



# Basic Conditions Statement 3

November 2015

Policy SP2: Kentish Town Potential Development Area (KTPDA)

The policy identifies the potential of this strategic area for mixed use development whilst retaining and increasing the scale of industrial and employment opportunities. It encourages housing development within the Regis Road site and the growth of small and start-up businesses.

Policy SP2a - General development criteria

This policy sets out criteria which should inform potential development proposals within the Kentish Town Industry Area. At present, the Plan explains that the design, layout and access of the Industry Area means the local community feel it is detached from its surroundings and could potentially deliver a wider range of benefits for the wider area. Of paramount importance is that industrial floorspace is at least maintained, or increased. This will ensure that there continues to be a wide range of job opportunities in the neighbourhood benefiting young people. The Forum is supportive of a mixed-use approach across the site but this should not adversely affect the views towards Parliament Hill. This provides benefits for all groups and contributes to the sense of well-being by providing a visual relationship with greenspace in a highly built-up area with limited open space provision.

The policy also seeks the provision of housing for the elderly people - this group is more likely than the general population to experience reduced mobility and sensory impairment. Housing can be specifically designed to meet the needs of older people or be capable of adaptation. There may also be a need for specialist forms of older people's housing providing additional care and support. This will help prevent a situation where older people are forced to leave the area to find accommodation which addresses their needs.

Some groups, for example older people and young mothers will benefit from any new health provision which can be delivered within this area. This would also potentially reduce any pressure on existing facilities in the local area.

Community leisure facilities and green spaces would benefit all groups but where this is focussed on play space and active recreation children and young people will be a major beneficiary.

The reference to provision of Blue Badge permit holders supports convenient and accessible parking provision which will potentially benefit disabled people. However, a 'car free' requirement may, as elsewhere in Camden, negatively impact on a small number of older people and young families. This is likely to be mitigated by the very high level of accessibility of the Industry Area ensuring there will be a good standard of access to jobs and services across London. A couple of car club bays are also available in the local area (Falkland Road and Ospringe Road). In addition to Thameslink, London Overground and Underground services, numerous bus routes pass through the Town Centre. There will also continue to be a substantial amount of housing stock providing private car parking as yearly additions to the housing stock amounts to about 1% of the overall supply.

The policy refers to 'three sections' in this area:-

Regis Road - this builds upon the general criteria set out in Policy SP2a. In particular, redevelopment of parts of this site should deliver improved routes through the site and better connections with the surrounding area. As with other public realm improvements envisaged in the Neighbourhood Plan, this would benefit all individuals and groups but particularly older and disabled users because accessibility will be improved. A

higher quality of urban design may also enhance security (and the perception of safety) for other groups including children and young people and women.

The policy seeks to protect the Regis Road Recycling Centre subject to suitable compensatory measures and a delivery office at the Royal Mail site. This recognises facilities which are important in providing vital services for local people and businesses. This will provide a general benefit to all groups but especially for residents employed by these facilities.

There will also be benefits from introducing housing into the area as this will help towards addressing Camden's very high housing need and due to the size of the site, is highly likely to deliver a significant quantity of affordable housing. Importantly the policy notes this is contingent on the compatibility of future residential development with employment uses ensuring the continuing operation of employment uses is not undermined.

Housing and employment opportunities will potentially benefit all groups. By taking a comprehensive approach to the development of this site, the Council will be able to secure the type, size and tenure of housing that addresses (or can be adapted to address) the needs of groups with protected characteristics - e.g. older people and disabled people.

Murphy Site - the Plan confirms what would be the community's aspirations for the site in the event this site comes forward for development in the future or allocated by Camden Council for mixed use development. The Forum expects that any redevelopment should conform to the principles they have set out for the wider Industry Area. There are not considered to be any additional impacts on individuals and groups with protected characteristics beyond what has been assessed for the wider area.

