

London Borough of Camden

Camden Development Plan

Annual Monitoring Report 2005



London Borough of Camden Annual Monitoring Report 2005

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Executive Summary

This is Camden's first Annual Monitoring Report and covers the year from 1 April 2004 to 31 March 2005. Under the Planning and Compulsory Purchase Act 2004, local authorities have to submit an annual monitoring report to the Secretary of State containing information on the implementation of their planning policy documents and the extent to which their planning policies are being achieved.

The Annual Monitoring Report is divided into three main parts -

- Camden context;
- Local Development Scheme monitoring; and
- assessment of performance against planning monitoring indicators.

The context section provides information on population, housing and the local economy which provide the context in which the Council's planning policies are developed and operate.

The section on Local Development Scheme monitoring assesses progress against the timetable and programme for the production of the Council's planning policy documents set out in Camden's Local Development Scheme (LDS).

The Council's Unitary Development Plan (UDP) and the development plan documents being prepared under the new planning system have generally progressed in accordance with their timetables. Progress on the preparation of supplementary planning documents has not been as consistent, with a delay in the production of some documents

The main body of the Annual Monitoring Report sets out the results of monitoring against a series of indicators, which aim to measure matters which are affected by, and related to, the Council's planning policies to assess their performance. Two types of indicators are used in this section: core indicators, which are set by the government; and local indicators, which have been developed by the Council to monitor matters relevant to Camden's policies and local circumstances.

This part of the report contains a "housing trajectory" and range of other indicators on sustainable development; the built and natural environment; transport; town centres, retail, community and leisure; and economic activities. Where it is not possible to monitor particular indicators, the report sets out the reason for this.

The Council will produce a monitoring report each year, which will enable indicators to be compared over time and identify trends and changing circumstances.

1. Introduction

1.1 This is Camden's first Annual Monitoring Report. It covers the year from 1 April 2004 to 31 March 2005. Under the Planning and Compulsory Purchase Act 2004 all local authorities have to submit an annual monitoring report to the Secretary of State containing information on the implementation of their planning policy documents and the extent to which their planning policies are being achieved.

1.2 The monitoring process is intended to:

- help the council understand the wider social, environmental and economic issues affecting the borough and identify trends;
- assess whether Camden's planning policies are doing what they set out to;
- check whether policies are having any unintended consequences;
- make sure that the context and assumptions behind policies are still relevant; and
- identify the need to review policies where appropriate.

1.3 This report is divided into three main parts -

- Camden context
- Local Development Scheme monitoring; and
- assessment of performance against planning monitoring indicators.

Camden context

1.4 A series of "contextual indicators" have been developed to show the wider social, environmental and economic circumstances which provide the context in which the Council's planning policies are developed and operate. These cover the population structure of the borough, household characteristics and economic and housing information. Where subsequent annual monitoring reports identify changes in context, the Council will assess whether its planning policies will need to be revised in response.

Local Development Scheme monitoring

1.5 Camden's Local Development Scheme (LDS) sets out the timetable and programme for the production of the Council's planning policy documents in the three year period up to September 2007. These documents will contain the Council's vision, policies and proposals for the use of land and buildings in the borough and will be used when we make decisions on planning applications. For each policy document, the LDS describes their purpose, status and timetable.

1.6 This monitoring report assesses progress compared to the indicative timetable set out in the LDS. Where there is a delay in the production of any policy document, the reason for this is explained and the need to update the LDS is considered.

Indicator monitoring

1.7 The main body of this report sets out the results of monitoring against a series of indicators. This aims to measure matters which are affected by, and related to, Camden's planning policies to assess their performance. The indicators are grouped together in themes to reflect the structure of the Replacement Unitary Development Plan (UDP). As Camden's Replacement UDP is due to be adopted in mid 2006, it is not yet possible to monitor the extent to which its policies are being achieved. Therefore this report monitors the effects of the policies in Camden's adopted UDP 2000 and forms the baseline for monitoring of the Replacement UDP.

1.8 In line with government good practice guidance, around fifty indicators have been selected. These fall into three types: contextual indicators (see para 1.4 above), core indicators and local indicators.

- 1.9 Core indicators form the basis of all policy monitoring. They have been set by the government and are to be measured by all local authorities. The government gives particular importance to the monitoring of housing, through “housing trajectories”, which show past and estimate future performance in house building.
- 1.10 Local indicators have been developed by the Council to monitor matters relevant to Camden’s policies and local circumstances that are not covered by the core indicators. The indicators used in this report are based on those set out in Camden’s Key Issues document (2003) which were devised to monitor the Replacement Unitary Development Plan. Objectives and targets based on those set out in the Key Issues document are included for the local indicators. (No objectives and targets have been set by the government for core indicators.) It is not possible to include an indicator for every policy in the UDP due to data availability, resource constraints and the nature of some policies, which do not lend themselves to quantitative measures. Therefore indicators have been identified to provide a measurable assessment of the key objectives of the UDP.
- 1.11 Government guidance also identifies another type of indicator called “significant effects indicators”. These assess the impact of policies on sustainability (that is, their environmental, social and economic effects) and are the product of sustainability appraisals carried out under new planning system. As the policies in both the adopted and replacement UDPs were not subject to sustainability appraisals in line with new regulations, this report does not include monitoring of significant effects indicators. When the UDP is replaced by development plan documents prepared under the new planning system, significant effects indicators will be defined and monitored.
- 1.12 A monitoring report will be produced each year, which will enable indicators to be compared over time and identify trends and changing circumstances. Where it is not possible to monitor particular indicators at the present time, this report sets out the reason for this and, where appropriate, how it could be overcome. It is hoped that monitoring systems can be refined in future years to produce a more comprehensive annual report.

2 Camden context

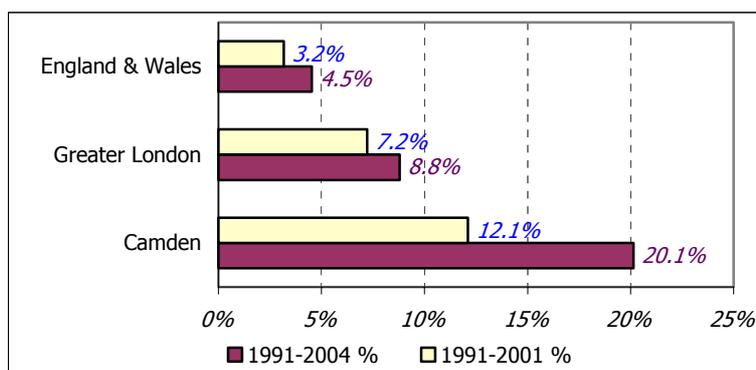
- 2.1 This section contains information on the wider circumstances which set the context in which Camden's planning policies are developed and operate, particularly in terms of population, housing and the local economy.

Indicator 1 - Population

Indicator	Population size and structure
Indicator type	Contextual
Information source	ONS mid-year estimates 1991-2004

- 2.2 Camden's population peaked at 377,000 in 1901. The next eighty years saw a decrease in population, until the 1980s, when population again began to increase, accelerating further in the late 1990s. London generally has experienced population growth since the early 1980s, though not at such a rapid pace. ONS mid-year estimates show that Camden grew by nearly 22,000 people between 1991 and 2001¹, a 12% increase compared with 7% in London and 3% nationally.

