

## Camden Local Plan – Proposed Submission Draft 2025 Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:

**E-mail:** [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

**Post to:** Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

### Part A – Submit only one copy of this

#### 1. Personal Details\*

#### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Michael"/>	<input type="text"/>
Last Name	<input type="text" value="Wiseman"/>	<input type="text"/>
Job Title	<input type="text" value="██████"/>	<input type="text"/>
Organisation	<input type="text" value="████████████████████"/>	<input type="text"/>
Address Line 1*	<input type="text" value="██████████████████"/>	<input type="text"/>
Address Line 2	<input type="text" value="██████████████"/>	<input type="text"/>
Post Town*	<input type="text" value="██████"/>	<input type="text"/>
Post Code*	<input type="text" value="██████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
E-mail Address	<input type="text" value="████████████████████"/>	<input type="text"/>

**Part B – Please use a separate page for each representation**

**Name or Organisation: Basement Design Studio**

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.  
Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraphs	C3, C4, D, E3, 12.131, 12.141, 12.142, 12.143, 12.144, 12.145	Policy	D6 Basements	Policies Map	
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**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes		No	
(2) Sound	Yes		No	X
(3) Complies with the Duty to co-operate	Yes		No	

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	Yes
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	Yes
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	Yes
(4) Consistent with national policy	Yes

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**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

I am writing to state my support for the representation submitted by the Association of Specialist Underpinning Contractors (ASUC) - *ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025*

I agree with the objections made and the support given in the ASUC representation regarding Policy D6 Basements

The restrictions proposed in Policy D6 Basements would have a significant negative impact on our business.

I ask that the ASUC representation is given full weight, bearing in mind the negative impact on employment for our business and other businesses, and therefore on the broader economy.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

I support the modifications to Policy D6 Basements proposed in the ASUC Representation.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

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8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

No

Yes

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

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Please mark all that apply.

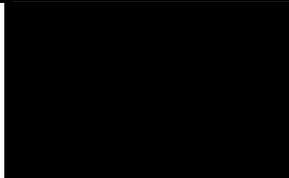
(a) when the Camden Local Plan has been submitted	Yes
(b) when the Inspector's Report is published	Yes
(c) when the Camden Local Plan is adopted	Yes

**Privacy Notice**

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**Please note that comments submitted to the Council cannot be treated as confidential.** All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Local Plan documents, to the Secretary of State and must be made publicly available on the Council's website.

For further information regarding how we store and process your data, please view the Council's Privacy Notice [privacy-notice-planning-feb-2025](#).

<b>11. Signature:</b>	 <b>For Basement Design Studio</b>	<b>Date:</b>	<b>26<sup>th</sup> June 2025</b>
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# Notes to accompany the Representation Form

## 1. Introduction

The Camden Proposed Submission Draft Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it is submitted for examination to a Planning Inspector. Under the [Planning and Compulsory Purchase Act 2004](#) (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

## 2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current [Local Development Scheme](#) (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the [Local Development Documents](#) (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's [Statement of Community Involvement](#) (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the [Town and County Planning \(Local Planning\) \(England\) Regulations 2012](#) (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a [Sustainability Appraisal Report](#) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

## 3. Soundness

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with

other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

#### **4. General advice**

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above. You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Date: Thu, 26 Jun 2025 08:41:08 +0000  
From: Samantha Trup  
To: planningpolicy@camden.gov.uk  
Subject: Camden Local Plan: Objections to Site C27 - Land East of Constable House, Adelaide Road (Gypsy & Traveller Site)

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[You don't often get email from samanthatrup@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Beware - This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Modification Proposed - Delete Site Allocation C27: Land adjacent to Constable House, Adelaide Road for Gypsy and Traveller accommodation

Dear Camden Council Policy Planning Team,

I'd like to formally object to the inclusion of Site C27 in the Camden Draft Plan and request its removal from the following:

- Chapter 4 Central Camden: Table 5
- Chapter 7: Meeting Housing Needs - Policy H11
- Draft Policies Map and Schedule of Proposed Local Plan Site Allocations

This modest plot of land holds considerable importance for local residents, visually, socially, and practically.

Its proposed development raises a number of serious concerns that, in my view, make it wholly unsuitable for allocation:

- Heavy pedestrian use and lack of tranquillity: Located adjacent to Chalk Farm station and on a main pedestrian route to Primrose Hill, this site is in constant use. The area experiences high

levels of foot traffic and noise, leaving little sense of peace or refuge.

- Significant privacy concerns: The site is overlooked on all sides by residential blocks including Constable House, the Etons, homes on Provost Road, Primrose House, Bridge House, and a recently built block on Haverstock Hill. Any residential development here would be exposed to hundreds of nearby windows and surrounded by roads and a rail line, offering no privacy or sense of sanctuary for future occupants-particularly families.

- Loss of one of the area's last green pockets: This space represents one of the few remaining green areas in our immediate neighbourhood. Removing it would contribute further to the ongoing loss of natural space in a heavily developed, densely populated area.

- Destruction of community initiatives: Local young people recently helped plant fruit trees and wildflowers here as part of the CommuniTrees project. Allocating the land for development would erase this effort and undo valuable community-driven progress.

- Impact on children's play opportunities: Local children, especially those from Constable House and nearby homes, use this space as an informal play area. There is no obvious alternative nearby that offers the same accessibility or safety for outdoor play.

- Inadequate site access and potential disruption: The proposed access route is directly across from residential buildings, posing risks to traffic flow and raising concerns for both local residents and potential future occupants. The surrounding streets are narrow, with limited turning space, which could hinder emergency service access.

- Flood risk: This location has a history of flooding, particularly around the play area. Building here may increase water-related issues both for the site itself and surrounding properties.

- Unclear planning for local services: There appears to be no indication that school places or other essential services have been factored into the proposal, raising concerns about how new residents would be accommodated.

- Lack of consultation: Local residents have not been meaningfully consulted about this site's potential development. Given the direct impact it would have on the community, this omission is troubling.

In light of these concerns, I urge you to revise the Draft Local Plan and remove Site C27 from the proposed allocations. The land provides irreplaceable value to the community and should be preserved, not developed.

Thank you for taking the time to consider this submission.

S Trup

Samantha Trup

[redacted address]

[redacted]

[redacted email]

**Subject: Camden Local Plan: objections to site C27 – Land East of Constable House, Adelaide Road (Gypsy & Traveller site)**

## **PERSONAL DETAILS**

Name: Ariéla Zerbib-Micallef

[REDACTED]

[REDACTED]

[REDACTED]

## **OUTLINE OF OBJECTION/REPRESENTATION**

**Modification Proposed - Delete Site Allocation C27: Land adjacent to Constable House, Adelaide Road for Gypsy and Traveller accommodation**

Site C27 should be deleted from the following:

Chapter 4 Central Camden: Table 5

Chapter 7: Meeting Housing Needs: Policy H11

Draft Policies Map and Schedule of Proposed Local Plan Site Allocations

## **REASONS**

- **Amenity space associated with housing estates.** The site forms part of the surrounding open space/amenity area for use by Constable House and other local residents. The proposed use of the site would be a serious loss to the amenity of residents of Constable House and the wider area – particularly in such a dense urban location. The small size of the plot identified, begs the question whether Camden Council has determined what is the minimum size for such a development and if it has, does this plot meet this requirement?
- **Local Green Space /Open Space with mature trees and wild flowers:** the green space is an important green space and has in the last few months been planted with a number of fruit trees and an area of wild flowers as part of the Communi-Trees project involving KOKO Foundation, Think & Do and Camden Council. Aside from providing a patchwork of orchards across Camden, the scheme involves local young people who are appointed to look after the trees. The proposal in relation to this site would involve the complete removal of the Communi-Trees planting. It would also involve the removal of substantial numbers of mature holly trees – between 30 and 60 depending on the exact site.
- **Playground:** the area was constructed as a play area for the residents of Constable House, and is used as a play space. It has historically been identified on OS Maps as a playground and now serves as a play area for Constable House and local residents. If the site was developed, this facility would be lost without any substitute and would be detrimental to the young using the area. There are no alternative sites available nearby.
- **Congested Urban dwellings:** The site is overlooked on all sides. To the east by residents of 4/5 storey Constable House; to the north by residents of Provost Road; to the west by residents of the 6 storey Etons and will also be overlooked by the new residential block under construction on land at 5-17 Haverstock Hill; and to the south by residents of Primrose House and Bridge House Adelaide Road. Adelaide Road which adjoins the site to the south is a key east west route and

busy bus route with implications for the privacy of the site. This has ramifications, such as: 1) the lack of privacy as the site is directly overlooked by several buildings; 2) its location immediately adjacent to the tube station on an already busy pedestrian route and constant footfall towards Primrose Hill, Adelaide Road Camden Market etc.

- **Flood Risk –*The site lies within a flood risk zone (and has been subject to recent significant flooding across the play area), contrary to para 13 Government Traveller Sites Planning Policy.***
- There is **no independent access** to the site and serious disruption is likely to be caused to residents of Constable House. Access would also be immediately opposite the access to Eton Place.
- There appears to be no evidence that consideration has been given to whether there are places available at nearby **schools**.

The assessment has relied in the main on GIS methodology which in essence boils down to a desk top assessment. The constraints set out in Table 1 of the Gypsy and Traveller Site Identification Study do not appear to have been properly applied to this site (see *Council house owned homes and residential garden land; Local Green Space; Open Space; Overlooking; Playgrounds*). The proposal is also inconsistent with other policies in the draft Camden Plan, which seeks to (i) provide new and/or improved sport and leisure facilities for young people; (ii) deliver new and enhanced areas of open space and play space, and improved access to nature; (iii) enhance greening and biodiversity, and (iv) deliver flood mitigation measures and sustainable drainage systems.

**Consultation:** There has also been no consultation with local residents in relation to the proposed use of this site. It seems that most residents, including of the Etons and Constable House, are still unaware of the proposals.

### **Conclusion**

For the reasons listed above, the Camden Draft Plan should be modified to by the deletion of site C27.

***I wish to participate at the examination hearings into the Draft Local Plan before the Inspector.***

***Ariéla Zerbib-Micallef***

***26 June 2025***

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**Dear Camden Council Planning Policy Team,**

I am writing to register my **strong objection** to the proposed designation of Site C27 – Land East of Constable House – as a Gypsy and Traveller site, as outlined in the draft Camden Local Plan.

I have lived on Ainger Road for 21 years.

While I fully recognise Camden's responsibility to identify suitable sites for Gypsy and Traveller families—and support the need to do so with fairness and dignity—I believe that **Site C27 is neither fair nor suitable**. It would fail to provide a safe, healthy, or respectful living environment for future residents, and it would also cause disproportionate harm to the surrounding community.

Key concerns include:

**1. Inappropriate and exposed location:**

Site C27 is situated immediately beside Chalk Farm station, along a high-footfall pedestrian corridor to Primrose Hill. The area is constantly active, with scooter, bicycle and Zipcar bays adjacent to the site, and significant day-and-night foot traffic.

**2. Proximity to children's play area:**

The site directly backs onto the Constable House playground—a small but vital space for children in the estate. Introducing vehicle access, infrastructure and human traffic here would not only disrupt children's play, but also pose safety concerns and reduce the utility of the space for families.

**3. Access and emergency services:**

The plot is boxed in by narrow roads and shared pedestrian areas, with limited vehicular access and virtually no safe turning radius. With surrounding infrastructure already under strain from congestion and parking demand, the site would create significant operational challenges for emergency vehicles and service providers.

**4. Loss of environmental and community project space:**

In recent months, local youth and residents have transformed this plot through the CommuniTrees project, planting fruit trees and wildflowers to create a biodiverse, community-led green space. This initiative reflects genuine grassroots effort, community pride, and environmental stewardship. Its destruction would be a serious setback—practically and symbolically.

**5. Lack of consultation and transparency:**

The inclusion of Site C27 appears to have emerged without adequate notice or meaningful consultation with local residents. Many of us only became aware of the proposal within the last week, undermining both public trust and the democratic planning process. For a matter of such local importance, this absence of early engagement is deeply concerning.

**6. Non-compliance with key planning policies:**

Site C27 appears to fail several important planning criteria, including:

- **Camden Local Plan Policy H10** – Environmental suitability; safe access; protection of open and community space; compatibility with surrounding uses.
- **London Plan Policy H14** – Need for privacy, appropriate scale, and social integration.
- **Planning Policy for Traveller Sites (PPTS) – Policies B & H** – Appropriate location, access to services, and respectful integration with the surrounding community.

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In light of these concerns, I strongly urge the Council to **remove Site C27 from the list of potential Gypsy and Traveller sites** and to consider alternative locations that offer safer, more respectful, and more sustainable accommodation opportunities.

Thank you for considering the views of local residents.

Yours sincerely,

Steve Frost

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#### 1. Personal Details\*

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Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Matthew"/>	<input type="text"/>
Last Name	<input type="text" value="Newis"/>	<input type="text"/>
Job Title	<input type="text" value="██████████"/>	<input type="text"/>
Organisation	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 1*	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 2	<input type="text" value="██████████"/>	<input type="text"/>
Post Town*	<input type="text" value="██████████"/>	<input type="text"/>
Post Code*	<input type="text" value="██████████"/>	<input type="text"/>
Telephone Number†	<input type="text" value="██████████"/>	<input type="text"/>
E-mail Address	<input type="text" value="██████████"/>	<input type="text"/>

**Part B – Please use a separate page for each representation**

<b>Name or Organisation: Shire Structures Ltd</b>
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(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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<p>I am writing to state my support for the representation submitted by the Association of Specialist Underpinning Contractors (ASUC) - <i>ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025</i></p>
--

I agree with the objections made and the support given in the ASUC representation regarding Policy D6 Basements

I would like to add that our company employs 120 people who work in the sector with annual turnover of £12 million

The restrictions proposed in Policy D6 Basements would have a significant negative impact on my business. It would likely lead to people losing their jobs.

I ask that the ASUC representation is given full weight, bearing in mind the negative impact on employment for my business and other businesses, and therefore on the broader economy.

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Please mark all that apply.

(a) when the Camden Local Plan has been submitted	Yes
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The Camden Proposed Submission Draft Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it is submitted for examination to a Planning Inspector. Under the [Planning and Compulsory Purchase Act 2004](#) (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

## 2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current [Local Development Scheme](#) (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the [Local Development Documents](#) (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's [Statement of Community Involvement](#) (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the [Town and County Planning \(Local Planning\) \(England\) Regulations 2012](#) (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a [Sustainability Appraisal Report](#) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

## 3. Soundness

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with

other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

#### **4. General advice**

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above. You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Date: Thu, 26 Jun 2025 09:01:36 +0000

From: Zakari Smith

To: [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk) [REDACTED]

Subject: Camden Local Plan: Objections to Site C27 - Land East of Constable House, Adelaide Road (Gypsy & Traveller Site)

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[REDACTED]

Dear Camden Council Policy Planning Team,

I'd like to formally object to the inclusion of Site C27 in the Camden Draft Plan and request its removal from the following:

- Chapter 4 Central Camden: Table 5
- Chapter 7: Meeting Housing Needs – Policy H11 • Draft Policies Map and Schedule of Proposed Local Plan Site Allocations

This modest plot of land holds considerable importance for local residents, visually, socially, and practically.

Its proposed development raises a number of serious concerns that, in my view, make it wholly unsuitable for allocation:

- Heavy pedestrian use and lack of tranquillity: Located adjacent to Chalk Farm station and on a main pedestrian route to Primrose Hill, this site is in constant use. The area experiences high levels of foot traffic and noise, leaving little sense of peace or refuge.
- Significant privacy concerns: The site is overlooked on all sides by residential blocks including Constable House, the Etons, homes on Provost Road, Primrose House, Bridge House, and a recently built block on Haverstock Hill. Any residential development here would be exposed to hundreds of nearby windows and surrounded by roads and a rail line, offering no privacy or sense of sanctuary for future occupants—particularly families.
- Loss of one of the area's last green pockets: This space represents one of the few remaining green areas in our immediate neighbourhood. Removing it would contribute further to the ongoing loss of natural space in a heavily developed, densely populated area.
- Destruction of community initiatives: Local young people recently helped plant fruit trees and wildflowers here as part of the CommuniTrees project. Allocating the land for development would erase this effort and undo valuable community-driven progress.

- Impact on children's play opportunities: Local children, especially those from Constable House and nearby homes, use this space as an informal play area. There is no obvious alternative nearby that offers the same accessibility or safety for outdoor play.

- Inadequate site access and potential disruption: The proposed access route is directly across from residential buildings, posing risks to traffic flow and raising concerns for both local residents and potential future occupants. The surrounding streets are narrow, with limited turning space, which could hinder emergency service access.

- Flood risk: This location has a history of flooding, particularly around the play area. Building here may increase water-related issues both for the site itself and surrounding properties.

- Unclear planning for local services: There appears to be no indication that school places or other essential services have been factored into the proposal, raising concerns about how new residents would be accommodated.

- Lack of consultation: Local residents have not been meaningfully consulted about this site's potential development. Given the direct impact it would have on the community, this omission is troubling.

In light of these concerns, I urge you to revise the Draft Local Plan and remove Site C27 from the proposed allocations. The land provides irreplaceable value to the community and should be preserved, not developed.

Thank you for taking the time to consider this submission.

Zak Smith

Responder 357

Date: Thu, 26 Jun 2025 09:10:45 +0000  
From: Julian McDonnell  
To: PlanningPolicy@camden.gov.uk  
Subject: Objection to Proposed Traveller Site – Land Adjacent to Constable House

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Beware - This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Planning Policy Team,

I am writing as a local resident of [REDACTED] to object to the proposed allocation of the site adjacent to Constable House for Gypsy and Traveller accommodation, as outlined in the draft Camden Local Plan.

