

## **Fortune Green & West Hampstead NDF**

### **DRAFT CORE POLICIES (November 2012):**

***(NB these are currently outline policies for debate and amending)***

1. New development should be focused on providing a range of housing and housing types, including social and affordable housing and 3-4 bedroom homes for families. The vast majority of new housing and development should be located in the 'West Hampstead growth area'.
2. Outside the growth area, new development should be on a much smaller scale.
3. New buildings in the growth area should be no higher than xx storeys; outside this area new buildings should be no higher than xx storeys.
4. New developments should promote high quality design which fit in with their surroundings, especially in terms of height, appearance and design.
5. Conservation areas should promote high design standards and have policies which are strongly enforced.
6. Development in the Area should also be focused on providing new jobs and attracting new businesses to the Area. Existing businesses, and the land they occupy, should be protected and encouraged.
7. There is an urgent need for ongoing improvements to public transport in the Area, particularly the three rail stations.
8. Future development should protect, preserve and enhance existing green/open space and provide new green/open space in new developments.
9. Provide as much space as possible for pedestrians and promote ease of movement through the Area.
10. Protect the existing public services and community facilities in the Area and provide new services/facilities as the population of the Area grows.
11. Provide an environment that is suitable for a mixed community, including young people, old people, families and those from a range of social backgrounds.
12. In all developments, there should be a presumption in favour of preserving the look, feel and views of the Area.