



Enabling the community to guide future development

DARTMOUTH PARK NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

JANUARY 2019



1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. Section 15(1) of Part 5 of the regulations sets out where a qualifying body submits a plan proposal to the local planning authority, it must include:

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- b) a consultation statement (this document);
- c) the proposed neighbourhood development plan;
- d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B [Basic Conditions] to the 1990 Act.

In Section 15(2) of Part 5 of the regulations, “consultation statement” means a document that:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

From the very outset, the Dartmouth Park Neighbourhood Forum (DPNF) has placed engaging with our community at the heart of all we do, and particularly in the production of the Dartmouth Park Neighbourhood Plan (DPNP). We have been determined to ensure that the plan truly represents the views of all sections of the community and have taken the steps and time required to make this the case.

As set out in this document, our engagement activities have been many and varied, and have made a difference to the plan. Our approach has been:

- Built on our Constitution, which was drawn up to promote inclusivity;
- To get out to all sections of the community where they go about their everyday lives, not just relying on public meetings and workshops;
- Undertaken both by our volunteers and by specialist consultants;
- To engage throughout the process, with concentrated periods at key points.

This document describes how we have engaged, summarises what the community told us and outlines how the DPNF has been shaped by the people who live and work in Dartmouth Park.

2. How we have engaged the community throughout the process

The process of producing the Dartmouth Park Neighbourhood Plan started in 2012 and included significant meaningful community engagement even before the community took the decision to form a neighbourhood forum and work up a neighbourhood plan. This chapter splits the process into five phases and describes what we did and how we engaged in each.

2.1 Phase 1 – 2012: testing the water

May and June 2012: initial public meetings held at Highgate Library to discuss the possibility of preparing a neighbourhood plan.

July 2012: first meeting (of four) of a steering group that was formed to ensure that the neighbourhood planning process is fully inclusive before deciding whether to form a neighbourhood forum.

Autumn 2012: engagement with local groups (18 residents associations), plus with general public including stalls at York Rise Street Party and on Highgate Road, door knocking in areas under-represented at the initial meetings (including Carrol Close/Sanderson Close, Whittington Estate, York Rise Estate, Denyer House). Questions asked about what people love about the area and what they would improve. Collecting contact details of interested residents.



York Rise Street Party, September 2012

February 2013: public meeting to provide feedback on the above, where around 100 people voted almost unanimously to establish a neighbourhood forum and start work on a neighbourhood plan.



Public votes to establish DPNF, February 2013

2.2 Phase 2 – 2013: establishing the forum and engaging with the community

February 2013: first meeting of DPNF committee.

16 H&H Series, Thursday February 14, 2013

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23-year-old accepts neighbourhood role |

Bethan giving youth a voice

Student is youngest member of area forum helping to shape the community

by Rachael Getzels

rachael.getzels@hantant.co.uk

A 23-year-old student who was inspired by her parents' fond memories of growing up in Dartmouth Park, has become the youngest member of a new neighbourhood forum working to shape the community.

Bethan Mascarenhas spent her summers walking on Hampstead Heath and swimming in the ponds with her grandparents.

When she started university in London, she moved from her small home town in Wales to a house in Crowe Terrace, Dartmouth Park – her first time alone in the big city.

Now she has become the youngest committee member of the new Dartmouth Park Neighbourhood Forum.

"When I first moved here, I felt quite isolated and I was looking to be more involved and meet people," said Bethan, a student at Royal Central School of Speech and Drama, in Swiss Cottage.

"At first, I thought I was too young to be on the committee – everyone else had a professional background. But people said it would be good to hear my opinions because young people live



■ Dartmouth Park Neighbourhood Forum outside Chester Road branch Library, above. Right, Bethan Mascarenhas

here too." The forum is the second of its kind in Highgate.

They are being set up across the country under the Localism Act to put planning into the hands of the community.

In coming months, the 17 Dartmouth Park committee members and interested residents will draft

a plan of action for the area. This will eventually be submitted to the council.

At the inaugural meeting last week, the development of Swain's Lane and the future of Mansfield bowling green were key concerns.

Bethan says that even though Dartmouth Park is a far cry from the Welsh countryside she grew

up in, she can still feel at home because of all the green space.

"The openness and greenness is something really special about the area," she said.

"Someone said at the meeting that it has a semi-rural feel and I think it's important to keep that and it's reflected in the way people act.

"People are a lot more friendly here than in other parts of London."

Passionate

Bethan, who used to help organise the May Day parade with the council when she was a teenager and helped with Rotary charity events, added that it was great to see support for campaigns to save the post office and the Highgate Library.

At the forum's next meeting on February 28, a vote will be held to elect the committee chairman.

Bethan is considering running for secretary but would most like to be involved with organising community events.

"You can tell people are passionate about the area and it's nice to have a forum like this, rather than just setting up a stall once in a while," she added.

