



QUEEN'S CRESCENT NEIGHBOURHOOD FORUM  
MEETING 26.11.24, 7.00pm, at QCCA  
MINUTES

**Attendees:**

46 people attended from the Forum area, including residents from Gospel Oak 7&8, Wending, West Kentish Town Estates and the surrounding areas. The meeting was chaired by Alice Brown

**Apologies:**

Cllr. Lorraine Revah, Cllr. Kemi Atolagbe

**1 ACTIONS SINCE THE LAST MEETING**

The previous meeting was in March 2023. Since then the core group has done some work to get the Forum formally registered as a Neighbourhood Planning Forum. The outstanding issue is demonstrating that we have taken sufficient action to involve all members of the community, in particular reference to the Equalities Act. After this is done, that the Forum can engage widely and develop its own planning policy.

**Agreed actions:**

- Increase the number of people in the core group to complete registration and carry out wider engagement
- Formalise governance of the group and agree roles, to make it more effective.

**2 DISCUSSION ABOUT THE FORMATION OF THE FORUM AND A NEIGHBOURHOOD PLAN**

It was noted that none of the 6 local councillors had been able to make the meeting, which was regretted.

The work to develop a Neighbourhood Plan can take years, and it is unlikely that it can directly influence the expected planning applications for Bacton and West Kentish Town Estates. However, the Forum can represent the community, as it did on the Murphy site application.

We discussed the need for low-rise, high-density housing which is better for community development compared to residential towers which lead to isolation. Successful communities result from people raising their children in the area and for that they rely on genuinely affordable family homes. Everyone was concerned about the large number of private flats proposed for Bacton Low Rise, because this is not what we need (200 additional homes have been added, 79% for private sale).

There are major developments planned in and adjacent to the Forum area. We must make a strong case for a coherent plan.

We are all worried about 'social cleansing' through overwhelming the area with very expensive flats and failing to build the council homes needed on publicly owned sites like Bacton Estate.

The Council produced 'Gospel Oak and Haverstock Community Vision' was mentioned. It is vague about the number of council homes and community facilities our neighbourhood needs. A Neighbourhood Plan will be much more direct and relevant.

The Census information for the Forum area is available on the website at [www.qcnf.org](http://www.qcnf.org). It shows what should be our main concerns.

The Forum must identify clear principles for neighbourhood development.

**Agreed actions:**

- Develop key themes as the basis for campaigning for better neighbourhood planning in advance of the major applications currently proposed.

### **3 PROPOSED DEVELOPMENTS AFFECTING THE FORUM AREA**

**Bacton Estate redevelopment:**

People who were present at the meeting were shocked by the new proposal for the Bacton Low Rise Estate redevelopment (BLR); it bears no relationship to the scheme developed with residents that got planning consent in 2012.

The new scheme was developed by Camden Council's development partner Mount Anvil. It impacts on people living in 7&8 and Wendling Estates and the surrounding area.

The scale of the new development is the direct result of the Council privatising the development and construction of BLR; it has given up development leadership and handed over to a private developer. Many more private homes for sale are needed for the developer's profit margin.

No-one knows if previously agreed proposals for Wendling Estate could also be under threat. Residents of Bacton and Wendling worked closely with the Council for years, culminating in a residents' ballot. Whether or not previous ballots can be overturned is unknown, but an important matter to settle.

Our direct engagement with the developer was discussed. They appear to have little interest in the well-being of our community. There were reports of the developer's representatives saying Mount Anvil can sell any number of flats in towers and ignoring concerns about daylight and sunlight.

Camden's decision to hand BLR over to a private developer was taken in September 2022. The Camden document reference is 'C/2022/44- Regeneration Strategy for the Community Investment Programme: Bacton Low Rise Estate Phase 2 (Gospel Oak)'.

**Agreed actions:**

- Research legal situation
- Continue to engage with the developer
- Review compliance with current planning policy

#### West Kentish Town Estate redevelopment

This was not discussed in detail. Residents are unhappy about the current design. It is not what they thought they were voting for in the ballot. A planning application is expected in the Spring.

#### Regis Road Industrial Area

Camden Council has a live consultation about a masterplan to support the Kentish Town Planning Framework (2020), which anticipates a planning application by Yoo Capital.

The new masterplan allows for development up to 16 storeys, and some cases taller (although this is not clear). As with the aborted Murphy Site development proposals, the scale of the development impacts the eastern side of the Forum Area.

#### **Agreed actions:**

- To make representation on behalf of QCNF

### **4 CAMPAIGN GROUP**

Because of the urgency of the situation, a separate campaign group was agreed to press for better outcomes for the three up-coming planning applications.

We were urged to learn lessons from the Maitland Park CIP scheme, where the plans were changed during the process. There is a 'fudge' around social and affordable homes. The only way to avoid the slide from 'social' to 'affordable' (which is not genuinely affordable) is to call for council homes.

Archway Forum has a community consensus against a high-rise residential tower. It has a website, posters, slogans, etc.

A strong and vocal campaign is needed to make a difference. The first aim is pausing the current process for Bacton Estate and reviewing the major development proposals in the Forum area.

#### **Agreed actions:**

- Name to be agreed, such as STOP THE TOWERS: PEOPLE BEFORE PROFIT
- Meeting to be held in two weeks' time (10.12.24, 7.00pm at 7.00pm), with councillors invited to attend.

### **5 QUEEN'S CRESCENT**

Although on the agenda, there was not time to discuss this.

The meeting closed.