

From: CAAC Comments Form
Sent: 17 December 2022 12:45
To: Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

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609364

Application ref.

2022/5281/P

Site Address

West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, Coity Road, Warden Road, Bassett Street and Allcroft Road London NW5

Development Description

Request for scoping opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the redevelopment of the West Kentish Town Estate to provide up to approximately 898 dwellings (with a mix of affordable and market housing) and ancillary commercial uses in buildings ranging from 4 to 14 storeys in a variety of different housing typologies including flats and maisonettes alongside new routes, open space, play space, hard and soft landscaping and other associated works.

Planning officer

Laura Dorbeck

Advisory committee

Advisory committee

Please send your comments by:

2023-01-08T00:00:00.000

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

We object to the current proposed scope of the EIA, for the following reasons: **WATER RESOURCES, DRAINAGE AND FLOODING** There is already localised flooding in Coity Road when it rains very heavily. At present the green spaces on WKT estate provides rainwater attenuation. If the area of permeable open green space is reduced the capacity of the existing drainage system will be reduced, with increased risk of flooding in the area. **LIGHT POLLUTION** The scheme proposals include a large public space opening directly into Allcroft Road, which is part of the WKT CA. This space will be highly lit, and is likely to result in light pollution within the conservation area. **GEO-ENVIRONMENTAL** Memories of local people suggests that the tributaries of the Fleet River affect the area. Given this, a thorough assessment of the ground conditions would be advisable, especially as basements are proposed.

TRANSPORT AND ACCESS We are very concerned about the impact of the proposed scheme on vehicular traffic in surrounding streets, specifically in the WKT CA. We cannot understand why it is proposed to exclude this within the scope of the EIA. The number of vehicles using the streets within the CA has increased due to the closure of Queens Crescent, a fact that is not mentioned in the document accompanying this application. Given the road closures, the impact of increased number delivery vehicles to the new development is likely to impact the streets of the conservation area, and therefore must form part of the EIA. **WASTE AND MATERIALS** The scheme should address the need to limit waste through unnecessary and damaging forms of construction. This impacts the environment globally due to resource extraction (currently causing extinction of species and threatening the ability of the planet to provide a liveable environment).

Do you want to attach any files?

No

Attach files

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