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Ham & High newspaper article, February 2014

Spring 2013: the new organisation gets going, applies to Camden Council to be recognised as a neighbourhood forum (submitted in May, formally confirmed in November 2013). Postcard produced to raise awareness.



Postcard, spring 2013

June 2013: structured community walkabout of DPNF area; stall at Brookfield School summer fair.



Community walkabout, June 2013



Brookfield School summer fair, June 2013

September 2013: stall at York Rise street party presented 45 ideas for testing, all of which had been suggested in the engagement outlined above. This was repeated at the Whittington Estate fun day.



Sticky dots from York Rise Street Party and Whittington Estate fun day, responding to neighbourhood plan ideas, September 2013 (see appendix 2 for legible image of each board)

Autumn/winter 2013/14: committee members take responsibility to consult with particular parts of the area ('neighbourhood ambassadors'). This included door knocking and meetings with residents associations.

November 2013: major drop-in event to identify and test emerging key policy themes, areas for change and possible projects, and to provide a neighbourhood-wide platform to gather ideas/wishes for sites or aspects of development. A vision for the neighbourhood was prepared for this event. All proposals based on previous engagement activities.



Pre-Christmas drop in, November 2013

Early 2014: committee sessions to capture and organise feedback received from above activities and agree a vision and set of objectives.

2.3 Phase 3 – 2014-15: developing policies and drafting the plan

Spring 2014: working groups formed, including local people not on the committee, to generate policy ideas from engagement results: housing and design; community; local centres and employment; streets and transport; environment.



Workshop to translate engagement findings into policy themes, spring 2014

May 2014: Public meeting/AGM to update community on progress and elect new committee.

Autumn 2014: work to date, including outputs from working groups, collated into a first working draft neighbourhood plan.

June 2015: Public meeting and AGM, to update residents and elect a new committee.

Autumn 2015: Further work to refine the draft neighbourhood plan.

2.4 Phase 4 – 2016: Finalising the first draft of the plan

January – April 2016: Consultants make:good, funded by a Government grant, undertook an extensive community engagement exercise to ensure that all parts of the neighbourhood have had the chance to comment on the content of the developing plan and to further test and refine its draft policies, including areas which had yet to be resolved.



Consultants make good hit the street to speak to residents and traders, spring 2016

June 2016: Full draft plan published for public comment.

2.5 Phase 5 – 2016-2018: Preparing and consulting on Regulation 14 draft of the plan

June 2016: Public meeting and AGM, to update residents, elect a new committee, and present the full draft plan.



Discussing proposals at the public meeting/AGM, June 2016

June – October 2016: Comments on the first draft collected on the website and in a comments box in Truffles delicatessen; comments collated and considered in respect of the draft.

September 2016: stall at York Rise street party to seek input on the first draft plan.



York Rise street party, September 2016

October 2016: Received comments from Camden on draft plan.

November 2016 – June 2017: Addressed community and Camden comments through amendments to the plan.

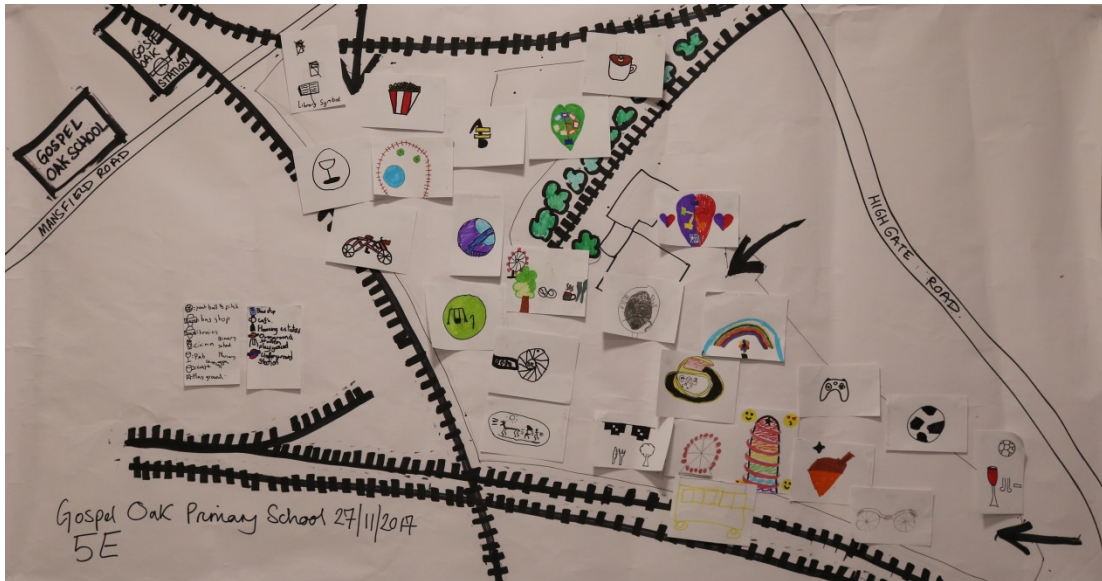
June 2017: Discussion with Camden and receipt of second set of comments on draft plan.