While I fully respect the Council's legal obligations to meet the housing needs of all communities, I have serious concerns about the suitability of this specific location, which I believe has not been sufficiently addressed in the site assessment:

**Congestion and Overcapacity:** The area around Chalk Farm and Primrose Hill already suffers from severe congestion, particularly during events at the Roundhouse, when Camden Town Station is closed, and during major public gatherings such as New Year's Eve. This area is not well-equipped to absorb additional pressure on local infrastructure.

**Safety and Crime:** The area has experienced a concerning rise in street-level crime, including frequent phone snatching, thefts from local supermarkets, and visible drug dealing - some of which occurs directly outside my home. There have also been recent serious incidents, including a stabbing, and many residents are increasingly worried about anti-social behaviour. These persistent problems have created a growing sense of unease within the community. Any proposal that risks placing additional strain on local services or exacerbating these challenges must be carefully scrutinised, with a full community safety impact assessment conducted before any decision is made.

**Impact on Property and Environment:** Primrose Hill is a high-density, heritage-sensitive area. Introducing a site of this nature so close to long-established residential properties is likely to affect property values and disrupt the character of the neighbourhood. The site is small and constrained and may not be suitable in terms of layout, screening, or access.

**Lack of Proper Local Consultation:** The local community appears to have had little engagement in the decision to shortlist this site. We believe this requires a more thorough, transparent process, especially considering the strong feelings of many residents. I

only heard about it myself today!!! (with one day to go)

I urge the Council to reconsider the suitability of this location and to explore more appropriate sites that do not present such significant planning, logistical, and social challenges.

Yours Faithfully

Julian McDonnell



Responder 358

Date: Thu, 26 Jun 2025 10:14:55 +0100  
From: Vicky Unwin  
To: [redacted]  
Subject: Camden land plan C67 land adjacent to Constable House Adelaide Road

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[You don't often get email from [redacted] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Beware - This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

I am writing to object to the proposal to convert a lovely piece of green and landscaped land to a traveller site for the following reasons.

1. Very inadequate consultation notice
- 2 . The area is very small and can't possibly provide adequate accommodation for a table community
3. Has there been consideration given to rubbish and toilet facilities?
4. It is a welcome green space in a very crowded part of Camden
5. A huge housing development is being erected on the other side of Chalk Farm station. Where are the schools, health services and other support services as Camden seeks to impose more and more people onto our already crowded services.
6. I live in the area and use the tube almost daily. It is already home to many beggars and vagrants who are in need of help. Why don't you help them? I'm not saying necessarily that travellers will add to this number but they do have an antisocial reputation.
7. Hate to say this but I suspect it will be an eyesore and how are you going to monitor and control cleanliness, rubbish removal and numbers of vehicles being parked there?
8. Your consultation document is impossible to navigate in order to find relevant details. I suspect this is intentional and therefore not very fair. All I could find was an outline to the proposal with no details apart from earmarking of the site.

We live in an already overcrowded city. We must value and keep our green spaces. I don't argue that everyone has a right to a home but this does seem ill-considered in its execution. Convert a brownfield site for them. There must be plenty around and about.

Vicky Cattell  
[redacted address]  
[redacted postcode]  
Sent from my iPhone

Responder 359

Date: Thu, 26 Jun 2025 09:48:26 +0000  
From: elizabeth woodeson  
To: PlanningPolicy  
Subject: Draft new Camden Local Plan - Response to consultation

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This response concerns Policy Map C2 Regis Road and Holmes Road depot. I am very pleased to see that the Plan includes at para 23 the requirement to "retain or reprovide the recycling centre". This is fully in line with the extensive support for keeping it that was illustrated in the public consultation at the end of last year both at the public meetings and in the written responses. When asked to 'Pick your top 5 infrastructure priorities' there were 50 responses and 23 of them ie nearly 50% included the Recycling Centre.

As well as being a highly valued local resource, retaining the Recycling Centre on Regis Road will be critical to enable Camden to meet its environmental targets.

I have tried to use the Representation Form but I am unable to as I do not have Word, so please accept this response instead.

Answers to the questions on the Form as below:

Q1

Ms Elizabeth Woodeson

[redacted address]

[redacted address]

email [\[redacted email\]](#)

Q3

Policy Map C2

Q4

I believe the Camden Local Plan Proposed Submission Draft is

Legally compliant - Yes

Sound - Yes

Complies with the duty to cooperate - Yes

Q6

I believe the Plan IS legally compliant, sound and complies with the duty to cooperate because it is in line with the full public consultation carried out in Nov-Dec 2024. It has taken full

account of all the comments in support of keeping the Recycling Centre in Regis Road - this was selected by nearly 50% of respondents to the question about their top five infrastructure priorities.

Q7

No modifications necessary

I would be very grateful if you could acknowledge receipt of this response.

Many thanks - and congratulations on a great plan!

Liz

Dear all,

I am writing to express strong support for retaining the Recycling Centre in Regis Road. I am aware of a local petition being organised by residents of Holmes Road against an apparent proposal to move it to the police station site. They are concerned that the value of their properties will be affected. However it is critical that this does not detract from the need to keep the Recycling Centre somewhere in Regis Road.

Retaining the recycling centre will be crucial for Camden to meet its sustainability and environmental targets. It is also in line with the extensive support for this expressed during previous consultations on the Plan and the consultation on the Regis Road Area Guidance last year, both in the public meetings and in the written responses. When asked to pick their top five infrastructure priorities out of a list of 20, the recycling centre was the second highest priority selected.

I am aware of many others who share my views about the need to keep the recycling centre in Regis Road and who are pleased to see this in the draft Plan.

I think it could perhaps be very helpful in allaying concerns if Camden could share some detail about what a new state of the art recycling and reuse centre would look like. For example it could presumably be housed inside an attractive warehouse type structure that would blend in with other light industrial use on the site. I would like to think that a new Camden Re-use and Recycling Centre would be a very positive asset to the community that we could all be proud of and that could act as an exemplar to the rest of London! Camden leads the way in so many other areas - why not in this?

Finally I wanted to express my support and appreciation for the rest of the draft Plan which I think is absolutely fantastic. Many congratulations to everyone involved.

Liz Woodeson

Responder 360



[e\[redacted email\]](#)

Dear Planning Team,

I should like to make representation in respect of the Camden Local Plan as described below.

#### OUTLINE OF REPRESENTATION

Modification Proposed - Delete Site Allocation C27: Land adjacent to Constable House, Adelaide Road for Gypsy and Traveller accommodation  
Site C27 should be deleted from the following:

Chapter 4 Central Camden: Table 5

Chapter 7: Meeting Housing Needs: Policy H11

Draft Policies Map and Schedule of Proposed Local Plan Site Allocations

#### RATIONALE

1. **Outdoor space associated with housing estates.** The site forms part of the surrounding open space/amenity area for use by Constable House and other local residents. The proposed use of the site would be a serious loss to the amenity of residents of Constable House and the wider area - particularly in such a dense urban location
2. It is also an important **Local Green Space /Open Space with mature trees and wild flowers**: the green space has in the last few months been planted with a number of fruit trees and an area of wild flowers as part of the Communi-Trees project involving KOKO Foundation, Think & Do and Camden Council. Aside from providing a patchwork of orchards across Camden, the scheme involves local young people who are appointed to look after the trees. The proposal in relation to this site would involve the complete removal of the Communi-Trees planting. It would also involve the removal of substantial numbers of mature holly trees - between 30 and 60 depending on the exact site. Trees are a vital part of what makes Camden a pleasant borough.
3. **Playground**: the area was constructed as a play area for the residents of Constable House, and is used as a play space. It has historically been identified on OS Maps as a playground and now serves as a play area for Constable House and local residents. If the site was developed, this facility would be lost without any substitute. There are no alternative sites available nearby.
4. **Overlooking**: The site is overlooked on all sides. To the east by residents of 4/5 storey Constable House; to the north by residents of Provost Road; to the west by residents of the 6 storey Etons and will also be overlooked by the new residential block under construction on land at 5-[redacted address]; and to the south by residents of Primrose House and Bridge House Adelaide Road. Adelaide Road which adjoins the site to the south is a key east west route and busy bus route with implications for the privacy of the site.
5. **Flood Risk** -The site lies within a flood risk zone (and has been subject to recent significant flooding across the play area), contrary to para 13 Government Traveller Sites Planning Policy.
6. There is **no independent access** to the site and serious disruption is likely to be caused to residents of Constable House and the surrounding and wider area. Access would also be immediately opposite the access to Eton Place.

7. There appears to be no evidence that consideration has been given to whether there are places available at nearby **schools**.

The Constraints set out in Table 1 of the Gypsy and Traveller Site Identification Study do not therefore appear to have been properly applied to this site (see *Council house owned homes and residential garden land; Local Green Space; Open Space; Overlooking; Playgrounds*). The proposal is also inconsistent with other policies in the draft Camden Plan, which seeks to (i) provide new and/or improved sport and leisure facilities for young people; (ii) deliver new and enhanced areas of open space and play space, and improved access to nature; (iii) enhance greening and biodiversity, and (iv) deliver flood mitigation measures and sustainable drainage systems.

**Consultation:** There has also been no consultation with local residents in relation to the proposed use of this site. It seems that most residents, including of the Etons and Constable House, are still unaware of the proposals.

**Conclusion**

For the reasons listed above, the Camden Draft Plan should be modified to by the deletion of site C27.

Regards

Elliott Smedley

Responder 361

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Dear Sir / Madam,

I am writing to you regarding the above proposal. This site should be removed from your list of proposed sites for the following reasons:

It is not a suitable site for the community you want to house.

The site is too small.

It's a children's play area. It's the only dedicated space for local children living in Constable House.

It is overlooked on 3 sides by blocks of more than 4 storeys.

It is located near a busy junction as Chalk Farm tube provides overspill for Camden Market, access to Primrose Hill, and caters for the busy Roundhouse venue, all in addition to local commuting needs.

It will get busier, too, given the new build on the site of Camden Goods Yard.

The trees on and around the site provide welcome relief from the buildings and roads in the vicinity.

I look forward to hearing from you  
Gordon Rider

## Responder 362

Date: Thu, 26 Jun 2025 10:13:32 +0000  
From: David Gakhar  
To: PlanningPolicy  
Subject: Camden basement planning policy consultation

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Dear sirs,

Please see attached?

Best regards

David Gakhar  
Underpin & Makegood (Contracting) Ltd

[REDACTED]

[REDACTED] of this email and any associated attachments are intended for the addressees only and may contain confidential or privileged information. Any views stated are personal and not necessarily the views of Underpin and Makegood (Contracting) Ltd unless specifically stated otherwise. If you are not the named addressee (or authorised to receive for the addressee), you may not copy or use it, rely on it or send it to someone else. If you have received it in error, please notify us immediately and then destroy it. Further, we make every effort to keep our network free from viruses. However you are advised to check this email, and any attachments to it, as we can take no responsibility for any virus transmitted by way of this email. Please consider the environment and don't print this e-mail unless you really need to.

## Camden Local Plan – Proposed Submission Draft 2025 Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:

E-mail: [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

Post to: Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

### Part A – Submit only one copy of this

#### 1. Personal Details\*

#### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="David"/>	<input type="text"/>
Last Name	<input type="text" value="Gakhar"/>	<input type="text"/>
Job Title	<input type="text"/>	<input type="text"/>
Organisation	<input type="text"/>	<input type="text"/>
Address Line 1*	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Post Town*	<input type="text"/>	<input type="text"/>
Post Code*	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

Camden Local Plan – Proposed Submission Draft 2025 - Representation Form

**Part B – Please use a separate page for each representation**

Name or Organisation: U&M Group

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraphs	C3, C4, D, E3, 12.131, 12.141, 12.142, 12.143, 12.144, 12.145	Policy	D6 Basements	Policies Map	
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**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text"/>	No	<input checked="" type="text" value="X"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="text" value="Yes"/>
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input type="text" value="Yes"/>
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input type="text" value="Yes"/>
(4) Consistent with national policy	<input type="text" value="Yes"/>

\*See guidance note at the end of the form for assistance with completing this section.

**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

I am writing to state my support for the representation submitted by the Association of Specialist Underpinning Contractors (ASUC) - ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025

I agree with the objections made and wholly support details in the ASUC representation regarding Policy D6 Basements

I would like to add that our company employs 150 operatives who work in the sector with annual turnover of £6.5M

The restrictions proposed in Policy D6 Basements would have a significant negative impact on my business. It would likely lead to people losing their jobs and livelihoods.

I ask that the ASUC representation is given full weight, bearing in mind the negative impact on employment for my business and other businesses, and therefore on the broader economy.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

I support the modifications to Policy D6 Basements proposed in the ASUC Representation.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

No

Yes

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following?  
Please mark all that apply.

(a) when the Camden Local Plan has been submitted	Yes
(b) when the Inspector's Report is published	Yes
(c) when the Camden Local Plan is adopted	Yes

**Privacy Notice**

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

**Please note that comments submitted to the Council cannot be treated as confidential.** All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Local Plan documents, to the Secretary of State and must be made publicly available on the Council's website.

For further information regarding how we store and process your data, please view the Council's Privacy Notice [privacy-notice-planning-feb-2025](#).

11. Signature:		Date:	26 <sup>th</sup> June 2025
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Responder 363

Date: Thu, 26 Jun 2025 10:25:09 +0000  
From: Liz de Keller  
To: PlanningPolicy  
Subject: Proposed nature corridor

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Beware - This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Camden Planners

We live at [redacted] [redacted address] [redacted postcode] and are writing to you in support of the proposed Nature Corridor mentioned in the policies listed below:

Policy Number

Policy C1, paragraph 19 for Central Camden

Policy N1 paragraph 7 for North Camden

This proposal is already supported by a number local community groups and we wish to add our individual support for this thoughtful project.

We do understand the need for increased housing in the area, but also believe in the importance of adequate and well thought out and designed green space throughout any new building developments.

This ingenious plan has the benefit of providing continuous green spaces which will both support biodiversity as well as the health and well being of people living locally. This plan has the advantage of linking these principles throughout a number of areas and proposed developments.

Developers will always use the words 'green spaces' and 'well being' but we put our faith (and hope!) in Camden, as the planning authority, to ensure that there is genuine and adequate adherence to the clearly thought out plans integral to the proposed Nature Corridor.

Yours sincerely

Liz de Keller and Chris Cook

**Camden Local Plan – Proposed Submission Draft 2025  
Representation Form**

**The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:**

**E-mail:** [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

**Post to:** Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

**Part A – Submit only one copy of this**

**1. Personal Details\***

**2. Agent's Details (if applicable)**

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text"/>		<input type="text"/>
First Name	<input type="text"/>		<input type="text"/>
Last Name	<input type="text"/>		<input type="text"/>
Job Title (where relevant)	<input type="text"/>		<input type="text"/>
Organisation (where relevant)	<input type="text"/>		<input type="text"/>
Address Line 1*	<input type="text"/>		<input type="text"/>
Address Line 2	<input type="text"/>		<input type="text"/>
Post Town*	<input type="text"/>		<input type="text"/>
Post Code*	<input type="text"/>		<input type="text"/>
Telephone Number	<input type="text"/>		<input type="text"/>
E-mail Address	<input type="text"/>		<input type="text"/>

**Part B – Please use a separate page for each representation**

<b>Name or Organisation: Quod on behalf of Riverside and Countryside</b>
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*Our representations have been made in a separate letter. Within the letter, we have set out the representations on each policy, paragraph or site allocation in line the information required by this form. In each case we comment on soundness points (where relevant) and make clear our proposed modifications through marked-up changes to the text. To avoid duplication, we have not prepared a separate further form for each submission.*

*Representations have been made on the following Sections:*

*Chapter 4: Central Camden*

*Chapter 8: Responding to the climate emergency*

*Chapter 12: Design and heritage*

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraph  Policy  Policies Map

**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="text"/>
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input type="text"/>
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input type="text"/>
(4) Consistent with national policy	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

*Please refer to our separate letter.*

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

*Please refer to our separate letter.*

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

*Following the successful ballot for the redevelopment of Juniper Crescent (which is allocated in the Draft Local Plan) in Autumn 2022, Riverside and Countryside are anticipating on submitting a planning application for the redevelopment of Juniper Crescent in summer 2025. Riverside and Countryside therefore have a significant interest in the policies of the Draft Local Plan and needs to be able to fully participate in the hearing sessions for those policies to which it has made representations.*

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Camden Local Plan has been submitted	YES
(b) when the Inspector's Report is published	YES
(c) when the Camden Local Plan is adopted	YES

**Privacy Notice**

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

**Please note that comments submitted to the Council cannot be treated as confidential.** All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Local Plan documents, to the Secretary of State and must be made publicly available on the Council's website.

For further information regarding how we store and process your data, please view the Council's Privacy Notice [privacy-notice-planning-feb-2025](#).

<b>11. Signature:</b>		<b>Date:</b>	<b>26.06.2025</b>
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# Notes to accompany the Representation Form

## 1. Introduction

The Camden Proposed Submission Draft Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it submitted for examination a Planning Inspector. Under the [Planning and Compulsory Purchase Act 2004](#) (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

## 2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current [Local Development Scheme](#) (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the [Local Development Documents](#) (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's [Statement of Community Involvement](#) (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the [Town and County Planning \(Local Planning\) \(England\) Regulations 2012](#) (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a [Sustainability Appraisal Report](#) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

## 3. Soundness

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with

other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

#### **4. General advice**

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above. You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.



Email: [REDACTED]  
Date: 26 June 2025

Planning Policy Team  
Regeneration and Planning  
LB Camden, 5 St Pancras Square  
London, N1C 4AG

Dear Sir/Madam

## **CAMDEN LOCAL PLAN PROPOSED SUBMISSION DRAFT – REGULATION 19 CONSULTATION VERSION (APRIL 2025)**

We write on behalf of our clients, Riverside and Countryside, to submit representations to the Camden Local Plan Proposed Submission Draft (April 2025) (“the draft Local Plan”) in relation to the estate regeneration development sites at Juniper Crescent and Gilbeys Yard.

