

DARTMOUTH PARK NEIGHBOURHOOD FORUM

DRAFT NEIGHBOURHOOD PLAN, JUNE 2016

SUMMARY

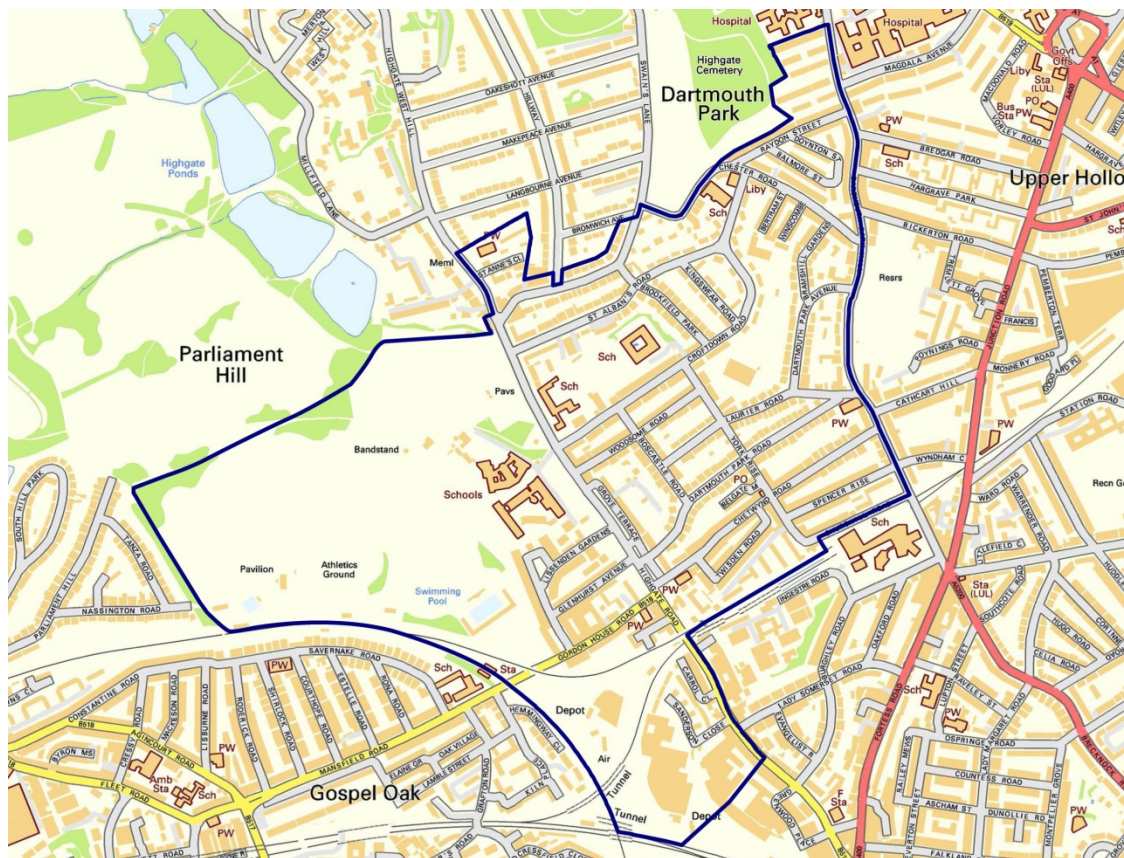
Introduction

Produced by the volunteers of the Dartmouth Park Neighbourhood Forum, informed by extensive engagement with the wider community, this is the first draft (June 2016) of the plan for the future of Dartmouth Park as a neighbourhood. Its key goal is for our area to remain a balanced and vibrant neighbourhood.

What is a Neighbourhood Plan?

Neighbourhood Plans are the most localised level of the planning system, giving communities a say in how their local areas are planned and how planning policies should be applied. When a development or change is proposed in Dartmouth Park, Camden Council will have to refer to the Neighbourhood Plan and check whether proposals are in keeping with policies the community has developed.

The Neighbourhood Area



Vision and Objectives

Our Vision for Dartmouth Park

This 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 people of Dartmouth Park wish 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.

Our Objectives

In order to achieve our Vision for Dartmouth Park, our objectives are to ensure a neighbourhood that:

- is predominantly residential, characterised by a rich variety of architectural styles and excellent design;
- provides a mix of housing for people of all means;
- has a strong community feel, encompasses a wide mix of social groups, and is supported by first-class community services;
- has thriving local centres and is served by a wide range of independent shops, restaurants, cafes and pubs;
- is leafy with treasured green and open spaces and wide, tree-lined roads, giving a semi-rural or village feel; and
- is well-connected both to neighbouring areas and to central London by excellent walking and cycling links and public transport.