June – November 2017: Addressed Camden comments through amendments to the plan.

September 2017: stall at York Rise street party

September 2017: stall at Parliament Hill Street party, with workshop on ideas for the Murphy's Yard site

November 2017: Gospel Oak School consultation (Year 5 classes), with workshop on ideas for the Murphy's Yard site



Ideas for Murphy's Yard, class 5E, Gospel Oak Primary School, November 2017

May 2018: public meeting and AGM to update residents, elect a new committee and introduce the Regulation 14 consultation draft of the plan. Regulation 14 consultation begins, with letters to local groups to inform them and local press coverage.



Camden New Journal article publicising launch of Regulation 14 consultation and AGM, April 2018

May – June 2018: six week Regulation 14 consultation on the consultation draft of the plan. Comments collected on the website and in a comments box in Truffles delicatessen and the Highgate Library.

2.6 Phase 6 – 2018-2019: preparing this submission draft

Summer 2018: comments on the Regulation 14 consultation draft of the plan collated and considered in respect of the draft.

Summer and autumn 2018: comments addressed through amendments to the plan where appropriate.

September 2018: stall at York Rise street party to update residents on the status of the plan, using a policies map showing the key features of the plan.

2.7 Consultation methodology

From the formation of the Neighbourhood Forum, we have maintained a database (currently on MailChimp) of residents and other individuals who have attended DPNF meetings or events, filled out a contact sheet, asked to receive news letters or submitted comments or signed up through our website. The number of individual contacts on the database has varied over time, but is currently 282. The database also includes a list of 60 local organisations prepared through searches of Cindex; this includes residents and tenants associations within the Neighbourhood Area, as well as local schools, medical facilities, churches, businesses, social and sports organisations, pubs, environmental groups, and other community organisations.

Prior to each AGM or other event, we posted flyers at prominent locations throughout the Neighbourhood Area (on trees, lampposts, notice boards, etc); we usually put up between 30 and 40 notices covering the whole of the Neighbourhood Area. Copies of some of those flyers are included in the sections above on particular activities. We also sent emails to the individual contacts in our database notifying them of AGMs, of our consultation on the first draft of the plan in June 2016 and of the Regulation 14 consultation in April 2018. Copies of the emails sent in respect of the 2016 and 2018 AGMs (where we introduced the first draft and the Regulation 14 consultation draft, respectively, of the Plan) and notice of the Regulation 14 consultation are included in **Appendix 9**. We also had an active social media presence, with regular notices of activities on Twitter and Facebook.

Hard copies of the first draft of the Plan and of the Regulation 14 consultation draft of the Plan were also made available for review in the Highgate Library on Chester Road and at Truffles Delicatessen, a popular destination centrally located on York Rise. In each case a comments box was provided, and a period of six weeks was allowed for comments (April 27 through 15 June 2018 for the Regulation 14 consultation). Comments were also invited through our website (www.dpnf.org.uk).

In respect of the Regulation 14 consultation, we also sent notices of the consultation to the list of local organisations mentioned above, to 16 statutory bodies, to the 4 landowners of sites included in the Specific Neighbourhood Sites and to the adjacent neighbourhood