### **Background**

We previously submitted representations to the draft Local Plan (Draft New Camden Local Plan Regulation 18 Consultation Version (January 2024)) on behalf of Riverside and Countryside in March 2024. We explained that whilst Riverside and Countryside supported the overall vision and objectives in the Plan, including the emerging Site Allocations, we recommended changes to strategic policies on housing, sustainability and design to ensure that draft Local Plan aligned with the requirements of national and regional policy, as well as recent Government announcements.

The Council will be aware that pre-application discussions have been taking place with the London Borough of Camden (“LBC”) around the development of Juniper Crescent and Gilbeys Yard since 2019. Following the successful ballot for the redevelopment of Juniper Crescent in Autumn 2022, Riverside and Countryside are anticipating on submitting a planning application for the redevelopment of Juniper Crescent in summer 2025. Officers are aware of the emerging proposals as well as the constraints in terms of ownership, phasing, and massing. In context to this, our representations, which build upon our previous comments, are set out in detail below.

In this context, this letter sets out Riverside and Countryside’s representations on the policies, site allocations, and supporting text in the Draft Plan. In accordance with the Council’s Draft Local Plan Representation Form, we consider each policy against the following tests of soundness:

- Positively prepared – whether the policy is based on a strategy that seeks to meet objectively assessed development and infrastructure requirements;

[REDACTED]





- Justified – whether it is the most appropriate strategy, considered against reasonable alternatives and supported by a proportionate evidence base;
- Effective – whether the policy is deliverable over the plan period and founded on effective joint working on cross-boundary strategic priorities;
- Consistent with national policy – whether the policy aligns with the principles and requirements set out in national planning policy.

For each policy, we identify where we deem it to be unsound and set out proposed modifications to the policy wording and supporting text. These representations take into account the responses in the Council’s Regulation 22(1)(c) Consultation Statement in relation to the Regulation 18 Consultation.

In summary, as currently drafted and for the reasons set out in these representations, it is considered that the plan is **not sound** and that modifications are necessary.

## Chapter 4: Central Camden

### *Site Allocation C10 – Juniper Crescent*

Overall, Riverside and Countryside support the inclusion of this site allocation which allocates Juniper Crescent for full redevelopment with a significant uplift in the number of homes.

Changes made to the indicative housing capacity are welcomed. Showing a higher amount (375 additional units) will help make a significant difference to housing delivery in the local area. The amendments to criterion 3, which now specifies that the inclusion of private homes will support the provision of high-quality replacement homes and delivery of additional affordable housing is specifically welcomed; as well as changes to criterion 3, which has removed specific reference to Part C of Policy H6.

However, as set out in their previous representations, certain elements of the allocation remain unsound. These minor changes set out in the table below seek to provide clarity and ensure that the policy facilitates the delivery of much needed high-quality housing (particularly affordable housing) in Camden.

Table 1: Site Allocation C10 – Juniper Crescent

Sound or unsound	Unsound
Soundness test/s	<b>Not justified</b> - We recommend that criterion 11 is revised to ensure it reflects the specific needs of the site and to avoid conflict with Policy T5. The Council respond in their Consultation Statement that this wording is consistent with other policies, however, as previously noted, due to the specific circumstances of this Site, recognition that residents parking will need to be provided is



	<p>welcomed and was of fundamental importance to them in their support for redevelopment.</p> <p><b>Not effective</b> – We recommend revising criterion 16 to ensure the effective delivery of the sites. The Council assert that the wording reflects the objectives of the framework but it is important to consider that development along this route is being delivered by different parties with different timescales. For example, the Camden Goods Yard Site (formerly Morrisons) is currently being constructed, Juniper Crescent is planned to be delivered in the next 6-8 years and the HS2/Network Rail Site does not any specific delivery timescales for redevelopment (it is currently safeguarded for railway use). It should therefore be for each development to show how they can help to deliver their part of the route, taking into account what has been delivered/approved on neighbouring sites. This will ensure that each site is planned in a way to deliver its part of the link and will avoid the need for contributions.</p> <p><b>Not effective</b> – For the same reasoning in relation to comments on criterion 1 above, this will ensure that each landowners/developer helps delivers the links without needing to make contributions.</p>
<p><b>Proposed changes to policy</b></p> <p>Additional text in <b>red</b> and deleted text struck through</p>	<p><b>Criterion 11:</b> '<i>rationalise parking on site <u>taking into account of</u> <del>in line with</del> Policy T5 (parking and car free development).</i></p> <p><b>Criterion 16:</b> '<i><del>contribute towards delivering</del> <u>demonstrate how proposals will help to deliver</u> a route for pedestrians and cyclists to connect to Oval Road/Regent's Canal via Gilbey's Yard, with Juniper Crescent...</i></p> <p><b>Criterion 17:</b> '<i><del>contribute towards the delivery of</del> <u>demonstrate how proposals will help to deliver</u> a new route for pedestrians and cyclists adjacent to the West Coast mainline railway that connects Regent's Park Road bridge with Regent's Canal towpath ('Stephenson's Walk), creating opportunities to reveal, restore and access heritage assets...'</i></p>

### Site Allocation C12 – Gilbeys Yard

For similar reasons mentioned above, with a few exceptions, Riverside and Countryside remain supportive of this site allocation which, consistent with earlier policies, allocates Gilbeys Yard as suitable for redevelopment (subject to the outcome of a successful ballot of residents). We recommend that the following minor changes are made to provide clarity and ensure that the site optimises housing delivery.



Table 2: Site Allocation C12 – Gilbeys Yard

Sound or unsound	Unsound
<b>Soundness test/s</b>	<p><b>Not justified</b> - We recommend that criterion 11 is revised to ensure it reflects the specific needs of the site and to avoid conflict with Policy T5. The Council respond in their Consultation Statement that this wording is consistent with other policies, however, recognition that residents parking will need to be provided is welcomed and was of fundamental importance to them in their support for redevelopment. The minor change will reflect this and seeks to avoid any conflict with the car free approach generally taken within Policy T5.</p> <p><b>Not justified</b> – We recommend revising criterion 14 to be consistent with similar requirements in criterion 17 of the Juniper Crescent Allocation (C10) (as recommended to be revised above) so that it is a requirement to ‘<i>demonstrate how proposals will help to deliver</i>’ future connections.</p>
<p><b>Proposed changes to policy</b></p> <p>Additional text in <u>red</u> and deleted text struck through</p>	<p><b>Criterion 9:</b> ‘rationalise parking on site <u>taking into account of</u> <del>in line with</del> Policy T5 (parking and car free development).</p> <p>Criterion 14: ‘<del>contribute towards the delivery of</del> <u>demonstrate how proposals will help to deliver</u> a new route’</p>

## Chapter 8: Responding to Climate Change

With regards to climate change, in our previous representations, we noted the importance of ensuring the policies are consistent with national policy and the London Plan, as well as the Government announcement<sup>1</sup> made in December 2023 on setting local energy efficiency standards. We noted that ensuring consistency with these would help prevent delays to the delivery of allocated sites. As currently drafted, we remain concerned with the draft policies do not reflect the needs nor provide a flexible approach to site allocations. We set out our response to these below.

### *Policy CC1 – Responding to the climate emergency*

<sup>1</sup> [Written Ministerial Statement](#) made on 13 December 2023 (Planning - Local Energy Efficiency Standards Update).



Part A (1) of the policy prioritises the repurposing and re-use of existing buildings over demolition. Further details are set out in Policy CC2 - ‘*Prioritising the retention of existing buildings*’. The Site Selection Topic Paper states that the starting point for site capacity design work has been to model a scheme that is based on the retention and extension of the existing building, rather than to assume that the existing building will be demolished (either in part or in full), in accordance with Policy CC2. It helpfully goes on to state:

*“However, where a demolition scheme would clearly constitute the best use of a site and would significantly increase capacity then a pragmatic approach has been taken and a scheme involving demolition has been modelled to ensure site capacity is optimised.”* - Paragraph 4.15

We recommend clarifying that a “pragmatic” approach will be taken in the policy or supporting text, specifically for site allocations. As currently worded, the draft Local Plan is **not positively prepared** because it is unclear how development on any site allocation could be optimised and viably delivered without demolition and rebuilding. Many of the site allocations comprise land with existing buildings and paragraph 7.28 of the draft Local Plan describes that in order to maximise the delivery of homes to meet Camden’s needs, each site that comes forward must be optimised in its potential for housing.

If the priority to the repurposing and re-use of existing buildings is applied too strongly to existing buildings on site allocations, there may be issues with the draft Local Plan in meeting its development targets. It needs to be made clear how this policy has been applied to the assessment of site allocations and if it hasn’t, or there are impacts as a result on development capacity, then a different approach to the site allocations needs to be set out for the policies in this Chapter.

#### *Policy CC2 – Repurposing, Refurbishment and Re-use of Existing Buildings*

Similar to our comments above on Policy CC1, we remain concerned how this policy is applied to the site allocations. Part A of the policy prioritises the repurposing and re-use of existing buildings over demolition. However, it is unclear how development on any site allocation could be optimised and viably delivered without demolition and rebuilding. Part B of the policy refers to a condition and feasibility assessment and a development options appraisal to explore the best use of the site before progressing any detailed proposals for submission. We question whether this has not already been determined through the ‘Allocated Use’ within the site allocation.

The Council note in their Consultation Statement that this has been updated to clarify what is meant by ‘best use of the site’ in the supporting text. However, as previously asserted, we believe that moving through such a process on allocated sites could lead to the significant delay of schemes. It also creates significant uncertainty for developers if they are looking to acquire a site when there is substantial doubt created through these policies whether or not a site allocation site can be redeveloped. This work should have been considered at plan making stage for each site allocation.



As such, as currently worded, we consider the policy is **not positively prepared**. The Draft Plan needs to make clear how this policy has been applied to the assessment of site allocations by clarifying that the tests should not be applied to site allocations.

#### *Policy CC6 – Energy reduction in new buildings*

As set out in our previous representations, the targets in relation to Energy Use Intensity (“EUI”) and renewable energy seem and remain exceptionally challenging to achieve. The Council note that these ambitions are in line with the London Plan but this was adopted in 2021 and does not reflect the Government announcement made in December 2023 on setting local energy efficiency standards. It is clear that: *“the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations”*.

Whilst options testing has been undertaken in the Council’s Delivering Net Zero (May 2023) evidence base document, no further review has been undertaken and we still question whether a review been undertaken to see how the EUI and renewable energy targets can be applied in real life examples.

On this basis, we do consider the draft Local Plan **has not been positively prepared and is not effective**.

## **Chapter 12: Design and Heritage**

#### *Policy D2 – Tall Buildings*

Part 5 of Policy D2 has been amended to read: *“whether the proposal maximises the supply of affordable housing and delivers 50% affordable homes in accordance with the target set out in Policy H4 Affordable Housing”*. We welcome that the specific reference to the delivery of 50% affordable homes has been removed but still recommend that Part 5 is removed altogether as we do not believe that Policy D2 needs to reference affordable housing. London Plan Policy D9 – ‘Tall Buildings’ does not have an equivalent provision or cross reference. Policy H4 will also apply in any event to tall building proposals, and it is important the policy is read as whole. On this basis, we find the policy is **not justified** and as such, part C (5) of Policy D2 should be removed.

#### *Policy D3 – Design of Housing*

Part A (1) of Policy D3 has been amended to read: *“Ensure that Expect housing development to meets the residential design standards set out in the London Plan and the Supplementary Planning Guidance issued by the Mayor”*. Whilst this has been amended, we would still reiterate that a direct reference to Supplementary Guidance in planning policy elevates the guidance to a status it should not have. This is not how the GLA applies their Housing Design Standards LPG. This is set out on their website<sup>2</sup>,

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<sup>2</sup><https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/housing-design-standards-lpg>



and in their recent Practice Note (December 2024)<sup>3</sup>. The GLA confirm that the Housing Design Standards LPG should not be applied mechanistically in a way that inhibits delivery specifically in the context optimise site capacity in line with London Plan Policy D3 and maximise affordable housing provision in accordance with London Plan Policy H4 (Paragraph 9.2). On this basis, we find the policy is **not justified** and as such, reference to the Supplementary Planning Guidance should therefore be removed from part A (1).

## Summary

We welcome the opportunity to make representations on the draft Local Plan. Overall, we welcome the positive changes made but as a whole we find the plan unsound, as set out in the reasons above.

We would be grateful if you could keep us informed with regard to any future consultations or updates on the draft Local Plan.

Yours sincerely



Hannah Cox  
Senior Planner

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<sup>3</sup> Accelerating Housing Delivery – Planning and House Practice Note (December 2024)

**Camden Local Plan – Proposed Submission Draft 2025  
Representation Form**

**The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:**

**E-mail:** [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

**Post to:** Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

**Part A – Submit only one copy of this**

**1. Personal Details\***

**2. Agent's Details (if applicable)**

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="James"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title	<input type="text"/>	<input type="text"/>
Organisation	<input type="text"/>	<input type="text"/>
Address Line 1*	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Post Town*	<input type="text"/>	<input type="text"/>
Post Code*	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

**Part B – Please use a separate page for each representation**

**Name or Organisation: Newton Waterproofing Systems (a trading name of John Newton & Company Ltd.)**

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraphs	C3, C4, D, E3, 12.131, 12.141, 12.142, 12.143, 12.144, 12.145	Policy	D6 Basements	Policies Map	
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**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes		No	
(2) Sound	Yes	X	No	
(3) Complies with the Duty to co-operate	Yes		No	

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	Yes
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	Yes
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	Yes
(4) Consistent with national policy	Yes

\*See guidance note at the end of the form for assistance with completing this section.

**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

I am writing to state my support for the representation submitted by the Association of Specialist Underpinning Contractors (ASUC) - *ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025*

I agree with the objections made and the support given in the ASUC representation regarding Policy D6 Basements

The restrictions proposed in Policy D6 Basements would have a significant negative impact on my business. It would likely lead to people losing their jobs.

I ask that the ASUC representation is given full weight, bearing in mind the negative impact on employment for my business and other businesses, and therefore on the broader economy.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

I support the modifications to Policy D6 Basements proposed in the ASUC Representation.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

No

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following?  
Please mark all that apply.

(a) when the Camden Local Plan has been submitted	Yes
(b) when the Inspector's Report is published	Yes
(c) when the Camden Local Plan is adopted	Yes

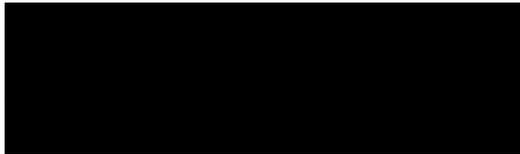
**Privacy Notice**

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For further information regarding how we store and process your data, please view the Council's Privacy Notice [privacy-notice-planning-feb-2025](#).

11. Signature:



Date:

26<sup>th</sup> June 2025

# Notes to accompany the Representation Form

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- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with

other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

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## Camden Local Plan – Proposed Submission Draft 2025 Representation Form

**The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:**

**E-mail:** [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

**Post to:** Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

### Part A – Submit only one copy of this

#### 1. Personal Details\*

#### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	MR	
First Name	Kevin	
Last Name	Lawer	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1*		
Address Line 2		
Post Town*		
Post Code*		
Telephone Number		
E-mail Address		

**Part B – Please use a separate page for each representation**

Name or Organisation: **INGESTRE ROAD TRA**

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraph

Policy

Policies Map

**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input type="text" value="YES"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text" value="YES"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text" value="YES"/>	No	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="text"/>
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input type="text"/>
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input type="text"/>
(4) Consistent with national policy	<input type="text"/>

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**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

*Dear Camden Council, I am writing to support your proposal for a Camden Nature Corridor in the draft Local Plan. We urgently need to restore nature in our Borough and to bring more nature into our neighbourhoods, to address climate change and improve well-being. New housing proposals create a unique opportunity to do this by improving nature in Camden Sites of Interest for Nature Conservation and connecting them through new developments. Therefore, I strongly support Policy C1 paragraph 19 and Policy N1 paragraph 7 to create this Corridor from Hampstead Heath through North and Central Camden, and also the proposal that the Corridor be specifically included in future development of Murphy's Yard (paragraph 31, page 120), Regis Road (paragraph 33, page 116) and West Kentish Town Estate (paragraph 7, page 148).*

Also we would like to add that Ingestre Woods on the Ingestre Road Estate should also be added to the program.

The TRA through time, DMC grants of £15,000 over the last few years and support from Camden Council and TCV have the Ingestre Woods nearly ready for opening from our delayed target date of May to the Summer of 2025.

Can I also suggest that Camden publicly make sure that all green spaces have public liability insurance and that this document is easily found in your website as is a legal requirement and as a TRA have found great difficulty and none response by Camden in providing said information for the Ingestre Woods which is currently delaying our opening of the woods.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.  
**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

 no

No

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Camden Local Plan has been submitted	yes
(b) when the Inspector's Report is published	yes
(c) when the Camden Local Plan is adopted	yes

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<b>11. Signature:</b>	<b>Kevin Lawer</b>	<b>Date:</b>	<b>26/06/25</b>
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Responder 367

Date: Thu, 26 Jun 2025 12:08:10 +0100  
From: Tim Kelly  
To: [redacted]  
Subject: Proposed traveller site Eton College Road

---

[You don't often get email from [redacted] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Beware - This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Sir/Madam,

I'm writing to express my objection to the proposed gypsy/traveller site east of Constable House on Eton College Road.

This is a small area, and developing what is currently a lovely wildflower garden into a traveller site would be a real shame. There has already been a significant increase in anti-social behaviour on Adelaide Road particularly outside nearby Chalk Farm tube, and I can't see how adding a traveller site here wouldn't exacerbate the issue.

