not allocations we would suggest that 125dph is not viable and does not meet GLA good growth by design policies. 	<p>Noted.</p> <p>See AECOM report "Murphy's Yard Masterplan Framework", December 2016, which reviews site constraints and opportunities, including viewing corridors, to provide a strong evidence base on site capacity. We believe that the approach to the peripheral corridor is as set out in the policy in the Kentish Town Neighbourhood Plan.</p> <p>The approach to employment is one of no net loss of employment floorspace, as is consistent with the London Plan policy approach.</p> <p>Our assumptions are towards the top end of the London Plan density matrix (urban, PTAL 2-4) and we are very comfortable that everything we say is fully compliant with Camden Local Plan policy D1 ("respects local context and character" onwards). We note that it's great that the new NPPF gives greater emphasis on communities using neighbourhood planning to define the special character of their areas to influence design as a way of planning positively for growth, which is exactly what we are doing here.</p>
Chapter 10	The Council is listed as having a monitoring role but does not specify exactly what is expected. Please note that the Council do not monitor the policies in neighbourhood plans.	References to Council removed.

Appendix 9
Consultation Methodology

AGM and Consultation Notices

Subject: DPNF 2016 AGM Tuesday 28th June 7.30 pm in the HLCCC
From: "Dartmouth Park Neighbourhood Forum" <Info@dpnf.org.uk>
Date: 13/06/16, 01:32
To:

[View this email in your browser](#)

Dartmouth Park Neighbourhood Forum 2016 Annual General Meeting
Tuesday 28th June 7.30 pm (doors open 7 pm) in the Highgate Library
Civic & Cultural Centre



Enabling the community to guide future development

AGM Dartmouth Park Neighbourhood Forum 7.30 pm Tuesday 28th June 2016

The Forum was initiated with the aim of preparing a plan that would deliver long term goals for the neighbourhood

The Draft Neighbourhood Plan has been achieved thanks to the expertise, experience and enthusiasm of volunteers who collected information and worked up the proposals

We now need your feedback and endorsement to help us go through to the next stages of producing the Plan for our neighbourhood

Come along - see the First Draft Plan - have your say vote in a new committee - join the team

7.30 pm Tuesday 28th June 2016 (doors open 7.00pm)
Highgate Library Civic & Cultural Centre, Croftdown Road NW5

Guest speakers : make:good on engagement in Dartmouth Park
Exploration Architecture on Greening the ASF Garage Site

www.dpnf.org.uk



Annual General Meeting, Tuesday 28th June



Our AGM is taking place at 7.30 pm in the Highgate Library Civic and Cultural Centre on Croftdown Road, NW5 1HB.

[Find the venue on Google Maps](#)

Forward to Friend



Facebook



Twitter



Website



Email

Copyright © 2016 Dartmouth Park Neighbourhood Forum, All rights reserved.
You signed up at a meeting or opted in at our website

Our mailing address is:
Dartmouth Park Neighbourhood Forum
35 Dartmouth Park Road, London, United Kingdom
London, London NW5 1SU
United Kingdom

[Add us to your address book](#)

[unsubscribe from this list](#) [update subscription preferences](#)



Subject: DPNF 2016 AGM Tuesday 28th June 7.30 pm in the HLCCC
From: "Dartmouth Park Neighbourhood Forum" <Info@dpnf.org.uk>
Date: 26/06/16, 15:06
To:

[View this email in your browser](#)

Dartmouth Park Neighbourhood Forum 2016 Annual General Meeting
Tuesday 28th June 7.30 pm (doors open 7 pm) in the Highgate Library
Civic & Cultural Centre



Enabling the community to guide future development

AGM Dartmouth Park Neighbourhood Forum 7.30 pm Tuesday 28th June 2016

The Forum was initiated with the aim of preparing a plan that would deliver long term goals for the neighbourhood

The Draft Neighbourhood Plan has been achieved thanks to the expertise, experience and enthusiasm of volunteers who collected information and worked up the proposals

We now need your feedback and endorsement to help us go through to the next stages of producing the Plan for our neighbourhood

Come along - see the First Draft Plan - have your say vote in a new committee - join the team

7.30 pm Tuesday 28th June 2016 (doors open 7.00pm)
Highgate Library Civic & Cultural Centre, Croftdown Road NW5

Guest speakers : make:good on engagement in Dartmouth Park
Exploration Architecture on Greening the ASF Garage Site

www.dpnf.org.uk



Annual General Meeting, Tuesday 28th June
For details of Agenda etc please click on the website link



Our AGM is taking place at 7.30 pm in the Highgate Library Civic and Cultural Centre on Croftdown Road, NW5 1HB.

[Find the venue on Google Maps](#)

Forward to Friend



Facebook



Twitter



Website



Email

Copyright © 2016 Dartmouth Park Neighbourhood Forum, All rights reserved.
You signed up at a meeting or opted in at our website

Our mailing address is:
Dartmouth Park Neighbourhood Forum
35 Dartmouth Park Road, London, United Kingdom
London, London NW5 1SU
United Kingdom

[Add us to your address book](#)


[unsubscribe from this list](#) [update subscription preferences](#)



Subject: DPNF AGM Wednesday 25 April 8 p.m. Highgate Road Chapel
From: "Dartmouth Park Neighbourhood Forum" <Info@dpnf.org.uk>
Date: 11/04/18, 22:45
To:

Come to the AGM and hear a presentation on the consultation draft of the Neighbourhood Plan.