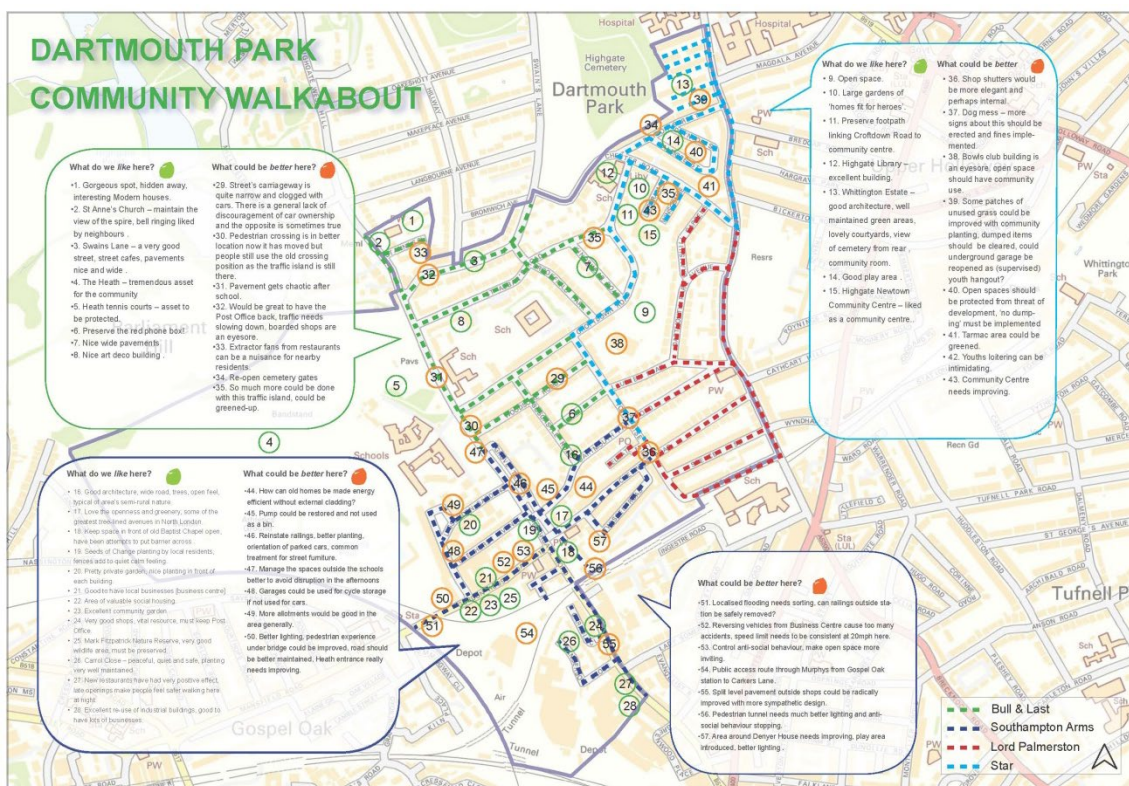
forums (Highgate, Kentish Town and Hampstead). (These notices were in similar form to those included in Appendix 9, but suitably amended to refer to the relevant category of consultee.) A list of the statutory consultees consulted is included in Appendix 9.

3 What the community has told us and how it has directly informed the neighbourhood plan

Through all of the exercises outlined above, and our on-going engagement via Facebook, Twitter, e-newsletters and our website, we have collated far too much feedback to include in this document. However, we did take stock at various points in the process and this chapter and its appendices present the outcomes of engagement as analysed at those times, with a focus on those themes that are now translated into policies in the Neighbourhood Plan.

3.1 Community walkabout, June 2013

A plan setting out the comments recorded on the walkabout is included as **appendix 1**. The proposals for improving the area are included in the ideas mapped in section 3.2 below.



Community walkabout comments, legible version in appendix 1.

3.2 Summary of initial ideas, September 2013

We used the York Rise Street Party and Whittington Estate fun day to group and pool all of the ideas proposed in the early engagement exercises, including:

- Stalls on streets around the area
- Meetings with residents associations
- Door knocking
- Responses to postcards
- Community walkabout

People were asked to stick a dot to indicate the extent to which they agreed or disagreed with the statements. Photos of the full set of boards following the events are shown in **appendix 2**, and summarised here, with those where there was a unanimous view amongst those who expressed a preference highlighted with an asterisk (*).

There was broad agreement with these ideas:

- Independent shops and cafes rather than chains
- Extend bike hire into the area*
- More affordable housing
- More cycle parking*
- More cycle routes across Hampstead Heath
- Dedicated cycling lanes on wider roads
- Free cash machine
- If the ASF Garage site is redeveloped, 4-5 storeys would be too high
- Shared surface or 'home zone' for lower York Rise
- We should do all we can to make homes energy efficient
- Vegetables should be planted in public places
- Green spaces should promote biodiversity and be low maintenance
- More teenage hangouts and play spaces
- More shops around Highgate Newtown
- Business rubbish needs to be dealt with better
- Introduce allotment space
- More benches*
- Shop fronts should be usually transparent day and night
- Put the needs of pedestrians and cyclists above cars
- Planners should do all they can to support local businesses when they want to improve their premises
- Murphy's Yard would be a good site for mixed use development if the company vacates the site at some point
- Maintain the green, leafy semi-rural feel of our neighbourhood*
- More provision for the elderly*
- We need a community notice board
- The lido needs a decent all year café and gym*
- More children's on-street play areas
- The Council should protect building uses where they create employment
- School sports facilities to be open to community use at weekends*
- Opportunities should be found for development that is contemporary or modern in style
- Direct access to Highgate Cemetery from Chester Road*
- Artists' studios, particularly overlooking Hampstead Heath
- Enforce the ban on 7.5 tonne vehicles passing through the area*
- Preserving the historic character of the Conservation Area is an important role of the planning system in Dartmouth Park
- Reduce through traffic*

There was broad disagreement with these ideas:

- Large supermarket
- Remove parking restrictions*
- Remove railings outside Gospel Oak station

In addition, the following ideas received a relatively even mix both positive and negative reactions:

- Include homes on the Highgate Newtown Community Centre site as well as community uses
- The subdivision of large houses should be encouraged to provide cheaper housing
- One way systems on a few streets would improve traffic circulation
- Any empty shops should be converted to housing
- Open spaces should be better maintained
- An extra entrance for Gospel Oak station
- Improve the pavement outside Parliament Hill surgery on Highgate Road
- No new homes on the site of Mansfield Bowling Club
- More rubbish bins

3.3 Pre-Christmas Gathering, November 2013

This was a pivotal drop-in session at which we delved deeper into a number of themes, including potential development sites, and on a draft vision that had been developed in direct response to the earlier consultations.