We have lived across from this space on [redacted] for nearly three years now, it is a brilliant area despite some flaws, but it has never felt unsafe. If this plan goes ahead I would be significantly concerned for the wellbeing of my partner walking alone from the tube station at night.

I recognise that there need to be traveller spaces, however the area proposed is very small and I believe this plan would be of great detriment to the liveability of the area.

In the time we've lived here we've seen the area grow and change for the better, we contribute economically to the local businesses and consider ourselves proud to live here. However if this plan were to go ahead, we would certainly be moving due to the concerns above.

Thank you for considering my comments.

Kind regards  
Tim

Responder 368

Gypsy site - C27 by Chalk Farm tube

---

Hi Please note that I object to this proposal.

Simon Glass

Responder 369

Date: Thu, 26 Jun 2025 12:16:37 +0100  
From: SUSAN RICHARDSON  
To: [redacted]  
Subject: Proposed travellers' site east of Constable House Adelaide Road Policy  
H11 pages 294-5

---

#### Objection

The proposal is unsuitable on the grounds of loss of amenity for residents of Constable House, lack of proper access and the loss of green space. The disadvantages considerably outweigh the benefits.

Other site options would prove more satisfactory.

Adrian and Susan Richardson

Responder 370

Date: Thu, 26 Jun 2025 11:21:26 +0000  
From: Hannah Sprigings  
To: PlanningPolicy  
Subject: Site Allocation C27 – Land East Of Constable House, Adelaide Road (Gypsy And Traveller Site) Of Draft Local Plan

---

To: Camden Council Planning Policy Team  
Re: Camden Local Plan Proposed Submission Draft (Regulation 19, 2025)

I submit this representation as a resident of [redacted]  
[redacted postcode].

I am also a member of the New Etons Residents Association (NERA), representing residents of Eton Hall, Eton Place, and Eton Rise, Eton College Road, [redacted postcode] - located directly opposite the proposed site - to object in the strongest possible terms to the proposed allocation of Site C27 - Land East of Constable House, [redacted postcode] - for Gypsy and Traveller accommodation within the Camden Local Plan Proposed Submission Draft (Regulation 19).

I respectfully request that the Planning Inspector recommend removal of Site C27 from the Plan on the grounds that its allocation is unsound, as it fails the key tests of justification, effectiveness, and consistency with national policy set out in paragraph 35 of the National Planning Policy Framework (NPPF).

---

#### 1. Loss of Valued Community Amenity Space

The site is a long-established, well-used informal green space historically utilised as an open kickabout area and passive amenity for residents of Constable House and the wider estate. It is currently managed as part of the “Communi-trees” community greening initiative. While not formally designated as open space, the site clearly meets the functional criteria for Local Green Space designation and is used as informal play and communal space, particularly by families in high-density flats without access to private outdoor areas.

Its redevelopment would significantly erode amenity provision and contribute to a deficit of accessible green space, especially affecting children and elderly residents. The loss would be contrary to:

- NPPF Paragraphs 99-101 (protection of open space);
- London Plan Policy S4 (ensuring sufficient play and informal recreation);
- Camden Local Plan Policy A2(e);
- Case law (e.g. Copas v Royal Borough of Windsor and Maidenhead [2001] EWHC Admin 548) confirming informal community land requires robust justification prior to redevelopment.

---

#### 2. Overlooking and Loss of Privacy

The proposed use would result in a highly constrained site being hemmed in by existing multistorey residential blocks, including Constable House. The site is directly and heavily overlooked from windows and balconies of neighbouring

flats, as well as from Eton Hall, Eton Place, and Eton Rise immediately opposite, creating conditions unacceptable for both current residents and future site occupants.

This undermines the principle of mutual privacy and residential amenity and is in direct conflict with:

- Camden Planning Guidance on Amenity (2021);
- Planning Policy for Traveller Sites (PPTS, 2023), Paragraph 13(c) - sites should not place undue pressure on local infrastructure or cause conflict with settled communities;
- Article 8, European Convention on Human Rights (right to respect for private and family life);
- Moore v SSCLG [2013] EWCA Civ 1194 - established that mutual amenity impacts must be weighed in Traveller site cases.

---

### 3. Flood Risk - Unsuitable for Highly Vulnerable Use

The site is located within a mapped Local Flood Risk Zone (LFRZ) and identified in Camden's 2021 surface water flood data as subject to risk. Traveller pitches are considered a "Highly Vulnerable Use" under Planning Practice Guidance (PPG).

The proposal therefore fails the sequential and exception tests required for flood-prone locations, and is in breach of:

- NPPF Paragraph 167 (requiring development to be appropriately flood resilient);
- PPTS Paragraph 13(g) - sites must not be at high risk of flooding;
- Precedent: APP/B5480/A/11/2151483 (Romford) - Traveller sites refused on similar flood vulnerability grounds.

---

### 4. Access Constraints and Undeliverability

The site lacks independent, adoptable vehicular access. It is served by narrow estate roads and pedestrian paths unsuited to large vehicles, trailers, or emergency service access. Deliverability is therefore highly questionable.

This constraint breaches key policy requirements: - Manual for Streets (DfT, 2007) - minimum access width standards; - PPTS Paragraph 13(b) - sites must be accessible and deliverable; - Equality Act 2010 - provision must not create unequal or unsafe conditions for any group.

---

### 5. Unsound Site Selection Process and Lack of Transparency

The original AECOM Gypsy and Traveller Site Identification Study (2024) shortlisted 21 parcels. Following Camden's internal filtering, only two sites were proposed for allocation in the Regulation 19 Draft Plan. However:

- The selection rationale for these final sites is not provided, contrary to NPPF paragraph 16(d) (plans must be justified and explainable);
- The allocation of Site C27 was not disclosed during earlier consultation rounds. Residents were only made aware of its selection in the May 2025 Regulation 19 Draft, undermining effective participation.

This lack of transparency and failure to consult affected residents earlier in the process weakens the legitimacy of the allocation and risks procedural unfairness.

---

### 6. Conflict with GTSIS Methodology and Exclusion Criteria

AECOM's methodology for the Gypsy and Traveller Site Identification Study (GTSIS) clearly applied filters that would exclude sites: - Within 18m of 4+ storey buildings (overlooking); - Used as amenity or play space; - At risk of surface flooding; - Without safe vehicular access.

Site C27 presents all four of these exclusionary criteria and should not have progressed beyond the filtering stage. Its inclusion contradicts the consultant's own assessment logic and undermines the integrity of the evidence base.

---

#### 7. Better Alternatives Exist

The failure to explain why 19 of the 21 shortlisted sites were rejected while Site C27 was taken forward is problematic. The Site Selection Topic Paper (April 2025) notes that many were excluded due to existing use, access, or amenity conflict - all of which apply equally (or more severely) to Site C27.

The absence of a robust comparative analysis or scoring matrix raises concerns about the objectivity and soundness of the site selection process. The plan has therefore not met the NPPF tests of: - Justification (why this site over others); - Effectiveness (deliverability); - Consistency (application of methodology).

---

#### Conclusion and Requested Action

The allocation of Site C27 fails multiple policy tests and lacks a transparent or defensible basis. It is unsound due to: - The loss of essential amenity space; - Inherent flood, privacy, and access constraints; - A flawed and opaque site selection process.

We therefore respectfully request that: - Site C27 be removed from the Camden Local Plan submission draft; - The Council and Inspectorate revisit alternative, more appropriate sites through a transparent, community-informed process.

Kind regards,

Hannah Sprigings

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Representation Form**

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**Part A – Submit only one copy of this**

**1. Personal Details\***

**2. Agent's Details (if applicable)**

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Tom"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1*	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Post Town*	<input type="text"/>	<input type="text"/>
Post Code*	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

**Part B – Please use a separate page for each representation**

**Name or Organisation:** Theatres Trust

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

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Paragraph  Policy Allocation S16 Policies Map

**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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**If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6**

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(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="checkbox"/>
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If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

This site includes the Cochrane Theatre, which is currently vacant. It has more recently been utilised as a television recording studio. The theatre function relocated to an alternative site some time ago. Therefore we raise no objection to the principle of redevelopment, as stated within our comments on the previous planning application in 2020 and at the previous stage of consultation on this plan. However, the theatre was technically well equipped and holds social significance for the nature of its programme in

the 1960s and association with the Talawa Theatre Company. There is an existing recording condition attached to the current permission and we reiterate that this should be maintained, we suggest that it is noted under 'Other Considerations' within the policy.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

Addition of reference to recording condition under 'Other Considerations'.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Camden Local Plan has been submitted	<input checked="" type="checkbox"/>
(b) when the Inspector's Report is published	<input checked="" type="checkbox"/>
(c) when the Camden Local Plan is adopted	<input checked="" type="checkbox"/>

**Privacy Notice**

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<b>11. Signature:</b>	T Clarke	<b>Date:</b>	26/06/2025
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**Part B – Please use a separate page for each representation**

**Name or Organisation:** Theatres Trust

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.

Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraph  Policy  Policies Map

**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input checked="checked" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input checked="checked" type="checkbox"/>	No	<input type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input checked="checked" type="checkbox"/>	No	<input type="checkbox"/>

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="checkbox"/>
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input type="checkbox"/>
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>

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**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

A set out at the previous stage of consultation, this is an important building representing the only realistic opportunity of delivering a new larger-scale theatre within the West End ‘TheatreLand’ cluster. We took an active role in the inquiry for the appeals in 2020/21, appearing as a main party. We continue to welcome and support inclusion of this site as an allocation in particular a direction that development would not compromise of viability and function for theatre, cinema or similar performance/cultural use.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

(Continue on a separate sheet if necessary)

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8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

Yes

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10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Camden Local Plan has been submitted	x
(b) when the Inspector's Report is published	x
(c) when the Camden Local Plan is adopted	x

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<b>11. Signature:</b>	<b>T Clarke</b>	<b>Date:</b>	<b>26/06/2025</b>
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**Part B – Please use a separate page for each representation**

**Name or Organisation:** Theatres Trust

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.  
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Paragraph  Policy  Policies Map

**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes	<input type="text" value="x"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text" value="x"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text" value="x"/>	No	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	<input type="text"/>
(2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base)	<input type="text"/>
(3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	<input type="text"/>
(4) Consistent with national policy	<input type="text"/>

\*See guidance note at the end of the form for assistance with completing this section.

**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.  
 If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

We welcome that following our comments at the previous stage of consultation this policy has now been amended to provide protection to cultural facilities.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

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<b>11. Signature:</b>	<b>T Clarke</b>	<b>Date:</b>	<b>26/06/2025</b>
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## Notes to accompany the Representation Form

### 1. Introduction

The Camden Proposed Submission Draft Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it is submitted for examination to a Planning Inspector. Under the [Planning and Compulsory Purchase Act 2004](#) (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

### 2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current [Local Development Scheme](#) (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the [Local Development Documents](#) (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's [Statement of Community Involvement](#) (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the [Town and County Planning \(Local Planning\) \(England\) Regulations 2012](#) (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a [Sustainability Appraisal Report](#) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

### 3. Soundness

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

#### **4. General advice**

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above. You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

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Dear Planning Policy Team,

I trust that you are all well.

As a long-term owner and resident from Eton Hall - NW3 2DW, I am writing to formally object to the proposed allocation of Site C27 in the Camden Local Plan Regulation 19 Draft for use as a Gypsy and Traveller site. This submission outlines in full my concerns about the **unsuitability, undeliverability, and unfair selection** of Site C27, and requests its **immediate removal from the Draft Local Plan**.

This green space is not just a patch of grass – it is an essential, everyday part of our lives. Below, I outline key reasons why this proposal is both unsound and unjustified, based on national, regional, and local planning policy, as well as lived experience within our community.

#### 1. Loss of Valued Community Amenity Space

Site C27 is not vacant or unused land – it is a valued informal green space, long used by residents of Constable House and the surrounding estate as a **safe open area** for children's play, social interaction, and quiet outdoor recreation. It is now part of the “Communi-trees” greening initiative, which has brought biodiversity and wellbeing benefits to an otherwise dense urban area.

Although not formally designated, the site meets the criteria for **Local Green Space** as per NPPF Paragraphs 99–101, and plays a vital role in an area with very limited outdoor amenity space. In a neighbourhood dominated by high-rise flats with no private gardens, the space provides critical relief. Losing it would reduce already-scarce outdoor space and disproportionately harm families and older residents.

Its redevelopment would violate the spirit and letter of:

- **NPPF Paragraphs 99–101** (protection of local green spaces)
- **London Plan Policy S4** (protecting play and recreation space)
- **Camden Local Plan Policy A2(e)** (valuing open space in high-density areas)
- **Legal precedent:** Copas v RB Windsor and Maidenhead [2001] confirms that informal but established community spaces deserve thorough justification before any development.

#### 2. Overlooking and Loss of Privacy

The site is surrounded on all sides by multi-storey blocks: Constable House, Eton Hall, Eton Rise, and Eton Place as well as the new build in construction next to Eton Place. Any development here would be hemmed in and directly visible from dozens of windows and balconies. For current residents, this would mean a permanent loss of outlook and privacy. For future occupants of the site, it would offer no privacy at all – **raising serious concerns about quality of life and dignity**.

This goes against:

- **Camden Planning Guidance on Amenity (2021)**
- **PPTS (2023), Paragraph 13(c)** – sites must not create conflict with local communities
- **Article 8 of the ECHR** – the right to respect for private and family life
- **Moore v SSCLG [2013]** – overlooking and mutual amenity loss must be weighed in Traveller site planning

### 3. Flood Risk – Unsuitable for Highly Vulnerable Use

Camden's own 2021 flood data identifies this site within a Local Flood Risk Zone. Traveller sites are classified as a "Highly Vulnerable Use" under planning rules. It is therefore unacceptable to propose placing families in flood-prone land, **especially when the Council is fully aware of the risk.**

This breaches:

- **NPPF Paragraph 167** – development must be flood-resilient
- **PPTS Paragraph 13(g)** – Traveller sites must not be in high-risk flood areas
- **APP/B5480/A/11/2151483 (Romford)** – precedent for refusal on flood risk grounds

### 4. Access Constraints and Undeliverability

There is no independent or adoptable vehicular access to Site C27. The only routes are narrow estate roads and pedestrian paths unsuitable for emergency vehicles or towing caravans. **This poses safety risks and raises serious doubts about deliverability.**

It directly conflicts with:

- **Manual for Streets (DfT 2007)** – requires minimum access widths
- **PPTS Paragraph 13(b)** – sites must be accessible and deliverable
- **Equality Act 2010** – the proposal may place residents (especially those with disabilities) in an unequal and unsafe position

### 5. Unsound Site Selection Process and Lack of Transparency

The AECOM study originally shortlisted 21 potential sites. Only two – including C27 – made it through Camden's internal selection process, but no clear explanation has been provided for this drastic narrowing. Importantly, Site C27 was not shown as a preferred site in earlier public consultations, meaning local residents were denied the chance to comment earlier - only learning of its proposed allocation in **May 2025.**

**This undermines trust and goes against:**

- **NPPF Paragraph 16(d)** – plans must be justified and clearly explained
- Standards of procedural fairness and effective community participation

### 6. Conflict with GTSIS Methodology and Exclusion Criteria

According to the Gypsy and Traveller Site Identification Study (GTSIS), sites should be excluded if they:

- Are overlooked by buildings taller than 4 storeys
- Are used as green/amenity space
- Are within surface flood zones
- Lack safe vehicular access

**Site C27 fails on all four counts.** Its continued inclusion contradicts the very methodology the Council paid consultants to apply and erodes confidence in the selection process.

## 7. Better Alternatives Exist

The Council has not justified why Site C27 was chosen over other potentially less constrained options. The Site Selection Topic Paper (April 2025) fails to present:

- Comparative scores or site matrix
- Policy-consistent explanations for dismissing 19 other shortlisted locations

**This breaches NPPF tests of:**

- **Justification** – Why this site, given its problems?
- **Effectiveness** – Can it actually be delivered?
- **Consistency** – Were all sites assessed fairly?

### Conclusion and Requested Action

Site C27 is not a suitable or justifiable allocation. Site C27 is not suitable for development – it is an important community space, is constrained by flooding and access, and was selected through an opaque and inconsistent process.

It would result in:

- The loss of a cherished green space in a dense estate
- Development on a flood-prone and overlooked plot
- Unsafe and undeliverable access conditions
- A planning process that has excluded affected residents

**I therefore respectfully request that:**

- **Site C27 be removed from the Camden Local Plan submission draft**
- **The Council and Planning Inspectorate conduct a transparent, equitable, and fully consulted reassessment of alternative sites**

This objection is made in good faith with a genuine desire to see fair, evidence-based and inclusive planning decisions made for all members of the Camden community.

Please note I wish to participate in the examination hearings into the Draft Local Plan before the Inspector.

This is not just a policy matter – it is about the fair treatment of existing communities and future site occupants alike. **Our voices, and our space, matter.**

Kind regards,  
Simone Bose Lucas



- Loss of valued amenity space;
- Overlooking and privacy conflicts;
- Unacceptable flood risk;
- Lack of deliverability.

We ask that a more appropriate, sustainable, and inclusive solution be found in consultation with all affected communities.

