

KENTISH TOWN PLANNING FRAMEWORK

Public Consultation Feedback Summary
Stage 3: Final Draft Framework Document
June 2020

1 Introduction

Consultation overview

Camden Council undertook a third stage of public consultation on the draft Kentish Town Planning Framework from 4 December 2019 to 29 January 2020. The consultation followed two previous stages of public engagement.

- The first stage was held for six weeks in February and March 2018, and focused on collecting ideas and identifying opportunities for the area. This led to the development of a draft planning framework document.
- The second stage was held from October to December 2018 and focused on gaining feedback on the draft planning framework document, and led to the development of the final draft.
- The final stage of public consultation was 'light touch' and provided the opportunity for stakeholders to give any comments about the draft planning framework document. This stage of consultation received over 80 responses and has provided feedback to develop the document for its adoption stage.

Information including consultation material and feedback summary reports for all stages of consultation are available on the Council's website at www.camden.gov.uk/kentishtownframework.

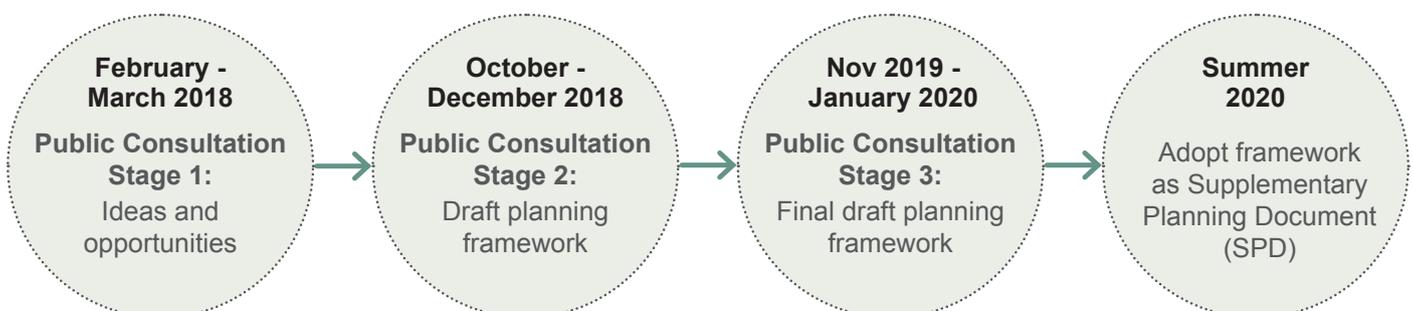
How we engaged

All stages of public consultation were open to local residents, businesses, landowners, workers, community groups and everyone with an interest in the area.

For the final stage of public consultation the following engagement techniques were used to engage the public and interested parties, and encourage feedback.

- Emails to interested parties
- Consultation material in local libraries
- Advertisement in the Camden New Journal
- Press release sent to a range of local media organisations and published on the Camden website
- Availability of the final draft planning framework document in local libraries
- Questionnaire available online and at local libraries.
- Dedicated consultation email address
- Dedicated consultation phone number allowing members of the public to speak directly to the team.
- Site notices in the local area

Public Consultation Timeline



Who responded?

The information presented below shows data collected from all three rounds of public consultation:



Questionnaire

Available online and at local libraries



Written feedback

Organisations, businesses and individual responses



Drop-in events

Public consultations 1 and 2



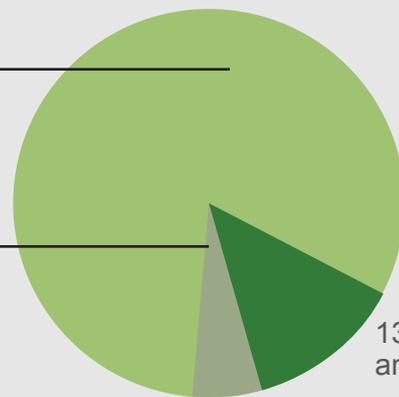
81%

of respondents were local residents



6%

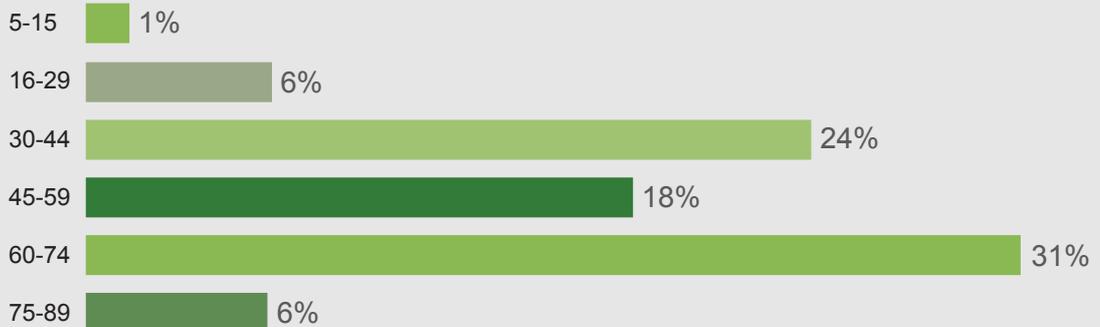
of respondents were local businesses



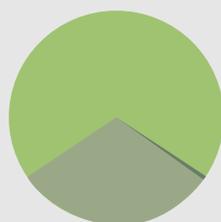
13% did not answer



AGE



ETHNICITY



67%

of respondents were white

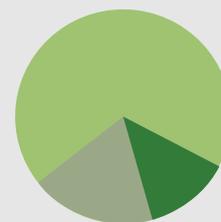
6%

of respondents were non-white

27% did not answer



HEALTH



72%

of respondents were without long term illness

8%

of respondents have a disability

18% did not answer

2 What you told us...

The Council received some detailed and valuable feedback during the third stage of public consultation. These responses have been categorised and divided into themes, a summary of which is presented in this report. Due to the number and range of comments received by the Council, only the most common responses are mentioned in this report. All responses have, however, been considered in the consultation.