Highgate Road - The policy explains that this area provides valuable employment space for SMEs. Camden Council strongly supports the desire of the local community to see suitable employment space retained where appropriate. Small office space is the most vulnerable to conversion to housing. Space for SMEs is particularly important for young people and entrepreneurs. It may also provide affordable space for businesses providing services either wholly or part for groups with protected characteristics. It is far less likely that such businesses would be located in offices in prime locations, particularly premises with large floor plans.

Site Specific Policies

Car Wash Site, 369-377 Kentish Town Road NW5 2TJ - The policy proposes the redevelopment of the site for a mix of uses. This includes widening the pavement and moving a bus shelter. The changes to the public realm are considered by the Forum to address a public safety concern. The widened pavement would benefit all users but particularly older and disabled people. Users of wheelchairs and mobility aids such as scooters and walking frames can be particularly disadvantaged by narrow pavement widths.

York Mews, Section House and Land around the Police Station - The policy seeks the redevelopment of this site to provide housing and ground floor offices. This would bring into beneficial use underused land. The housing and employment uses could potentially benefit people with protected characteristics. The policy confirms the desire of achieving up to 50% affordable housing in line with Camden's Core Strategy.



Frideswide Place/ Kentish Town Library - this proposes more intense use of this site alongside the retention of Kentish Town Library. A range of uses are identified as being suitable and development and this should be accompanied by measures to enhance the public realm. This policy could potentially benefit people with protected characteristics. Improvements to pavements would particularly benefit older and disabled people. The policy identifies the need to ensure that proposals enhance and do not diminish access to existing facilities used by the community in the vicinity of this site, such as the CoE Primary School and railway station. The policy could benefit less mobile groups by meeting a range of needs in one place.

Wolsey Mews - the policy intends to boost the vitality and viability of the town centre by providing a range of smaller and affordable premises which could be occupied by independents and other service businesses. It also encourages provision of new office space, residential and live/work units. To promote greater footfall and provide an attractive environment for shopping and leisure, measures to improve the public realm are proposed. The policy could potentially benefit the whole community by enlivening this area.

A cycle route and cycle parking would be particularly beneficial for young people as this group tends to be more physically active. If new community facilities are provided these could help provide support and advice for local people. The policy has been drafted to ensure the mix of uses complements rather than competes with the existing centre. People who are less mobile could benefit from a range of needs being met in one place.

Prince of Wales Road NW5 3LQ - this proposes the re-use of this building to provide leisure and entertainment uses. This is justified on the basis that it would not only attract visitors itself but achieve wider regeneration in the town centre from increased footfall. In particular, It would offer a new focus in the southern part of Kentish Town Centre.

A theatre use would provide a cultural use which could help in promoting social inclusion and provide opportunities for social interaction. Subject to any future programme, it could potentially host material to bring wider awareness of issues experienced by groups with protected characteristics, helping to foster greater understanding of the needs of distinct groups. As with other arts venues, there may be potential to provide subsidised entry for some of the community. The size of the facility suggests it may be an appropriate venue for material catering for minority tastes or audiences. Older people may also particularly benefit as this group tends to rely more heavily on local centres.

Future development of Veolia Council depot site - the policy considers the future potential of this large site in the event it is relocated and Camden Council disposes its interest. This could potentially include new employment floorspace, residential uses and community facilities. As with other proposals, the policy identifies the opportunity of achieving an upgraded public realm in the vicinity of the site. Importantly, the policy seeks to safeguard the existing level of employment floorspace. This will ensure that jobs are not displaced or lost as a result of any redevelopment. The policy will potentially benefit all groups but the public realm and recreation proposals will particularly benefit children and young people, older people and people with disabilities.

Small sites and infill development - this seeks to make optimum use of marginal land and other small infill sites. This will potentially improve the character of the street scene and amenity for residents. The policy seeks to ensure that adequate provision is made for private amenity space noting the difficulty of creating new public/private open space due to the size of the sites concerned. Balconies and roof gardens will have particular benefit for people working from home and groups which spend more time at home, e.g. older people and young families.

Equality impact summary

Please use this grid to summarise the impacts outlined above.