[View this email in your browser](#)



Dartmouth Park
Neighbourhood Forum

Enabling the community to guide future development

Dartmouth Park Neighbourhood Forum
Annual General Meeting

Please join us for a presentation
on the Consultation Draft of the
Neighbourhood Plan

Wednesday 25th April 2018

Upper Hall, Highgate Road Chapel
2 Chetwynd Road NW5 1BU

Doors open at 19.30
Presentation starts at 20.00

If you would like to volunteer to join the
committee please contact info@dpnf.org.uk

**We've come a long way from the start
of this process - help us complete the task!**

www.dpnf.org.uk

Dartmouth Park
Neighbourhood Forum



Facebook



Twitter



Website

Copyright © 2018 Dartmouth Park Neighbourhood Forum, All rights reserved.
You signed up at a meeting or opted in at our website

Our mailing address is:
Dartmouth Park Neighbourhood Forum
35 Dartmouth Park Road, London, United Kingdom
London, London NW5 1SU
United Kingdom

[Add us to your address book](#)

[unsubscribe from this list](#) [update subscription preferences](#)



Subject: Dartmouth Park Neighbourhood Plan Consultation
From: "Dartmouth Park Neighbourhood Forum" <Info@dpnf.org.uk>
Date: 27/04/18, 15:54
To:

Dartmouth Park Neighbourhood Plan

The Dartmouth Park Neighbourhood Forum has been set up under the Localism Act 2011 to draw up a Neighbourhood Plan for the Dartmouth Park area of Camden. We are contacting you because you have attended a DPNF event, filled out a contact sheet, asked to receive news letters or submitted comments through our website. We want to let you know about the consultation we are carrying out on the draft Neighbourhood Plan for Dartmouth Park.

The Dartmouth Park Neighbourhood Plan seeks to ensure that Dartmouth Park is a vibrant neighbourhood with a balanced and diverse community, with thriving local centres and excellent connectivity with the rest of London. While welcoming sustainable development that provides new jobs and needed housing, the Plan seeks to ensure that the area's village character, rich architectural heritage, attractive green streets, open spaces and natural environment are not only maintained but enhanced.

The draft Neighbourhood Plan is available for review as follows:

- On our website: www.dpnf.org.uk (Click on 'Plan' tab and then 'Consultation Draft Plan')
- A paper copy is available in the Highgate Library on Chester Road (Opening hours: Tue-Wed 10am-5pm; Thur 10am-7pm; Sat 10am-4pm; Mon, Fri and Sun closed.)

The Forum Committee would welcome comments on this draft Neighbourhood Plan. You may comment in any of the following ways:

- Use the comments box on our website, www.dpnf.org.uk (Select the comments box under 'Consultation Draft Plan'.)
- Send an email to info@dpnf.org.uk
- Drop written comments into the comment box in Truffles on York Rise or Highgate Library in Chester Road.

The last date for receipt of comments on this draft is 15 June 2018.

Copyright © 2018 Dartmouth Park Neighbourhood Forum, All rights reserved.
You signed up at a meeting or opted in at our website

Our mailing address is:

Dartmouth Park Neighbourhood Forum
11 Grove Terrace
London, London NW5 1PH

United Kingdom

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



Subject: Remember to comment on the Neighbourhood Plan!


From: "Dartmouth Park Neighbourhood Forum" <Info@dpnf.org.uk>

Date: 13/06/18, 21:28

To:

Friday June 15 is the last day to comment on the consultation draft of the Dartmouth Park Neighbourhood Plan. Please let us have your thoughts.

[View this email in your browser](#)



Dartmouth Park
Neighbourhood Forum

Enabling the community to guide future development

**Dartmouth Park Draft Neighbourhood Plan
CONSULTATION PERIOD NOW OPEN**

You can make comments on the Consultation Draft

@ www.dpnf.org.uk

(click on the 'Plan' tab and find 'Consultation Draft' in the dropdown menu)
or email us @ info@dpnf.org.uk

Copies are available to view at Highgate Library

**Please feel free to get in touch and
let us know if we are on the right track**

The consultation period concludes on June 15th 2018

www.dpnf.org.uk

Dartmouth Park
Neighbourhood Forum



Facebook



Twitter



Website

Copyright © 2018 Dartmouth Park Neighbourhood Forum, All rights reserved.

You signed up at a meeting or opted in at our website

Our mailing address is:

Dartmouth Park Neighbourhood Forum

11 Grove Terrace

London, London NW5 1PH

United Kingdom

[Add us to your address book](#)

[unsubscribe from this list](#) [update subscription preferences](#)



Statutory Bodies Consulted in the Regulation 14 Consultation

Mayor of London

Camden Council

The Coal Authority

Environment Agency

Historic England

Natural England

Network Rail Infrastructure

Transport for London

UK Power Networks

British Gas

Cadent Gas (Electricity undertaker)

Thames Water (water and sewage)

Homes and Communities Agency

Metropolitan Police

Camden CCG

UK Mobile Operators Assn