



FOR HIGHGATE
HIGHGATE NEIGHBOURHOOD FORUM

Highgate Neighbourhood Plan – A Plan for Highgate

Consultation Statement

May 2016

**A PLAN
FOR HIGHGATE**

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Highgate Neighbourhood Plan
2nd Draft For Consultation
December 2015



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1. Introduction



- 1.1 This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:
 - 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.*
- 1.2 This statement addresses these regulations by setting out how members of the Highgate Neighbourhood Forum have engaged with and consulted the residents and businesses of Highgate. The objective of the consultations has been to ensure that there is widespread understanding of the reasons for and content of the Neighbourhood Plan.
- 1.3 The statement demonstrates that there has been extensive community engagement throughout the entire plan-making process - going far beyond the consultation required by regulation - which has informed the content of the Plan. It sets out how the Forum has engaged and consulted with residents and businesses of Highgate (including 'hard to reach' groups), as well as other consultation bodies, i.e. Camden and Haringey Councils, Historic England, the Environment Agency and Natural England.
- 1.4 Details of all our meetings and consultation/engagement events since July 2013 can be seen in our **Engagement Record** at <http://j.mp/15kCIpa> and in the supporting appendices.
- 2.0 The Plan Preparation Process**
- 2.1 The plan process has been led by the Highgate Neighbourhood Forum. It established seven work groups to act as a key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals.
- 2.2 The process of preparing and seeking final adoption of the Highgate Neighbourhood Plan is in accordance with the Neighbourhood Plan (General) Regulations 2012. The intention of the Forum is to submit the Neighbourhood Plan **in XXX** with a view to the Plan being in general conformity with both Camden and Haringey's Local Plans.
- 2.3 The process up to submission includes the following stages:
 - Extensive community engagement;
 - Gathering of evidence base;
 - Production of the draft plan and the Pre-Submission Plan;



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- Compliance with SEA/SA guidance
- Final Submission Neighbourhood Plan. This document takes into account the representations received on the Pre-Submission Plan and has been amended as necessary before submission to Camden and Haringey Councils. The Plan is accompanied by a SEA report, Basic Conditions Statement and this Consultation Statement.

2.4 If approved by the Councils, the Neighbourhood Plan will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Forum and Councils. Both Councils will be responsible for amending the Plan before going to local referendum. If supported by a majority vote, the Neighbourhood Plan will be 'made' by both Camden and Haringey Councils and will become planning policy for the Highgate Neighbourhood Plan Area.

2.1 Designation of the Neighbourhood Area

2.1.1 The application to become a neighbourhood forum and to designate a neighbourhood area was approved by the London Borough of Camden on 17th December 2012 and London Borough of Haringey on 18th December 2012. See Appendix 1: Highgate Neighbourhood Forum Application.

2.1.2 The application contained:

- A map which identified the area to which the application related;
- A statement explaining why this area was considered appropriate to be designated as a neighbourhood plan area; and
- A statement that the organisation making the application was a relevant body for the purposes of section 61G of the Town and Country Planning Act, 1990.

2.2 Working with Camden and Haringey Councils

2.2.1 Extensive support and advice has been provided by Camden and Haringey Councils throughout the process. Meetings and briefing sessions with officers have taken place at all stages.

2.3 Cooperation with Neighbouring Forums

2.3.1 A good working relationship was established with other forums that were preparing Neighbourhood Plans e.g. the Kentish Town, Dartmouth Park, Crouch End and Hampstead Neighbourhood Forums.

3.0 Early Community Engagement

3.1 The idea of setting up a neighbourhood forum in Highgate and producing a neighbourhood plan was first publicly discussed at a meeting on 26th January,



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2012 at the Highgate Society. All the local organizations and Councilors from Camden and Haringey were invited, as well as a speaker from MADE to explain the requirements of the Localism Act. Seventy people attended and, after lengthy discussion, agreed to go ahead with creating a forum.