Here is a summary of the key comments and issues raised in response to the final draft planning framework:



Overall approach

The largest proportion of comments received expressed support for the planning framework including its overall approach and objectives.



Housing

You want the framework to be clearer with its guidance to provide genuinely affordable homes, including social housing and housing for long term communities.



Green space and greening

You want the framework to ensure the new neighbourhood has more green space and urban greening. In addition, you expressed strong support for the Heath Line.



Character and design

You want well designed buildings that are low to mid-rise, that add to the rich character of the area. They should be sustainable buildings with excellent environmental credentials.



Community provision

You said the framework should say more about provisions for the local community including community facilities, amenities and initiatives.



Environmental considerations

You want environmental objectives for the area including zero emission and eco-friendly ideas to be clearer and bolder.

Detailed comments on the framework fell under four main themes and are expressed here



3 Summary of organisational responses

Several organisational bodies issued a formal response to the third stage of consultation. Some of the key comments received are summarised below.

Bartholomew and Kentish Town Conservation Area Advisory Committee

A range of comments were received including the suggestion to have a clear traffic plan with reference to how essential services will access the area. The need for step free access to Kentish Town stations was raised as well as the provision of sufficient health and community facilities and amenities. The Committee would like the framework to say more about the intended use for green spaces and have expressed a preference for provisions for children and young people (potentially a skate park), as well as quiet garden space. Concern around potential buildings that are too tall was raised.

Camden Cyclist Campaign (CCC)

CCC are in general agreement with the vision, principles and strategies set out in the framework document and are happy that many of the suggestions made at the previous consultation have been included in the framework. CCC expressed concern about the weight given to the guidelines when development occurs. It is vital that the main principles are adhered to and form a significant part of any upcoming planning applications as they arise.

Canal and River Trust

The Canal and River Trust would like the wayfinding and links to the Regent's Canal and its towpath reinforced within the framework.

Climate Emergency Camden (CEC)

CEC welcomes the decision to ensure a strategic and coordinated approach to development but feel the framework contains too much ambiguity and would like it to be an exemplar of how Camden is meeting the climate and ecological emergency. CEC set out some suggestions for improving the framework including more detail on having a zero emissions neighbourhood including zero carbon. In addition CEC provided suggestions for water use and drainage, biodiversity, construction waste and density.

Dartmouth Park Neighbourhood Forum (DPNF)

DPNF feel the draft framework is a positive document and is largely consistent with the policies set out in the Dartmouth Park Neighbourhood Plan. However there are still areas where clarification or change would result in a stronger document and more aligned with the views put forward by DPNF.

Elaine Grove and Oak Village Residents' Association (EGOVRA)

EGOVRA generally welcome the vision and objectives in the draft framework particularly for new routes, new jobs and industrial space, and car-free housing. Concerns were raised around congestion on Gordon House Road, placement and height of housing, sewage capacity, security for the new neighbourhood and the impact more people to the area will have on local services and facilities.

Greater London Authority (GLA)

The GLA welcomes the Council's ambitions to deliver growth in the area and recognises the positive contribution it could make in delivering development across London for industry, jobs and genuinely affordable housing.

Historic England

Historic England appreciates that the framework sets out a broad vision for positive growth but feel it could be strengthened in relation to heritage assets. Historic England recommends that new developments seek opportunities to enhance the character and appearance of conservation areas and heritage assets through ensuring that new buildings, parks and public realm create an exceptionally well designed and attractive setting.

Kentish Town Neighbourhood Forum (KTNF)

KTNF consider the framework to be a very good document that broadly represents their vision and ambition for Kentish Town.

National Grid

National Grid had no comments to make on this consultation

Natural England

Natural England had no comments to make on this consultation

Sport England

Sport England encourage the consideration to fully incorporate Active Design into the Framework, the impact on the demand for sports facilities and be open to allow complementary sports and leisure facilities within the area. Sport England would be happy to assist the Council to develop the framework with this regard.

Thames Water

Thames Water strongly encourage any developer to utilise their free pre-planning service: www.thameswater.co.uk/preplanning in order to fully discuss any forthcoming proposals.

The Faith and Belief Forum

The Faith and Belief Forum would like the Council to consider extending the framework area to cover Community Investment Programme developments in neighbouring wards namely Haverstock, particularly with regards to providing infrastructure, services and amenities for an increase in population. The Forum emphasised a need to provide family homes and feel this will help increase youth safety and protect local schools from the threat of closure.

Kentish Town City Farm (KTCF)

KTCF expressed that at this time they are not seeking a new entry point near Regis Road.

TfL

TfL have identified Kentish Town Station as a potential future development site suitable for a residential-led over-station development. TfL are currently assessing the feasibility of development on their landownership at the station and look forward to working closely with the Council to shape and bring forward appropriate levels of development in future. TfL suggest the Council reference the opportunity for development within the framework document.

What happens next?

Feedback from this consultation, together with that received in the first two stages, has been invaluable in producing the planning framework, and the Council would like to thank all those that have contributed.

The Council intends to adopt the final planning framework as a Supplementary Planning Document in summer 2020 to shape the type, nature and feel of any development that happens in the area. It will help guide any future development of the area and will be an important consideration when assessing planning applications.

More information about the project, including previous consultation reports, can be found at:

www.camden.gov.uk/kentishtownframework