Figure 1: Population Change 1991-2001 and 1991-2004

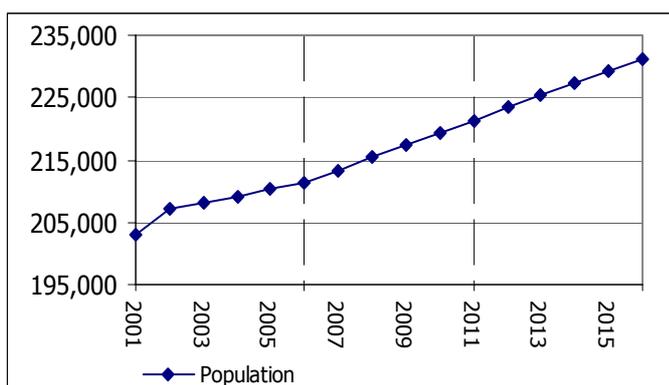


Source: Mid-year Population Estimates, © ONS, 2005.

- 2.3 Since the 2001 Census a further 14,000 people have been added to Camden's population bringing the total to 217,100, representing a 7% increase in just three years. As shown in Figure 1, since 1991 Camden has grown more than four times faster than England & Wales and more than twice as fast as Greater London. In the most recent estimate year, 2003-04, Camden was the third fastest growing area in England (after Westminster and Kensington & Chelsea). These increases are achieved by relatively high densities; despite large areas of open space at Hampstead Heath and Parliament Hill, Camden contains 2.9% of London's population in 1.4% of the land area.
- 2.4 If recent trends continue at the same rate, and the ODPM migration assumption contained in Government projections is that they will, Camden's population would reach 252,000 by 2016 and 278,000 by 2028. However, the London Plan provides for an increase to 231,000 by 2016, constrained by the reality of housing capacity. This would be a growth of 21,000 people (10%) between 2005 and 2016 (London Plan Scenario 8.1).

¹ From 180,700 at mid-1991 to 202,600 at mid-2001

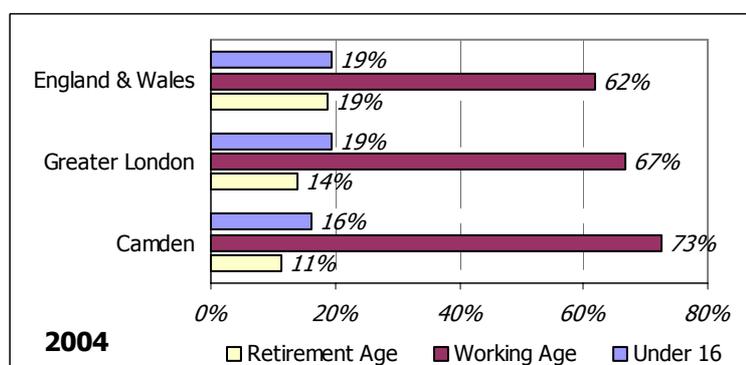
Figure 2: Projected population, Camden 2001-2016



Source: GLA 2003 Round of Demographic Projections (Scenario 8.1), © GLA, 2004

2.5 Camden's demographic profile corresponds to a typical metropolitan city with a University presence: a large proportion of students and young adults, relatively few children and older people: 44% of residents are aged under 30, 70% are aged under 45, with a mean age of 35.3 years. Comparing the mid-year estimates for 2004 and 1991, in just 13 years changes in the age structure are more dramatic than in London or nationally. Almost three-quarters (73%) of Camden's population are now of working age, compared with just over two-thirds (68%) in 1991, and Camden now has fewer older people with 25,000 in 2004, down from 30,000 in 1991. The proportion of children under 16 has remained constant at 16%, though the number has increased from 29,000 to 35,000.

Figure 3: Population Structure 2004: Camden and comparators



Source: Mid-year Population Estimates, © ONS, 2005.

2.6 Although the ethnic group classification changed between the 1991 and 2001 censuses, Camden's black and minority ethnic population² has continued to grow, from 18% in 1991 to 27% in 2001.

2.7 Camden's largest communities with a distinctive cultural identity are the Irish, Bangladeshi and black African communities, followed by black Caribbean, Indian and Chinese. In common with other inner London boroughs, there are small but growing communities of migrants who are refugees or seeking asylum. Two thirds of Camden residents were born in Britain or Ireland. Of the remainder, 6% were born in other EU countries³ and 27% elsewhere in the world.

² All people excluding White.

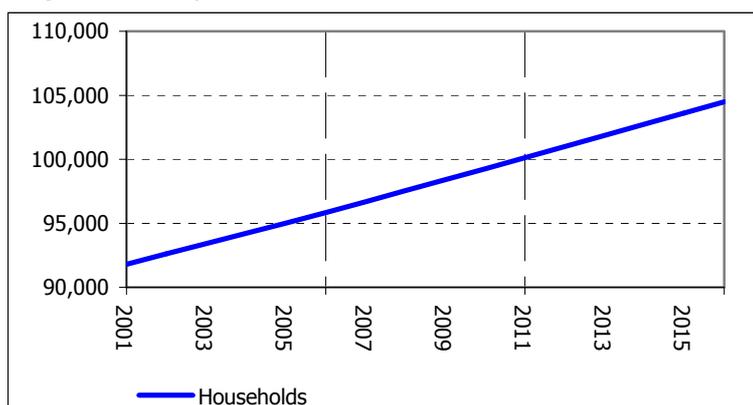
³ EU15, as constituted on Census Day, 29 April 2001.

Indicator 2 - Households

Indicator	Household Size and total
Indicator type	Contextual
Information source	Camden HIP 2004-05

- 2.8 There are 96,224⁴ households currently in the borough, with slightly more households than dwellings. Growth in households is projected to be 9,500 households (10%) between 2005 and 2016 (London Plan Scenario 8.1).

Figure 4: Projected households in Camden 2001-2016



Source: GLA 2003 Round of Demographic Projections (Scenario 8.1), © GLA, 2004.

- 2.9 The census recorded 91,603 households with residents, with an average household size of 2.06 persons per household. On average, there are 3.97 rooms per household. However, the Census occupancy rating calculates that 30% of households have fewer rooms than are required by their inhabitants and are overcrowded. On three summary measures for local authority districts in 2004, the Indices of Deprivation rank Camden among the 21 most deprived districts in England, on four measures among the 8 most deprived London boroughs.
- 2.10 56% of households have no access to a car or van, though there are approximately 50,000 cars or vans available for use by Camden households. Just 8% of Camden households have access to two or more cars or vans.

