

HILLTOP ROAD
20-005

ADDITIONAL INFORMATION REGARDING NEIGHBOURHOOD PLAN POLICIES

29.03.23 Revision - Issued for PLANNING

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POLICY 1 Housing

Policy reads: *"Residential development shall provide a range of housing types, to meet a range of needs, as appropriate, related to the scale of the development.*

This shall be achieved by:

i. The provision of affordable, social, intermediate, and shared-ownership housing - in line with the 50% target as set out in the development plan.

ii. The provision of a range of different unit sizes, including three and four bedroom homes, where appropriate, suitable for families.

iii. The appropriate provision of homes for the elderly and disabled, which promote accessibility.

iv. The provision of homes which aim to meet or exceed national environmental standards and for zero-carbon homes."

Policy addressed: i. The proposal is for one residential unit that will replace a unit that is there. Much of this policy can therefore not apply, as it is not possible to provide a range of housing types with one house.

ii. The design of the house has considered future changes of its use to vary the number of bedrooms should future owners see the need. This can be found on page 21 of the DAS.

iii. The design of the house has been specifically addressed to promote accessibility. Please see page 20 of the DAS.

iv. The house has been designed to exceed national environmental standards. Please see page 31 of the DAS as well as accompanying the Energy and Sustainability Statement.

POLICY 2 Design and Character

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Policy reads: *"All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.*

This shall be achieved by:

i. Development which positively interfaces with the street and streetscape in which it is located.

ii. Development which maintains the positive contributions to character of existing buildings and structures.

iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.

iv. Development which has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.

vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.

vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.

viii. The provision of associated high quality public realm.

ix. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2).

x. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18)."

Policy addressed: These points have been addressed throughout the submission and the DAS should therefore be read in its entirety in conjunction with all relevant drawings. Sections that are of particular interest would be: 5.1 Context (page 11 of DAS), 5.2 Massing (page 14 of the DAS), 5.5 Green Spaces (page 24 of the DAS) and 5.7 Materials (page 29 of the DAS).

POLICY 3 Safeguarding and enhancing Conservation Areas and heritage assets

This is not a relevant policy as the site is not in a conservation area.

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POLICY 4 West Hampstead Growth Area

This is not a relevant policy as the site is not in West Hampstead Growth Area.

POLICY 5 Public Transport

This is not a relevant policy as this is outside the scope of a minor development.

POLICY 6 Public Transport Facilities

This is not a relevant policy as this is outside the scope of a minor development.

POLICY 7 Sustainable Transport

Policy reads: *"In order to encourage the safe movement of traffic on roads in the Area, and to promote a reduction in car use, development will be supported which includes the appropriate provision of:*

i. Car-free or car-capped developments.

ii. Car club spaces.

iii. Charging points and dedicated parking spaces for electric cars.

iv. Contributions to safer road layouts, traffic calming, and the removal of rat-runs.

v. Proposals which will result in a reduction in air pollution caused by vehicle emissions.

vi. The appropriate provision of loading bays for commercial use that requires regular deliveries."

Policy addressed: i. The proposal is car-capped. Please see page 24 of the DAS.

iii. The single parking space provided can easily be used as a charging point for electric vehicle should the owner wish, due to its proximity to the house and not disturbing the public pavement.

The other points are not relevant to this proposal.

POLICY 8 Cycling

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Policy reads: *"Development shall promote improved provision for cycling throughout the Area and encourage cycling. This shall be achieved, where appropriate, by:*

i. Contributions to the improvement of existing bicycle lanes and paths.

ii. Contributions to the provision of safe and well designated cycle routes, especially on the main roads through the Area: West End Lane, Fortune Green Road & Mill Lane - as well as on the main roads on the boundary of the Area: Finchley Road & Kilburn High Road/Shoot-up-Hill/Cricklewood Broadway.

iii. Contributions to the provision of new bicycle lanes and paths.

iv. Contributions to the provision of new bicycle stands in all parts of the Area - and particularly in town and neighbourhood centres.

v. The provision of appropriate bicycle storage in residential and commercial development."

Policy addressed: v. The proposal includes provision for appropriate bicycle storage in the front garden of the development. Please see page 24 of the DAS.

The other points are not relevant for this proposal.

POLICY 9 Pavements & Pedestrians

This is not a relevant policy as the development does not change any pavement layout.

POLICY 10 New and Improved Community Facilities

This is not a relevant policy.

POLICY 11 Protecting Community Facilities

This is not a relevant policy.

POLICY 12 Business, Commercial and Employment Premises and Sites

This is not a relevant policy.

POLICY 13 West Hampstead Town Centre

This is not a relevant policy.

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POLICY 14 Mill Lane Neighbourhood Centre

This is not a relevant policy.

POLICY 15 Fortune Green Road Neighbourhood Centre

This is not a relevant policy.

POLICY 16 Local Green Space

This is not a relevant policy.

POLICY 17 Green/Open Space

This is not a relevant policy.

POLICY 18 Trees

Policy reads: *"Development shall protect trees in good health that contribute to the character of the Area, individual streetscapes, and green spaces. This shall be achieved by development that:*

i. Protects existing trees and provides for their maintenance.

ii. Makes provision for the planting of equivalent numbers of new trees where trees are cut down.

iii. Makes provision for the appropriate planting of additional trees, relative to the size of the development.

iv. Makes appropriate provision for the planting and maintenance of new street trees - particularly alongside the main roads identified in G12."

Policy addressed: i. The proposal is designed with screw piles that are much less disruptive than normal strip foundations and would therefore very unlikely have any negative impact on nearby trees.

All other points are not relevant. There are no trees on the site.