- 3.2 On 30 May, 2012, the nascent Forum held its inaugural AGM. Eighty people packed out the large upstairs room of The Bull public house, agreed a constitution and elected the first Committee.
- 3.3 From that point, the Forum's **ongoing media campaign** was launched. It has a lively website, a Twitter feed and a Facebook page, as well as a regular e-newsletter (685 subscribers in February 2015) and communication via the newsletters of its affiliated organisations (full list at ForHighgate.org/reference/affiliates).
- 3.4 There have been frequent articles in the *Hampstead and Highgate Express* and the *Camden New Journal*, as well as regular articles in the Highgate Society's magazine *Buzz*, which has a readership of 4000 and across the neighbourhood. These can be found at **Appendix 2: Early Community Engagement**.

3.1 Survey

- 3.1.1 A leaflet with a questionnaire was delivered to all 8,000 households in Highgate during Summer 2012. This leaflet was also made available at various community venues. The leaflet and questionnaire is included at **Appendix 2**.
- 3.1.2 We asked four simple questions:
 - What did people like and not like about Highgate?
 - What did the neighbourhood need? and
 - An open question for comments and suggestions.
- 3.1.3 This survey could be returned on paper to two "dropboxes" in the neighbourhood or filled in on our website (the method chosen by most of the respondents).
- 3.1.4 A full summary of the Survey's findings can be seen at ForHighgate.org/evidence/your-views but the main concerns expressed were grouped under the following headings:
 - Traffic: noise, pollution, speeding, traffic queues, safety;
 - Retailing: a desire for more diversity, range and independents and fewer estate agents;
 - Parking: time to review restrictions and enforcement;
 - Buses: move the 271 bus terminus; more east-west routes;
 - Planning: halt "over-development: and go "green;
 - Wasted resources: improve the Archway Road and the "wasted jewel" of Pond Square; and



- Councils: “let’s prod them to get done the little things that get missed”.

3.1.5 All the results of the survey were passed to the groups researching and writing the neighbourhood plan and were the starting point for all further discussions.

3.2 Placecheck - September 2012

3.2.1 More than 30 volunteers were involved in the Placecheck exercise – they talked to everyone they met along the way. The volunteers were organised into eight groups to look closely at parts of the Forum Area they were less familiar with. They were asked:

- What do we like about this place?
- What do we dislike about it?
- What do we need to work on?

3.2.2 A full summary can be found here: [ForHighgate/evidence/placecheck](#) but the main issues raised included the following:

- Gated communities: the richer areas of Highgate are becoming increasingly anti-social and exclusive;
- How does Highgate relate to its green spaces: The Heath, Queens Wood, Highgate Woods, Waterlow Park, The Parkland Walk, allotments, playing fields etc.;
- Unlock the potential of the Archway Road, all the way to Aylmer Road and the Wellington Gyratory;
- What is the future of the Bowl?;
- Are the North Road roundabouts helping or hindering?;
- Traffic;
- “Civic vandalism”: the lack of care expressed by both Councils in the signs they put up and how they maintain them;
- Need for better signage to major landmarks;
- Poor maintenance of pavements;
- Wheelie bins; and
- Planning controls not being systematically applied.

3.2.3 The results of both the Survey and the Placecheck were presented to a meeting of the 50 people involved with writing the Neighbourhood Plan. The issues raised were a spur to the formation of appropriate policies in the Plan.

3.3 Street engagement: wish cards

3.3.1 130 wish cards were collected at 8 locations/gatherings across Highgate (areas targeted because few people in those locations had responded to the Survey questionnaire). The Wish Card can be **found in Appendix 3: Street Engagement**.



3.3.2 The Wish Cards were distributed via residents' associations, a local church and community centres asking people to enter their "wish for Highgate".

3.3.3 The main issues included:

- Streets/transport/traffic;
- Pond Square;
- Social/culture/cohesion;
- Economic activity; and
- Green spaces/buildings/heritage.

3.3.4 The concerns raised echoed the findings of the earlier Survey and as such bolstered our determination to create planning policy to address the issues.



3.4 Street engagement: Archway Road and High Street traders

3.4.1 During December 2012 traders in Highgate High Street and Archway Road were visited by volunteers asking them for their 'three ideas to improve' the High Street and Archway Road. They wrote their responses on a blackboard and were photographed.