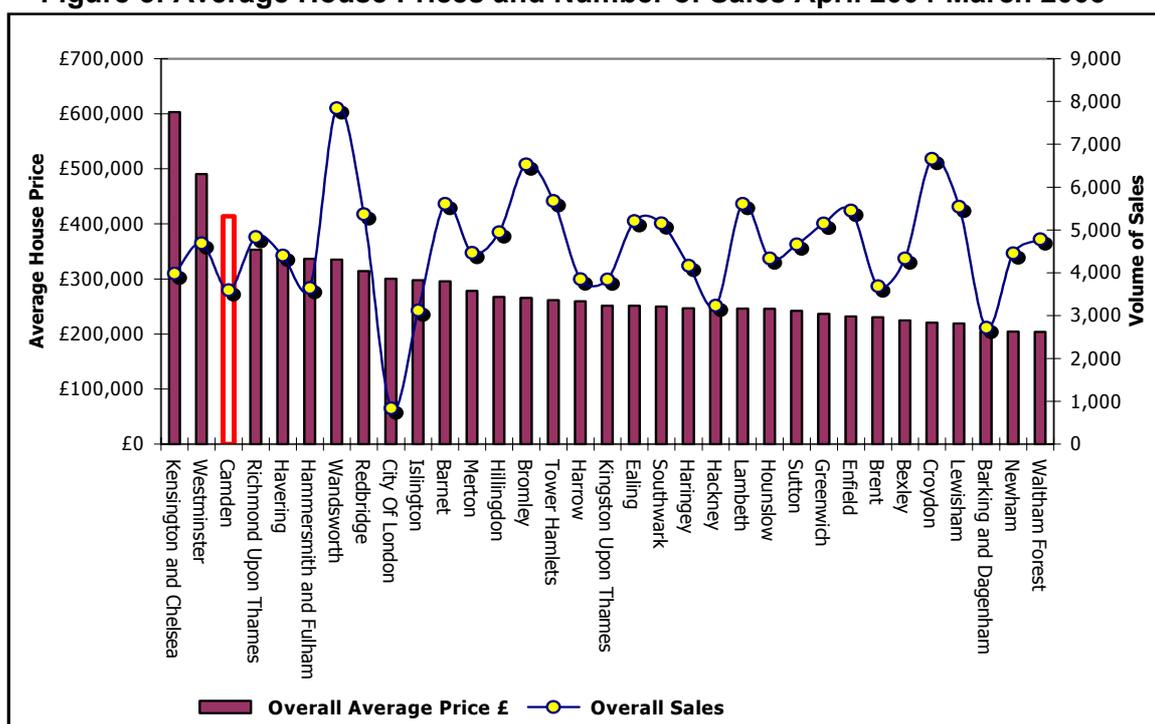
Indicator 3 - House prices

Indicator	Average house prices
Indicator type	Contextual
Information source	Land Registry

- 2.11 Average house prices in the year to March 2005 show that Camden ranks third highest (£413,912) of all London boroughs, behind Kensington and Chelsea (£602,896) and Westminster (£490,384), although Camden's house price figures are based on only 5,000 sales, a relatively low level. Average house prices in all other boroughs fell below £355,000.
- 2.12 In the third quarter of 2004, three-quarters of house sales in Camden were higher than the London median price. The median house price in Camden is now in excess of £300,000, twice the median for sales throughout England.

⁴ 30 June 2005: HIP 2004-05

Figure 5: Average House Prices and Number of Sales April 2004-March 2005



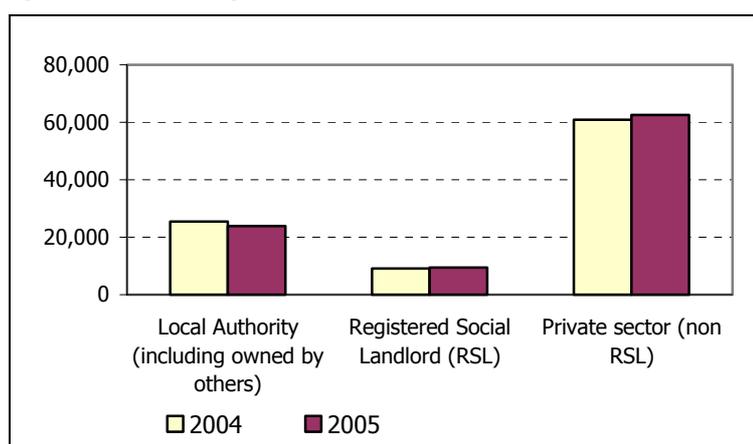
Source: Land Registry, © 2005.

Indicator 4 - Housing tenure

Indicator	Tenure of housing within Camden
Indicator type	Contextual
Information source	Housing Investment Programme (HIP) Return

- 2.13 In 2001, the census showed that 35% of Camden households were owner-occupiers, compared with a London figure of 56% and 69% for England & Wales. All other forms of housing tenure were above the London and national averages: 11% of Camden households rented from a housing association, almost a quarter (24%) were renting from a private landlord; 26% renting from the Council; and 4% were renting from an employer, relative or friend or living rent-free.
- 2.14 More recently, the private sector stock saw the largest increase between 2004 and 2005 with an additional 1,727 units, increasing the proportion of stock in this sector to 65.2% from 63.7%. Mainly as a result of Right to Buy, there was a loss of 1,571 council-owned units, resulting in the proportion of council-owned dwellings falling from 26.7% to 24.9%. The number of Registered Social Landlord (RSL) properties grew by 362 and the overall proportion of RSL stock increased from 9.6% to 9.9%.

Figure 6: Housing Tenure 2004 and 2005



Source: Housing Investment Programme (HIP) 2005.

- 2.15 Most Camden dwellings are flats, either purpose-built or converted from a house or other building. Flats, maisonettes and apartments account for 86% of accommodation in the borough and, of these, 55% are purpose-built, 41% converted or shared accommodation and 3% in commercial buildings. Only 13 per cent of dwellings are self-contained houses. More than 9,000 people, almost 5% of Camden residents, live in communal establishments (including student halls of residence, hostels, hospitals and nursing homes, and long-stay residents in hotels and boarding houses), the highest proportion in London (Census 2001 Key Statistics Table KS01).

Indicator 5 - Employment

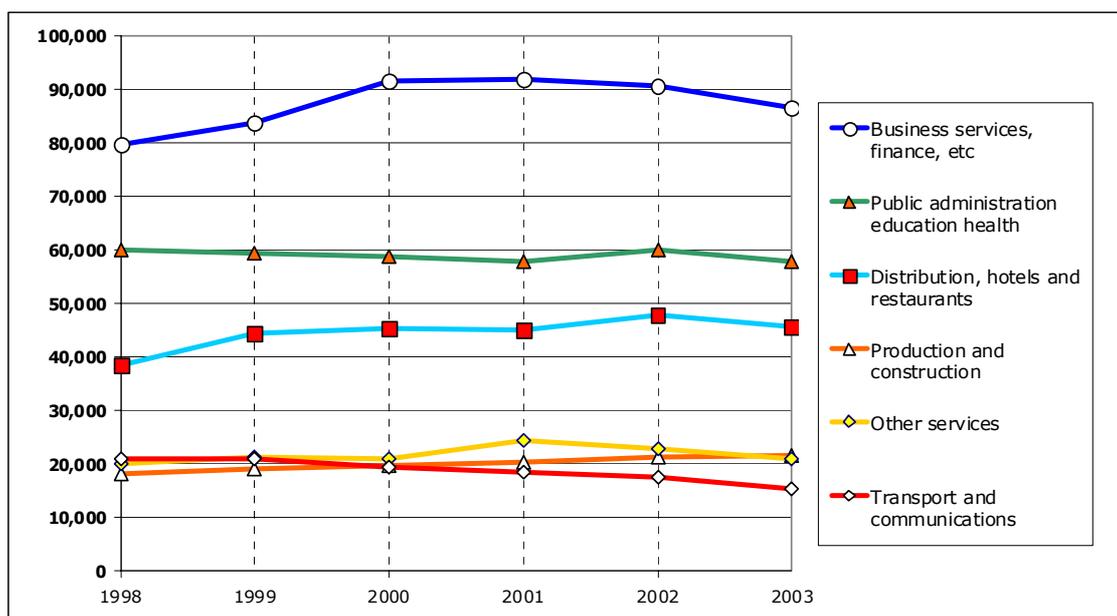
Indicator	<i>Employment structure of the borough</i>
Indicator type	Contextual
Information source	Annual Business Inquiry 2003, NOMIS