Best,  
Simone Gozzetti  
[redacted postcode]

Responder 374

Date: Thu, 26 Jun 2025 11:35:02 +0000

From: James | ASUC

To: PlanningPolicy

Subject: Camden basement planning policy consultation - main ASUC submission -  
e mail 1

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# Camden Local Plan – Proposed Submission Draft 2025 Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Planning Policy Team at Camden Council by 5pm on 27 June 2025 by:

**E-mail:** [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)

**Post to:** Planning Policy, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts –

Part A – Personal Details (You need only submit **one** copy of Part A)

Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

## Part A – Submit only one copy of this

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="James"/>	<input type="text"/>
Last Name	<input type="text" value="Berry"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1*	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Post Town*	<input type="text"/>	<input type="text"/>
Post Code*	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

**Camden Local Plan – Proposed Submission Draft 2025 - Representation Form**

**Part B – Please use a separate page for each representation**

**Name or Organisation:** Association of Specialist Underpinning Contractors (ASUC)

**3.** Please give the number or name of the Paragraph or Policy your comment relates to, or specify if your comment relates to the Policies Map.  
 Documents can be found at the following links:

- Camden Local Plan Proposed Submission Draft – [Draft new Local Plan - Camden Council](#)
- Draft Policy Map - [Draft new Local Plan - Camden Council](#)

Paragraphs	C3, C4, D, E3, 12.131, 12.141, 12.142, 12.143, 12.144, 12.145	Policy	D6 Basements	Policies Map	
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**4.** Do you believe the Camden Local Plan Proposed Submission Draft is:

(1) Legally compliant	Yes		No	
(2) Sound	Yes	X	No	
(3) Complies with the Duty to co-operate	Yes		No	

\*See guidance note at the end of the form for assistance with completing this section.

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

**5.** Do you consider the Camden Local Plan is **unsound** because it is **NOT**:

(1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	Yes
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(4) Consistent with national policy	Yes

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**6.** Please give details of why you consider the Camden Local Plan Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.  
 If you wish to **support** the legal compliance or soundness of the Local Plan Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

Please see our Representations submitted as “ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025” and accompanying documents listed below

### **Appendices – supporting evidence**

- A. Appendix A. RBKC publication planning policy arboricultural impact – March 2014. Landmark Trees; LT RSP 2 RBKC 34.3.59. 18 March 2014.
- B. Appendix B. Comments on the Royal Borough of Kensington and Chelsea’s draft basements policy. GS Ecology. Ref: ECO1565. 19 March 2014
- C. Appendix C. ASUC Guidelines on safe and efficient basement construction directly below or near to existing structures. 2nd Edition. July 2016.
- D. Appendix D. Ove Arup & Partners Ltd, Royal Borough of Kensington and Chelsea Basements Policy. Hydrologic review of second draft policy for public consultation. 29 April 2013.
- E. Appendix E. Evidence to demonstrate that trees of any size grow healthily to full size on top of garden basements. Association of Specialist Underpinning Contractors (ASUC). 22 June 2025.

### **Additional material**

- 1. Item 1. Camden Local Plan 2025 Policy D6 Basements. From Local Plan pages 478 to 483.
- 2. Item 2. Camden Planning Guidance. Basements. January 2021
- 3. Item 3. Ove Arup & Partners, Camden geological, hydrogeological and hydrological study. Guidance for subterranean development. Issue01. November 2010. Dated 18/11/10
- 4. Item 4. Camden. Regulation 22(1)(c) Consultation Statement. Consultation on the Regulation 18 Draft Camden Local Plan. Summary of Consultation Responses. 615 page pdf. No page numbering. References to the 2010 Arup report are made in the Policy D6 – Basements section, which starts at the bottom of the 548<sup>th</sup> page of the pdf, including references to the 2010 Arup report on the 555<sup>th</sup>, 556<sup>th</sup>, 557<sup>th</sup>, 558<sup>th</sup> and 559<sup>th</sup> pages.

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Camden Local Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.  
You will need to say why this modification will make the Camden Local Plan Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

Please refer to paragraph 36 of our Representations submitted as “ASUC Representation on Camden Local Plan Proposed Submission Draft - 27 June 2025”.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

Yes

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

While our objection is focused on a single policy, D6, and is therefore fairly self contained, the issues we cover are technical, complex, and of considerable public interest. A hearing is needed in order to examine the shortcomings of the policy when considering the available evidence base and our experience of good practice.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Camden Local Plan has been submitted	Yes
(b) when the Inspector's Report is published	Yes
(c) when the Camden Local Plan is adopted	Yes

#### Privacy Notice

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

**Please note that comments submitted to the Council cannot be treated as confidential.** All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Local Plan documents, to the Secretary of State and must be made publicly available on the Council's website.

For further information regarding how we store and process your data, please view the Council's Privacy Notice [privacy-notice-planning-feb-2025](#).

11. Signature:		Date:	26 <sup>th</sup> June 2025
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# Notes to accompany the Representation Form

## 1. Introduction

The Camden Proposed Submission Draft Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it is submitted for examination to a Planning Inspector. Under the [Planning and Compulsory Purchase Act 2004](#) (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

## 2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current [Local Development Scheme](#) (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the [Local Development Documents](#) (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's [Statement of Community Involvement](#) (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the [Town and County Planning \(Local Planning\) \(England\) Regulations 2012](#) (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a [Sustainability Appraisal Report](#) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

## 3. Soundness

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

#### **4. General advice**

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above. You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

**Representation by the Association of Specialist Underpinning Contractors (ASUC)**  
**in support of submitted Response Form for Camden Local Plan – Proposed**  
**Submission Draft 2025**

**Contents**

Section 1. Introduction.....	2
Section 2. Association of Specialist Underpinning Contractors (ASUC).....	5
Section 3. Camden’s previous policies and guidance concerning basement development.....	6
Section 4. Policy context to the draft Plan .....	8
Section 5. Proposed changes to the policy .....	10
Section 6. Response to items in the Local Plan – criteria A, B, C1 and C2.....	11
Section 7. Response to criterion C3. Not exceed the footprint of the host building in area, except for works to create a lightwell or access to the basement .....	14
Section 8. Response to criterion C4. Be set back from neighbouring property boundaries where a new access or lightwell is being created .....	35
Section 9. Response to criteria D and E and specific sections in the supporting text.....	37
Appendices – supporting evidence .....	42
Additional material.....	43

**Section 1. Introduction**

1. We are responding primarily to elements of the Local Plan which relate to basement development, policy D6.
2. We are generally supportive of the proposed plan and policies and there are some notably useful aspects within the policy given the particular problems that basement development has had in the borough prior to the adoption of the 2017 basement policy. However the proposed plan and policy has significant flaws in the limitation it seeks to introduce around the siting, location, scale and design of basements.
3. Notable of these are the limitations for basement developments to
  - a. Not exceed the footprint of the host building in area, except for works to create a lightwell or access to the basement.<sup>1</sup> In plain English this is a ban on basements underneath existing gardens.
  - b. Be set back from the neighbouring property boundaries where a new access or lightwell is being created.<sup>2</sup>
4. These limitations are
  - a. demonstrably arbitrary; and/or
  - b. unsupported by any proper or proportionate evidence / the Council's own evidence; and/or
  - c. imposed in defiance of logic; and/or
  - d. impose greater burdens on developers of basements than would be imposed on developers above ground without good reason; and/or
  - e. Ignore the opportunity for positively prepared policy to drive benefits
5. Separately the limitation to a single storey of additional basement<sup>3</sup> is considered unsound. However, since it was adopted in Camden's 2017 basement policy we do not focus on it at this time other than to ask that our position is noted that the policy is unsound on the same basis as we have given in paragraph 4 above. We reserve our position to object to this limitation when future Local Plans are developed depending on the evidence put forward at that time.
6. The Council has included a requirement specific to basements in relation to carbon<sup>4</sup>. We have clarified with the Council that this requirement does not seek to limit basement

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<sup>1</sup> Policy D6. Paragraph C. 3.

<sup>2</sup> Policy D6. Paragraph C. 4.

<sup>3</sup> Policy D6. Paragraph C. 1. Not comprise of more than one storey.

<sup>4</sup> Policy D6. Paragraph E. 3 which states that applicants have to demonstrate that they have sought to reduce the embodied carbon of the basement. The Council will request the applicant to provide data showing the upfront embodied carbon of the basement proposal.

development<sup>5</sup> and ask that the Council's confirmation that carbon is not being used to limit basement development is noted.

7. A policy that allows garden basements could justifiably require improvements over the pre-development situation in matters including green / garden spaces and trees, biodiversity, and, in most cases, drainage and surface water run-off<sup>6</sup>.
8. These improvements could be implemented by the inclusion of appropriate pre-start planning conditions:
  - a. Green / garden space and trees – the condition could require a landscaping design that promotes natural, bucolic appearance with wild flowers and natural planting being required. Trees of amenity value are already protected. The landscaping design could require the planting of additional semi-mature trees where appropriate. The one metre of soil already required over the roof of a garden basement allows the healthy planting and growth of a tree of any size, there is no limitation to tree size or planting from the existence of a garden basement (“Appendix A”)<sup>7</sup>.
  - b. Biodiversity – a Biodiversity Net Gains (BNG) plan could go hand in hand with the landscaping plan. “Indeed, if prior to construction a garden were to be of limited ecological value and a wildlife friendly landscaping scheme was implemented, the proposals are likely to result in a net biodiversity gain”(“Appendix B”)<sup>8</sup>.
  - c. Drainage and run-off of surface water – an improvement over the existing condition can be achieved by good design in most cases through Sustainable Urban Drainage Systems (SuDS) or an enhanced SuDS. In general SuDS works by capturing and holding water run-off during and after rainfall, to be released with a reduced flow rate over a longer period of time. This would cause an improvement compared to the original situation with regards to flooding.
9. Where the policy can require an improvement then we submit that the new policy should, unless there are demonstrable reasons against, take the opportunity to do so. Basements beyond the footprint of the existing footprint, garden basements, are such an opportunity. The Council has not presented any good reasons for the ban on garden

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<sup>5</sup> Council's response to Basement Force Ltd Question Set 3, Question 2 dated 12 June 2025. Question: Does the Council in any way rely on the embodied carbon of a basement as a basis for limiting basements to not exceed the footprint of the host building in area.. Answer: No. The draft new Local Plan does not propose any bespoke carbon compliance requirements for basement schemes. Rather, it proposes that the carbon intensity of proposed basement developments is reported at the planning application stage.

<sup>6</sup> Drainage and surface water run-off – in existing situations where the original situation is already very efficient, i.e. the ground is fast draining, permeable soil and roof and surface water already goes to soakaways, it may not be possible to achieve improvement.

<sup>7</sup> RBKC publication planning policy arboricultural impact – March 2014. Landmark Trees; LT RSP 2 RBKC 34.3.59. 18 March 2014. Appendix A to this document.

<sup>8</sup> Comments on the Royal Borough of Kensington and Chelsea's draft basements policy. GS Ecology. Ref: ECO1565. 19 March 2014. Appendix B to this document.

basements, and so garden basements should continue to be permitted, thereby allowing a positively prepared policy to realise the potential benefits.

10. Our arguments are set out in this representation which makes clear which policy criterion and paragraph is being referred to and makes reference to the following evidence, submitted with this representation as appendices A to E:-
  - a. RBKC publication planning policy arboricultural impact – March 2014. Landmark Trees; LT RSP 2 RBKC 34.3.59. 18 March 2014.
  - b. Comments on the Royal Borough of Kensington and Chelsea’s draft basements policy. GS Ecology. Ref: ECO1565. 19 March 2014
  - c. ASUC Guidelines on safe and efficient basement construction directly below or near to existing structures. 2nd Edition. July 2016.
  - d. Ove Arup & Partners Ltd, Royal Borough of Kensington and Chelsea Basements Policy. Hydrologic review of second draft policy for public consultation. 29 April 2013.
  - e. Evidence to demonstrate that trees of any size grow healthily to full size on top of garden basements. Association of Specialist Underpinning Contractors (ASUC). 22 June 2025.

**Section 2. Association of Specialist Underpinning Contractors (ASUC)**

11. ASUC is a trade association with 21 contractor members. There are additionally nine associate members – mainly engineers, designers and specialist suppliers. ASUC was established in 1992.
12. In total the members employ over 850 people with a turnover from ASUC related activity of over £80M. Members' total turnover is significantly higher than this.
13. Members' business is in the construction sector, mostly civil engineering and below ground construction including remedial work to stabilise existing buildings with failing foundations and / or subsidence, structural repairs to buildings and other structures such as bridges, and building new below ground structures (basements) often directly below or near to existing buildings or structures.
14. The standing of ASUC is demonstrated by the requirement for contractors undertaking below ground structural works on the Crown Estate and the Grosvenor Estate to be ASUC members. The association also works with the HSE and other bodies such as the Construction Leadership Council and Build UK to promote improved training and competence across the sector. In 2016 the association published the HSE endorsed document *ASUC Guidelines on safe and efficient basement construction directly below or near to existing structures* ("Appendix C")<sup>9</sup>. This document, which we have enclosed, could be used by the Council to promote safe and efficient basement development.
15. As an association we promote and expect of our members to have high standards of health & safety, quality of work including the maintenance of the stability of buildings, and consideration for local residents and those living and working nearby. Prospective members undergo a multi-stage, comprehensive third party audit that covers all of the above matters plus others including financial strength and the completeness of insurance cover. The average first time pass rate for contractors applying for membership is in the order of 1 in 10.
16. We are fully supportive of the various aspects included within the Council's Basement Impact Assessment (BIA). We view these, along with the requirement for compliance with Construction Management Plans (CMPs), as positive measures likely to make it more difficult for poor quality contractors to be able to work in the borough.
17. Our position is that the negative impacts of basement development can be managed effectively without the need for size limitations for basements in general but specifically without a ban on garden basements. The Council's limitation of a basement in a garden to 50% of the size of the garden, introduced in 2017, has, in the Council's own opinion, been effective.<sup>10</sup>

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<sup>9</sup> Included as appendix C to this document.

<sup>10</sup> Council's response to Basement Force Ltd Question Set 1, Question 6 dated 12 June 2025. Question: Does the council have any evidence that the 2017 Policy A5 Basements is not being effective in managing the impacts of basement developments. These impacts would include structural stability, harm or damage to neighbouring properties, hydrology and hydrogeology, drainage and run-off or causing other damage to the water environment, trees and planting / gardens, amenity during construction,

**Section 3. Camden’s previous policies and guidance concerning basement development**

18. The Council has adopted policies covering basements on two occasions previously:

- a. 2010 – Camden Development Policies. 2010-2025. Local Development Framework. DP27 Basements and lightwells (included with this submission).
- b. 2017 – Camden Local Plan. Policy A5 Basements (included with this submission).

19. The 2010 Policy DP27 had the following main requirements pertinent to this representation

- a. Will require developers to demonstrate by methodologies appropriate to the site that schemes.
  - i. Avoid adversely affecting drainage and run-off causing other damage to the water environment.
  - ii. Avoid cumulative impacts upon structural stability or the water environment in the local area.
- b. and will consider whether schemes.
  - i. Harm the amenity of neighbours.
  - ii. Lead to the loss of open space or trees of townscape or amenity value.
  - iii. Provide adequate landscaping, including adequate soil depth

20. The 2017 Policy A5 had the following main pertinent requirements:

- a. Not exceed 50% of each garden within the property.
- b. Extend into the garden no further than 50% of the depth of the garden
- c. Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment (BIA) which shows that the scheme poses a risk of damage to neighbouring properties no higher than Buland Scale 1 ‘very slight’.
- d. Avoid adversely affecting drainage and run-off causing other damage to the water environment.
- e. Avoid cumulative impacts.
- f. Do not harm the amenity of neighbours.

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architectural character and appearance, and biodiversity. [Answer: Policy A5 Basement in the Camden Local Plan is considered to be effective. We are therefore proposing to carry forward the policy with some focussed amendments.](#)

- g. Provide satisfactory landscaping, including adequate soil depth.
  - h. Do not harm the appearance or setting of the property or the established character of the surrounding area.
  - i. Do not prejudice the ability of the garden to support trees where they are part of the character of the area.
  - j. Generally require a Construction Management Plan.<sup>11</sup>
21. The main differences between the 2010 Policy DP27 and the 2017 Policy A5 were
- a. The introduction of a size limitation on garden basements to 50% of each garden area.
  - b. The introduction of the BIA and other requirements as a means of managing various of the potential negative impacts.
22. The specific evidence provided for the 2017 Policy A5 in terms of impact on neighbours during construction (amenity), visual impacts (character, quality of gardens and vegetation) and biodiversity was the report *Camden Local Plan Evidence Report, Survey of basement development, February 2016*.
23. This same document from February 2016 has been included in the Council's supporting evidence for this policy D6.
24. No new evidence on the matters in the report has been produced by the Council to support this policy D6.

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<sup>11</sup> A Construction Management Plan (CMP) sets out how the construction work will be undertaken including logistics. The CMP will be used to ensure that the construction work is undertaken so as not to cause unacceptable harm to amenity and to those living or working nearby.

**Section 4. Policy context to the draft Plan**

25. This is not intended to be a comprehensive assessment of relevant policy, but identifies the main policy influences on the basement policy in the draft Plan.
26. National policy in the NPPF has the presumption in favour of sustainable development at its heart and the three overarching objectives of the planning system (economic, social and environmental) should be pursued in mutually supportive ways [NPPF §8]. Plans should be positively prepared, serve a clear purpose, and be shaped by effective engagement with (amongst others) businesses [NPPF §16].
27. At paragraph 32 the NPPF states:-
- The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.*
28. Policies should be reviewed at least every five years and should be updated “as necessary” [NPPF §34]. The NPPF envisages changes to Local Plan policies would reflect changing circumstances or changes in national policy, neither of which is referenced by the Council in relation to the basements policy.
29. Plans are sound if they are positively prepared, justified, effective, and consistent with national policy [NPPF §36]. The tests of soundness are applied to non-strategic policies in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area [NPPF §37].
30. As with previous versions of the NPPF, there is a strong emphasis on the need to deliver a sufficient supply of homes (section 5); to build a strong and competitive economy (section 6); to ensure the vitality of town centres (section 7) and to promote healthy and safe communities (section 8). Basement development can contribute positively to all of these policy objectives, while making effective use of land (section 11), achieving well-designed places (section 12), meeting the challenge of climate change (section 14), and conserving both the natural and historic environment (sections 15 and 16).
31. Aside from the NPPF, the London Plan’s basement policy D10 – adopted in 2021 and forming part of the development plan – is relevant. The policy states that
- Boroughs should establish policies in their Development Plans to address the negative impacts of large-scale basement development beneath existing buildings, where this is identified as an issue locally.*
32. Acknowledging that the Council has for many years now identified that the negative impacts of large-scale basement development can be an issue, it is appropriate therefore that any “negative impacts” should be addressed within a basement policy. However the proposed policy D6 in the draft Camden Local Plan goes well beyond addressing negative impacts in its blanket ban on the size of basements (D6 C3) and prescriptive prohibition of lightwells in certain locations (D6 C4). Policy D10 is entirely consistent with

the criteria-based policy suggested by ASUC, and does not justify these blanket restrictions.

