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I am writing as the Ward Councillor in Kentish Town in support of my residents' objections to this planning application. I have been the Ward Councillor since 2010 and am consequently familiar with Camden's planning policies and the objectives and policies of the Kentish Town Neighbourhood Forum.

The application is from SEGRO, a property investment company operating as a Real Estate Investment Trust (REIT). This is an investment vehicle with tax advantages. REITs are recommended as part of a balanced investment portfolio. The SEGRO directors and investors are, however, unlikely to have a close involvement or interest in our Kentish Town community. Their use of a planning agent, 'Iceni Projects', to further this application underlines their 'arms-length approach to the neighbourhood. Furthermore, while SEGRO are the owners of the premises, they are not the end-users. This will make the enforcement of commitments made in the planning application difficult for Camden to monitor and police. Indeed, as they point out in section 15 under Own Driver Franchise Model, 'As the end occupier of the site is not known at this stage, it is difficult to predict the final model the future occupier will use and exactly when vehicles will arrive to and depart from the site'. This demonstrates a complete lack of awareness and concern for the current road traffic problems in the host neighbourhood.

This application contains objections from an unprecedented number of residents and community forums. I have read them all with interest. In summary, the objections are:

First, to the increased volume of traffic along Holmes Road, Willes Road and Grafton Road, and the consequent pollution. For example, the plan in Table 2 shows 92 vehicle transits daily, including ten servicing vehicles of up to eighteen tons. Eighteen HGV trips per day are proposed. Yet the level of traffic generated is described as 'negligible'. This flies in the face of the policies of Camden Council and the Mayor of London.

Second, the objections concern the negative impact on the health and safety of the community. There are two schools on Holmes Road and the pupils will be adversely affected by pollution and risks of road traffic accidents. Camden Council and the Kentish Town Ward Councillors are currently considering the introduction of a Healthy School Street in Holmes Road: this application is totally inconsistent with this policy and further demonstrates the lack of concern for the community's schoolchildren and their parents.

Third, on the economic side, the promise to deliver employment opportunities is unconvincing. Jobs in the 'last mile' delivery sector are known to be low-paid, ad hoc in nature, and without employment rights. This is unlikely to make a positive contribution to the local economy.

Fourthly, objections highlight the issue that I raised at the opening of my letter: the fact that SEGRO are the owners of these premises, but not the end-users and will thereby ultimately have no role or responsibility in contributing to the local community. This is in direct opposition to one of the key strategic objectives of Camden's Plan of 'securing safe, socially mixed and balanced areas with strong, cohesive and resilient communities'.

As Kentish Town Ward Councillor I support my residents in their objections to this application and request that it should be rejected in its entirety.

Comments made by Councillor Jenny Headlam-Wells of Camden Town Hall, Judd Street, WC1H 9JE Phone 020 7974 2792 EMail [jenny.headlam-wells@camden.gov.uk](mailto:jenny.headlam-wells@camden.gov.uk) Preferred Method of Contact is Email

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