3.4.2 There was a further meeting with the Highgate Village Business Association in Spring 2013. In November and December 2013, traders missed in the earlier survey



of Archway Road and those in Aylmer Parade were again surveyed for their views. A spreadsheet with their comments can be seen at [ForHighgate.org/economic-activity](https://forhighgate.org/economic-activity)

3.4.3 Key issues raised included:

- Parking/loading/delivery/Red Route;
- Traffic calming;
- Make more pedestrian friendly: more crossings;
- Lack of customer footfall;
- Support for local independent traders, encourage a wider variety of shops;
- Security: more support from Police, CCTV;
- Lower business rates;
- Improve look of the area: poor upkeep of shopfronts, more litter bins, cleaner pavements; and
- Cycle lane needed.

3.4.4 The issues and concerns raised have informed the policy making of the Forum, particularly in the Economic Activity, Archway Road and Village Core groups.



3.5 Community Planning Workshops



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- 3.5.1 Over 80 people attended each of the two public Community Planning Workshops organised by the Princes' Foundation in January 2013. In addition, 40 invited participants attended a Stakeholder Day on 17 January, 2013 (full list of participants in the Princes' Foundation Report in the Community Planning Workshop outcomes PDF at ForHighgate.org.uk/evidence/).
- 3.5.2 There was an exhibition of all the Consultation/Engagement results so far, and an opportunity for attendees to comment on whether they agreed or disagreed with the Plan Groups' ideas and earlier workshop outcomes by sticking green or red stickers on each of the proposals.
- 3.5.3 A number of issues were raised and these can be found here ForHighgate.org.uk/evidence/ Proposed changes to bus routes were the only proposals to attract significant disagreement (represented by red spots).
- 3.5.4 All the comment grids were handed to the relevant Plan groups to inform their discussions.



3.6 Discussions in Plan Groups



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- 3.6.1 Around 50 people have worked in the groups researching and writing the Neighbourhood Plan. The Plan Groups' ideas were also presented in the January 2013 Community Planning Workshops, the May 2013 AGM and on regularly updated pages on our website, to which the 600 people on our e-mailing list were alerted.
- 3.6.2 The Plan Groups met on a regular basis between October 2012 and February 2014. Their work was co-ordinated by the Plan Steering Group, led by Elspeth Clements.
- 3.6.3 The key issues raised informed the production of the Draft Plan and can be found here - ForHighgate.org/Plan-background . This paper documents the Plan Groups early discussions.

3.7 Engagement during the summer of 2013

- 3.7.1 We ran stalls at the Fair in the Square (Highgate's main annual event, attended by thousands), the Kenwood Concerts (open air concerts of popular music held on Hamsstead Heath) and Highgate Wood Heritage Day.
- 3.7.2 We handed out cards explaining about the Forum and the Plan and signed people up for our e-mailing list. The intention was to try to reach young families who had not engaged with us so far. This card can be found in **Appendix 3: Street Engagement**.
- 3.7.3 The key questions asked related to the concept of the Neighbourhood Forum and the progress of drafting the Neighbourhood Plan.



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3.8 Brainstorm workshop to create Action Plan

3.8.1 The Forum membership (550 at this point), affiliated groups and the Plan Steering Group were invited to a workshop to tease out the key issues for inclusion in an Action Plan which would then inform the first draft neighbourhood plan. 30 people attended.

3.8.2 We held a brainstorm session on Saturday 5 May, 2014. Large poster sheets had been prepared with the action ideas and projects so far and the participants were invited to comment on these or simply add red (for disagree) or green stickers (agree) to the ideas and add new ideas (also then commented on or stickered by other participants). We then had a workshop discussion on the ideas on the posters with those who had added new ideas or put red stickers against projects asked to give their views.

3.8.3 Discussions particularly centred on:

- A suggested cycle path through Waterlow Park;



- Changes to the current parking arrangements: needs of shoppers/traders v residents and discouraging car use;
- Concerns re losing the current Highgate Library as part of the development scheme for a new 'knowledge centre' at the old Highgate Overground Station;
- Whether the Hillcrest Estate was being included in the proposed development sites;
- Sites for new pedestrian crossings and raised 'shared carriageways'; and
- What projects would be suitable for land at Highgate Bowl.

3.8.4 All ideas were fed into the Community Action Plan, and followed up by Action Plan working parties.

3.9 Engagement during the summer of 2014

3.9.1 We ran stalls at the Fair in the Square (Highgate's main annual event, attended by thousands) and the Highgate Primary and St Michael's Primary School Fairs.

