



FOR HIGHGATE
HIGHGATE NEIGHBOURHOOD FORUM

Highgate Neighbourhood Forum Committee Meeting

Lauderdale House

6.30pm, Tuesday 26 September 2023

Present: Maggy Meade-King (MMK Chair), Natasha Walter (Minutes), Katherine Ives, Francis Wilkinson, Ian Henghes, Dan Stranescu, Richard Webber, Martin Adeney, Louise Lewis, Anne Jamieson, Don Grubin, Iain Brewester (IB), Cllr Camron Aref-Adib (for first part), Marianne Lewis (ML for last part).

1. **Apologies:** Alicia Pivaro, Cllr Anna Wright, Siri Zanelli, Rachell Fox, Peter Jacobs, Cllr Nick da Costa

2. Minutes and matters arising:

Minutes of 11 July meeting tabled and approved **ACTION MMK to send to ML for website once handover accomplished**

Matters arising:

Iain Brewester has agreed to be Treasurer.

Delay regarding handover of website, as ML is able to take this on but Andrea unable to hand it over.

Dates of workshops for Highgate School development have not yet been set. Redesignation of HNF has been approved.

3. Chair's report (below).

A few points led to further discussion:

1. 271 site: LL asked about watering planters, and MMK encouraged her to step up and water if she saw there was need, but there is already a rota for this.

2. BMX site: LL mentioned that Haringey has degraded the site by cutting down some trees and was encouraged to take this to the relevant meeting.

3. CIL: discussion on whether it is the case that councils do not have any allocated funds from this at the moment, and whether we can chase this with the councils? Agreement that committee members would like the opportunity



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to discuss potential priorities before money is released, so as to be ready in advance.

ACTION: agenda for next meeting.

4. Diversity: agreement that this is needed, ML would like to think about this in terms of website, KI has worked on this at Lauderdale House.

ACTION: Request to members to come forward to work on this.

Members expressed their thanks to Alicia for all she does.

4. Presentation and discussion of Haringey's Draft Local Plan Highgate Placemaking policies

MMK explained that Helen Evans from Haringey Council had shared these draft plans with the forum for comment before the consultation opens.

MMK noted that this draft plan is close to the Neighbourhood Plan in much of its language.

Committee members raised here and later the problems of having two councils for Highgate and their poor communication.

MMK took the committee through the site allocations for potential development and discussion ensued.

Hillcrest: agreement that it has been problematic for residents that there has been so little clarity regarding suggested development, which has led to inertia around possible improvement, and the Forum would like to press the council on greater clarity.

Jewson's: any development should embrace the potential for improving biodiversity corridors around Highgate Wood, perhaps include a new entrance to Highgate Wood or even to be given over to an extension of Highgate Wood (MA).

Rail station: has been discussion over the years regarding making this a community asset, although the bat tunnels have been a stumbling block, a new community group is currently discussing potential plans (FW).

Gonnerman's: there was some discussion about who owns pavement area of this site and apparently Hornsey Housing Trust own it and are currently consulting on how to progress (DS).

Highgate Bowl: MMK explained that this may become two areas, separating the high street and the bowl. A discussion ensued around the right of way between them and the importance of access. (FW and LL)



Archway Road gyratory and effects on development to north of Highgate station: If the road layout was changed this might release substantial amount of space that could be developed. (FW, RW)

Further discussion:

The committee reiterated its commitment to wanting to see more biodiversity and support for the green spaces of Highgate.

Questions were raised on what height of buildings will be acceptable.

Committee members hoped that officers from Camden and Haringey will work together on finalising plans for Highgate.

Some cynicism expressed regarding Local Plans and how the good intentions actually work through in planning, highways etc – the lack of connections, and how members have to go on pressuring the council to abide by the Local Plan.

Concern expressed regarding the need for clearer guidance on retrofitting rather than demolition when it comes to development, and the need to prioritise climate and biodiversity.

Point made that if the Local Plan was upheld, Highgate School redevelopment would not go ahead.

Committee members will look more closely at the Draft Neighbourhood Vision doc after the meeting when MMK will circulate it confidentially.

ACTION: MMK to circulate draft Vision doc confidentially, members to respond to MMK with comments.

