

Gentet, Matthias

From: Steve Stokes [REDACTED]
Sent: 10 November 2017 09:02
To: Planning; Sexton, Gavin
Subject: Reconsultation response to 2017/3847/P

I wanted to take the opportunity to make one further brief statement concerning planning application 2017/3847/P before Gavin Sexton, the Principle Planner concerned, submits his final report.

I have on numerous occasions stated that I consider that this application largely ignores the requirements, objectives and aspirations of the SPD Framework. I have put this point forward as the representative for the Gilbey's Yard Tenant and Resident's Association, as a member of the Camden Goods Yard Working Group and as an individual.

I shall offer one clear example: the Barratt application justifies the changes to the road junction at the petrol filling station in relation to traffic etc by citing various documents importantly including those from Transport for London. These documents clearly state that two arms of the new single junction will be at 'saturation' i.e. can accommodate no further capacity. Importantly, these documents have been produced considering ONLY the Barratt application and any other already consented planning applications.

However, the Framework clearly states and requires that any development should consider the site as a whole so that any other landowner is not prejudiced against, in this case essentially the One Housing sites Juniper Crescent and Gilbeys Yard. The documents provided by Barratt do not take this requirement into consideration at all.

It is therefore a simply matter of fact that the justification that Barratt propose has not been made.

In this matter the documents produced, especially those form Transport for London, need to be discounted and ultimately be redone with the correct remit - to consider the whole framework area.

I feel that on this point alone there can be no confusion: this cannot be dismissed as a difference of opinion or judgement. It is a fact the applicant has failed to provide the justification required.

I urge you to seriously consider this clear failing before making your final decision.

Thank you for your time.

Steven Stokes
GYTRA Representative for Camden Goods Yard Proposal