

Statement of Representations Procedure for the Hampstead Neighbourhood Plan (Regulation 16)

Hampstead Neighbourhood Forum has submitted a proposed revised Neighbourhood Plan to Camden Council. The Council is now seeking views and comments from residents and interested stakeholders on the proposed plan.

Title of Document

Hampstead Neighbourhood Plan 2025-2040

Subject Matter

The Hampstead Neighbourhood Forum and Neighbourhood Area were designated by Camden Council in 2014 and 2019 and there is a current consultation on the Forum's application seeking redesignation for a further 5 year period (closing on 8 October 2024).

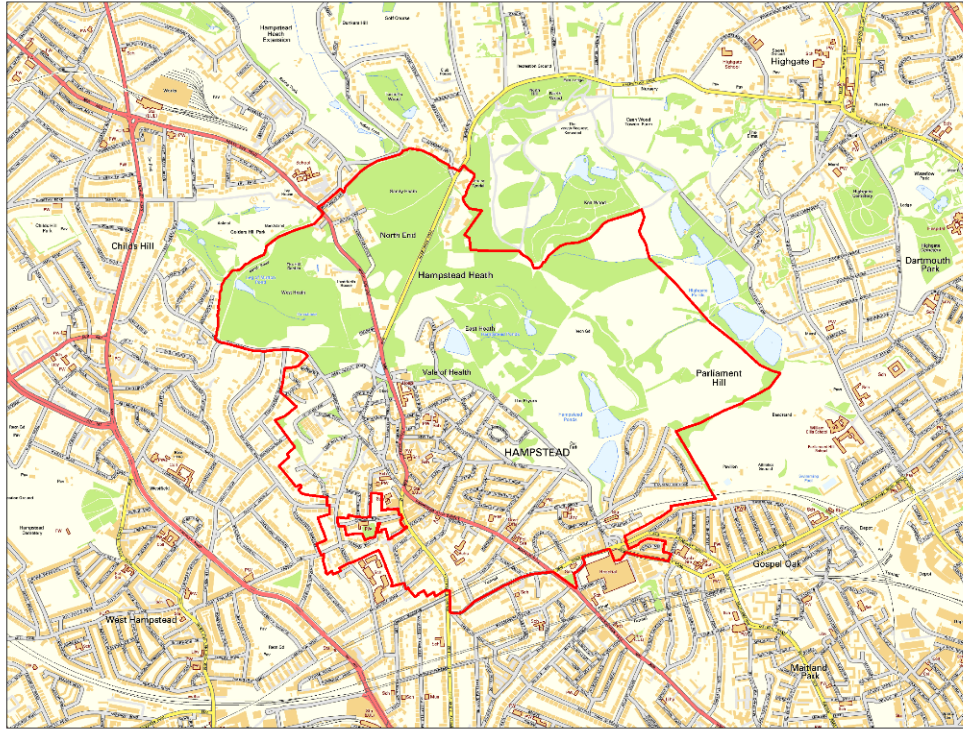
A Neighbourhood Plan is a statutory planning document setting out planning policies for the development and use of land. The Plan relates to the designated neighbourhood area and addresses a fifteen year period: 2025 to 2040. The Plan sets out a range of policies on matters including design, sustainability, the natural environment, basements, transport and housing.

Subject to the Forum's redesignation, the proposed Plan will proceed to an independent examination. The Examiner will determine whether the plan meets a number of statutory tests known as 'basic conditions', having regard to all the representations submitted. The Examiner will also determine if the revised Plan should be subject to a local referendum.

If the Examiner finds that the revised Neighbourhood Plan meets the basic conditions (and if required, approved at referendum), it will replace the existing Hampstead Neighbourhood Plan adopted by Camden Council in 2018. The Hampstead Neighbourhood Plan 2025-2040 will then form part of Camden's statutory development plan and be used alongside the Council's own planning documents in planning decisions in the Hampstead Neighbourhood Area.

Area Covered

The Hampstead Neighbourhood Plan covers the Hampstead Neighbourhood Area (shown on the map below). It does not include Church Row and Perrins Walk which form a separate neighbourhood area. The revised Neighbourhood Plan's policies will apply in this area if the Plan passes the examination and public referendum in the neighbourhood area (if the Examiner determines one is required).



Hampstead Neighbourhood Area

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Period within which representations must be made

Representations on the Hampstead Neighbourhood Plan 2025-2040 and supporting documents must be made between **12 August and 8 October 2024**.

Where have the documents been made available, and the places and times at which they can be inspected?

The proposed Plan and supporting documents are available for inspection at the following locations:

On the Council's website www.camden.gov.uk/neighbourhoodplanning

Pancras Square Library, 5 Pancras Square N1C 4AG

Opening hours: 8am to 8pm Monday to Saturday; 11am to 5pm Sunday

Keats Community Library, 10 Keats Grove NW3 2RR

Opening hours: 10am to 6pm Tuesday & Wednesdays; 10am to 7pm Thursdays and Fridays; 12pm to 4pm Saturdays and Sundays.

Making a representation

When making your representations please make clear which document your comment relates to and, if possible, the paragraph or policy you are referring to and its page number.

