

CAMDEN

HIGH
LINE

CAMDEN HIGHLINE PLANNING COMMENT RESPONSES

Snapshot of Camden Highline planning comments as of 8th July 2022. Note that there are duplicate responses in the planning portal, submitted a few minutes apart but with identical names and comment content (see [here](#) for examples). The duplicates have been removed for this count.

42	Objections	10.3%
365	Support	89.7%
407	Total	
5	Questions	

The vast majority of the comments received are in support of the Camden Highline, with many highlighting its positive impact on the surrounding area, community and environment. Alongside this support the Camden Highline also received a small amount of objections, and some questions. The main issues and questions arising from the consultation fall into five themes, which are outlined and responded to below.

No.	Comment	Response
1.	The Camden Highline will force the eviction of Hidden Coffee at 47-49 Camden Road. (x4)	47-49 Camden Road is not included within the redline boundary of the scheme and therefore not impacted by the Camden Highline proposal.
2.	The Camden Highline will mean the loss of wildflowers. (x2)	A Preliminary Ecological Assessment has been prepared which concludes that 'the site currently has low ecological value. It's dominated by sycamore and buddleia scrub which are ubiquitous and dominant along rail-sides in Camden, and [does] not provide the variation in species and structure that would provide opportunities for a wider range of wildlife'. The recommendations in the report have been incorporated into the design, and the biodiversity net gain is estimated to be 15%.
3.	The site of the Camden Highline should be returned to rail use. (x4)	The Camden Highline has been working closely with Network Rail since 2017 and throughout the design process. Network Rail support the scheme, and the lease for the site will ensure their needs are met.
4.	The Camden Highline is too expensive (x1)	The funding of the Highline is not a material planning consideration. The business model will evolve and develop once the scheme has secured planning permission.
Objections on the basis of noise, events, disruption from filming, anti-social behaviour & night security, and overlooking (x31)		
5a.	Noise & Events	The Highline runs above streets with busy traffic and alongside active rail lines. Thus noises generated from park activity will inevitably not be higher than the baseline noise of the surrounding area. The event

		<p>space on the Highline is intended to provide flexible areas where the Highline organizers can hold relatively small events, the limited number of events means that any noise impacts will be brief and infrequent, and the areas are screened from nearby homes by woodland and evergreen planting. There will be a maximum of 10 events/year outside of park opening hours, and these will all finish by 10:30pm latest. See the Noise and Residential Amenity statement and Operations Management Plan for details.</p> <p>Events income form a very small part of the Camden Highline's projected revenue, around 4%; but the ability for the Camden Highline to hold events is an important part of maximising the overall social value brought by the Highline.</p> <p>Some of the concerns raised around street-level events are based on recommendations from the Camden Highline business plan, which don't form part of the Camden Highline proposal (see 'Camden Highline business plan - Notes of Clarification 2022').</p>
5b.	Disruption from filming	Any filming will take place on the Highline itself. As such the street-level disruption will be minimal to none.
5c.	Anti-social behaviour & night security	<p>Crime on the New York High Line is very low. In its first two years of operations only two crimes were reported, one for staircase graffiti and the other for a lost wallet. The reasons for this low crime rate hold true for the Camden Highline:</p> <ul style="list-style-type: none"> - It will be busy, providing passive surveillance across it's entire area. Its small area and linear nature provides less spaces for would-be criminals to hide or blend in. - It's an elevated park/walkway with two access points and no way to exit the park elsewhere. Regents Park has 16 in comparison. Combined with the high footfall, this limit of escape routes makes crime less appealing on the Highline. - Its linear and narrow nature means lines of sight are good and there are few areas of concealment. - It will be secured at night, and due to its elevated location unauthorised night access will be much more difficult than other parks.
5d.	Overlooking	Mitigating against overlooking has been considered in the design and outlined in the Noise and Residential Amenity Statement . Throughout the Highline the design approach is to incorporate planting between pathways and the parapet wall. Not only does this shield park visitors from having clear lines of sight into adjacent residential properties but also prevents visitors from looking over the parapet into neighbour's garden areas. The use of evergreen planting at key locations will ensure that these screening techniques are effective year round.