33. Notably too, the London Plan says nothing about major development proposals on large sites which propose basement levels as part of new construction.

**Section 5. Proposed changes to the policy**

34. We are supportive of what appears to be the overall intention of the policy – to promote “good” basement development while preventing harmful development. Good development does not cause harm to:

- a. Neighbouring properties
- b. Existing structures or buildings
- c. Ground conditions, notably slope stability
- d. Water conditions either below ground or surface water including flooding
- e. The appearance of the area once construction is completed.
- f. The amenity of neighbours and local residents during construction.
- g. The architectural character of the host building.
- h. The significance of heritage assets and their settings.

35. However we consider that all of the above and more can be achieved without the restriction on the size of garden basements or the specific limitation on a new access or lightwell near to the boundary of a neighbouring property.

36. We therefore propose that the following changes are made to the proposed policy and plans

- a. Replace Policy D6 C (3) that states that basements should not exceed the footprint of the host building with  
*“Not exceed 50% of the area of each garden within the property”*
- b. Add requirements for basements that extend beyond the footprint of the host building to require:
  - i. An acceptable landscaping and planting plan. The plan should require a natural and bucolic appearance, taking the opportunity for increased tree and other native planting, and limit / minimise areas of manicured lawn, non-native monoculture and paving or terrace.
  - ii. No net loss of biodiversity, or even a gain insofar as that is proportionate .
- c. Replace Policy D6 C (4) that states that development be set back from the neighbouring property boundaries where a new access or lightwell is being created, with  
*“ensure that any new access or lightwell does not cause unacceptable harm to neighbouring properties or to the street scene.”*

**Section 6. Response to items in the Local Plan – criteria A, B, C1 and C2**Policy D6 - Basements

**A.** The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

1. neighbouring properties;
2. the structural, ground, or water conditions of the area;
3. the character and amenity of the area;
4. the architectural character of the building; and
5. the significance of heritage assets and their settings.

37. We are supportive of what appear to us as the aims of the policy – the promotion of “good” basement development and the avoidance of development that causes harm.

**A.** The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

38. The wording of this sentence could be improved:

- a. ‘... where it is demonstrated to its satisfaction...’

The assessment of a planning application should be objective, i.e. based against objective, evidence-based criteria. The policy should have criteria that can be assessed objectively by a third party. It should not be down to the Council's potentially arbitrary opinion.

- b. ‘... would not cause harm...’

This is an absolute requirement meaning that if any harm, no matter how small, is caused then permission for development would not be granted. We suggest that the wording is changed to

‘... would not cause material harm...’

- c. The wording is negatively rather than positively written. Policies should be positively written with a presumption in favour of sustainable development.

**B.** In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and, where appropriate, a Basement Construction Plan.

39. We have no objection to this and these are important safeguards. Prior to the adoption of the Council's 2017 policy there were several well publicised basement developments

that had problems with structural stability, ground stability, surface water and flooding, neighbour amenity and damage to neighbouring buildings.

40. The Council's 2010 policy DP27 went some way to addressing these problematic issues but, as shown by the Council's 2016 Survey of basement development, this was not entirely effective.

41. The Council's 2017 policy A5 will have aimed to address these matters. The Council, in its own words, has stated that Policy A5 has been effective.

a. Question to Council, 4 June 2025:

*Does the council have any evidence that the 2017 Policy A5 Basements is not being effective in managing the impacts of basement developments. These impacts would include structural stability, harm or damage to neighbouring properties, hydrology and hydrogeology, drainage and run-off or causing other damage to the water environment, trees and planting / gardens, amenity during construction, architectural character and appearance, and biodiversity*

b. Response from Council, 12 June 2025:

*Policy A5 Basement in the Camden Local Plan is considered to be effective. We are therefore proposing to carry forward the policy with some focussed amendments.*

42. The Council has not stated that any areas of Policy A5 have not been effective and has not given any reasoned justification or supporting evidence that there are any areas of Policy A5 that have not been effective.

43. We submit that the terms of 2017 Policy A5 should be considered effective in dealing with the following matters, i.e. those confirmed as effective by the Council:

- a. Structural stability,
- b. Harm or damage to neighbouring properties,
- c. Hydrology and hydrogeology,
- d. Drainage and run-off or causing other damage to the water environment,
- e. Trees and planting / gardens,
- f. Amenity during construction
- g. Architectural character and appearance
- h. Biodiversity

44. Any restrictions on development beyond those in the 2017 Policy A5 should be supported by reasoned justification and proportionate evidence from developments with planning permissions granted after adoption of Policy A5.

45. Restrictions on development in the proposed policy without this necessary post 2017 Policy A5 reasoned justification and proportionate evidence would be unsound.

**C.** The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

1. not comprise of more than one storey;
2. not be built under an existing basement;
3. not exceed the footprint of the host building in area, except for works to create a lightwell or access to the basement;
4. be set back from neighbouring property boundaries where a new access or lightwell is being created; and
5. avoid the loss of garden space or trees of townscape or amenity value from construction work or due to the creation of a new access or lightwell.

46. We do not object at this time to restrictions C1, C2 or C5. However we do ask, as covered previously, that it is recorded that we do not consider this restriction necessary for a policy to be effective in achieving the Council's planning objective of permitting "good" basement development while restricting development that would cause unacceptable harm.

47. We object to restrictions C3 and C4.

**Section 7. Response to criterion C3. Not exceed the footprint of the host building in area, except for works to create a lightwell or access to the basement**

48. The Council sets out in paragraph 12.131 the reasoned justification for the restrictions on the overall size of basement developments.

**Size of basements**

**12.131** In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Basement rooms should not extend beyond the footprint of the original building and be no deeper than one full storey below ground level. The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. We will allow a proportion of the basement to be deeper to allow development of swimming pools.

49. We list the stated reasons for the limit on size below:-

- a. To protect against flooding.
- b. To protect against ground instability.
- c. To protect against damage to neighbouring buildings.
- d. To protect the character and amenity of the area.
- e. To protect the quality of gardens and vegetation.
- f. To minimise the impacts of construction on neighbouring properties.

50. The Council does not explain why the limit on size is needed to achieve those objectives. There is no support for it in the London Plan, and no other LPA in Greater London (of which there are 32) restricts the size of basement development so as to not extend beyond the footprint of the host building.

51. In our view restrictions on the size of basements are arbitrary and contrary to the presumption in favour of sustainable development.

52. With respect to not permitting basement development beyond the footprint of the host building, i.e. garden basements, the six reasons given by the Council can all:

- a. be addressed by good design and / or

- b. be managed by appropriate planning conditions, and / or
  - c. are not justified by proportionate evidence
53. We will consider each of the Council's six reasons in turn, then consider other matters that relate to the C3 restriction for basement development not to exceed the footprint of the host building.

To protect against flooding

54. We take it that by 'to protect against flooding' the Council means both to protect against flooding of the development property and also not to increase the risk of flooding to other properties by increasing the surface or other water being put into the public drainage system. We support fully both of these aims.
55. A garden basement is at not greater risk of being flooded than a basement under the host building. Protection in both cases should be provided by positively pumped devices removing surface water from lightwells, foul water from the basement or the minor seepage from a drained cavity membrane waterproofing system. The provision of positively pumped devices is already a requirement in the Council's current Basements Planning Guidance.<sup>12</sup>
56. The Council have not presented any new supporting evidence on flooding related to basement development. The Council relies on its own 2010 report by Ove Arup & Partners Ltd<sup>13</sup> (Arup) which is referenced in its responses to the Regulation 18 consultation in 2024.<sup>14</sup>
57. This independent study considered the specific conditions across the borough and made recommendations on how to deal with all geological, hydrogeological and hydrological matters. Flooding falls within these matters.
58. Arup made no recommendation within this report to limit garden basements.
59. Instead Arup set out how basements extending beyond the footprint of the host building should be assessed with regards to these matters. The Arup report introduced the concept and contents of the Basement Impact Assessment (BIA). The BIA has been developed further since 2010 with guidance being given in Camden's series of Supplementary Planning Documents (SPDs). We note that Arup has never stated or suggested that garden basements should not be allowed on the basis of flooding or any other geological, hydrogeological and hydrological matter.
60. The Council has presented no further technical evidence on why basements extending beyond the footprint of the existing building should be restricted because of flooding.

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<sup>12</sup> Camden Planning Guidance. Basements. January 2021. Page 45. Paragraph 6.13.

<sup>13</sup> Ove Arup & Partners, Camden geological, hydrogeological and hydrological study. Guidance for subterranean development. Issue01. November 2010. Dated 18/11/10.

<sup>14</sup> Camden. Appendix C Summary of Responses to Engagement on the Draft Local Plan. 616 page pdf. No page numbering. References to the 2010 Arup report are made in the Policy D6 – Basements section start on the 550<sup>th</sup> pdf page including on the 555<sup>th</sup>, 557<sup>th</sup>, 558<sup>th</sup> and 560<sup>th</sup> pages.

61. Separately we provide here a report by Arup (“Appendix D”)<sup>15</sup> in relation to the Royal Borough of Kensington and Chelsea’s (RBKC) basement planning policy consultation process where RBKC sought to reduce the allowable basement area from 85% to 50% of any garden area. This report was written by the same team at Arup. The Arup team’s overall recommendation with respect to drainage and hydrological matters was:

*We recommend that the policy be revised such that applications which are demonstrably not worse than current conditions (regardless of project size) and satisfy all other planning constraints (including demonstration that current conditions are satisfactory) be considered for approval.*

62. The Arup team were stating that there should be no general restriction on the size of basements based on hydrogeological and hydrological matters, instead these matters should be assessed on a case by case basis.

63. The Council’s supporting evidence includes a February 2016 report, Camden Local Plan Evidence Report, Survey of basement development. The report includes a survey of 9,368 addresses that were within 25 metres of the 410 basements that the Council states were granted planning permission between 2010 and 2014. The Council states it received 614 responses. 496 responses are included in the Council’s survey report.

64. Of these 496 responses we can find five responses that raise problems of changes in ground drainage in neighbouring gardens. None of these five responses specifically state that the development included a basement that extends beyond the footprint of the host building or that the garden basement was thought to be the cause of the change in ground drainage.

65. The worst two examples we can find are:

Comment 37

*The drainage of my garden has altered; it is now drier. A number of trees have been lost.*

Comment 93

*Our — garden is now totally waterlogged through last Winter & when it rains - ruined. So ruined lives for years - ruined garden for ever.*

66. We cannot comment on the veracity of these comments or the cause. We recognise that there has been a failure in the BIA process if these are valid complaints.

67. However these relatively few negative responses (5 out of 614 responses from 9,368 issued surveys) were from planning permissions granted before the adoption of the 2017 Policy A5 and its enhanced BIA.

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<sup>15</sup> Ove Arup & Partners Ltd, Royal Borough of Kensington and Chelsea Basements Policy. Hydrologic review of second draft policy for public consultation. 29 April 2013. Appendix D to this document.

68. The Council has not presented any other supporting evidence concerning garden basements and their effect on drainage or any other hydrological or hydrogeological matters.
69. In summary, for basements that extend beyond the footprint of the host building
- a. Flooding is not a sound basis for not permitting development.
  - b. Matters related to flooding and other hydrological and hydrogeological issues can be dealt with by good design and should be considered on a case by case basis. This is as stated by the Council's own expert, Arup.
  - c. No evidence has been presented by the Council that there is or has been a problem with flooding since the adoption of the 2017 Policy A5 and the management of development using the BIA.
  - d. The Council has stated the Policy A5 has been effective with regards to flooding since adoption in 2017.
  - e. No evidence has been presented about concerns over cumulative impacts for drainage related to basement developments that extend beyond the footprint of the host building.

To protect against ground instability

70. Several historic basement developments in Camden had significant problems due to bad design and/or construction in relation to ground instability. Certain parts of Camden have steeply sloping ground and other specific geological, hydrological and hydrological conditions that cause high risk with regard to ground instability.
71. Camden instructed Arup to investigate this problem. The Arup 2010 study was the outcome of that investigation including the introduction of the BIA which, as mentioned, has been developer further over time.
72. Arup make no mention in their 2010 study of an increased risk of ground instability with respect to garden basements.
73. The risk from all basements with regard to ground instability has been managed effectively since the introduction of the BIA. The Council has presented no evidence to the contrary.
74. The Council has not presented reasoned justification or evidence that basements that extend beyond the footprint of the host building, with regard to ground instability:
- a. Have caused, in reality, more problems than basements under buildings.
  - b. Should be considered differently or as higher risk than basements under the building.
75. In summary, for basements that extend beyond the footprint of the host building

- a. Ground instability is not a sound basis for not permitting development.
- b. Ground instability with regard to all basement developments, including those that extend beyond the footprint of the host building, has been managed effectively by the Council through the BIA.
- c. The Council has stated the Policy A5 has been effective with regards to managing ground instability since its adoption in 2017.
- d. The Council has not provided proportionate evidence that development should not be permitted because of anything to do with ground instability.

To protect against damage to neighbouring buildings

76. Again, as for the previous item, ground instability, there have been historic basement developments in Camden that caused damage to neighbouring buildings.
77. The Council has managed these matters effectively with the introduction of the BIA and the adoption of the 2017 Policy A5 and its enhanced BIA, supported by the improvements to the Council's planning guidance SPDs in 2015 and 2021.
78. The Council has stated that its Policy A5 has been effective<sup>16</sup>. The Council has not stated that damage to neighbouring properties has continued to be a problem and has not presented any evidence that damage to neighbouring buildings has remained a problem after the adoption of the 2017 Policy A5.
79. Separately the Council has never stated that basements that extend beyond the footprint of the host building have been more of a problem than basements under the host building in causing damage to neighbouring properties and Arup, the Council's technical expert, nor any other expert for the Council has ever stated this to be the case.
80. In summary
  - a. The Council should not be relying on damage to neighbouring buildings as a justification for not permitting development that extends beyond the footprint of the host building, this would clearly be unsound.
  - b. The Council has never presented supporting evidence that basements that extend beyond the footprint of the host building have caused more damage to neighbouring properties than any other form of basement development.

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<sup>16</sup> Council's response to Basement Force Ltd Question Set 1, Question 6 dated 12 June 2025. Question: Does the council have any evidence that the 2017 Policy A5 Basements is not being effective in managing the impacts of basement developments. These impacts would include structural stability, harm or damage to neighbouring properties, hydrology and hydrogeology, drainage and run-off or causing other damage to the water environment, trees and planting / gardens, amenity during construction, architectural character and appearance, and biodiversity. Answer: Policy A5 Basement in the Camden Local Plan is considered to be effective. We are therefore proposing to carry forward the policy with some focussed amendments.

- c. The Council's own experts do not state that basements that extend beyond the footprint of the host building have a higher risk of causing damage than basements under the host building.
- d. The Council manages all damage, including for basements that extend beyond the footprint of the host building, effectively already via its BIA process.

To protect the character and amenity of the area

81. We will consider amenity during construction under the later section "To minimise the impacts of construction on neighbouring properties".
82. In this section we will consider character and amenity of the development after completion of construction for basements that extent beyond the footprint of the host building.
83. The Council has included in its supporting evidence the February 2016 report, Camden Local Plan Evidence Report, Survey of basement development. This report includes the following potentially relevant information
- a. Survey of neighbours
  - b. Visual impacts
84. The evidence in this report is based on planning permissions granted between 2010 and 2014, several years before the adoption of Policy A5 in 2017 and the Council's planning guidance documents in 2015 and 2021, all of which increased the Council's restrictions and controls over character and amenity. For example the 2021 planning guidance is more restrictive than the 2013 guidance with respect to lightwells and on appearance and character in conservation areas.
85. The Council's evidence does not reflect or take into account in any way the policy and guidance that has been in place for the last eight years.
86. Going back to the survey of neighbours in the out of date report. This is the same survey as we considered above in relation to Flooding. The survey was sent to 9,368 addresses that were within 25 metres of the 410 basements that the Council states were granted planning permission between 2010 and 2014. The Council states it received 614 responses to the consultation, 496 responses are included in the Council's survey report.
87. Nine of these 614 responses related specifically to the character and amenity of the gardens once work had been completed. All nine of these responses related to the appearance of gardens and not to the character of the property other than the garden. We will cover these responses in the next section on the quality of gardens and vegetation. Suffice it to say that the matters raised in these nine responses could have been dealt with by good design required by a positively prepared policy and the use of effective planning conditions.
88. So, excluding the appearance of the gardens, none of the responses raised any concerns around the impact on local character and amenity of any of the 410 basements

with permissions from before 2014 with regard to basements that extend beyond the footprint of the host building.