Protected group	Summarise any possible negative impacts that have been identified for each protected group and the impact of this for the development of the activity	Summarise any positive impacts or potential opportunities to advance equality or foster good relations for each protected group
Age	The introduction of 'car free' development, i.e. within any redevelopment of the Industry Area may have a negative impact on a small number of older people who may be more reliant on a car to get around. This is likely to be mitigated by the very high level of accessibility of Kentish Town to public transport services, particularly if other policies in the Plan deliver higher quality routes to bus stops and enhanced access to railway stations (e.g. creation of Kentish Town 'Square' and step free proposals).	<p>All relevant policies contained within the Neighbourhood Plan are considered to have positive impacts enjoyed by all ages.</p> <p>Transport is a major factor in the quality of life of older people. A number of policies in the Plan aim to improve accessibility and the quality of the public realm. This will potentially make moving around the area easier. The Plan identifies aspects of the local environment which particularly detract from the movement of older (and disabled) people, e.g. the pavement adjoining the Car Wash site and lack of step free access at the 3 railway stations. Older people as a group will benefit as they will be more likely to be adversely affected by current obstructions to access (Policy D2, GA, SP1-2, Car Wash site, Frideswide Place/Kentish Town Library and Wolsey Mews). For the same reason policies to protect and enhance public and private open space will also benefit this group (Policies GO1-3).</p> <p>Policy seeking to enhance the range of shopping, community and cultural services and safeguard convenience stores will benefit those older people who have a greater reliance on provision within an easy walking distance from home. In addition there will be a positive benefits in protecting public houses have a beneficial</p>



		<p>community role by supporting social networks and providing space for meetings and events (Policies SW2, SW3, CC4, Frideswide Place/Kentish Town Library, Wolsey Mews, Prince of Wales Mews).</p> <p>Children and young people generally spend more time close to home. As with older residents they will benefit from policies seeking to enhance the public realm and open space. Young people may also benefit from improvements to the Centre, including improved recreational opportunities (e.g. the theatre proposal)</p> <p>Younger age groups are likely to be key beneficiaries of proposals to provide new leisure facilities as part of the redevelopment of the Industry Area (SP2) and enhance shared access to school facilities (CC2).</p>
Disability	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	It is considered that policies seeking to improve the public realm and provide step free access to the railway stations will have a positive impact on the quality of life of disabled people. In addition, policy SP2 specifically recognises the need for Blue Badge holders to be considered if redevelopment schemes come forward in the Industry Area.
Gender reassignment	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	The Neighbourhood Plan aims for overall improvements to the neighbourhood area from which all people should benefit regardless of their current or previous gender.
Marriage and civil partnership	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	The Neighbourhood Plan aims for overall improvements to the neighbourhood area from which all people should benefit regardless of their current or previous gender.

Pregnancy and maternity	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	<p>Improvements to the quality of the public realm, particularly where this would reduce street clutter and improve step-free provision would be beneficial for pregnant women and parents carrying or pushing their children in a pram or buggy. Use of the public realm and open spaces would also be enhanced if these measures improve public safety and surveillance (or reduce the fear of crime). Improved access to community facilities, e.g. greater shared use would benefit parents by promoting increased provision close to home. It is noted that the Spatial Policies for the Industry Area seek to ensure there is adequate provision of social infrastructure to support new development.</p>
Race	The Neighbourhood Plan is not expected to have any negative impact in relation to this protected group.	<p>The Neighbourhood Plan aims for overall improvements in the neighbourhood area from which people should benefit regardless of their race. The following site allocations and spatial policies potentially could accommodate space for a range of new community facilities: Policy SSP2, SSP5, SSP6, SSP7 and SSP8.</p>
Religion or belief	The Neighbourhood Plan is not expected to have any negative impact in relation to this protected group.	<p>The Neighbourhood Plan aims for overall improvements in the neighbourhood area from which people should benefit regardless of their religion or belief. The following site allocations and spatial policies potentially could accommodate space for new community facilities: Policy SSP2, SSP5, SSP6, SSP7 and SSP8.</p>
Sex	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	The Neighbourhood Plan aims for overall improvements to the Neighbourhood Area from which all people should benefit regardless of gender. The improvements to the public realm and open spaces will help address the fear of crime (most

		commonly expressed by women) and being a victim of crime within the public realm (most commonly men).
Sexual orientation	The Neighbourhood Plan is not expected to have a negative impact in relation to this protected group.	The Neighbourhood Plan aims for overall improvements to the neighbourhood area from which all people should benefit regardless of their sexual orientation. Safer public spaces and retention and enhancement of community facilities may disproportionately benefit LGBT communities, particularly where this results in the increased availability of facilities for hire.