3.10.1 We set up an exhibition of the main ideas in our Action Plan. People were invited to comment and add their own ideas.

3.11.1 Key issues and concerns raised:

- Ideas for Pond Square: remove bus stand, farmers' market (most popular and also wanted for Waterlow Park and St Michaels School), carousel and café, a pond, fountains, something! Plus one 'keep your hands off Pond Square';
- High Street shops: more local shops and less chains and estate agents, a Waitrose, a fresh fish shop, music shop or centre, nail bar;
- Less traffic, more traffic regulation through village, car free zone, no parking in Southwood Lane single yellows at weekends, reinstatement of audible crossing signals, reinstatement of barrier outside Highgate Station, road safety;
- Local heated swimming pool, ski slope, more free activities, youth activities, affordable Summer Playscheme, more sports;
- Fix up Shepherds Hill Gardens;
- More social housing + 'don't build on Hillcrest Estate';
- Police security on the street;
- Better parking; and
- Remove railings on Wellington Roundabout.

3.11.2 The key issues were taken forward by the Action Plan working parties and followed up as appropriate. It is important to note that engagement up to this point informed the vision, objectives and policies and proposals that were included in the first draft plan.



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4.0 Draft Highgate Neighbourhood Plan: Pre-Submission Consultation, 2015

- 4.1 We conducted a six week Pre-Submission Consultation between 5th January and 15th February, 2015 (extended to March 21 to accommodate statutory consultees). Our aim was to reach as many people as possible and particularly those members of our community who had not so far been involved in the plan-making process. We employed a number of strategies and different kinds of events to talk to people and drive them to our website to read and comment on the Plan.
- 4.2 100 posters were put up on community notice boards, shop and pub posters across the neighbourhood and 3000 publicity postcards (+ badges and “I’m for Highgate” stickers) were distributed during the events and activities listed below. Regular newsletters were sent out to our 700 strong mailing list, which includes the more than 50 organisations affiliated to the Forum (<http://www.highgateneighbourhoodforum.org.uk/reference/affiliates/>) who are encouraged to cascade to their large number of members.
- 4.3 In addition, hard copies of the Plan were made available for the whole six weeks at The Highgate Society, The Highgate Literary and Scientific Society, Jacksons Lane and Shepherds Hill Library.



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4.1 Plan workshops

4.1.1 Everyone in the neighbourhood was invited to workshops at The Highgate Society (January 10, 2015) and Jacksons Lane (January 17, 2015) via 100 posters on community notice boards and in shops and pubs. Sixty people turned up to the January 10 workshop and 50 to the January 17.

4.1.2 Participants were invited to post comments on posters listing the Plan's ideas and policies and then a discussion was held around the comments.

4.1.3 Key issues raised included:

- Pedestrian access to the Highgate Bowl + prospects for buying the Highgate Nurseries land and developing it for community use (a community theatre there would be too noisy);
- Better use of Pond Square + sensitive landscaping;
- More schools and doctors if more housing planned;
- Better facilities for pedestrians and cyclists, including an idea to connect with existing cycle paths across Hampstead Heath;
- Bring back the tram or cable car up Highgate Hill;
- More diverse retail units – active intervention needed;
- Encouraging local businesses on Archway Road and Highgate Village by lowering business rates and rents;
- Problem with 'wheelie bins';
- Avoid gated communities;
- Better crossings on Archway Road e.g. by Causton Road
- Stop sale of property to people who rarely live in them and 'develop out of character castles';



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- More sustainable energy initiatives e.g. solar panels, earth heating, transferable technology;
- East/west bus routes e.g. Highgate Station to Hampstead + 210 and 603 buses should be single decker and more frequent;
- Rethink bus stops in Highgate Village so people don't have to cross busy roads to get to Archway Station;
- Removal of 271 bus terminal and replace with marketplace;
- New children's park near Parkland Walk;
- Teenage/youth centre + local fitness centre and sports shop; and
- Open abandoned tunnels at Overground station to public.

4.1.4 Participants were urged to make formal comments on the website but the above comments have been considered as part of the review of comments made during the Consultation.