89. The Council's evidence for visual impacts in the same 2016 report covers the appearance of eight developments on pages 16 to 23, with before ariel photographs from 2007 and after ariel photographs from 2014.
90. The development on page 23 of that report is still under construction and should be disregarded. This leaves a sample of seven developments.
91. We do not know how many, if any, of these developments involved development beyond the extent of the host building. The addresses of the properties have not been given. We have asked the Council for the addresses of these properties but the Council has refused to provide these stating that *"The Survey of Basement Development (2016) deliberately used anonymous examples to avoid identification of the properties. It is therefore not considered appropriate to provide the property addresses"*.<sup>17</sup>
92. We can therefore not:
- a. Verify that these planning permissions allowed development that extended beyond the footprint of the host building – if not then they are not relevant to the Council's proposed restriction of development beyond the footprint of the host building.
  - b. Verify that the implemented permission did result in development beyond the footprint of the host building.
  - c. Verify whether or not appropriate planning conditions were included in the planning permissions.
  - d. Verify whether or not any planning conditions that were included have been implemented and managed effectively.
  - e. Conduct an up to date survey of the properties to see if the appearance has improved over time. For example planting in garden areas will usually mature in the years following development and planting.
93. The Council has simply not included sufficient supporting evidence, putting aside its age and lack of relevance to the current policy, to demonstrate that basement development beyond the extent of the footprint of the host building causes any problems with regards to character and amenity of the area.

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<sup>17</sup> Council's response to Basement Force Ltd Question Set 1, Question 2 dated 12 June 2025. Question: Aerial photographs of eight properties are included in the council's evidence document *Camden Local Plan Evidence Report. Survey of basement development. February 2016*, pages 16 to 23. Can the council please provide the addresses of these eight properties. Answer: *The Survey of Basement Development (2016) deliberately used anonymous examples to avoid identification of the properties. It is therefore not considered appropriate to provide the property addresses.*

94. Separately to the above, the visual impacts survey in the 2016 report should be given little weight because the 2017 Policy A5 specifically addresses all of these matters regarding character and amenity of the area by the inclusion of the following criteria

*The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: ...*

- c. the character and amenity of the area;*
- d. the architectural character of the building; ...*

*... The Council will require applicants to demonstrate that proposals for basements:*

- q. do not harm the amenity of neighbours;*
- r. provide satisfactory landscaping, including adequate soil depth;*
- s. do not harm the appearance or setting of the property or the established character of the surrounding area;*
- t. protect important archaeological remains; and*
- u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

95. And even if the above were not the case then rather than impose a blanket restriction on basement development beyond the footprint of the host building, the Council could instead manage the potential impact for character and amenity of the area in the way it did in the 2017 Plan. The Council has absolute control via its planning policy and guidance over the appearance and character of any development, including all basement development, subject to that planning policy and guidance being lawful. Basement development that extends beyond the footprint of the host building is subject to the same level of control and could be managed by a positively prepared policy.

96. The Council has stated the Policy A5 has been effective with regards to protecting character and amenity since its adoption in 2017.

97. In summary, for basements that extend beyond the footprint of the host building

- a. Character and amenity of the area is not a sound basis for not permitting development.
- b. The Council has not provided proportionate evidence to demonstrate that this is not the case.
- c. Character and amenity have been effectively managed by the Council's 2017 Policy A5 and supporting supplementary planning guidance.
- d. The Council has stated that character and amenity have been effectively managed by Policy A5 since 2017.

- e. And even if this were not the case then the Council could manage the potential impact using a positively prepared policy.

To protect the quality of gardens and vegetation

98. The Council does not provide specific reasoned justification for the banning of basement development beyond the footprint of the existing host building on the basis of the quality of gardens and vegetation. Neither does it provide proportionate supporting evidence.
99. In paragraph 12.139 the Council sets out its intention to protect gardens and trees however it does not link this to the ban on basement development beyond the footprint of the host building.
100. We support fully the aim of paragraph 12.139, the protection of gardens and trees. Indeed we go further and would wish to see a policy for basement development beyond the footprint of the host building that would not only protect existing trees of amenity value but would enhance gardens by taking the opportunity to increase native tree planting where possible, require landscaping of a natural and bucolic nature and realise biodiversity net gains (BNG) where practicable.
101. The Council relies on its February 2016 Camden Local Plan Evidence Report as supporting evidence in relation to gardens and vegetation, as it did in the previous section for character and amenity. This report includes the following potentially relevant information
  - a. Survey of neighbours
  - b. Visual impacts
  - c. Biodiversity
102. The survey, as covered previously, was of 9,368 addresses that were within 25 metres of the 410 basements that the Council states were granted planning permission between 2010 and 2014. The Council states it received 614 responses, 496 responses are included in the Council's survey report.
103. Nine of these responses, from the 614 responses received from the 9,368 surveyed addresses, raised negative comments about the impact caused by a basement development that extended beyond the footprint of the house. We include below six of these

Comment 50

*In addition, gardens that had been attractive to wildlife have been reduced in size and often largely covered with stone and / or artificial turf which are likely to be less beneficial.*

## Comment 91

*My only major objection was the removal of a magnificent tree in the rear garden —, ostensibly because the tree was ‘diseased’ which was clearly untrue but permission was granted anyway.*

## Comment 112

*The basement development resulted in a beautiful garden being destroyed and six trees being felled. There were promises by the developers to replace the felled trees at the end of the project, but the scale of the concrete development was such that there was insufficient top soil left for any trees to be planted by the end of the project.*

## Comment 125

*I very much regret that the rear garden — has been mostly concreted over and the small wildlife passage at the end of the garden — has been taken away in order to provide a small planting area bordering the back concrete patio. The adjoining gardens — are all — woodland gardens. My own garden at — is planted mostly with shade-loving or woodland plants and retains the narrow wildlife passage at the end of the garden. The whole ‘ecology’ of the garden — has completely disappeared which is a great shame, wrecked by a poorly thought out concrete area.*

## Comment 198

*...Property looks very good indeed but don't like garden with artificial grass...*

## Comment 225

*The new owners — deeply excavated the extensive garden and replaced it with brick and concrete, encountering subterranean rivers in the process.*

104. All of these instances are bad and should not have happened.
105. However we submit that all nine of these do not provide evidence supporting a ban on basement developments under gardens, rather they demonstrate that at the time that these permissions were granted, 2010 to 2014, basement development was not being effectively managed. Policy A5 was not yet in place and the Council's planning guidance was not sufficiently developed.
106. The Council has stated recently that it considers that basement development is now being effectively managed<sup>18</sup>.

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<sup>18</sup> Council's response to Basement Force Ltd Question Set 1, Question 6 dated 12 June 2025. Question: Does the council have any evidence that the 2017 Policy A5 Basements is not being effective in managing the impacts of basement developments. These impacts would include structural stability, harm or damage to neighbouring properties, hydrology and hydrogeology, drainage and run-off or causing other damage to the water environment, trees and planting / gardens, amenity during construction,

107. We do not take issue with this. The Council's Policy A5 addresses the matter of protecting the quality of gardens and vegetation as follows:

*The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: ...*

*c. the character and amenity of the area; ...*

*The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should: ...*

*m. avoid the loss of garden space or trees of townscape or amenity value.*

*... The Council will require applicants to demonstrate that proposals for basements:*

*...*

*q. do not harm the amenity of neighbours;*

*r. provide satisfactory landscaping, including adequate soil depth;*

*s. do not harm the appearance or setting of the property or the established character of the surrounding area; ...*

*u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

108. We agree with the Council that the nine negative responses received from the survey of near-neighbours would not have been made if the Council's effective 2017 Policy A5 had been in place in the period 2010 to 2014 when the planning permissions were granted that caused these responses.

109. The Council's 2021 Planning Guidance on Basements provides guidance and measures, page 20, that supports trees, landscape and biodiversity. In summary these require

- a. That the garden area preserves or enhances the garden area for trees, other vegetation and biodiversity
- b. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally.
- c. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area.

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architectural character and appearance, and biodiversity. [Answer: Policy A5 Basement in the Camden Local Plan is considered to be effective. We are therefore proposing to carry forward the policy with some focussed amendments.](#)

- d. That gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved or enhanced
  - e. That a minimum of 1 metre of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting and to mitigate the effect on infiltration capacity.
  - f. Consideration should be given to trees on or adjacent to the site, including street trees, and the required root protection of these trees.
  - g. Arboricultural surveys and arboricultural method statements will be required to protect existing trees.
110. We support all of these measures and submit that if these had been in place and had been managed properly in 2010 to 2014 then all of the basements that extend beyond the footprint of the host building would have been acceptable with regards to the quality of gardens, vegetation and trees.
111. Further to this we submit evidence that demonstrates that provided the basement development beyond the footprint of the host building is based on the 2017 Policy A5 and subsequent planning guidance that:
- a. Any major tree grown in the UK can be planted and thrive on top of a basement development that extends beyond the footprint of the host building (“Appendix A”)<sup>19</sup>.
  - b. There should be no biodiversity reasons for limiting basement development to the footprint of the host building (“Appendix B”)<sup>20</sup>.
112. The Landmark Trees report dated 18<sup>th</sup> March 2014 was written in response to RBKC’s proposed planning policy that sought to limit garden basement development from 85% to 50% of each garden area.
113. The main relevant points from this report are, in relation to a basement extending to 85% of a garden area
- a. The undulation of a garden over a basement is not restricted in any way. A garden over a basement can be as undulating as desired now and at any time into the future – this speaks to landscaping plans that can be natural and bucolic in nature and appearance, they do not need to be artificially flat or manicured.
  - b. Ground of one metre depth over a concrete basement roof does not restrict the range of planting in any way, including major trees.

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<sup>19</sup> RBKC publication planning policy arboricultural impact – March 2014. Landmark Trees; LT RSP 2 RBKC 34.3.59. 18 March 2014. Appendix A to this document.

<sup>20</sup> Comments on the RBKC report "The potential of basement excavation on biodiversity" - 19 March 2014; GS Ecology Ltd. Appendix B to this document.

- c. Any major tree grown in the UK can reach maturity and live for a normal life span in 600mm of fertile soil. One metre is more than adequate.
  - d. One metre of soil is more than adequate to structurally support any major tree grown in the UK.
114. The diagram below, from the Landmark Trees report, is useful in demonstrating why the one metre of soil supports the healthy growth of any size tree.

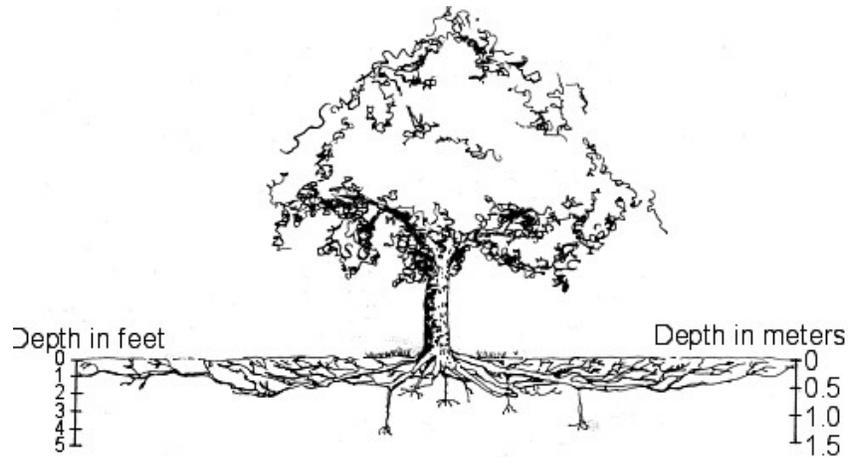


Figure 1: in mature trees the tap root is either lost or reduced in size. The vast majority of the root system is composed of horizontally oriented lateral roots<sup>21</sup>

115. Additional evidence that demonstrates that trees of any size can be planted and thrive on top of basements that extend beyond the footprint of the host building is attached at enclosure e to this representation (“Appendix E”)<sup>22</sup>.
116. A summary of this Appendix E is:
- a. Healthy, bucolic gardens can be required by planning condition and can be delivered in practice with mature trees being planted and thriving on top of garden basements with one metre of soil.
  - b. In the two examples the basement extends for 85% of the garden area and both demonstrate high quality gardens with good tree cover.
  - c. Planting and trees on top of basements that extend beyond the footprint of the host building are shown to improve on the original condition where pre-development the external areas were 100% hard paving and with no planting now hosts a thriving mature tree and other healthy planting
  - d. The drainage situation at this property has been improved from all surface water in the external areas flowing directly into the public drainage system to a post-development situation where all of the surface water from the garden passes

<sup>21</sup> Source. Harris RW et al 2004; Arboriculture Fourth Edition, Prentice Hall, NJ, America.

<sup>22</sup> Evidence to demonstrate that trees of any size grow healthily to full size on top of garden basements. Association of Specialist Underpinning Contractors (ASUC). 22 June 2025. Appendix E to this document.

directly into the ground with none of the surface water going directly into the public drainage system.

- e. Mature trees are routinely grown in large numbers by the commercial tree industry in soil volumes that are significantly lower than are afforded by a basements with one metre of soil cover that extends beyond the footprint of the host building.

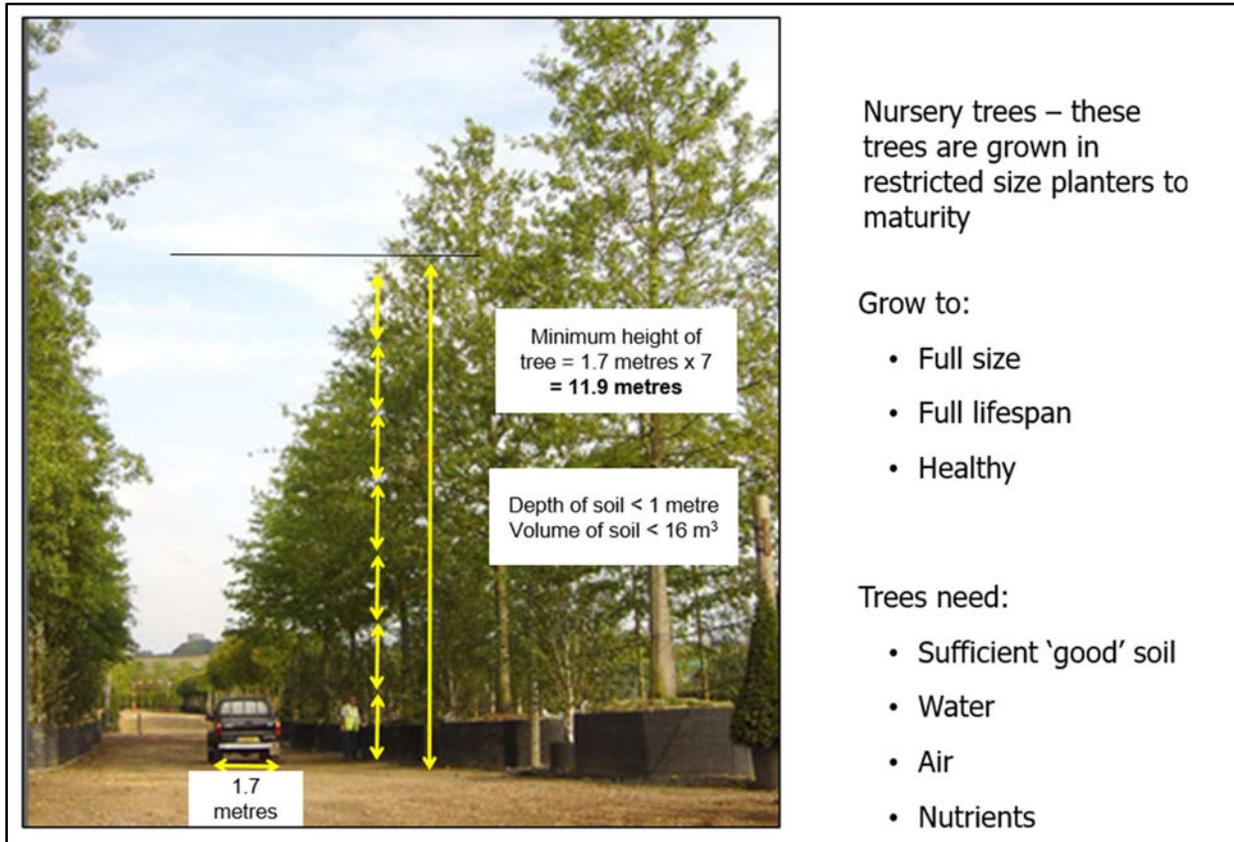
117. The following three pictures are from Appendix E.



Front garden above basement 13 years after development – pictures taken June 2025 – basement under 85% of front garden – all trees and other planting are directly above the basement under the front garden except for the hedge at the front next to the public footpath (the hedge opposite the red car)



Rear garden 12 years after development (2025) – rear garden area marked in red -  
basement under 85% of rear garden – pre-development the rear garden was 100%  
hard paving and had no planting or trees and all the surface water from the hard  
paving went directly into the public drainage system



Semi mature and mature trees are routinely grown in large numbers by the commercial tree industry in soil volumes that are significantly lower than are afforded by a garden basement with one metre of soil cover

118. In terms of biodiversity the GS Ecology report was also written in response to RBKC's proposed planning policy that sought to limit garden basement development from 85% to 50% of each garden area.

119. The summary conclusion, again in relation to a basement extending to 85% of a garden area is

*As long as it can be demonstrate (sic) that a mature and wildlife friendly landscaping scheme with space for large canopy trees as appropriate can be provided there should be no biodiversity reasons for limiting the extent of basement developments to 50% of the garden area*

120. The report is stating that there should be no good ecological or biodiversity reasons for limiting basement development to 85% of a garden area, never mind 50%, provided the measures that are required by the Camden 2019 Policy A5 and supporting guidance are in place.

121. Further to this the proposed policy could take the opportunity to cause improvements in garden space and trees, and in biodiversity.

