

CAMDEN GOODS YARD PLANNING FRAMEWORK

CONSULTATION AND ENGAGEMENT REPORT EXECUTIVE SUMMARY

INTRODUCTION

The London Borough of Camden has prepared the Camden Goods Yard Planning Framework. The planning framework is to be adopted by the Council as a Supplementary Planning Document (SPD).

The Local Plan sets out the Council's planning policies covering the period 2017-2031. The planning framework provides additional advice and area specific guidance to support the Local Plan. The framework is a 'material consideration' when assessing planning applications and in decision-making.



WHAT WE DID

The Council carried out consultation and engagement with the local community and key local groups and organisations to feed into the development of the framework.

The public consultation on the draft planning framework ran from 7th April to 18th May 2017. Comments and feedback were invited via our online questionnaire, by email or in person at our drop-in events held at the Pirate Castle, Oval Road on the 25th and 26th April.

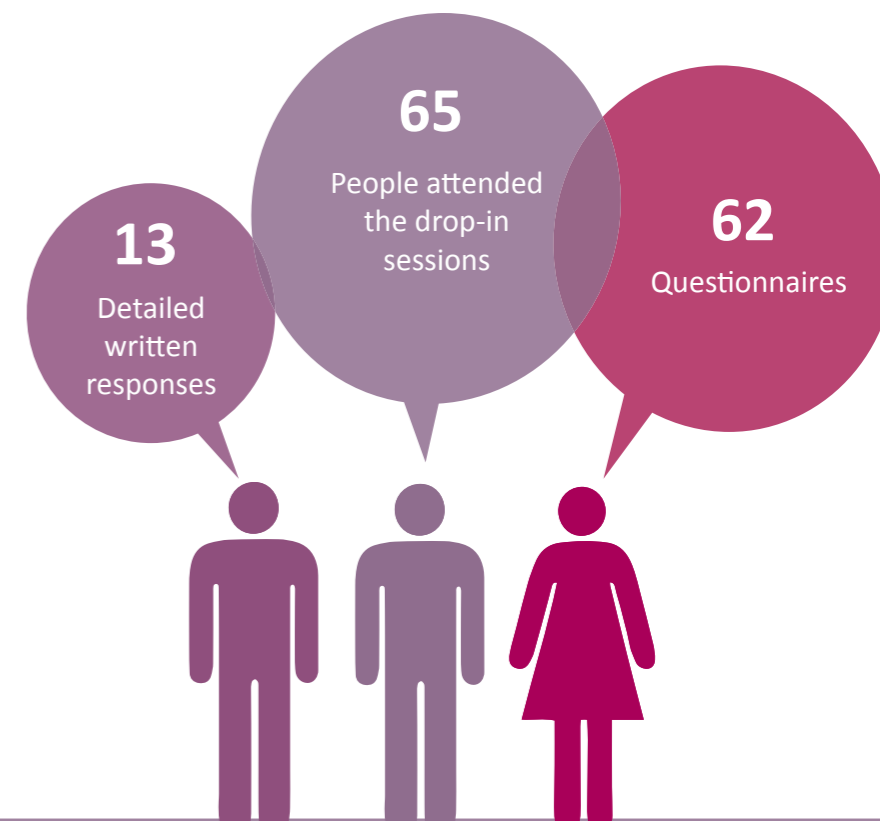
After the consultation closed, we collated and analysed all the feedback. We used this information to update the framework and produce the final version for adoption. The full consultation report is available on the Council's website.



WHAT YOU TOLD US

The content of responses was extensive and a broad range of views were expressed. Groups and organisations were generally supportive of the framework approach, whereas responses to the questionnaire and feedback at the drop in sessions was more mixed.

Many of the comments and questions referred to the proposals Morrisons are developing for their site and One Housing's early stage plans for Juniper Crescent and Gilbey's Yard. These are separate proposals being bought forward by the landowners, not the Council, but the planning framework is there to guide development in this area if it happens.



SOME OF THE KEY THINGS YOU TOLD US

PRESERVATION OF CAMDEN'S HERITAGE

You Said
Preserving Camden's heritage is a priority. For instance, the historic goods yard structures and the Roundhouse.

How we responded
Additional information has been added about the historic significance of the area in the 'Area Context' and 'Strategy' sections. The heritage maps have also been updated.

ANTI-SOCIAL BEHAVIOUR

You Said
Anti-social behaviour is a problem in the area. Residents were particularly concerned about issues such as disturbance and noise, misuse of play areas and other anti-social activities. Some residents were also concerned that opening up to the town centre could increase problems.

How we responded
Creating an environment that feels safe and welcoming by day and night is a key objective of the framework. We have added additional information about inclusive and safe design, managing the night time economy and protecting residential amenity.

COMMUNITY FACILITIES

You Said
The questionnaire results indicated that it was important to provide a range of community facilities. Tranquil open space was the top priority, followed by open spaces for sports and activities, spaces for wildlife and nature, play/ activity space for younger children, health facilities and sports facilities.

How we responded
Providing a range of inclusive community facilities in this area is important. The strategy has been updated to reflect the feedback.

PLACE BASED OBJECTIVES

You Said
A number of groups and individuals made comments about specific parts of the area such as providing an active frontage on the south side of Chalk Farm Road and protecting the play space at Juniper Crescent.

How we responded
We have edited updated the 'Placed based guidance' sections to respond to the comments and to provide a more consistent structure and defined area specific objectives.

DEVELOPMENT SHOULD BE IN KEEPING WITH CAMDEN'S CHARACTER

You Said
Any proposed development should ensure that it reflects the character of the local area in terms of types of uses and design.

How we responded
Character and identity is an important aspect the area and the framework. We have added additional information about conservation areas, heritage features and a more detailed character assessment. This helps to set out the aspects of character that are important and should be taken into account in development proposals.

ACCESSIBILITY

You Said
The aspiration to increase transport accessibility for pedestrians and cyclists was generally welcomed. However, some residents were concerned about connections to the town centre.

How we responded
Enhanced accessibility for pedestrians and cyclists is one of the central themes of the framework. We have included additional information about transport and connections including new and updated maps and more information in the strategy about sustainable transport. We have included more information about connections to the town centre and protecting residential amenity.

FUTURE PROOFING

You Said
Developments in different parts of the area should be considered together to make sure they provide the right approach.

How we responded
A new future proofing section has been added to the framework to help guide a holistic and coordinated approach. This states that landowners will be expected to work together to achieve the optimal regeneration outcomes and future-proof for wider development beyond individual site boundaries.

HOUSING PROVISION

You Said
Protecting existing homes and providing more affordable housing is a top priority.

How we responded
The framework expects this area to provide a significant number of new homes, including the maximum viable provision of additional affordable homes. If redevelopment is proposed, the framework sets out clear parameters including replacement of residential floor space. Developers are advised to follow best practice and minimise impacts on residents.

SENSE OF COMMUNITY

You Said
There is generally a strong sense of community amongst residents within Juniper Crescent and Gilbey's Yard.

How we responded
A key objective of the framework to create an inclusive mixed use place. The framework seeks to promote development that supports safe, socially mixed and balanced neighbourhoods. We have included some further information in the framework about this and to more closely reflect resident's perception of the area.

HEIGHT AND DENSITY

You Said
There is concern about density of development and building heights. This was a particular concern amongst existing residents.

How we responded
With population growth and increases in demand for housing and employment, the Mayor and Camden have challenging targets for the delivery of new homes and jobs in the borough. Further information about appropriate density and its drivers have been included in the framework. A map has showing the existing building height context has been added and the height guidance has been updated to more closely link it to the Local Plan and set out the site-specific considerations.