4.2 Other events

4.2.1 During the pre-submission consultation period, extensive engagement was carried out and a number of various events took place, including:

- Coffee house and pub crawls;
- Handing out publicity postcards at Archway and Highgate underground stations + Highgate High Street;
- Pop-up sessions at Highgate Family Centre, Holly Lodge Nursery, and at school gates of Highgate Primary School, St Michaels Primary School and Channing Junior School + meeting at Highgate School;
- Pop up stalls at Mary Feilding Guild, Lauderdale House and Hillcrest Residents Association AGM;
- Final drop in session at the Highgate Society;
- Sustained Facebook and Twitter campaign and YouTube videos;



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- Direct delivery of publicity postcards to an estate and streets;
- Letters sent to community, faith and residents' groups; and
- Letters sent to statutory bodies.



4.2.2 A summary of the key issues and concerns raised during the above events can be found at **Appendix 4: Summary of Issues during Pre-Consultation Engagement 2015.**

4.3 Response to Pre-Submission Consultation

4.3.1 A total of 226 responses were submitted. Representations were received from a number of statutory consultees such as Historic England, the Environment Agency, Natural England and a joint response from Camden and Haringey Councils. A range of comments were also submitted from key local groups like the Highgate Society, Harington. Other responses included Savills on behalf of the NHS Property Services, Channing School, Thames Water and Highgate School.

4.3.2 A schedule of consultation responses from individuals, along with an explanation of how the Forum has responded to comments made is provided in **Appendix 6: Schedule of Representations, January 2015.** The submissions from organisations are listed in **Appendix 5 Submissions from Organisations January 2015.**

4.3.3 The table below summarises the main issues and concerns submitted to the website consultation form or by email. These led to an extensive re-draft of the



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Neighbourhood Plan and a second Pre-Submission Consultation, which began in December 2015.

Key issues raised during 1st Pre-Submission Consultation (5 January to 15 February 2015)

Social and Community:

- Housing for older people
- Differing views on 'affordable' housing policy
- Additional ideas for Community Action Plan and CIL spending list
- Community facilities policy should be flexible to reflect the viability of individual schemes
- Michael Burrough Associates (on behalf of Omved International who own Southwood Nursery) claim that the draft plan is not in conformity with the strategic policies contained in Haringey's Local Plan, particularly policy SC1. According to Omved, policy SC1 seeks to apply a restrictive policy requirement designed to constrain the type of housing permitted in the Plan area.

Economic Activity:

- Improving the Archway Road commercial core
- Employment opportunities should not be limited to only B Class uses, and traditional employment generating uses, but should support all uses which create employment opportunities, including land uses such as D1, D2, A1 and A3.

Traffic and Transport:

- Parking provision should be reviewed carefully in light of site specific constraints.
- Movement of 271 bus turnaround
- Pedestrian crossings
- Safe cycle routes
- Bus routes

Open Spaces and Public Realm:

- Protection of Local Green Spaces
- Different visions for Pond Square
- Opposition to Haringey's proposed development on Hillcrest Estate
- The NP must make reference to Hampstead Heath Woods Site of Special Scientific Interest (SSSI)
- Policy OS1 Fringes of Highgate's Open Spaces should be less prescribed and introduce flexibility to allow individual sites to be assessed on a site by site basis taking into account the site specifics.

Development and Heritage:

- Ensure heritage policies are in conformity with the NPPF
- Wheelie bins in the Miltons
- Need for Archeology policy



- Demolition policy
- Renewable energy and air quality policies
- The emphasis on the heritage of Highgate and its role in defining its strong character and attractiveness is not fully reflected in the Heritage and Development section.
- The Plan would benefit from a clear policy specifically aimed at consistency across the public realm ensuring high quality workmanship, appropriate materials, and appropriately qualified professionals to oversee such work.
- More guidance required on the Basement policy, what evidence base is being used to support this policy?
- The Backland development policy should include a statement on the preservation of the historic character of the area and how green spaces can contribute to this.
- A definition of backland development must be provided in the NP
- Michael Burrough (Omved) object to the NP's general failure to properly reflect key conservation factors in its proposals for Policy Area KA3.
-

Other

- Omission of Policy Covering Water Supply and Sewerage/Wastewater Infrastructure
- HNP's failure to undertake or provide a Sustainability Appraisal and an EIA/SEA screening assessment.
- The HNP could benefit from a more explicit focus on plan and project delivery.
- Rename the Plan's "Key Areas" so to eliminate confusion between Haringey's plans and the Highgate Neighbourhood Plan.
- The failure to provide a SA/SEA Screening for the Plan (Omved).
-