122. The proposed policy could require a pre-start condition requiring a landscaping design that requires:
- a. a natural, bucolic garden appearance with wild flowers and natural planting being required as opposed to sanitised, paved or manicured lawn areas.
  - b. The planting of additional semi-mature trees where practicable. The one metre of soil already required over the roof of a garden basement, as demonstrated, allows the healthy planting and growth of a tree of any size, there is no limitation to tree size or planting from the existence of a garden basement.
123. And the proposed policy could require a pre-start planning condition for a net gain in biodiversity in the garden above a new basement development, to go hand in hand with the landscaping plan. As started in the 2014 GS Ecology report
- “... if prior to construction a garden were to be of limited ecological value and a wildlife friendly landscaping scheme was implemented, the proposals are likely to result in a net biodiversity gain”*
124. A BNG condition could require a significant enhancement potentially achieved through items to benefit biodiversity, from ponds to exclusion of non-native species and inclusion of varied native wild planting to bat roosts and bird boxes.
125. In summary, for basements that extend beyond the footprint of the host building
- a. The quality of gardens, vegetation and trees is not a sound basis for not permitting development.
  - b. The Council has not provided proportionate evidence to demonstrate that this is not the case, in that its survey evidence pre-dates the development of basement policy and is in any event unpersuasive, whereas we refer to persuasive evidence demonstrating the compatibility of basement development under gardens with the Council's objectives.
  - c. The quality of gardens, vegetation and trees have been effectively managed by the Council's 2017 Policy A5 and supporting supplementary planning guidance.
  - d. And even if this were not the case then the Council could manage the potential impact using a positively prepared policy.
  - e. The Council can and should take the opportunity to use permissions for basement development that extend beyond the footprint of the host building to improve on the quality of gardens, vegetation and tree planting, including if the Council wishes to increase the quantity of natural and bucolic gardens, and to drive BNG.

To minimise the impacts of construction on neighbouring properties

126. The Council has not provided specific reasoned justification for the banning of all basement development beyond the footprint of the existing host building on the basis of the impacts of construction on neighbouring properties.
127. The Council has also not provided proportionate supporting evidence to demonstrate that basement development beyond the footprint of the host building is the cause of negative construction impact on neighbouring properties, and certainly not that negative construction impact due to garden basement development is greater than for basement development under the footprint of the host building.
128. The Council has presented limited and largely out of date evidence with respect to the impacts of construction on neighbouring properties from basement development that extends beyond the footprint of the host building
- a. Responses to the February 2016 neighbours survey in the Council's Survey of basement development report.
  - b. Response in the Summary of responses to engagement on the Local Plan consultation in 2024.
129. There are three responses, from the 614 responses received by the Council from the 9,368 addresses surveyed, that relate to construction impacts from basement developments that extend beyond the footprint of the host building

## Comment 88

*... What the developers did is dig under not only the property building but under the whole boundary including garden and front garden to triple his footprint. The noise and disruption of diggers and dirt was insufferable. Please limit developments so that these are kept to one storey only for detached buildings, have a structural surveyors report including rivers that lie underground, have insurance for rebuilding adjoining properties affected and limited to buildings themselves rather than rear boundaries of other buildings. — for instance, lies on culverted river and lakes in C18th maps - not great for digging beneath - leaving flooding for others!*

## Comment 194

*... The people next door are digging up their garden to extend their basement flat, which is fine. They have the space to expand and the money. Fair play to them! We have just been frustrated by the weekend construction schedule. The digging and heavy machinery usage starts right at 8am, which is too early. 9am would be much more manageable. 8am is rough after big Friday night out.*

## Comment 225

*The new owners — deeply excavated the extensive garden and replaced it with brick and concrete, encountering subterranean rivers in the process. The entire process was needless, noisy and disruptive...*

130. Only one of these three responses appears to request that basement development that extends beyond the footprint of the host building is curtailed.
131. One of the other two appears to object to any form of basement development and the third respondent raises issue with the weekday start of 8am and noisy works on Saturday mornings.
132. We have sympathy with the third respondent and would support changes to noisy working times, in line with the times used by other Local Authorities where there is significant basement development, over the current allowed timings in the Council's 2021 planning guidance, namely
- a. No noisy works on Saturday mornings.
  - b. High Impact Construction work (e.g. percussive breaking, drilling and percussive piling) limited to 9am to midday and 2pm to 5.30pm, Monday to Friday.
  - c. Construction traffic visiting site for deliveries / collections / spoil away limited to 9am to 4.30pm Monday to Friday, and not at all on Saturdays.
133. There was one response to the 2024 Regulation 19 consultation on the Draft Local Plan concerning the size of basements and construction impact.

## Response

*Support limits on the size of basements because their construction may impact on the health and wellbeing of neighbours*

## Council's Response

*Support welcomed*

134. In summary the supporting evidence for limiting basement development beyond the footprint of the host building because of construction impact is:
- a. One response, from 9,368 addresses surveyed with basement developments with a planning permission granted between 2010 and 2014.
  - b. One supportive comment to the 2024 Regulation 19 consultation on the Draft Local Plan.
135. This level of supporting evidence is not considered proportionate as the basis for the proposed alteration in the proposed policy restriction, a total ban, with regard to basement development beyond the footprint of the host building. But it is not just the number of responses, as planning policy is not an election or popularity contest: rather,

none of the Council's evidence addresses the fact that existing protections, if applied and enforced, are capable of protecting the amenity of neighbours.

136. We raise again, the Council has stated recently that it considers that basement development is now being effectively managed effectively, including with regard to amenity during construction <sup>23</sup>.
137. And again, we do not take issue with this. The Council's Policy A5 addresses the matter of minimising the impact of construction impacts on neighbouring properties as follows

*The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: ...*

*c. the character and amenity of the area; ...*

*... The Council will require applicants to demonstrate that proposals for basements:  
...*

*p. avoid cumulative impacts;*

*q. do not harm the amenity of neighbours;*

138. The Council's Planning Guidance – Basements, January 2021 requires further controls including
- a. Sites to be registered with the Considerate Constructors Scheme (CCS) and to operate in accordance with CCS requirements.
  - b. Construction and demolition processes to conform to the Institution of Civil Engineers (ICE) Demolition Protocol.
  - c. Sites to work in accordance with the Council's 'Guide for Contractors working in Camden'.
  - d. Sites to work in accordance with the Greater London Authority's (GLA's) best practice guidance document for The Control of dust and Emissions from Construction and Demolition.
  - e. Submission of an acceptable Construction Management Plan (CMP), including consultation with neighbours, to manage and mitigate the construction impacts.

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<sup>23</sup> Council's response to Basement Force Ltd Question Set 1, Question 6 dated 12 June 2025. Question: Does the council have any evidence that the 2017 Policy A5 Basements is not being effective in managing the impacts of basement developments. These impacts would include structural stability, harm or damage to neighbouring properties, hydrology and hydrogeology, drainage and run-off or causing other damage to the water environment, trees and planting / gardens, amenity during construction, architectural character and appearance, and biodiversity. Answer: [Policy A5 Basement in the Camden Local Plan is considered to be effective. We are therefore proposing to carry forward the policy with some focussed amendments.](#)

- f. Working hours being limited to:
    - i. Mondays to Friday – 8am to 6pm
    - ii. Saturdays – 8am to 1pm
    - iii. Sundays and Bank Holidays – No noisy work
139. These further controls did not start to be developed until 2015. i.e. these controls were not in place during the 2010 to 2014 period when the planning permissions were granted for the basement developments that were the subject of the survey in the Council's Camden Local Plan Evidence Report that has been submitted as supporting evidence for this proposed planning policy, Basements D6.
140. In summary, for basement development that extends beyond the footprint of the host building
- a. Minimising the impacts of construction on neighbouring properties is not a sound basis for imposing a ban on basement development extending beyond the footprint of the building.
  - b. The Council has not provided reasoned justification for the proposed total ban.
  - c. The Council has not provided proportionate evidence to support the proposed ban.
  - d. The Council has stated that the 2017 Policy A5 and supporting guidance is managing amenity during construction effectively.
  - e. The Council has not provided evidence that this is not the case.
141. We suggest that the Council could improve the management of construction impacts by changes to the CMP requirements and other control measures including
- a. Not allow noisy works on Saturday mornings.
  - b. Limit high impact construction works to specific periods during the working day, we suggest 9am to midday and 2pm to 5.30pm, Monday to Friday for percussive breaking, drilling and percussive piling.
  - c. Limit construction traffic times to avoid high volume traffic periods, i.e. to avoid the morning and afternoon rush hours. We suggest limiting construction traffic visiting site for deliveries / collections / spoil away to 9am to 4.30pm Monday to Friday, and not at all on Saturdays.
142. We would be happy to support the Council in developing these and other potential measures.

### **Section 8. Response to criterion C4. Be set back from neighbouring property boundaries where a new access or lightwell is being created**

143. The Council has not given any reasoned justification to support the criterion that a new access to the basement or lightwell should be set back from neighbouring property boundaries. Paragraph 12.144 of the Local Plan Proposed Submission Draft simply states

*Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property. Excessively large lightwells will be resisted.*

144. This restates criterion C (4) but does not justify it. We cannot find reasoned justification for this criterion in the Local Plan Proposed Submission Draft or in the other documentation.

145. The Council has not provided supporting evidence for this criterion or that demonstrates that new access or lightwells on or near to the boundaries of neighbouring properties have caused or will cause problems.

146. We cannot find evidence to support this criterion in either the Camden Local Plan Evidence Report, Survey of basement development, February 2016; in the responses to the Consultation on the Regulation 18 Draft Camden Local Plan, or in any of the other information provided by the Council.

147. The Council's current Policy A5 addresses the potential harms that we can envisage might potentially be caused by a new access or lightwells on or near to the boundaries of neighbouring properties, namely it requires that proposals:

*n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';*

*o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;*

*p. avoid cumulative impacts;*

*q. do not harm the amenity of neighbours;*

*r. provide satisfactory landscaping, including adequate soil depth;*

*s. do not harm the appearance or setting of the property or the established character of the surrounding area; ...*

*...u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

148. Just as one example, a new access or lightwell at or near to the property boundary where there is a brick wall on the boundary, for example a high garden wall or the side

wall of a building on the boundary, could be designed and built that would satisfy all of the above criteria and would not cause harm.

149. We understand that criterion C (4) is in the existing Policy A5 Basements. However it is not considered sound because it would prevent development that does not cause harm for no good reason. The criterion should be therefore be reviewed and omitted.

**Section 9. Response to criteria D and E and specific sections in the supporting text**

**D.** Exemptions to C(1) to C(5) above may be made on large comprehensively planned sites.

150. We are supportive that exemptions from restrictions C(1) to C(5) may be made for large comprehensively planned sites – essentially these developments are being assessed on a case by case basis, needing to demonstrate that they are not causing material harm.

151. However, even if the points we make about the individual criteria are not accepted, the potential for exemption should apply to all developments which can demonstrate that they would not cause material harm across the various criteria. There is no sound planning reason to object to this request.

**E.** The Council will require applicants to demonstrate that proposals for basements;

1. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
2. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
3. have sought to reduce the embodied carbon of the basement. The Council will request the applicant to provide data showing the upfront embodied carbon of the basement proposal;
4. avoid cumulative impacts;
5. do not harm the amenity of neighbours;
6. do not harm the appearance or setting of the property or the established character of the surrounding area;
7. protect important archaeological remains; and
8. ensure impacts on any green/garden space or trees are minimised and where residual impacts do arise that this is addressed through appropriate restoration and replacement, prioritising biodiversity enhancements where possible.

152. We are supportive of items E (1) and (2), and E (4) to (8).

153. A question was raised to the Council on item E (3) to clarify the purpose of the criterion.<sup>24</sup>

<sup>24</sup> Council's response to Basement Force Ltd Question Set 3, Question 2 dated 12 June 2025. Question: Does the Council in any way rely on the embodied carbon of a basement as a basis for limiting basements to not exceed the footprint of the host building in area. Answer: No. The draft new Local Plan does not propose any bespoke carbon compliance requirements for basement schemes. Rather, it proposes that the carbon intensity of proposed basement developments is reported at the planning application stage.

## Question to Council

*Does the Council in any way rely on the embodied carbon of a basement as a basis for limiting basements to not exceed the footprint of the host building in area.*

## Council's Response

*No. The draft new Local Plan does not propose any bespoke carbon compliance requirements for basement schemes. Rather, it proposes that the carbon intensity of proposed basement developments is reported at the planning application stage.*

154. We ask that the Council's response is noted for the record and that no carbon requirements beyond this are introduced to future planning guidance.
155. On this basis we do not object to this criterion.
156. We also ask that it is noted that while the Council has concentrated on embodied carbon during construction the more correct measure of carbon in the build environment is Whole Life Cycle (WLC), which is the industry accepted norm.
157. Separately, we have assessed the amount of concrete used in residential basement development across Greater London as a proportion of the total amount of concrete used in the same area. We assess the proportion as 1.55% of all concrete in Greater London is used in residential basements.
158. This is a relatively small percentage and, we suggest, does not support as proportionate the amount of effort that the Council appears to be dedicating towards recording carbon data from residential basement developments in the borough.

Estimated concrete used in residential basements in Greater London in one year	51,162 m <sup>3</sup>
Estimated total concrete used in Greater London in one year	3,300,000 m <sup>3</sup>
Percentage of total concrete used in residential basement across Greater London	1.55%

Source: 1. Urban Geography. 2022, VOL. 43, NO. 9. May 2021. 2. Mineral Products Association and British ready-mixed concrete association. Ready-mixed concrete report. 2016. ASUC analysis.

**12.141** The Council will only permit basements where they do not cause harm to the significance of a listed building or its garden. Listed buildings often form an intrinsic element of the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located. Further details on the Council's approach to preserving heritage assets are set out in Policy D5 (Historic Environment).

159. We support the aim of the policy which is to protect listed buildings while allowing basement development where it does not cause harm to the significance of these heritage assets.
160. No greater requirements or restrictions per se should be placed on basement development in terms of protection of listed buildings or other heritage assets than is required by law and national policy, and applicable to other types of development. On occasion some harm is necessary to secure the optimum viable use of a listed building and/or outweighed by related heritage and other benefits. In such circumstances, the supporting text should not imply that the Council intends to operate a more restrictive policy.
161. The wording in the first line of 12.141, '*...where they do not cause harm to the significance of a listed building or its garden*', should be changed to '*...where they accord with national policy on development affecting designated heritage assets*'.

## Lightwells

**12.142** Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will be used to help determine the suitability of lightwells.

**12.143** In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.

**12.144** Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property. Excessively large lightwells will be resisted.

162. These paragraphs are negatively written, having a presumption against sustainable development. Development should be permitted where unacceptable harm is not caused.
163. The presence of basements and lightwells in the existing streetscape should not be a prerequisite for development. Rather good design and the avoidance of harm should be the basis for development being approved.
164. We consider the proper aims of the policy are best achieved by
- a. Replacing paragraph 12.142 with wording such as the following: “Lightwells should not cause material harm to the character or appearance of the area. [Lightwells, roof lights, plant, railings and means of escape are examples of features which need particular care.]”.
  - b. Paragraph 12.143 – to be omitted.
  - c. Paragraph 12.144 – first sentence to be omitted, second sentence to remain “Excessively large lightwells will be resisted”.

## Party Wall Act and security for expenses

**12.145** The Council expects developers to offer security in all instances where basement schemes have a risk of causing damage to neighbouring property. Building owners are required to meet a number of obligations under the Party Wall Act 1996 where there is excavation near a neighbouring building. These obligations include serving advanced notice of works, stating whether the foundations of the adjoining property will be strengthened or safeguarded, and providing plans and sections. Under the Party Wall Act adjoining owners may request the building owner to provide a bond or insurances to provide security in the event of a dispute. Security bonds can be provided either as part of a party wall agreement or as a separate private arrangement between the developer / owner and the neighbour.

165. Security for expenses and party wall agreements are dealt with under separate law and regulations to planning law and should therefore not be included as requirements under planning.
166. In this context it is not for the Council to expect security for expenses or other matters that are dealt with under the Party Wall Act. It is simply not a matter for planning, and the Council has no basis for using its Local Plan to interfere in that separate statutory process.
167. Correctly, information about the Party Wall Act, party wall agreements and matters such as security for expenses can be included in planning documents.

**Appendices – supporting evidence**

- A. Appendix A. RBKC publication planning policy arboricultural impact – March 2014. Landmark Trees; LT RSP 2 RBKC 34.3.59. 18 March 2014.
- B. Appendix B. Comments on the Royal Borough of Kensington and Chelsea’s draft basements policy. GS Ecology. Ref: ECO1565. 19 March 2014
- C. Appendix C. ASUC Guidelines on safe and efficient basement construction directly below or near to existing structures. 2nd Edition. July 2016.
- D. Appendix D. Ove Arup & Partners Ltd, Royal Borough of Kensington and Chelsea Basements Policy. Hydrologic review of second draft policy for public consultation. 29 April 2013.
- E. Appendix E. Evidence to demonstrate that trees of any size grow healthily to full size on top of garden basements. Association of Specialist Underpinning Contractors (ASUC). 22 June 2025.

### **Additional material**

In our response we have referenced the following additional material. These are documents issued by the Council. Items 1 and 4 can be found on the Council's Draft new Local Plan webpage - <https://www.camden.gov.uk/draft-new-local-plan>

We have included these four documents with our submission for your ease of reference.

We have included these four documents with our submission for your ease of reference.

1. Item 1. Camden Local Plan 2025 Policy D6 Basements. From Local Plan pages 478 to 483.

<https://www.camden.gov.uk/camden-local-plan1>

2. Item 2. Camden Planning Guidance. Basements. January 2021

<https://www.camden.gov.uk/planning-policy-documents>

3. Item 3. Ove Arup & Partners, Camden geological, hydrogeological and hydrological study. Guidance for subterranean development. Issue01. November 2010. Dated 18/11/10

<https://www.camden.gov.uk/evidence-and-supporting-documents>

4. Item 4. Camden. Regulation 22(1)(c) Consultation Statement. Consultation on the Regulation 18 Draft Camden Local Plan. Summary of Consultation Responses. 615 page pdf. No page numbering. References to the 2010 Arup report are made in the Policy D6 – Basements section, which starts at the bottom of the 548th page of the pdf, including references to the 2010 Arup report on the 555th, 556th, 557th, 558th and 559th pages.

<https://www.camden.gov.uk/previous-consultations>