All of the comments recorded are in appendix 3, with the headlines below.

Theme	Key points
Vision	Support received for all six elements of the vision.
Mansfield Bowling Club Site	Majority of comments suggest that there is a preference for green/leisure uses, allotments and/or housing (within the existing footprint).
ASF Garage Site	Preference for maintaining open green space and if to be developed, the development should be of a low height.
What would you like to see in the area?	The most commonly occurring comments relate to services e.g. more independent shops and retailers.
Murphy's and 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 Road Shops, York Rise, Chester Balmore	Improvements in services such as public toilets and free cash point access. Strong preference for independent shops, but desire for a better supermarket.
What Can We Learn From The Swains Lane Processes and Proposals?	Most comments were on the design of the scheme that is now nearing completion.
Highgate Newtown Community Centre	The services and facilities which the community centre has to offer are extremely important to the community.
Getting around: walking, cycling, roads	Many comments, including issues with speed bumps, speed limits and general traffic flow in the area. Concerns with access for cyclists.

Following the event, a series of workshops were held in early 2014, attended by the DPNF committee and other local volunteers, with the aim of converting the outcomes of the event into initial neighbourhood plan policy and project ideas. These discussions are summarised here.

Vision

This group considered that the comments and ideas from consultation and in discussion seemed to be reasonably closely related to the vision statements outlined. Thus these points so far seem to have good support and work with the emerging policies.

Key points directly related to current 2020 Vision statements:

- Permeable, connected, with good transportation

- Green space and natural areas treasured and preserved
- A healthy, active community
- Support for independent shops and services
- More school provision needed
- Predominately a residential area, meeting needs of all the people in the community

Mansfield Bowling Club

The group discussed the prospect of the site being developed for housing.

Policy idea 1: Any housing development should be restricted to the built form footprint already on the site. Conditions for proposed housing: meets local housing need; affordable units; energy efficient; unit size that reflects local need; co-housing; mix of tenure; mix of housing sizes; element of social housing.

Policy idea 2: Section 106 monies from any private housing development on this site could be used to fund community gardens.

Local Hubs

Issues: Too many multinational companies, not enough independent local retailers, impacts on quality of life of residents living above shops.

Policy idea 1: Type of retail: the group seek a policy that prevents large scale retailers, or retail that will impact on the residential amenity of residents living above. The group seek a policy that: has restrictions on the size of retail developments (a floor space maximum to prevent large retailers); has restrictions on the load size of delivery vehicles; ensures that retail does not impact adversely on residential amenity and quality of life, particularly for those living above the shops.

Policy idea 2: The group discussed the need to protect the local shopping areas through setting up conditions for new development. Any new development should respect the surrounding environment, in terms of scale, height etc. and should respect the surrounding architectural styles. Any new development should also be energy efficient, with appropriate waste management strategies.

Policy idea 3: The group discussed the need to reduce the amount of vacant shop premises through having greater flexibility for change of use.

Policy idea 4: The group identified lack of cash points in the area. They suggested increasing the number of units that fall under the financial services use class.

Policy idea 5: The group were concerned that there were too many fast food shops in the area. It was suggested there be a policy with a presumption against this type of use class.

Policy idea 6: The group identified speed bumps as an issue in the area. Any new development should use alternative speed control measures (e.g. through the use of shared surfaces etc.).

Policy idea 7: Promotion of use classes that will increase the number of cafes, delis, wine shops, butchers, pharmacies and hairdressers within the Swains Lane area.

Murphy's/ Gospel Oak Station

Issues: This is the biggest development opportunity in the area, and there is local support for utilising it. The group noted that there is little available employment land in the area, hence the site is very significant. We should “think big” here. It is important to consider the fit with Kentish Town, and should get Kentish Town Neighbourhood Forum involved.

Policy idea 1: Support mixed use here: residential, retail, commercial. Also consider supporting services and facilities.

Policy idea 2: Consider role for access. If there is a development then should it link to the other side? By car, bike, pedestrian?

AFS Garage

Issues: Development on this site needs to fit in with the surroundings and enhance the community. Green space and/or residential uses are desired here.

Policy idea 1: Return the area to green space, and keep linear open space. Ensure the current green space is better managed to support biodiversity.