5. Archway Development Plan

MMK shared that the developers have now come up with Plan B, which does not involve a tower, and that they are applying for planning permission for both plans.

Concern was expressed regarding the high density of the proposal.

6. Highgate School – as above, dates of workshops not yet set.

7. Archway Road – NW expressed her interest in gathering a group to improve Archway Road; DS and DG expressed interest. FW said he would put MMK in contact in with the group trying to move forward on the development of Highgate rail station area.

ACTION: NW to bring individuals together for a Zoom or in person meeting to discuss what's possible.

8. Newsletter – MMK asked members to send her items for the newsletter.



ACTION: members to contact MMK with news.

9. AOB:

1. Cllr Camron Aref-Adib shared with the committee that Camden Council's is planning a **Dartmouth Park Healthy Neighbourhood**, which aims to reduce rat run traffic and create safer, healthier streets. This plan is being developed with Islington and there are public consultation meetings coming up on 3 and 12 October.

ACTION: MMK to share dates of public consultations in newsletter.

CAA also shared that he has raised a formal enquiry regarding the ongoing delays around getting benches in for the 271 bus area. Committee members thanked CAA for his support and for attending the meeting.

2. RW: spoke about **poor communication with Camden & Haringey** and how impossible it is to work with the councils when they are so disrespectful and incapable of even answering a letter. Requests are not answered, letters are not acknowledged, agreed actions are not taken. He has exchanged over 80 emails with Camden for some straightforward information boards. He asks members to join him in logging how poor their performance is with a view to raising a formal complaint from the Forum to the councils.

ACTION: to be discussed further at the next meeting.

3. LL reported on **trees and biodiversity** in Highgate, including the new trees that have been planted, the need for someone to help look at applications with a view to biodiversity, new TPOs. MMK requested that she circulate the report before the next meeting, as time was running short.

ACTION: LL to circulate report before next meeting.

4. ML asked if the committee could discuss **crime and safer neighbourhoods**, and FW and IB said they would discuss further with her. She would also like to put Hillcrest environmental concerns re contamination on the agenda for the next meeting.

ACTION: NW to check these agenda items with ML before next meeting.

9. Date of next meeting – 6 December.

ACTION: MMK and AP to send out dates of 2024 meetings.



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Highgate Neighbourhood Forum Chair's update September 2023

Dear Committee

Here are short updates on activities;

1. 271 space now has planters and plants provided and paid for by Camden Council. We are establishing a watering rota with Jane Hill, members of the Highgate Soc and HNF. We are chasing officers and councillors to get the benches commissioned and built. Wood That Works will be building the benches. There are also some discussions about what to call our new little public space so will keep you update about this process – which might involve a public vote!
2. BMX proposals have gone in for planning after some years with various public consultations (disrupted by Covid). During this time the site has deteriorated due to construction of large jumps and holes by individuals rendering the track unusable for local kids. The new proposals will provide a track that will accommodate various abilities and ages. There have been some concerns expressed about the impact on nature and biodiversity which have always been an important part of the proposals. As a result Jake Jones, Haringey officer in charge and Maria Kramer, local architect leading the project, are happy to meet with locals to outline the proposals and allay concerns. **Please let me know if you want to attend this meeting – a date has not yet been set.**
3. Community Infrastructure Levy (CIL) spending – both councils have expressed that at present the local CIL pots are empty so we will be keeping in touch with them to ensure that when funds are available we engage with the community to develop and propose new CIL projects for Highgate.
4. Andrew Triggs, part of the Camden Planning Team, has invited the HFN to contribute to Camden's Strategy for Diversity in the Public Realm with information about how we ensure involvement of diverse communities in the activities of the HNF. As a starting point we have our Consultation Strategy and an update as part of the Redesignation which we can send after this meeting. **Please let me know if you are interested in helping with this piece of work.**
5. After meeting with chairs of Kentish Town and Dartmouth Park NF to discuss sharing resources, working on projects together we have asked Camden to organise and support regular (2/3 per year) meetings between the Forums in Camden.
6. Working teams – we are keen to get volunteers for these pieces of work and other priorities for discussion later in the meeting to drive initiatives forward between committee meetings with can then be used for reporting on progress and discussion.

Alicia Pivaro
Chair, Highgate Neighbourhood Forum