- 2.16 Camden is a major employment centre in London, third in line after Westminster and the City, though no longer growing. The borough contains a wide range of commercial activities and houses a large proportion of the University of London's activities. Camden is also a metropolitan and national health and legal centre, home to major teaching hospitals including University College Hospital and the Royal Free Hospital, as well as much of the Inns of Court. However, Camden residents take only 16% of Camden jobs.
- 2.17 There are more people employed in the borough than there are residents, even counting children, the elderly and others not in the workforce. ONS estimate **278,000** jobs⁵, including employees, self-employed, HM Forces and government-supported trainees. The employment increases that had been taking place throughout the 1990s now appear to have reversed, though this is still a substantial growth from the 202,000 employee jobs shown in the 1991 Census of Employment.
- 2.18 Three-quarters of all employees with jobs in Camden, and all but 60 or so businesses and services, are in establishments with fewer than 500 employees. Half of all employees are in establishments of less than 100. Some 97% of establishments employ fewer than 50 people, 73% fewer than five.

⁵ ONS *Labour Market Statistics* April 2005

- 2.19 There is a concentration of jobs, mainly in small business services, in the central London part of the borough: 83,000 jobs in Holborn and Covent Garden, 51,000 in Bloomsbury and a further 14,000 in King’s Cross ward. A total of 60% of Camden jobs are located in the area south of Euston Road, and a further 19% in the Camden Town, Euston, Regents Park and Somers Town areas. The remaining fifth of the borough's employment is scattered across town centres and employment sites in the more northerly parts of the borough including Hampstead, Kentish Town and Swiss Cottage.
- 2.20 Far and away the largest single economic sector is formed from the professions, business support and property services accommodated largely in commercial offices, such as law firms, advertising, recruitment agencies, accountancy, engineering and architecture. Almost a quarter of all Camden employment (23%, 58,000 jobs) is in these “business service” activities, though they have shown a decline since 2001.
- 2.21 There are another 24,000 jobs in education, 20,000 in health & social work. The Council is one of the largest employers in the area, with offices and depots reaching into every part of Camden, though overall less than 6% (14,000) of Camden jobs are in public administration including Council and government departments.
- 2.22 Fewer than 13,000 jobs remain in manufacturing. Printing & publishing is now Camden's major manufacturing sector with just under 10,000 jobs, and employment in the publishing of journals, periodicals and books is still buoyant locally, though printing is now largely carried out elsewhere.

Figure 7: Employees in Camden by Broad Industry Group 1998 - 2003



- 2.23 Camden has 17,000 students, the highest proportion in London (11%). These are residents aged 18 or more, in full-time education (whether or not they are also in part-time employment) counted at their term-time address. There are additionally many thousands of students living outside Camden who travel on a daily basis to the University of London and other educational establishments in the borough.

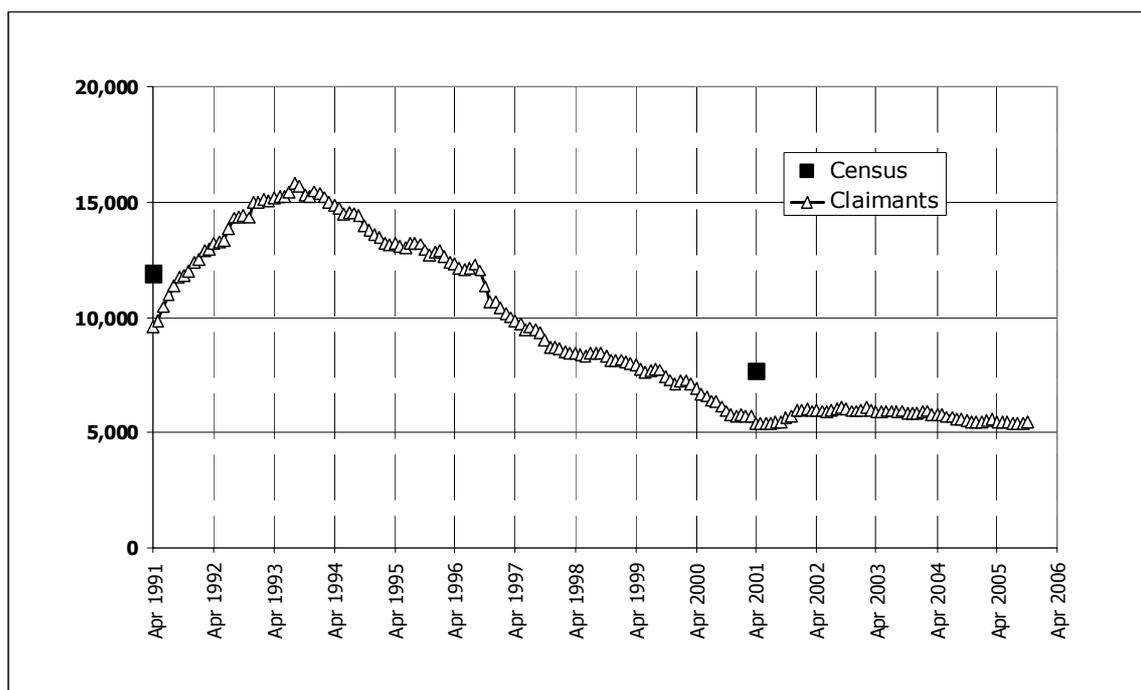
Indicator 6 - Unemployment

Indicator	Level of unemployment
Indicator type	Contextual

Information source	ONS
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2.24 Claimant unemployment in Camden stands at 5,449 (October 2005), which is a rate 5.3%, as calculated by the GLA. Unemployment in Camden is higher than average for London and nationally - the Annual Population Survey estimated unemployment rate (the percentage of the resident labour force aged 16 and over who are unemployed whether or not eligible for benefit payments) at Jan-Dec 2004 was 7.3%, compared to 7.1% for London and 4.7% for the UK⁶. The number of Camden residents out of work has been falling since the early 1990s: Camden's unemployment rate in 1993 was more than 17 per cent.

Figure 8: Unemployed claimants in , LB Camden 1991-2005



Indicator 7 - Built environment

Indicator	Conservation areas and listed buildings
Indicator type	Contextual
Information source	London Borough of Camden

2.25 Camden has 39 designated conservation areas, which vary greatly in age, size, character and style. Three new conservation areas (Camden Broadway, Harmood Street and West Kentish Town) were designated in 2005. Over half of the area of the borough is covered by conservation areas.

2.26 The borough also has around 6,000 buildings that are listed as having special architectural or historic interest.

⁶ ONS *Labour Market Statistics* November 2005: includes residents working beyond pensionable age. The ONS Claimant Count rate (the percentage of the resident working age population – including students, housewives, etc – claiming unemployment-related benefits) was 3.4% compared to 3.3% for London, 2.3% in the UK in October 2005.

3. Local Development Scheme Implementation

3.1 Camden's Local Development Scheme (LDS) provides information on the planning policy documents that the Council intends to produce over the three year period to September 2007. It was approved by the Government Office for London in March 2005 and formally came into effect in July 2005. It describes the content of each policy document and sets out a timetable for its production.

