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.

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.

**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 made 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
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.
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.
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.

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

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.

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. Appendix 7 lists all comments received 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.
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
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