You should consider in particular whether the Plan meets the 'Basic Conditions' (set out below). The Basic Conditions Statement submitted by the Neighbourhood Forum, alongside the revised Neighbourhood Plan, explains how the Plan meets the statutory requirements.

All of the representations will be forwarded to the appointed Examiner to consider during the independent examination of the Plan.

As a general rule, the independent examination is undertaken through written representations. However, oral representations must be heard in public if the Examiner considers they are needed to ensure adequate examination of an issue or for a person to have a fair chance to put a case. It is the Examiner who decides whether a hearing is required and who is required to speak at any hearing.

Please state in your representation whether you wish to participate in a public hearing if one is held.

Following the examination, the Council will consider the Examiner's recommendations and decide whether any changes are necessary to ensure the Plan meets the Basic Conditions. If these changes are approved, the Plan may then go to referendum for residents of the neighbourhood area to decide if it should be used by the Council when making planning decisions. Part of the Examiner's role is to determine whether a referendum is required.

Please state in your representation if you wish to be notified of the Councils' final decision in relation to the Plan.

Comments must be received by Tuesday 8 October 2024.

Representations can be made via:

- email to Camden at planningpolicy@camden.gov.uk
- post to Planning Policy, Economy, Regeneration and Investment, London Borough of Camden, Judd Street, London WC1H 9JE

If you have any further queries please do not hesitate to contact:

planningpolicy@camden.gov.uk or call 020 7974 8988

Further background information

Hampstead Neighbourhood Plan 2025-2040 timeline

The key stages in the Plan's production are set out below:

Stage	Dates
Draft Consultation by the Hampstead Neighbourhood Forum (Regulation 14)	6 January - 28 February 2024
Publicising the plan proposal by Camden Council (Regulation 16)	12 August - 8 October 2024
Appointment of examiner by Camden Council	
Examination	Following the Regulation 16 consultation: dates of any hearings to be confirmed

Referendum (if required)	Date to be confirmed (subject to the Examiner finding that a referendum is required)
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What has been submitted to Camden Council?

The documents in Hampstead Neighbourhood Forum's submission are:-

- **Hampstead Neighbourhood Plan 2025 – 2040**
 - Appendix 1 Evidence Base Summary
 - Appendix 2 Open Spaces, Biodiversity Corridors and Ecological Networks
 - Appendix 3 Local Green Spaces justification
 - Appendix 4 Veteran trees and locally important trees
 - Appendix 5 Important views
 - Appendix 6 Additional evidence on biodiversity corridors and Local Green Spaces (four parts)
- Statement on Modifications to the adopted Hampstead Neighbourhood Plan
- Basic Conditions Statement
- Consultation Statement
- Strategic Environmental Assessment (SEA) – Screening Opinion
- Habitats Regulations Assessment (HRA) – Screening Opinion
- Equalities Impact Assessment (EqIA)

The **Statement on Modifications** sets out the Forum's reasoning for making changes to the Neighbourhood Plan adopted by Camden Council in 2018. It explains which policies have been amended and why this has happened.

The **Basic Conditions Statement** sets out how the Forum consider the Neighbourhood Plan meets the requirements set out in legislation, which are tested through the independent examination. In order to meet the Basic Conditions, a Neighbourhood Plan must:

- *have regard to national policies and advice contained in guidance issued by the Secretary of State*
- *contribute to the achievement of sustainable development*
- *be in general conformity with the strategic policies of the development plan for the area*
- *be compatible with EU obligations (including the Strategic Environmental Assessment (SEA) Directive) and human rights requirements.*
- *Ensure the prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the order*

Further information on this can be found on the National Planning Practice Guidance [website](#)

The **Consultation Statement** contains details of the persons and bodies who were consulted about the proposed neighbourhood plan; it explains how they were consulted; summarises the main issues and concerns raised by the persons consulted and describes how these issues and concerns have been considered and, where relevant, addressed in the Neighbourhood Plan.

The **Strategic Environmental Assessment (SEA)** is an iterative process that considers the environmental, social and economic consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.

It is the Council's responsibility to identify whether an SEA should be undertaken on a neighbourhood plan, which is determined through an SEA screening exercise. The Council's screening assessment identifies that the revised Hampstead Neighbourhood Plan is unlikely to give rise to significant environmental effects and that no SEA needs to be undertaken.

Habitats Regulations Assessment (HRA) – Screening Opinion – the purpose of an HRA is to establish whether a plan or project is likely to have a significant or adverse impact on the integrity of Natura 2000 sites. These are sites that are internationally designated due to their importance for nature conservation. The Council is required to undertake a screening opinion to determine whether a full HRA is necessary. The Council's report finds that the revised Neighbourhood Plan is most likely to have a neutral impact on the Natura 2000 sites.

Equalities Impact Assessment (EqIA) - the Council undertakes an Equality Impact Assessment for all neighbourhood plans as part of meeting its statutory equality duties. The Council carried out an EqIA on the Forum's Draft Plan (Regulation 14) which was shared with the Hampstead Neighbourhood Forum. This allowed the Forum an opportunity to consider the matters raised by the Council while preparing the final revised draft text. A further version of this EqIA will be prepared by the Council to support any decision to 'make' (adopt) the revised Plan as part of the development plan.