

## You said, we did

### Consultation Summary

June 2020

This document represents a summary of all three stages of consultation in relation to the Kentish Town Planning Framework and what steps the Council made to the document as a result of that process.

#### **What We Did**

In early 2018 we carried out a first stage of public engagement to explore opportunities and ideas for the planning framework area with local people. Later that year we carried out a second stage of consultation to capture feedback on the draft framework document. We used the feedback from these earlier stages of engagement and consultation to develop the planning framework to its final draft stage, which was consulted on December 2019 to January 2020 where any final comments to the framework were encouraged.

The public engagement and consultation included drop-in events at Kentish Town Library, an online and physical questionnaire, and workshops with Kentish Town and Dartmouth Park Neighbourhood Forums. Discussions were held with businesses and landowners, written feedback from organisations and businesses were received. Workshops were held at Gospel Oak Primary School run by Camden Community Makers and an open discussion session with young people at Kentish Town Community Centre took place.

Summary reports of the public engagement and consultation are available on the Council's website at [www.camden.gov.uk/kentishtownframework](http://www.camden.gov.uk/kentishtownframework)

#### **What you told us**

Your feedback has provided us with a rich source of material to develop the framework to its final draft. The content of responses received was extensive and a broad range of views were expressed. The next pages in this document represent a summary of those responses and the key changes that have been made to the document.

#### **What happens next**

The Kentish Town Planning Framework will be adopted by the Council as a Supplementary Planning Document (SPD) and will be a material consideration when determining planning application within its boundary.

# What you told us...

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## Vision

You said:

**“** *You want the area to be green, environmentally-friendly, mixed use, socially-mixed, well-connected and characterful*

**”**

We did:

- We have updated the vision statement to include your top six priorities for the future identity of the area
- We have used these as the foundation to develop the draft framework



## Framework approach

You said:

**“** *You told us you agree with the draft framework's overall approach.*

*You told us you thought sustainability was a significant issue that extends beyond building design.*

*You asked for more detail on numbers of homes, jobs, transport issues and community facilities.*

**”**

We did:

- The draft framework now includes a land use strategy which sets out the ambitions for the number of homes, employment types, cultural and community uses for the area.
- We have used an evidence base to gain more understanding of the transport issues. This includes encouraging more active travel and addressing the balance of pedestrian and cyclist access whilst accommodating vehicle access requirements associated with the industrial land uses.
- We have included reference to the Camden Citizen's Assembly on the Climate Crisis, and talked more about sustainability comprising an overarching approach to redevelopment in the area.



## Employment

You said:



***You told us you agreed with the framework's approach to employment. You also told us that your preferred employment uses are:***

- (1) Light industrial space, workshops and studios***
- (2) Cultural uses including food, drink and entertainment***
- (3) Shops and retail***
- (4) Offices***
- (5) Industrial and warehouse space***



We did:

- The land use strategy now sets out the ambition to promote growth in employment uses including uses that support central London and the local economy. A large proportion of the employment growth is expected to be in light industrial space, workshops and studios suitable for small and medium-sized enterprises (SMEs).
- The framework requires the developer to include an employment and training strategy that maximises opportunities for local people both during construction and end uses in a range of fields including construction, industry and the creative sectors.
- We've included a target of 3,000 jobs in the framework.



## Homes

You said:



***Housing came through strongly in consultation and you told us your priority for the new neighbourhood are new homes and that a large proportion of these should be genuinely affordable including social housing.***



We did:

- Homes and affordable homes are land use priorities for Camden. We have included a target of 2,000 new homes in the framework that includes new affordable housing.
- The framework requires developers to deliver 50% affordable housing (circa 1,000 homes) of which 60% should be social-affordable rented and 40% as intermediate housing.



## Routes and connections

You said:

**“ You agreed over all with the framework’s aims and objectives for routes and connections.**

***You support fewer vehicles in the area to reduce congestion, pollution and improve air quality. New development should support walking and cycling connections including to Hampstead Heath and east-west. Routes should feel safe and address any potential pedestrian and cyclist conflict.***

***You want improved accessibility and increased capacity at stations together with improved frequency and reliability of local bus services.***

**”**

We did:

- The approach to land-use and transport includes more emphasis on a walking and cycle friendly neighbourhood (due to limited extra capacity on public transport)
- There is careful consideration of the type and density of industrial uses due to significant access constraints in the area



## Character and design

You said:

**“ A new neighbourhood should have a rich and varied character through distinct character areas (Heath Line, Makers Lane and Regis Road). You especially liked the Heath Line.**

***The new neighbourhood should have better permeability, provide green space and urban greening, be safe and secure and that buildings should be of high quality and good design.***

***The draft framework’s broad approach to building heights based on mid-rise high density development of 6 to 10 storeys also had the most split opinion.***

**”**

We did:

- We have kept the 3 character areas and refined further refined the ambition for them.
- The framework specifies a height of 8 storeys with the potential for taller buildings in appropriate locations where a thorough townscape analysis has been undertaken and justified.
- The framework provides more guidance on your ambitions for the new neighbourhood within the ‘Design and Character’ section.



## Health and wellbeing

### You said:



***The new neighbourhood should be a place that promotes the health and wellbeing of its communities and provides resources to reduce health inequality in the wider area.***

***New development should enhance the area's community and cultural strengths. It should provide great facilities for existing and new communities, including community facilities and space that everyone can use; opportunities for young people; education for all ages; healthcare facilities and a cinema, theatre or creative space*** ”

### We did:

- The framework sets an ambition for a zero emissions neighbourhood that will greatly improve air quality and reduce congestion and emissions. This ambition further highlights the importance of the climate emergency that is a priority for the Council. Measures to achieve this include: car free housing, new walking and cycling routes, zero emissions buildings, sustainable new trees, new open space and enriched biodiversity.
- The framework provides guidance on community benefits including guidance on establishing the requirements for additional inclusive community provision, opportunities for young people, education for all ages, healthcare facilities and cultural offers.



## Infrastructure

### You said:



***You told us your infrastructure priorities: (1) A new pedestrian and cycle bridge over the railway connecting the Regis Road and Murphy sites (2) Walk / cycle way above the railway connecting the Murphy site directly to Kentish Town (3) Step free access at Kentish Town mainline and underground stations (4) Kentish Town public realm strategy including a potential civic square outside Kentish Town station (5) Extension to the square by decking over the railway (6) Additional eastern entrance to Gospel Oak station.*** ”

### We did:

- The approach to infrastructure reflects these priorities but this does not necessarily indicate the order in which infrastructure items should be delivered. The delivery of infrastructure will be dependent on a range of factors; the type, timing and location of development which generates its need. This will be dependent on a range of factors: the type, timing and location of development which generates its need; aspirations to prepare sites to encourage investment; the sources/levels of funding available; and the support received from stakeholders.

REGENERATION  
AND  
PLACE