Policy idea 2: There is more support for residential rather than retail or commercial, so focus on enabling residential development here.

Policy idea 3: Ensure the design will keep to low-level heights, in keeping with local area and Denyer House.

Highgate Newtown Community Centre

Issues: This is a site with a lot of potential. The group would like to see this site utilised to serve community needs.

Policy idea 1: Consider the types of community facilities that could be encouraged to be developed here, in particular for young people. Maintain services and activities, e.g. basketball and climbing.

Policy idea 2: If there is housing here, it must reflect local need. Affordable housing is a concern.

Policy idea 3: Conditions for site development should be specified. This group wants to support cradle-to-grave services and facilities, e.g. nursing services to the elderly.

Getting Around

Policy idea 1: There should be cameras: on Chetwynd Road (E) and for downhill speeding.

Policy idea 2: There should be no lorries on Chetwynd Road, York Rise, Churchill Road, Spencer Rise

Policy idea 3: Consider installing bike stands on Highgate Road and Swains Lane hub. But use conservation area design.

Policy idea 4: Allow cyclists to enter emergency exit at Dartmouth Park Road.

Policy idea 5: Put in a zebra crossing at Dartmouth Park Hill.

Policy idea 6: Ensure York stone and setts are protected.

Lessons from Swain's Lane Process

Policy idea 1: A mix of shops should be supported. The community wants to see small independent shops. Policies to support diverse and independent shops should be explored and identified.

Policy idea 2: Change of use for retail should favour retaining retail use rather than switching to other uses.

Policy idea 3: Development must be appropriate to views / vista. Heights & scale need to be low enough to allow views – 2 storeys – follow Conservation Area rules.

Policy idea 4: Disabled access needs to be provided.

Policy idea 5: Provide open space at front of units.

Policy idea 6: Retain existing trees or replace them

Policy idea 5: Bike racks should be provided

3.4 2014 Working groups

Following the November 2013 event and subsequent policy workshops, the DPNF committee organised itself into thematic working groups to start to draft up chapters:

- Design and character
- Housing
- Community
- Neighbourhood centres and employment
- Environment and sustainability
- Transport and streets
- Development sites

During this time (throughout 2014), the further door knocking took place and in September we again engaged with the community at the York Rise street party and Whittington estate barbecue.

Feedback from the consultations to date were organised by the working group themes and are set out in **appendix 4**. Along with a review of the evidence base and the feedback presented in section 3.3 (which is not repeated in appendix 4), they formed the basis of the first draft plan.

3.5 Targeted engagement by make:good consultants, January-April 2016

In November 2015, after a period of intense policy discussions within the DPNF committee but little outward-facing engagement, we secured a government grant to pay for external consultation specialists. A brief to consultants was circulated, which stated that:

As we reach the end of the plan preparation process, the Forum is seeking specialist engagement support so that we are sure that we have done all we can to offer a voice to all sections of the community and have reflected this in our Neighbourhood Plan.

We have engaged extensively but would like 'one last push' to ensure that our whole neighbourhood has had the opportunity to respond to our emerging policies and to input any ideas that we may have missed.

We want to find ways to reach out to members of our community who may not have attended our engagement events, particularly younger members of the community and those living in privately rented and social housing. Our aim is that all local people have had an equal chance to have had their voice heard, regardless of which part of the neighbourhood they live in or their demographic characteristics.

We would like to appoint a suitably qualified and experienced specialist consultant to undertake the following tasks:

- i. Meet the Neighbourhood Forum committee to fully understand the issues that might be the focus of the engagement*
- ii. Design, agree with us and undertake a bespoke engagement exercise to seek views on a range of issues from a wide range of local people. This will probably take place in early 2016.*
- iii. Write up findings in a short report that can directly inform the consultation draft of the Dartmouth Park Neighbourhood Plan*

We don't want to prescribe methods. Rather, we want to hear your ideas on how best to undertake these tasks, based on your experience of what works. But we do want to go beyond meetings and anything that expects too much time or effort of our community. Where appropriate, members of the Neighbourhood Forum would be happy to help support in the engagement.

make:good, a small firm of architects specialising in community engagement, were selected to work with us and embarked on a high profile structured programme of outreach throughout the neighbourhood.

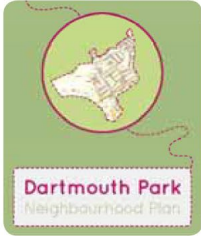














It was agreed that make:good would concentrate on contacting:

1. Local Businesses
2. Residents across a range of estates
3. Schools and young people
4. TRAs and any resident groups not previously spoken to

To ensure that they were asking people the right questions with a focus concentrated on the existing draft policies, the engagement focused on:

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

The output of this work is a comprehensive report, included as **appendix 5**, which provided an excellent basis for the finalisation of our first draft plan with full confidence that its contents reflected the priorities of the wider Dartmouth Park community.