Policies

The objectives above inform the policies in the Draft Plan. The policies have to deal with the development of land. In addition to them, through our consultations the Forum has identified a number of wider projects which would complement the policies and help to achieve our Vision and Objectives.

The policies are summarised below. Please refer to the full draft document for complete policy wording and explanatory text.

Design and Character

The Neighbourhood Plan seeks to promote excellence in design, reflecting local character and historic interest while encouraging innovative design to create sustainable buildings and spaces.

- Policy DC1 requires all new development to **enhance the sense of place and the characteristic relationship between the built environment and the open areas in Dartmouth Park**, by maintaining identified cherished views, enhancing the green and leafy character of the Area, ensuring that any multi-unit developments will have scale and massing broadly similar to that of surrounding buildings and maintaining and improving connectivity for pedestrians and cyclists.
- Policy DC2 is concerned with the **protection and preservation of historic buildings and buildings of architectural merit and their settings**.
- Policy DC3 **requires that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context**. The policy includes a definition of what good design means in Dartmouth Park.
- Policy DC4 **supports proposals for small residential developments** (including loft developments, side and rear extensions, and developments on infill sites), where the density of development is consistent with the character of the site, the amenity of existing property holders is preserved and the overall character and appearance of the street scene is protected and preserved.

Housing

The range and balance of housing is an important aspect of what the community values. The housing policies are intended to allow the area to grow and change, but in a way which maintains the area's essential characteristics.

- Policy H1 requires development to **support and protect a range of provision to meet current and future housing needs**, including by resisting the conversion of flats into single dwellings and taking a sympathetic approach to small loft, side and rear extensions to existing residential properties, where this can be achieved consistently with Policy DC4.
- Policy H2 supports the **development and retention of affordable homes as part of a stable and resilient community**.

- Policy H3 seeks to **support and encourage the development of accessible housing and accommodation for older people and people with disabilities.**
- Policy H4 stipulates that **any large-scale development for commercially-let student accommodation will normally be opposed as being inappropriate for the Neighbourhood Area.**

Community

The Neighbourhood Plan recognises that community activities are part of, and support, the diversity and vitality of Dartmouth Park.

- Policy CM1 supports efforts to **retain and develop Dartmouth Park's community facilities**, by ensuring that existing community facilities are retained for community use, and that new development securing improvements to community facilities.
- Policy CM2 **promotes community safety** by requiring new developments to incorporate appropriate design features.

Neighbourhood Centres and Employment

The range of services, the character and variety of shops and other businesses and the opportunity to work locally are all elements that the community values. These policies are intended to protect these valued characteristics, and also to allow the area to grow and change in ways which enhance them.

- Policy CE1 states that **our Neighbourhood Centres will be retained and supported as the focus of local shopping and services**, by supporting the provision and retention of units and businesses which provide local shopping and services, and ensuring that any development protects supports independent local businesses.
- Policy CE2 encourages **appropriate uses of upper floors of our Neighbourhood Centres.**
- Policy CE3 supports and promotes the **protection and improvement of the public realm in and around our Neighbourhood Centres.**
- Policy CE4 seeks to **retain and support Dartmouth Park as a thriving multi-use neighbourhood which includes a range of employment activities**, by refusing proposals for change of use from existing office and business to other uses and supporting the provision of serviced meeting spaces in our Neighbourhood Centres or conveniently located for them, to support local homeworkers.

- Policy CE5 is about encouraging the retention of historic shop fronts and requiring any security shutters to be sympathetic to the shop front to **protect, preserve and, where possible, enhance the character and appearance of the Neighbourhood Centres.**

Environment and Sustainability

These policies are intended to protect valued assets, to enhance them where possible, and to guide development and change in the area in the direction of greater sustainability. The semi-rural or village feel, the access to high-quality green space and the potential for a more sustainable neighbourhood are all elements that the community values and want to promote.

- Policy ES1 is designed to **preserve and enhance the green and open feel of the area**, by designating identified open spaces as protected Local Green Spaces and resisting developments that would result in the loss of green front gardens.
- Policy ES2 **protect healthy trees that contribute to the character of the Area, individual streetscapes and green spaces.**
- Policy ES3 is included to **protect and enhance biodiversity in Dartmouth Park**, by supporting developments which provide new areas of biodiverse habitat, protecting and encouraging the appropriate provision of green corridors through existing and new streetscapes, and resisting developments that would have a negative impact on community gardens / allotments and supporting increase in these spaces where feasible.
- Policy ES4 **supports measures which increase energy efficiency and which reduce energy and resource loss**, by, amongst other things, setting local environmental standards for new multi-unit residential developments and allowing 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 properly integrated into the roof.