Key Site Allocations:

- A number of concerns raised by Michael Burroughs (representing Omved who own the Southwood Nursery site) relate to the following: - the Forum's failure to provide any information on how Policy Area KA3 can be funded and request that a fully worked up financial appraisal of this project should be included in the Plan;
- Omved also disagree that public access to and from the core of the site should be improved, from the draft plan, they think it's difficult to see what the purpose of the public access would be in the absence of any public destination on the site
- They disagree that there is sufficient clarity in the description of the appropriate location for development as this should make it clear that it includes the southern fringe of the Southwood Nursery site.
- There should not be any additional pre-agreed set of design codes for the whole area or an overarching masterplan.
- The HNP does not provide a shred of evidence justifying the change of land use that it seeks. Without this, and as the Harington Project is the only 'horticultural or agricultural development' in the immediate vicinity, HNP has opened itself to the possibility that it is being using to secure a commercial advantage for a local interest group.
- An alternative approach to development at KS3 was submitted on behalf of Omved,



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which they believe will secure all the HLP policy objectives set out in their submission – it will create heritage-led regeneration; will increase public accessibility to the historic environment and it will support restoration of heritage assets in a way that puts them in a suitable viable use.

Other comments to the Key Sites included:

- Preservation of open space in the Bowl - KS3
- Lack of consultation with Priory Gardens residents + lack of clarity re KS2
- Lack of consultation with residents of Goldsmiths Court on KS5
- Lack of clarity re Summersby Road estate in KS4
- Savills (on behalf of the NHS) promoting the Harrington site for residential development, detriment to Harington operations. The site is too small to
- accommodate residential development as well as our own expansion plans.
- The area identified on location maps as the Highgate Bowl has incorrectly included some of the School's buildings and land to the rear of Dyne House
- What funding mechanisms are there in place to deliver KS3 the Bowl?
- Development principles and criteria suggested for Southwood Nurseries
- KA5 - Goldsmith Court - what evidence is there to support the 22 flats identified for this site
- Key Area 4: 40 Muswell Hill Road / Summersby Road - inclusion of the Homes for Haringey- owned residential properties on Summersby Rd in the Site Allocation for this area as part of the Council's estate renewal and investment process.

5.0 Pre-submission Consultation on 2nd Draft of the Neighbourhood Plan, 2015/2016

- 5.1 We undertook a second Regulation 14 consultation on both a Draft Plan (revised in the light of the comments on the first Draft) and a new Strategic Environmental Assessment between 14th December 2015 and 7th February 2016.
- 5.2 We also took the opportunity to publicise a survey on the Community Infrastructure Levy (CIL) spending list included as an appendix to the Plan.



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**A NEW PLAN &
COMMUNITY CASH
FOR HIGHGATE**

Have your
say on how
it should
be spent!

Consultation runs from
14 December 2015 to **7 February 2016**

Comment on the Plan and vote on Community
Infrastructure Levy projects at ForHighgate.org

FIND OUT MORE AT:
ForHighgate.org
HighgateNeighbourhoodForum
@HighgateForum

5.3 Like the previous consultation in 2015, extensive advertising was undertaken, including:

- 50 posters were put up on community noticeboards and shop windows around the Plan area and 5000 publicity postcards distributed;
- Letters sent to statutory bodies and owners of property mentioned in our Key Site Allocations;
- Emails to all our Associate organisations (residents associations, faith groups, schools, community centres, amenity groups etc) and to the 200 people who commented on the first draft of the Plan;
- Pub and coffee house crawls, card distribution at Highgate and Archway tube stations and at primary school gates;
- Direct delivery of publicity postcards to households (particularly including those near to the Key Site Allocations);
- Sustained Facebook and Twitter campaign;
- Increased traffic on website; and
- Concerted press campaign throughout the life of the Forum and particularly during the two consultations.