3.2 The Council has monitored the progress of the documents contained in the Local Development Scheme and the results are set out in the two tables below. For each document, these show whether the indicative timetable set out in the LDS has been met and, if necessary, the reasons for any delay.

Unitary Development Plan and Development Plan Documents

3.3 Camden is currently preparing a Replacement Unitary Development Plan (UDP) under transitional arrangements put in place as part of last year's revisions to the planning system. The Council is also preparing a Statement of Community Involvement (SCI) and, together with the six other boroughs who make up the North London Waste Authority, a joint waste planning document for North London. The production of these documents is generally progressing in accordance with the published timetables (Table 1).

3.4 Consultation on the revised deposit draft of the Replacement UDP and the public inquiry into the Plan took place in accordance with the indicative timetable in the Local Development Scheme. The Inspector's report was received from the Planning Inspectorate later than anticipated and, as a result, consultation on proposed modifications will take place slightly later than envisaged. However, it should still be possible to adopt the Replacement Plan in accordance with the indicative timetable in the Local Development Scheme.

3.5 The Council's Statement of Community Involvement (SCI) sets out how we intend to involve local communities and other stakeholders in the preparation of our planning documents and in the consideration of planning applications. Preparation of the SCI is progressing in accordance with the indicative timetable in the Local Development Scheme.

3.6 The North London Joint Waste Development Plan Document is intended to assess future waste levels in North London, identify a range of facilities for waste treatment and propose sites on which to put them. As work on the project was then at an early stage, it was not possible to include a timetable in the Local Development Scheme. A scoping study to assess the best way to progress what is a highly complex project has now been completed. It is anticipated that it will be possible to include an initial timetable for this document in the revised version of the Local Development Scheme.

3.7 Work on other development plan documents to be prepared under the new regulations (core strategy and policies, proposals map and site specific allocations) is due to begin in the second half of 2006, following the adoption of the Replacement UDP. No amendments to their timetables in the Local Development Scheme are therefore required.

Supplementary Planning Documents

3.8 Progress on the preparation of supplementary planning documents has been more mixed (Table 2). A number of documents have been adopted or are progressing in accordance with the Local Development Scheme timetable, while others have been delayed. On the other hand, supplementary guidance on affordable housing and mixed use development was adopted in advance of the timetable in the LDS.

- 3.9 The reasons for actual or expected delays in producing supplementary documents varied. In a number of cases, this was due to the Council receiving the UDP Inspector's Report later than anticipated. In others (e.g. Supplementary Guidance for Finchley Road) this was caused in part by the initial stages of document production under the new planning system, such as initial consultation and sustainability appraisals, taking longer than envisaged. It is expected that more accurate timetables for supplementary document production will be possible in the future when familiarity with the new system increases.

Table 1 - Progress on Unitary Development Plan and Development Plan Documents

Document	LDS indicative timetable (key milestones)		Progress
Replacement London Borough of Camden Unitary Development Plan	revised deposit draft consultation public inquiry December 2004 Inspector's report consultation on modifications adoption by Council	May - June 2004 February 2005 Summer/Autumn 2005 Early 2006 Spring 2006	The public inquiry into the replacement UDP was held between December 2004 and February 2005. The report of the inquiry Inspector was received from the Planning Inspectorate and published in December 2005, slightly later than envisaged in the LDS. Consequently, consultation on Proposed Modifications and adoption of the plan are expected to take place slightly later than estimated (February - March 2006 and May 2006 respectively), but in accordance with the indicative timetable in the LDS.
Statement of Community Involvement	consultation on draft/scoping submission / further consultation public examination adoption by Council	Autumn 2005 Winter 2005/6 Spring 2006 Summer 2006	Initial community involvement on the SCI took place in September and October in accordance with the LDS timetable. Submission and consultation on the LDS is expected to take place in January 2006, with a public examination and adoption to follow in accordance with the LDS timetable.
North London Joint Waste Development Plan Document	Scoping study being carried out. Timetable to be developed.		The LDS did not include a timetable for its production as it was not available at that stage. All boroughs in the North London Waste Authority are expected to have agreed to prepare a joint waste DPD by early 2006. It is anticipated that it will be possible to include an initial timetable for this document in the revised version of Camden's Local Development Scheme.
Camden Local Development Framework Core Strategy and Policies	initial preparation consultation on issues / options consultation on preferred options submission to Secretary of State public examination adoption by Council	Autumn/Winter 2006 Spring 2007 Autumn 2007 Spring 2008 Autumn 2008 Spring 2009	Work is due to start in Autumn / Winter 2006. This is still the case and therefore no change to the timetable in the LDS is needed.
Camden Local	initial preparation	Autumn/Winter 2006	Work is due to start in Autumn / Winter 2006. This is still

Development Framework Proposals Map	consultation on issues / options consultation on preferred options submission to Secretary of State public examination adoption by Council	Spring 2007 Autumn 2007 Spring 2008 Autumn 2008 Spring 2009	the case and therefore no change to the timetable in the LDS is needed.
Camden Local Development Framework Site Specific Allocations	initial preparation consultation on issues / options consultation on preferred options submission to Secretary of State public examination adoption by Council	Autumn/Winter 2006 Spring 2007 Autumn 2007 Spring 2008 Autumn 2008 Spring 2009	Work is due to start in Autumn / Winter 2006. This is still the case and therefore no change to the timetable in the LDS is needed.

Table 2 - Progress on Supplementary Planning Documents

Document	LDS indicative timetable	Progress	
Supplementary Planning Advice	preparation draft agreed by members consultation on draft document adoption by Council	Autumn 2005 Early 2006 Spring 2006 Autumn 2006	This document is in its early stages and progressing in accordance with the timetable.
West Hampstead Interchange Draft Planning Framework	initial consultation draft agreed by members consultation on draft document report on consultation responses consultation on revised document adoption by Council	February 2004 March 2004 April - May 2004 Spring 2005 Autumn 2005 End 2005	The Council decided not to proceed to adopt the Planning Framework at this stage. Discussions and studies between Chiltern Railways and Transport for London are on going and no firm decision as to whether a comprehensive interchange scheme can be delivered has been formally made. As more information becomes available the need to review and adopt the Planning Framework may arise. If this is the case it will be reflected in subsequent versions of the Local Development Scheme.
Sites of Nature Conservation Importance in Camden	consultation on draft SPG May - consultation on draft SPD adoption by Council	July 2004 Winter 2005 / 2006 Spring 2006	Consultation on the revised version of this supplementary planning document is planned to take place alongside consultation on the proposed modifications to the UDP. Therefore, as the Inspector's report will be received later

than expected, consultation will now take place a few months later than originally planned.

Guidance for Food, Drink and Entertainment Uses in West Hampstead preparation and sustainability appraisal
consultation on draft document Summer 2004
adoption by Council Spring 2005
Summer 2005

Consultation on the draft took place in May - June 2005 and was adopted by the Council in September 2005, slightly later than envisaged in the LDS timetable.

Guidance for Food, Drink and Entertainment Uses in Finchley Road preparation and sustainability appraisal
consultation on draft document Spring 2005
adoption by Council Autumn 2005
End 2005

This was the first supplementary planning document to be produced fully under the new Planning Act. The early stages took slightly longer than envisaged with initial consultation taking place in June 2005. Consultation on the draft document took place in October - November 2005. Adoption is expected in February 2006, slightly later than envisaged in the LDS timetable.