Stage four - planning for improvement

This section of the form should be completed when you are developing plans for the future delivery of the activity.

The actions identified below can also be included in your service plan to help mainstreaming and for performance management purposes. They should also be included in any decision making reports relating to the activity you are analysing. You may find it helpful to document the actions in an [action plan](#).

**What actions have been identified:**

- to mitigate against or minimise any negative impacts?
- to advance equality, and therefore improve the activity?

- Policy D3 could be further enhanced by more specific reference to the need to enhance accessibility in buildings by taking into account barriers experienced by different user groups.
- Policies GO1 and GO2 could include more explicit reference to enhancing these spaces, as well as protecting them. This could potentially involve measures which improve the access and use of the spaces by individuals and groups with protected characteristics.
- Policy CC1 could be improved by including specific reference to how hard to reach groups or groups with protected characteristics will be engaged in the design process. The supporting text refers to a “broad cross-section of people” which may be open to interpretation.



Stage five - outcome of the EIA

Use this stage to record the outcome of the EIA. An EIA has four possible outcomes.

Outcome of analysis	Description	Select as applicable
Continue the activity	The EIA shows no potential for discrimination and all appropriate opportunities to advance equality and foster good relations have been taken	
Change the activity	The EIA identified the need to make changes to the activity to ensure it does not discriminate and/ or that all appropriate opportunities to advance equality and /or foster good relations have been taken. These changes are included in the planning for improvement section of this form.	Y
Justify and continue the activity without changes	The EIA has identified discrimination and / or missed opportunities to advance equality and / or foster good relations but it is still reasonable to continue the activity. Outline the reasons for this and the information used to reach this decision in the box below.	
Stop the activity	The EIA shows unlawful discrimination.	

Reasons for continuing with an activity when negative impacts or missed opportunities to advance equality have been identified.

Stage six - review, sign off and publication

Review

Your EIA will have helped you to anticipate and address the activity’s likely effect on different protected groups. However the actual effect will only be known once it is introduced. You may find you need to revise the activity if negative effects do occur. Equality analysis is an ongoing process that does not end once an activity has been agreed or implemented.

Please state here when the activity will be reviewed, and how this will be done, for example through the service planning process, when the service is next procured etc. This will help you to determine whether or not it is having its intended effects. You do not necessarily need to repeat the equality analysis, but you should review the findings of the EIA, consider the mitigating steps and identify additional actions if necessary.

For restructures or organisational change a review should take place once the restructure has been completed. In addition to the areas identified above your review should include an evaluation of how the staff profile after the organisational change compares to Camden’s profile, the division profile and the staff profile prior to the change. Your HR change adviser will provide you with the necessary data.

Date when EIA will be reviewed: potentially following issue of Examiner’s report to test impact of any recommended modifications to the Neighbourhood Plan.

Sign off

The EIA must be quality assured within the directorate before sign-off by the service head /AD.

Quality assured by:	Ruth Craven, Senior Officer, Strategy and Organisation Development and Nicola Tulley, Senior Planner, Strategic Planning and Information
Quality assured by OD for organisational change / restructures:	
Signed off by:	 (Frances Wheat – Asst Director Regeneration and Planning)
Date:	12 October 2015
Comments (if any)	

Publication

If the activity will be subject to a Cabinet decision, the EIA must be submitted to committee services along with the relevant Cabinet report. Your EIA should also be published on Camden Data. All EIAs should now be uploaded to the [SharePoint site](#).