Transport and Streets

Our policies for transport and streets aim to make Dartmouth Park safer and more accessible for pedestrians of all ages and people with disabilities, improve the local environment in Dartmouth Park for cycling for people of all ages and abilities and reduce the effects of traffic on residents in Dartmouth Park, including noise, safety, health and air pollution.

Policy TS1 compels developers to **make Dartmouth Park safer and more accessible for pedestrians and cyclists** when implementing planning permissions.

Policy TS2 seeks to **improve the local environment in Dartmouth Park for cycling for people of all ages and abilities**, by requiring developments to have well-designed entrances and exits that minimise conflicts between cyclists and drivers and requiring that developments provide secure cycle storage for residents and employees.

Policy TS3 aims to **reduce the effects of traffic on residents in Dartmouth Park**, by requiring new developments to be car-free, car parking for non-residential developments to be limited to that essential, and requiring larger developments to fund or provide car club parking bays.

Policy TS4 **supports the retention and improvement of public transport in, to and from Dartmouth Park**, by requiring new developments to make contributions to improvements in public transport facilities which serve their site.

Specific Neighbourhood Sites

There are some important sites (Murphy’s Yard, Mansfield Bowling Club, Swain’s Lane retail parade and ASF Garage) that are regarded by the Neighbourhood Forum as having significant potential, of interest to the neighbourhood as a whole, if and when they come forward for development. This is partly because of their size and the opportunity they offer to meet identified neighbourhood needs, and partly because of their prominence or existing role.

Policy SNS1 requires that **when development is being proposed on any of the Specific Neighbourhood Sites, community engagement and compliance with the aims of the Plan should be sought**.

Projects

In the process of preparing this Neighbourhood Plan, local people came up with a wealth of ideas and proposals which are not in themselves planning policies, but which could contribute to the achievement of the Plan’s objectives. This chapter sets out a series of ‘Projects’ based on those ideas and proposals.

Projects Summary Table

| # | Project | Short description | Relates to Policy: |
|---|---------------------------------------|---|--------------------|
| 1 | Local Greenway Network | Create network of greenways | DC1, ES3 |
| 2 | Permeability and parking for cyclists | Measures to improve permeability and parking for cyclists | DC1 |
| 3 | Improved signage | Improved signage for pedestrians | DC1 |

| | | | |
|----|---------------------------------------|---|-------------|
| 4 | Community notice boards | Notice boards providing information on community activities | CM1 |
| 5 | Swain's Lane public toilets | Reinstatement of public toilets near the Swain's Lane bus stop | CM1 |
| 6 | Community safety | Develop lighting strategy | CM2 |
| 7 | Public realm in Neighbourhood Centres | Improve public realm, particularly in York Rise, Swain's Lane and Highgate Road | CE3, TS1(d) |
| 8 | Open space at ASF garage site | Restore the site of the ASF Garage to local green space | CE3, ES1 |
| 9 | Improved access to Highgate Cemetery | Reopening the southern access to Highgate (East) Cemetery from Chester Road | CE3 |
| 10 | Pocket parks | Provision of pocket parks, especially on the eastern side of the Area | ES1 |
| 11 | Hedges & Trees | Maintenance and improvement of local trees and hedges | ES2, ES3 |
| 12 | Biodiversity | Creation of biodiverse areas | ES3 |
| 13 | Main Roads | Widen pavements and reduce street clutter | TS1(d) |
| 14 | School Run | Encourage parents to adopt alternatives to the car for transporting children to schools | TS3 |
| 15 | Chetwynd Road study | Study into solutions to the high volumes of traffic along Chetwynd Road | TS3 |
| 16 | Gospel Oak Station | Improving the entrance to Gospel Oak Station | TS4 |
| 17 | Hampstead Heath | Projects to improve Hampstead Heath | |

Next steps

Defining the timeframe for completing the Neighbourhood Plan is not a precise science. Our best guess at present is:

- Next draft of the plan published, taking on board comments on this version (September)
- 6 week consultation and people's response: [September & October];
- Plan revised, and then sent to Camden: [November];
- Examination by independent Examiner: [all remaining activities in 2017];
- Final amendments after independent Examination;
- Referendum (Yes or No to adopting the Plan);
- Final approval