



Dear Camden Council,

I am writing from the Fortune Green and West Hampstead Neighbourhood Development Forum (NDF) to comment on the planning application for West Hampstead Overground station (2014/7966/P).

1. The NDF welcomes the many positive aspects of the scheme - particularly the setting back of the station from the road, giving more space to pedestrians, and the use of red brick in the design of the new station building. However, for the reasons listed below, the NDF **objects** to the planning application as currently drafted.

2. We are very concerned that the documents submitted with the application - particularly the Planning Statement - appear to make no reference to the Fortune Green & West Hampstead Neighbourhood Plan. The Plan was formally submitted to Camden Council on 1 September 2014 and passed its independent examination on 8 January 2015. While not yet 'made', the Plan is a very advanced emerging plan and should be a material consideration for this important planning application. The failure to consider the Neighbourhood Plan means the submitted scheme is unlikely to be planning compliant.

3. We are also concerned about the pre-application consultation for this significant scheme. There were only two limited consultation events - one at the Area Action Group meeting in October and one drop-in event (called at very short notice) in December. Despite numerous suggestions at both events, it appears that no changes to the scheme have been made as a result. Such an approach to consultation and engagement is in clear breach of NPPF paragraphs 188-191.

4. We are disappointed that the new station building fails to incorporate any positive environmental measures. The station building is located in an area judged by the Camden Core Strategy to be deficient in green/open space; is in an area with high levels of air pollution; and the construction of the new station building will involve the loss (without replacement) of several trees. We have suggested that the new station building should include measures to take into account these issues - such as green/living walls and roofs. We would also like to see new trees planted at or near the station - for example, on the railway embankments near the station. As currently drafted the planning application fails to take into consideration these issues - meaning it is in breach of the NPPF (paragraph 7); the London Plan (Policies 7.4 & 7.5); the Camden Core Strategy (Policies CS13 & CS15); and the Neighbourhood Plan (Policies 16 & 17).

5. We object to the construction of a retail unit as part of the development. We appreciate that TfL need such space to pay for the cost of building stations - but, in this instance, the construction has been largely funded by a government 'access for all' grant and a S106 contribution from the neighbouring Ballymore/West Hampstead Square development - so such an income is not necessarily needed at this site. We also note that the proposed use is for a cafe - and that there are already several cafes in the immediate area, with new ones due to open at the

neighbouring West Hampstead Square development. We propose that, following the example of the redeveloped West Hampstead Thameslink station - which has met with near universal praise - this space is given over to pedestrians, to aid pedestrian flow in the area and to promote accessibility. Such space could also include a seating area/benches and cycle parking. Such a change to the plans would be in accord with Neighbourhood Plan Policies 6, 8 and 9.

6. While we recognise the importance of this development - as well as the need for it to happen as soon as possible - we believe that, as vital piece of transport infrastructure in our area, it is very important that all aspects of this scheme are policy compliant and have local support - before the scheme is approved. If the measures outlined above are incorporated into an amended planning application, the NDF would be happy to give its support to the new application.

If you would like any further information from the NDF about this application, we would be happy to provide it.

We would like to be informed when:

- these comments have been received and posted on the Camden Council planning website
- the officer's report on the application is published
- the application is listed for consideration at a DC meeting
- the NDF can request to speak at the relevant DC meeting

Best wishes,

James Earl
(Chair, Fortune Green & West Hampstead Neighbourhood Development Forum)
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