Affordable Housing and Housing in Mixed Use Development draft agreed by members October 2003
initial consultation November 2003 - January 2004
consultation on revised draft Winter 2005/6
adoption by Council Spring 2006

This was adopted in June 2005, in advance of the LDS timetable. The Council decided that, as the element of PPG/S3 dealing with affordable housing was unlikely to be issued in 2005, it was best to adopt the document as soon as possible to give it due weight in decision making. The need to review the document will be considered following the receipt of the UDP inspector's report and the publication of PPS3.

Planning Frameworks / Briefs initial prioritisation agreed by members April 2005
consultation on Year 1 drafts Winter 2005 / 2006
adoption by Council Spring 2006
consultation on Year 2 drafts Winter 2006 / 2007
adoption by Council Spring 2007
consultation on Year 3 drafts Winter 2007 / 2008
adoption by Council Spring 2008

This was delayed subject to reassessment of the planning brief programme and priorities and consideration of the UDP inspector's report. It is anticipated that updated information on priorities for planning briefs/frameworks and a timetable for their production will be contained in the next version of the Camden Local Development Scheme.

Planning Contributions Priorities and Supplementary Advice consultation on draft priorities Sept - October 2005
adoption by Council December - January 2006
Priority List 1 initial drafts February - March 2006
consultation on drafts June - September 2006
adoption by Council November - Dec 2006
Priority List 2 initial drafts January - February 2007

Identification of priorities was put on hold pending the issue of the revised Circular and the UDP Inspector's report. Instead of phased tranches of work, it is proposed to produce and adopt in one phase alongside production of the main Supplementary Planning Advice document (see above). Adoption will therefore take place well in

	consultation on drafts adoption by Council	April - May 2007 August - September 2007	advance of the original programme set out in the Local Development Scheme.
Provision of Public Open Space	consultation on draft document adoption by Council	October - Dec 2004 Spring 2006	The need to consult on a revised version of this document will be assessed following consideration of the UDP Inspector's report. If this is the case, consultation will take place alongside the Supplementary Planning Advice document.
Revised Supplementary Planning Advice for Central London - Food, Drink and Entertainment, Specialist and Retail Uses	draft agreed by members consultation on draft document adoption by Council	Autumn 2006 Autumn / Winter 2006/7 Spring 2007	Work on this document is due to start in Spring 2006. The timetable for its production will be revised if appropriate following consideration of the UDP Inspector's report.
Food, Drink and Entertainment in Camden Town - Revised Planning and Licensing Area Advice	preparation and sustainability appraisal consultation on draft document adoption by Council	Spring 2007 Autumn 2007 Winter 2007	Work on this document is due to start in Spring 2007. This is still the case and therefore no change to its timetable is needed.
Harmood Street Conservation Area Statement	initial consultation consultation on draft document adoption by Council	October 2004 April 2005 May 2005	Consultation on the draft conservation area statement took place in June 2005 and it was adopted in September 2005.
Camden Broadway Conservation Area Statement	initial consultation consultation on draft document adoption by Council	October 2004 April 2005 May 2005	Consultation on the draft conservation area statement took place in June 2005 and it was adopted in September 2005.
West Kentish Town Conservation Area Statement	initial consultation consultation on draft document adoption by Council	October 2004 Summer 2005 Autumn 2005	Consultation on the draft conservation area statement took place in June 2005 and it was adopted in September 2005, in line with the LDS timetable.

4. Housing

Indicator 8 - New housing - housing trajectory

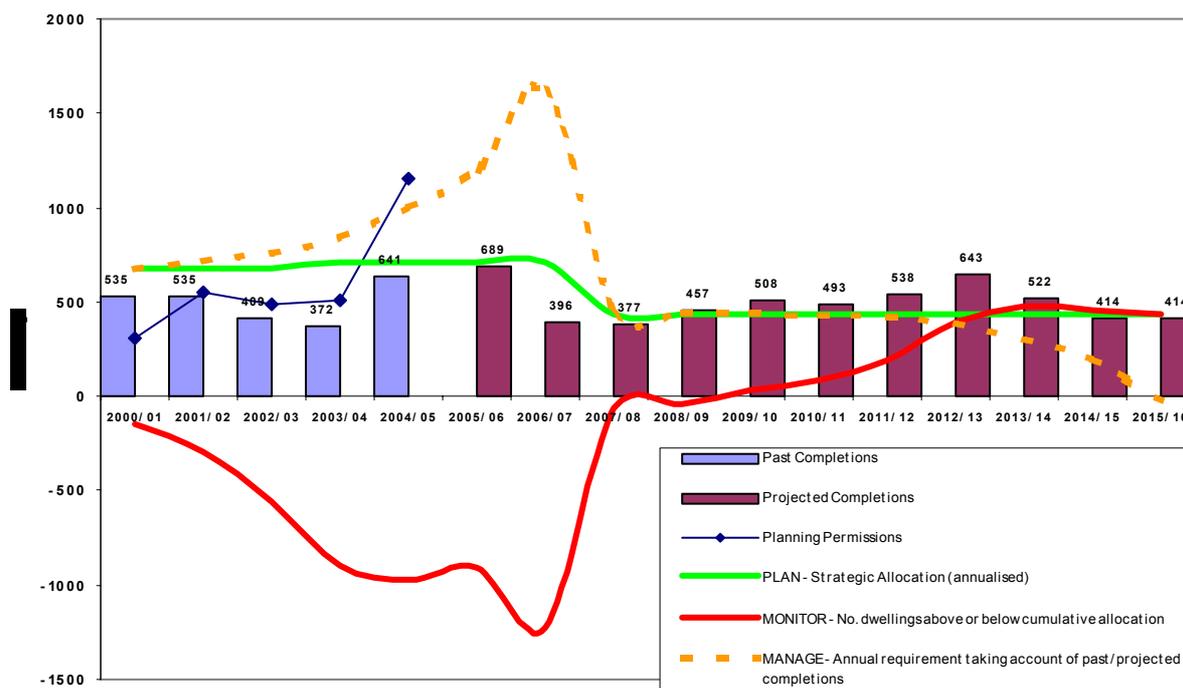
Indicator	(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) Net additional dwellings for the current year; (iii) Projected net additional dwellings up to end of the relevant development plan document period from its adoption, whichever is the longer; (iv) The annual net additional dwelling requirement; and; (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
Indicator type	Core 2a Housing
Information source	Development Monitoring (LB Camden)

4.1 The London Plan sets a housing target for Camden of 850 additional homes a year between 1997 and 2016. This target includes an estimate for dwellings in non-self-contained accommodation and for vacant homes to be brought back into use, these need to be excluded from the housing trajectory target, which relates to self contained dwellings. The London Plan target is based on capacity estimates for 5 year periods. For the period 1997 to 2001 Camden's capacity figure is 681 additional self-contained dwellings per year and for 2002 to 2006 it is 709 additional dwellings per year. The strategic target in the housing trajectory for the period 2007 to 2016/17 is based on the London Plan draft housing alteration target of 437 additional dwellings a year.