<p>Step 1: Exploring and Branding</p>	<p>Exploring the area with the committee in order to get an understanding of their views, then creating appropriate branding</p>			
<p>Step 2: Identifying</p>	<p>Discovering existing groups, people to speak to, events to attend and places to 'pop up'</p>			
<p>Step 3: Presence and Engagement</p>	<p>Creating a visible presence to meet and engage with people</p>			
<p>Step 4: Disseminating Information</p>	<p>Sharing project updates throughout the duration of the project and ensuring accessibility of information</p>			
				

make:good engagement process

3.6 First draft neighbourhood plan

The first draft Dartmouth Park Neighbourhood Plan was launched at an AGM/public meeting in June 2016. A summary version was also produced and circulated, and the policies were explained at the meeting. The plan was published on our website and publicised locally (Camden New Journal article, social media) and people were given six weeks to comment.

Stressing at the meeting that it was a work in progress, in particular we asked for comments on:

- Green spaces / views to protect
- Improvements / facilities for pedestrians / cyclists
- Local buildings / features to protect
- Improvements to public realm in York Rise / Highgate Rd
- Solar panels on roofs, especially in Conservation Area
- Upgrading energy efficiency of existing building when extension proposed
- Car club spaces / car charging points
- Desires / requirements for Murphy's Yard
- Priorities for Projects

Following the conclusion of the consultation, the comments were collated and amendments to the draft Plan were made where appropriate to produce the Regulation 14 draft. Most of the comments were minor, or supported particular aspects of the Plan. The following are among the more substantive issues raised:

- The HNCC development and the need to include it as a Specific Neighbourhood Site
- Disabled access
- Traffic in the '4 Streets' area (Chetwynd Road, York Rise, Spencer Rise and Churchill Road) and Swain's Lane
- Air pollution
- The need for greater energy efficiency, including comments on solar panels
- Proposed improvements to York Rise, including traders' concerns about the proposals
- Perceived inconsistencies in Spencer Rise planning consents
- Street trees
- Loss of employment in the area
- Desired mix of shops in Swain's Lane and other commercial centres
- Desire for attractive shop fronts

The 2016 draft Plan was amended to reflect comments from residents, further discussion among the Committee, changes in the Camden Local Plan and comments from Camden Council. The following are among the more significant areas of amendment to address comments on the Plan:

- Defining and documenting views to be protected
- More specific considerations for small residential developments (addressing, for example, comments on Spencer Rise)
- Strengthening policies on Affordable Housing
- Adding references to accessibility
- Clarifying policies on use classes and limitations on floor space in Neighbourhood Centres to encourage small and independent traders
- Referencing the Energy Efficiency Planning Guidance for Dartmouth Park (2012) (in place of more general policies in the draft Plan)
- Identifying and documenting local open spaces to be designated Local Green Spaces

- Clarifying policies on retention and protection of trees
- Identifying and documenting local biodiverse habitats and green corridors
- Clarifying policies on solar panels and embedded carbon
- Clarifying policies on facilities for pedestrians / cyclists
- Addition of Highgate Newtown Community Centre as a Specific Neighbourhood Site
- Expanding description of desires for the Murphy's Site as a Specific Neighbourhood Site
- Identifying buildings to add to the Local List
- Identifying Community Facilities to be protected
- Retention of a Project to address traffic on Chetwynd Road

3.7 Murphy's Yard workshop at Parliament Hill Street Party, September 2017

Towards the end of the plan preparation period, it became evident that the 6.8 hectare Murphy's Yard site may become available for development. In September 2017, an interactive workshop was held at the inaugural Parliament Hill Street Party, which took place on Gordon House Road, Lissenden Gardens and Glenhurst Avenue. The graphic outputs from this exercise are shown in **appendix 6**, and influenced the approach to the site included in the Regulation 14 Neighbourhood Plan.

3.8 Regulation 14 neighbourhood plan

The consultation period on the Regulation 14 Dartmouth Park Neighbourhood Plan ran from 25 April to 15 June 2018. Following the conclusion of the consultation, the comments were collated and amendments to the draft Plan were made where appropriate to produce the submission draft.

Appendix 7 lists all comments received (other than those from Camden Council) and our response to them, including how the neighbourhood plan has subsequently been amended. **Appendix 8** does the same for comments received from Camden Council. We received 81 individual comments from approximately 20 members of the public, 1 landowner (Murphy's) and 4 statutory consultees (Historic England, Natural England, Transport for London and Thames Water). Most of the comments were minor, or supported particular aspects of the Plan. Others referred to non-planning issues and therefore could not be dealt with in the Plan. Few issues attracted more than one or two comments. The following are among the more substantive issues raised and the DPNF response:

- The document should be shorter and less repetitive. Response: We attempted to shorten the document where possible, but felt it important to retain the structure whereby each section is self-standing, which does lead to some repetition.
- A number of helpful and generally supportive comments were received from Transport for London specifically on detailed aspects of the transport and related sections of the Plan. These included comments on the Mayor's Healthy Streets initiative, encouragement of active travel, references to London Cycling Design Standards, public realm design, tree canopy cover, and the Mayor's 'Vision Zero' approach to road safety. Response: Amendments were made in response to a number of these comments where they related to land use planning issues; please see the table in Appendix 7 for detail.

