

Laura Dorbeck

From: Nahuel Mainard-Sardon <v_NahuelMainardSardo@tfl.gov.uk>
Sent: 22 December 2022 16:19
To: Laura Dorbeck
Subject: TfL comments: 2022/5281/P, West Kentish Town Estate

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TfL reference: CMDN/22/34

Borough reference: 2022/5281/P

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 (NW 4PH)

Proposal: 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.

Dear Laura Dorbeck,

Thank you for consulting TfL. Regarding the above Environmental Impact Assessment, we have the following comments:

The proposed development is not located in close proximity to any sections of the Transport for London Road Network (TLRN) and therefore does not hold much strategic transport importance in relation to the London Plan. However, the development proposes to demolish all existing residential units whilst proposing approximately 898 dwellings. This may have significant impacts on surrounding public transport networks which include, Kentish Town West overground and underground station approximately 200m south-east of the site, Gospel Oak overground station approximately 500m north and Chalk Farm underground station (serving Northern Line) approximately 550m to the south-west. TfL has a statutory obligation to protect the railway and is therefore concerned with any developments which may impact railway services and stations.

It is understood 263 residential properties are currently occupied and 53 are currently leaseholder units. TfL request clarification on total number of existing, occupied and unoccupied residential units to be demolished and the net increase in residential units being proposed.

We welcome that a Construction Logistics Plan, Residential Travel Plan and a Delivery and Servicing Plan is being prepared.

The application should be supported by a full Healthy Streets Transport Assessment (TA). As part of TfL's ongoing work embedding Healthy Streets in London's planning system, there will be new guidance and resources for planning applicants at the TfL website, including Vision Zero and Road Safety Audit recommendations, a new Healthy Streets Transport Assessment template and advice on when and how Healthy Streets tools and guidance documents should apply to planning applications and policy.

Please see here for TfL’s guidance on TAs: at <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments?intcmp=10094>.

We would also like to see an Active Travel Zone (ATZ) assessment completed as part of this proposal, mapping all the key locations relevant to the development proposal. Please see here for further guidance: <https://content.tfl.gov.uk/atz-assessment-instructions.pdf>

TfL recommends the applicant seeks advice via our full pre-application advice services, details available at <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

TfL will expect the proposal to support the strategic aim of the Mayor’s Transport Strategy (MTS), which is for 80% of all trips in London to be made by walking, cycling or public transport by 2041 and to help deliver the Mayor’s Vision Zero ambition of zero deaths and serious injury on London’s transport network by 2041.

Due to the size and location of the development, TfL recommend that the applicant seeks TfL strategic transport modelling. Please see here for further guidance: <https://content.tfl.gov.uk/londons-strategic-transport-models.pdf>

We also offer an initial screening service which can help you prioritise transport issues and plan detailed analysis such as surveys, modelling and safety audits. Please see here for further information: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

We would also recommend that the applicant engages in a GLA pre-app advice service.

TfL have no further comments at this moment of time.

Kind Regards
Nahuel

Nahuel Mainard-Sardon (he/him)
Assistant Planner – North Team | TfL Spatial Planning
Transport for London 8Y3, Endeavour Square, Westfield Avenue, London, E20 1JN
Email: v_nahuelmainardsardo@tfl.gov.uk



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