Figure 9: Camden Housing Trajectory - Table

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Small scale unidentified windfalls							352	294	294	294	294	294	294	294	294	294
Unimplemented																
Under Construction						613										
Past Completions	535	535	409	372	641	76										
Projected Completions						689	396	377	457	508	493	538	643	522	414	414
Cumulative Completions	535	1070	1479	1851	2492	3257	3653	377	834	1342	1835	2373	3016	3538	3952	4366
Planning Permissions	309	549	488	505	1149											
PLAN - Strategic Allocation (annualised)	681	681	681	709	709	709	709	437	437	437	437	437	437	437	437	437
Accumulated Strategic Allocation	681	1362	2043	2752	3461	4170	4879	437	874	1311	1749	2186	2623	3060	3497	3935
MONITOR - No. dwellings above or below cumulative allocation	-146	-292	-564	-901	-969	-913	-1226	-60	-40	31	86	187	393	478	455	431
MANAGE - Annual requirement taking account of past/projected completions	681	724	762	850	1009	1194	1622	437	445	443	432	420	390	306	198	-17

Figure 10: Camden Housing Trajectory - Graph



- 4.2 Currently, the level of completions is below the strategic housing target of 709 additional dwellings a year. The strategic housing targets included in the London Plan (2004) were based on a housing capacity study carried out in 1997/98. At that time it was anticipated that about 220 dwellings a year, 30% of Camden’s additional dwellings, would result from the change of use of offices to residential. This has not occurred and there has been a shortfall in relation to the strategic housing target.
- 4.3 The Mayor is currently consulting on a draft housing alteration that would reduce Camden’s annual housing target to 595 additional homes per year. This target includes an estimate of 437 additional self-contained dwellings per year. Although the draft alteration is subject to an Examination in Public (EIP) in summer 2006, this figure has been included in the housing trajectory as the most accurate available for the period 2007/8 to 2016/17.
- 4.4 The completion rate in Camden since 2000/1 has averaged nearly 500 additional dwellings per year. In 2004/5 there was an increase in dwelling completions, with 641 dwellings being completed, compared to only 372 in the previous year. The projected annual completion rates from developments that are already under construction, from estimated completions on identified sites and from other windfall developments should enable Camden to meet the draft strategic housing targets from 2008/9. The recent rise in planning approvals for additional dwellings would support the projected rise in completions from 2008/9.

Indicator 9 - New housing on previously developed land

Indicator	Percentage of new and converted dwellings on previously developed land
Indicator type	Core 2b Housing
Information source	Development Monitoring (LB Camden)

- 4.5 In Camden the only land that has not been previously developed are parks and open spaces. No residential development took place on open space and therefore all housing in 2004/5 was completed on previously developed land.

Indicator 10 - Housing density

Indicator	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.
Indicator type	Core 2b Housing
Information source	Development Monitoring (LB Camden)

- 4.6 90% of all dwellings in Camden (819 dwellings gross) were completed at densities of over 50 dwellings per hectare in 2004/5. All the dwellings built at less than 50 dwellings per hectare (84 dwellings gross) are on small sites of less than 10 dwellings. About half of these low density developments result from the conversion of 2 or more flats/dwellings into a single family house. The need to control this loss of residential units was recognised as part of the review of the UDP and the draft Replacement UDP includes a policy (H3) to restrict the loss of two or more residential units, unless specific criteria are met.
- 4.7 The remaining low density completions are primarily due to the way site areas are recorded on planning applications where residential development is a part of a larger building; the site area is often recorded for the footprint of the whole building and therefore the density appears to be much lower than it is in practice. .

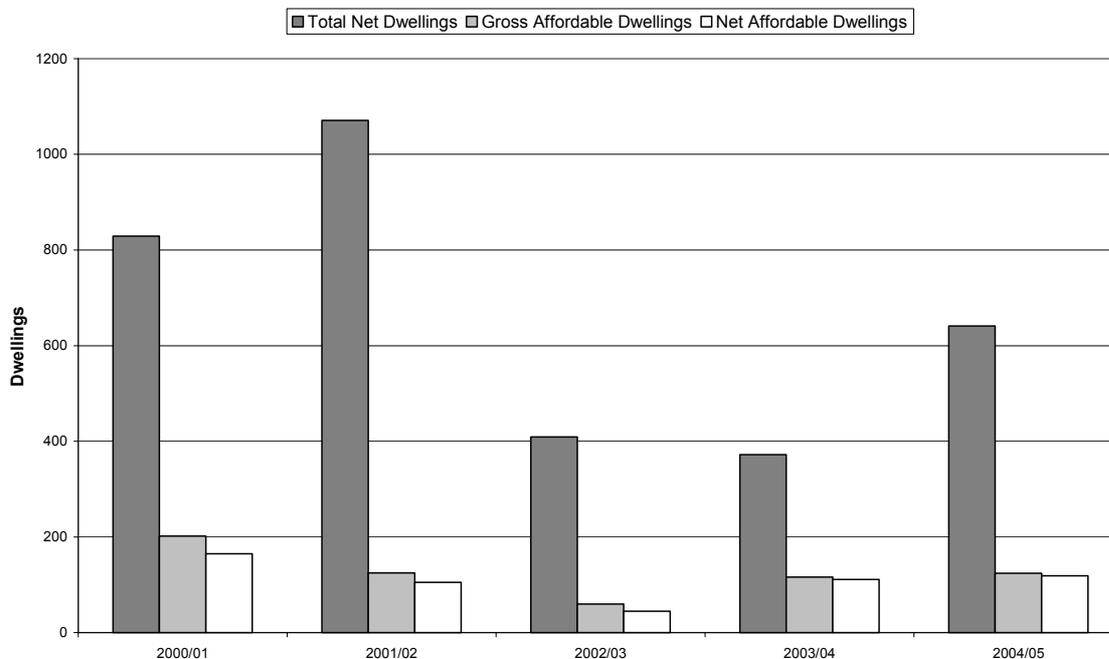
Indicator 11 - Affordable housing

Indicator	Affordable housing completions (gross and net)
Indicator type	Core 2d Housing
Information source	Development Monitoring (LB Camden)

- 4.8 Camden's adopted UDP (2000) sought 25% affordable housing as part of residential schemes. In the period 2000/1 to 2004/5, 22% of net housing completions were affordable, 545 affordable dwellings in total, or an average of 109 dwellings a year. In addition to the completions, nearly £0.75 million was received in 2004/5 as payment in lieu of on site affordable housing provision. In 2004/5, planning permission was granted for 243 affordable dwellings, 21% of the total dwelling approvals.
- 4.9 In recognition of the need to increase the supply of affordable housing in Camden, the target for affordable housing was raised to 50% (Adopted UDP Alteration No. 2, Jan 2004). It takes some time for new policies to feed through into planning approvals and completions, particularly when the policy only applies to larger sites and more complex schemes, so the effect of the policy will be seen beyond 2004/05.
- 4.10 The affordable housing policy and the target of 50% affordable housing only applies to planning applications on sites with a capacity for 15 or more dwellings, no affordable housing will come from small schemes, unless an affordable housing provider acquires a small site.
- 4.11 Between 2000/1 and 2004/5, over half of all planning approvals were for schemes that fell below the affordable housing threshold. In 2004/5 this proportion increased to two

thirds of all additional dwelling approvals on sites of less than 15 dwellings. This increase in the number of dwellings from small sites will continue to be monitored to assess whether the revised affordable housing policy and the increase in the affordable housing target from 25% to 50% is having an impact on the size of schemes being brought forward.