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5.4 A summary of the key issues and concerns raised during the above events can be found at **Appendix 7: Summary of Issues during second Pre-Consultation Engagement 2015/16.**

5.1 Response to second Pre-Submission Consultation

- 5.1.1 A total of 58 representations were submitted, resulting in 63 individual comments and concerns. Representations were received from a number of statutory consultees such as Historic England, the Environment Agency, Natural England, Thames Water and a joint response from Camden and Haringey Councils. A range of comments were also received from individuals and key local groups and landowners like the Highgate Society, Channing School, Savills on behalf of the NHS Property Services, Jewson Ltd and Highgate School. The full text of submissions from organisations can be read on the Forum's website: <http://www.highgateneighbourhoodforum.org.uk/plan/>.
- 5.1.2 Schedules of the consultation responses, along with an explanation of how the Forum has responded to comments made is provided in **Appendix 8: Schedule of Representations, December 2015 – February 2016** and **Appendix 9: Key Submissions to Pre-Submission HNP Consultation**. The Boroughs' response is set out in **Appendix 10: London Boroughs of Camden and Haringey response to Consultation Draft of Highgate Neighbourhood Plan**. There is no Forum response included in Appendix 10 as it has attempted to address all the Boroughs' concerns, except that on development on the Hillcrest Estate (see table below).
- 5.1.3 The table below summarises the main issues and concerns raised during the consultation and describes how these have been considered, and where relevant, addressed in the next version of the Plan, in accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, Reg 15 (c) and (d).



Key issues raised in responses to the 2nd Pre-Submission Consultation (14 December 2015 to 7 February 2016)

Social and Community:

Policy SC1 should be more flexible and not in conformity with Boroughs' housing policies: policy amended on LBH and LBC advice + conformity demonstrated in Basic Conditions Statement.

Economic Activity:

Improving the Archway Road commercial core: comments noted for community action.

Traffic and Transport:

- Ameliorating the effect of diesel and petrol vehicles: policies changed where possible.
- Parking stress: T&T policies amended.

Open Spaces and Public Realm:

- CA on attempting to provide access to reservoirs: action removed.
- Mention Hampstead Heath Woods are an SSSI: copy amended.
- Conflict between LBH Site Allocation to develop Hillcrest estate in opposition to Highgate NP's designation as Local Green Space: to be decided by Inspector of LBH Local Plan.
- Proposal to designate Highgate Chapel Churchyard as a Local Green Space deleted after representations from owners Highgate School.

Development and Heritage:

- Basements: policy substantially changed.
- Energy efficiency: mostly cannot be addressed by neighbourhood plans.
- Introduction of Home Quality Mark: regarded as 'too restrictive' to require more than national guidelines. Covered by Haringey's DM21.
- Carbon footprint of demolition proposals: regarded as "too onerous" under current regulation.
- DH1-12 policies redrafted in response to a number of representations on detail.

Key Site Allocations:

- Development on KS3 The Bowl: policy made clearer.
- Policy in KS3 is not in conformity with LBH and national policy: Basic Conditions Statement demonstrates that it is.
- Opposition to new tall apartment blocks east of Archway Road: noted.

5.2 Comments on SEA

The Highgate Society submitted a comment on the SEA. The Forum's response is set out in **Appendix 9 Schedule of Key Submissions to Pre-Submission HNP Consultation December 2015 – February 2016**. The Highgate Society Sustainable Homes Group also commented on the SEA. The Forum's response is set out in **Appendix 8: Schedule of Representations, January 2015**.



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5.3 Comments on CIL Spending List

The results of the Forum's poll on the proposed Community Infrastructure Spending List and the new suggestions put forward during the Consultation can be found at <http://www.highgateneighbourhoodforum.org.uk/plan/cil-list/>

6. Amendments

- 6.1 It was agreed that the Pre-Submission Neighbourhood Plan and SEA be amended to take account of the representations as set out in Appendices 8, 9 and 10 and submitted to Camden and Haringey Councils for examination.

7.0 Conclusion

- 7.1 The publicity, engagement and consultation completed throughout the production of the Neighbourhood Plan has been effective, open and of high quality, with many opportunities provided for those that live, work and do business within the neighbourhood area to feed into the process, make comment, and to raise issues and concerns.
- 7.2 All statutory requirements have been met and a significant level of engagement and consultation has been completed throughout the Highgate neighbourhood plan area.
- 7.3 This Consultation Statement satisfies part 5, Section 15 of the Neighbourhood Planning (General) Regulations, 2012.