

We object to the Draft Plan as it stands at present.

1. Many of the proposals go against national planning policy with no valid justification, and undermines that document.
2. Policy H2: There should be no presumption in favour of so called small scale developments of between 1-25 homes. This is harmful in conservation areas such as Hampstead, where any new build will have an impact and could be harmful to the many existing listed buildings and heritage areas. Each application should be considered on its own merits.
3. Policy D8: We strongly object to this policy, the height of buildings should be sympathetic to the existing, and to the streetscape. Extra height means loss of amenity to existing residences, including loss of privacy and light. There can also be adverse environmental effects - the creation of wind tunnels, and extra construction works for no extra benefit - research has shown that growth can be achieved by lower height buildings, with the need for high-rise, which is acknowledged by the existing London plan
4. Policy G3 : Metropolitan Open Land must be protected from development. Besides Hampstead Heath, Hampstead has many smaller pieces of MOL, which are essential for the beneficial maintenance of Hampstead's housing and spacial mix. The status of MOL must be retained as being equivalent to Green Belt land.
5. Policy G4: Local green and open space - there has already been considerable loss of residential gardens, and we must stop further loss through adverse development. Gardens are essential for the health of humans and the environment, It is essential that they be protected for environmental and amenity reasons.
6. Policy T4 - Efforts must be made to ensure that there is adequate assessment of the impact of transport policies, and what will be done in mitigation, eg to reduce pollution and improve air quality in order to protect children in the numerous schools in Hampstead.

Planning policy should be made in consultation with local residents who know their area; hence the support being provided to the growth of Neighbourhood Forums, Our environment, in all its aspects of clear air, green spaces, buildings and land streetscape, are precious to us, and should not dictate against national and local policy.

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