

I wish to object to the Planning application for a new private school at the Saga Building on Fortune Green Road(application 2013/4596/P).

The main and over-riding objection is the lack of PARKING for a school with 180 pupils. As you are probably aware, all the Greek roads(Achilles Road,Ulysses Road and Agamemnon Road) are all under severe problems with parking especially since the opening of a 24hour gym in the same development and the school will be the final nail in the coffin for local residents trying to park. Please take this into account when considering this application.

W Lewis



Dear Camden Council,

I am writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to object to this application for a change of use at 37-63 Fortune Green Road.

The NDF was recognised by Camden Council earlier this year and is already working on a Neighbourhood Plan for the area. The latest draft of the Plan can be seen on our website: www.ndpwesthampstead.org.uk

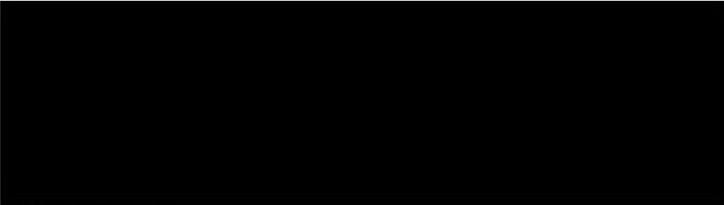
The NDF objects to this application for the following reason:

1. The draft Plan strongly supports (Policy 10) the allocation of space in the area for business and commercial use, in order to provide "sustainable economic growth" (National Planning Policy Framework, paragraph 19). The Plan opposes the loss of such sites to other uses. We think that this site should be kept in business/commercial use. If the space is too large to be let in its current configuration, it could easily be subdivided - for example, to provide flexible office space.
2. While the Plan supports additional school places in the area, the Plan (Policy 9) considers that the priority is for state school places for children living in the area. The proposal for an extension of a private school, based outside the area, does not fit with this criteria. From the evidence provided with the application, it is clear that most pupils currently live outside of Fortune Green & West Hampstead.
3. There are also concerns about the traffic implications of the proposed school. The supporting documents suggest that most pupils will be brought to the school by private car or private bus. There doesn't appear to be any evidence that many of the pupils or staff will either walk, cycle or use public transport to travel to the site. The Plan aims to allow for a reduction in car use (Policy 6) and improvements to public transport. This application is therefore in clear conflict with this policy.
4. It is understood that the school will make use of the neighbouring Fortune Green and the Fortune Green Play Area as a playground for pupils. This will result in a loss of amenity for local residents, as well as disruption for people living close to the school and the Green.
5. Members of the NDF who live in Alfred Court have also raised concerns about security. It appears that pupils, parents and staff will have access to lifts in the building. We don't feel these concerns have been addressed and believe this application would be detrimental to the security of those living in the building.

6. Overall, the proposal - for a large private school with around 180 pupils - is considered wholly inappropriate for this site. The application is being made against the wishes of local residents and members of the NDF. As demonstrated above, it is also in breach of several policies in the draft Neighbourhood Plan. We therefore urge that it be refused.

Best wishes,

James Earl
(Chair, Fortune Green & West Hampstead NDF)



To: Jason Traves
RE: application ref 2013/4596/P

I OBJECT to the application.

Reasons relate to traffic, congestion and parking problems, as follows.

Abercorn and consultants have misrepresented and skewed traffic plan in favour of light traffic. Data is averaged out over 365 days which includes the lighter use periods of school holiday times during which problems with traffic or parking is lessened anyway.

Traffic will build on the immediate streets as waves of parents on time-sensitive scheduling periods TWICE per day will try to enter into and leave from the Sager Building. Inadequate visibility/unsafe conditions to enter and egress are frequent due to Tesco lorries and light transit vans, etc parking on double yellows adjacent to driveway. This will apply principally to morning rush hour traffic, the period when Tesco schedules deliveries.

There is no allowance for road works and controlled single lane road use. There seems to be continuous road works in the immediate vicinity. Abercorn use of long luxury coaches is utterly impractical and will cause traffic gridlock, exacerbated by road works in the vicinity.

The plan to drop off and pick-up students inside a single lane sub-ground car park by upwards of 45 parents/vehicles twice per day will likely result in parents resorting to parking in the neighbouring areas that already experience overuse.

Judy Emms

