

From: James Earl [REDACTED]
Sent: 23 March 2016 09:53
To: Planning; Haji-Ismail, Zenab
Cc: Rea, Flick (Councillor); Russell, Lorna (Councillor); Olszewski, Richard (Councillor); People's Centre
Subject: Planning application 2016/0697/P 96-98 Shoot-Up Hill | Objection from West Hampstead NDF

Dear Camden Council,

I am writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to **strongly object** to this planning application for 96-98 Shoot-up Hill.

1. The site is protected in the **Fortune Green & West Hampstead Neighbourhood Plan** (see Policy 11 & paragraph E7) for community use. We are strongly opposed to the removal of this important, well-used and widely-supported community facility which forms a significant part of the local community in Fortune Green & West Hampstead.
2. We do not believe that a **replacement facility** is being provided. The Council's proposed new centre is on the other side of the borough and - for many of the current users and their carers - it is not reasonable to expect them to make what for them is a long journey some considerable distance from their homes and local communities. In addition, the full range of facilities, services and activities being provided at the site - by both the New Shoots Day Service and the People's Centre for Change - are not being replaced at the new building.
3. We note that the **Design & Access Statement** submitted with the planning application makes no mention of the Neighbourhood Plan and its policy for this site. Despite pointing out this serious omission to the applicant - and receiving a promise that the document would be amended - there is no evidence of any amended document being published on the Council's planning website.
4. We further note that the applicant has carried out **no pre-application consultation** with the local community - and local groups, such as the NDF - about these plans. Such an approach is recommended in the NPPF and - given that the proposal marks a significant change in the land use for the site as specified in the Neighbourhood Plan - we would expect this to have happened in this case.
5. In addition, we submitted a **list of questions** to the applicant about these plans on 26th February. Despite being promised a reply - and following up this promise with a request for answers - no further information was received. We feel this reflects a dismissive, arrogant and unwelcome approach from the applicant.
6. In the light of the above, we therefore join other individuals and groups in the area in requiring that this planning application is **withdrawn and cancelled**.
7. We require the applicant **consults with the local community** before bringing forward plans that are in conformity with our recently approved and adopted Neighbourhood Plan - rather than seeking to ignore the existence of the document.
8. If the applicant wishes to proceed with this flawed application, we require that planning officers **reject the scheme** and it does not proceed any further in the planning process. We

believe it to be in clear breach of the Neighbourhood Plan for failing to allow any community use to continue on the site.

9. We further require that, if housing is to be allowed on the site, the plans are amended to allow for **affordable housing**, affordable rental units and social housing. An approach that provides only private housing is neither planning policy compliant nor meets the stated needs of our community.

10. Finally, for the avoidance of any doubt, the NDF stands 100% behind those who use this community facility and wish this site to remain in community use. We note that a **petition** calling for the planning application to be cancelled has now attracted more than 500 signatories:

<https://you.38degrees.org.uk/petitions/stop-the-loss-of-a-vibrant-inclusive-community-resource-at-96-8-shoot-up-hill-nw2>

In particular, we fully support the wishes of the People's Centre for Change in their strongly stated desire to continue using this facility - and, if necessary, to purchase the site.

I would be grateful if you could keep me updated regarding what happens next with this planning application.

Yours sincerely,

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

