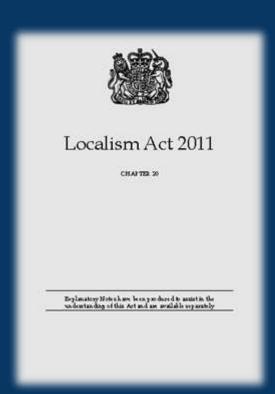
# Prince's Foundation Fortune Green & West Hampstead NP 13th March 2013



#### Session 2. Neighbourhood Planning Policies

Vincent Goodstadt

## "38A Meaning of "neighbourhood development plan"



(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land .......

#### 12 Core Policies

- 1: West End Green Conservation Area
- 2: West Hampstead Growth Area
- 3: Planning Agreements
- 4: Business Sites
- 5: West End Lane Retail Area
- 6: Mill Lane Retail Area
- 7: Roads
- 8: Cycling
- 9: Pavements & Pedestrians
- 10: Green space
- 11: Trees

#### Issues?

A. Types of Policies in Plan

B. Form & Content of Policies

C. Missing Components of Policies?

## A. Types of Policies in Plan

- General Objectives
- Development Policies & Site
   Specific Proposals
- Recommendations for Action

#### 1. General Objectives

FG & WH NP – Examples

### "Core Policies" are your Objectives

#### Over-riding Issues:

- 12. Character
- 4, Quality of design
- 11. Mixture of uses

#### **Spatial Priorities**

- 2/3. Growth areas
- 5. Conservation areas
- 1. Housing
- 6. Business

#### Infrastructure Requirements

- 7. Public transport
- 9. Pedestrians
- 10. Public services
- 10. Community facilities

# 2. Development Policies & Proposals

FG & WH NP – Examples

#### Development Policies & Proposals?

#### **Policy**

- West End Green CA
- 2. W. Hampstead Growth Area
- 3. S106
- 4. Business Sites
- 5. West End Lane Retail Area
- 6. Mill Lane Retail Area
- 7. Roads
- 8. Cycling
- 9. Pavements & Pedestrians
- 10. Green space
- 11. Trees

#### **Example**

- ☐ Height limit & mixed uses
- □ Safeguarding of sites
- ☐ Mixed use & public realm
- □ Shop frontage & amenity
- □ New cycle routes
- □ Pedestrianisation proposals
- ☐ Green space requirements

#### 3. Recommendations for Action

FG & WH NP – Examples

#### Recommendations for Action?

#### **Policy**

- West End Green CA
- 2. W. Hampstead Growth Area
- 3. S106
- 4. Business Sites
- 5. West End Lane Retail Area
- 6. Mill Lane Retail Area
- 7. Roads
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#### **Example**

- ☐ Article 4 Direction & Ad Control
- □ Greater transparency
- ☐ Support for SME
- ☐ Improve signage
- □ 20 mph speed limit
- ☐ Promote hire scheme
- □ Remove street clutter
- ☐ Private gardens policy?
- ☐ Consultation with residents et al.

### B. Form & Content of Policies

## How Smart are your Policies?

- ☐ S specific
- M measurable
- ☐ A agreed
- R realistic
- ☐ T time-based

## Implications for FG&HW NP?

Examples?

#### **Policy 2: West Hampstead Growth Area**

- The following policies <u>should</u> be applied to developments in the West Hampstead growth area:
- i. Developments should be no higher than xx stories
- ii. Developments should fit into the <u>look and feel</u> of the wider area; should not damage views of the area; and should be <u>mindful of the fact</u> that they are taking place between two conservation areas.
- iii. Developments should provide employment <u>and</u> community space, as well as residential space. .

#### Policy 2: West Hampstead Growth Area (continued)

- iv. Developments should be aware of the traffic problems they could cause and should aim to increase space for pedestrians and provide improvements to public transport in the area.
- v. Developments should provide <u>more</u> green and open space, including <u>more</u> trees.
- vi. Developments to the east of West End Lane should <u>provide</u> improved pedestrian and cycle routes between West End Lane and Finchley Road.

## C. Missing Components of Policies

#### Make Policies "Smarter"?

#### **Policy**

- 1. West End Green CA
- 2. W. Hampstead Growth Area
- 3. S106
- 4. Business Sites
- 5. West End Lane Retail Area
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#### **Example**

- What needs control or improving?
- ☐ Site Specific Policies?
- □ Actual S106 Requirements
- ☐ Schedule of Locations?
- Definition of over-supply?
- □ Action programme?
- □ Other Routes?
- ☐ Schedule of Routes?
- □ Clarify 'well back'?
- ☐ Gaps in Green space?
- Locations?

# Site Specific Policy: Example Policy 2A: Site 31 (187-199 West End Lane)

- Site 31 shall be promoted as a mixed use development of residential with retail, employment and community uses alongside other appropriate transport improvements for:
  - ...town centre uses & active frontages along W. End Lane;
  - XX residential units inc. XX% affordable housing; and
  - Employment, ....for small to medium businesses
  - New developments must ......

## Implications?

### Key to Effective Policies

- Do not repeat what is in local plan
- Focus on what the Neighbourhood Plan adds
- Keep policies simple
- Map policies
- Be SMART

## Questions?