- Policy DC3(e) and DC4(a): Extensions should be complementary rather than subordinate to the existing building. Response: Drafting retained as reflecting Conservation Area Statement and general view of residents.
- Policy DC4 and H1(b): While several comments supported the Plan's approach to small residential developments, others felt the policy would allow too much flexibility (one individual commenting that the proposals would undermine the Conservation Area). Response: This is an issue that has divided opinion throughout the preparation of the Plan. Retained drafting as a carefully worked out balance between those believing change in the Area should be minimised and those believing some flexibility is required.
- Stronger provisions on accessibility are required. Response: Policy DC3(h) strengthened by specific reference to accessibility.
- The provisions of Chapter 7 on Environment and Sustainability are insufficient to deal adequately with climate change. Response: These concerns are addressed specifically in the Energy Efficiency Planning Guidance for Dartmouth Park, which deals with the issue in more detail than is possible in the Plan.
- Concern was expressed that high traffic volumes on Chetwynd Road were not addressed in policies. Response: Traffic is not a land use planning issue, but the issue is addressed in a Project in Appendix 5 to the Plan.
- An agent for Murphy's, the landowner of one of the Specific Neighbourhood Sites, submitted a number of generally supportive comments. More substantive comments included the following:
 - They sought confirmation that development of the Murphy's and Regis Road sites in conjunction is not required. Response: Clarified that the Plan contains no requirement for development of the Murphy's site in conjunction with Regis Road.
 - They also expressed concerns about the method of determining site densities and the potential impact of the protected view across the site. Response: The view is protected under the Kentish Town Neighbourhood Plan; the DP Neighbourhood Plan provides one example of how the site could be developed, taking account of the view.
 - They supported improved permeability and connectivity across the site, but indicated that location of routes must be design led. Response: Routes identified in the Plan are indicative only.

In addition to the comments from individual consultees, we received a number of comments from Camden Council. As noted above, **Appendix 8** sets out these comments and the DPNF response. These were mainly technical points or drafting comments intended to improve clarity; in almost all cases the suggested amendments were made. Substantive comments affecting policies included the following:

- Policy DC2: Separate policies should apply to locally listed and other non-designated heritage assets. Response: Drafting retained, as the intention is to apply the same standard to all non-designated heritage assets.
- Policy DC2(c): Positive contributors to the Conservation Area are unlikely to be added to the Camden local list. Response: Positive contributors to CA retained in list of

special heritage assets, as the intention is to treat all non-designated heritage assets the same way, regardless of their status in the CA.

- Policy H1(a)(ii) and (iii) and H1(b): These standards for meeting housing needs are design focussed and should be removed. Response: Retained, as these criteria are included as part of a compromise seeking to balance conservation and social objectives. See discussion of Policy DC4 and H1(b) above.
- Policy ES1: Landowners of land proposed as Local Green Space should be consulted in advance of submitting the Plan. Response: Landowners for Mansfield Bowling Club, Mortimer Terrace Nature Reserve and York Rise Estate have been consulted prior to submission of the Plan. All other proposed Local Green Spaces are owned by Camden Council.
- Policy ES4(b): Test for assessing the embodied-carbon and whole-life effects of building demolition should refer to Camden's planning guidance. Response: Camden does not currently have specific guidance on embedded carbon. Amended 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 recognised best industry practice at the time.
- Policy 9.4.1: It is not clear how building heights for the Murphy's site have been tested and chosen. Response: We believe the AECOM report 'Murphy's Yard Masterplan Framework', December 2016, which reviews site constraints and opportunities, including viewing corridors, provides a strong evidence base on site capacity, largely based on existing policy.

APPENDICES

1. Feedback from community walkabout, June 2013
2. Feedback from York Rise Street Party and Whittington Estate Fun Day on ideas generated from previous engagement, September 2013
3. Feedback from Pre-Christmas Gathering, November 2013
4. Engagement responses by theme, collated in 2014 to inform the first draft neighbourhood plan
5. Report of make:good engagement, April 2016
6. Community maps from Murphy's Yard workshop at Parliament Hill Street Party, September 2017
7. Schedule of responses received to Regulation 14 consultation, June 2018
8. Dartmouth Park Neighbourhood Forum response to LB Camden's Regulation 14 consultation comments
9. Consultation methodology



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