Figure 11: Affordable housing in Camden 2000/1-2004/5



Indicator 12 - Lifetime homes

Indicator	Net change in Lifetime Homes
Indicator type	Core 2d Housing
Information source	Development Monitoring (LB Camden)

- 4.12 This indicator has not been monitored in 2004/5 because the adopted UDP (2000) does not include a requirement for the provision of lifetime homes as part of residential developments. The policy in the draft Replacement UDP seeking the provision of lifetime homes was subject to objections at the UDP public inquiry. The Council are currently waiting for the report of the Inspector who held the inquiry which will contain a recommendation on these objections.

5. Sustainable Development

Indicator 13 - Mixed use development

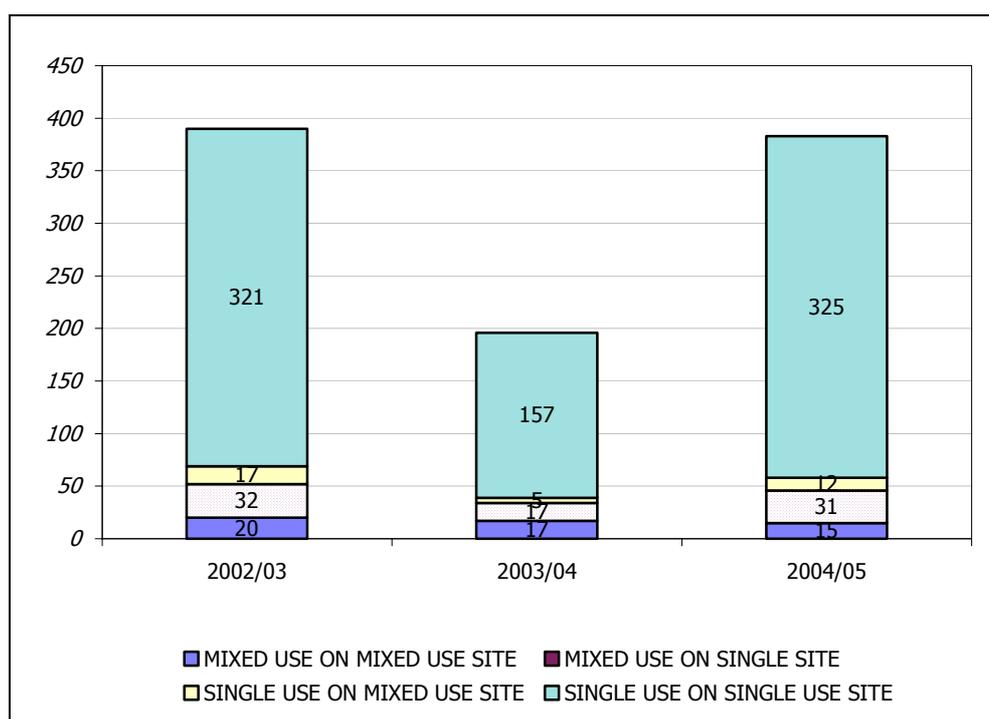
Indicator	Total amount of planning consents for mixed use development on a single use site
Indicator type	Local - sustainable development
Information source	Development monitoring (LB Camden)

Objective: Producing an environmentally sustainable pattern of land use and reducing the need to travel.

Target: Net increase in the number of planning permissions implemented for mixed use developments on a single use site.

- 5.1 The incorporation of a mix of uses into established areas and individual developments can reduce the need for travel between homes, services and jobs and enhance safety and security by providing activity throughout the day and evening. UDP policy aims to secure development that provides a suitable mix of land uses where appropriate.
- 5.2 The Council adopted an amended UDP policy on mixed use in January 2004 and a similar policy is included in the emerging Replacement UDP. It is anticipated that there will be an increase in mixed use developments on previously single use sites in future years when applications made under the new policy are completed and monitored.
- 5.3 In 2004/05, 31 mixed use developments were granted planning permission on formerly single use sites, a similar figure to 2002/03 and a higher number than 2003/04. The low number of such schemes in 2003/04 reflects the lower number of planning applications in that year. The proportion of developments where mixed use developments takes place on formerly single use sites has remained constant over the monitored period at around 8%.

Figure 12: Mixed Use Development in Camden 2002/3-2004/5



Indicator 14 - Energy efficiency

Indicator	Proportion of eligible major planning applications accompanied by a BREEAM assessment
Indicator type	Local - sustainable development
Information source	Development monitoring (LB Camden)

Objective: Protecting and enhancing our environment.

Target: Increase the proportion of BREEAM assessments.

- 5.4 The Council encourages development with low or zero emissions. One way of testing whether a development incorporates sustainable design is to carry out a BREEAM (Building Research Establishment Environmental Assessment Method) assessment. This assesses the natural resources used to construct a building, the energy and water it consumes, the quality of its internal environment, the ease of travel to the building and the way that a building affects its neighbours.
- 5.5 Camden has signed one BREEAM assessment successfully, with another ten due to be submitted for assessment. 206 major applications (ODPM statutory return codes) were approved in the period 01/04/2004 to 31/03/2005.
- 5.6 The number of BREEAM assessments is expected to increase with the adoption of the Replacement Unitary Development Plan in 2006, which has a stronger policy on energy efficiency than the adopted UDP.

Indicator 15 - Waste management facilities

Indicator	Capacity of new waste management facilities by type.
Indicator type	Core - 6a Waste
Information Source	Street Environment Services (LB Camden)

- 5.7 No new waste management facilities were permitted or constructed in 2004/5. Camden has one civic amenity site/recycling centre at Regis Road. Currently Regis Road is undergoing refurbishment and improvement and the site is not accepting any household waste, only recyclable materials.

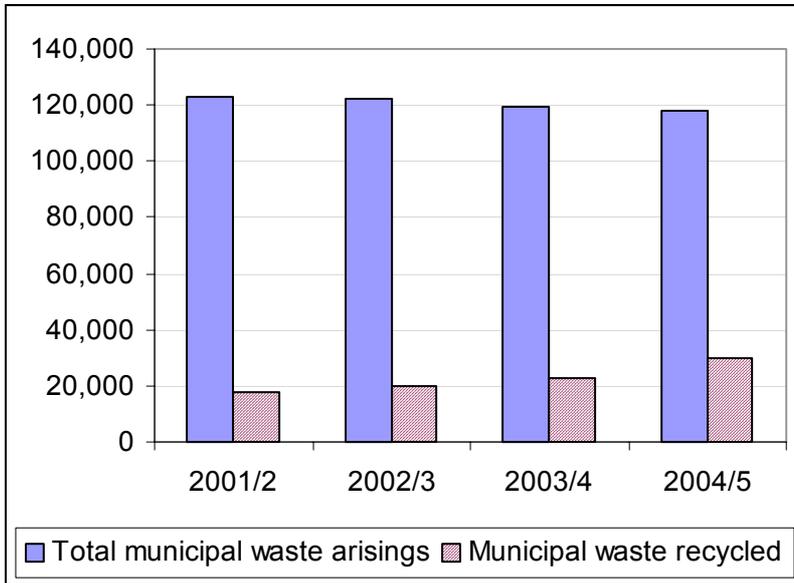
Indicator 16 - Municipal waste arising

Indicator	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed
	Core - 6b Waste
Information Source	Street Environment Services (LB Camden)

- 5.8 Against national trends, the amount of municipal waste (that is, the waste that is collected by the Council from households) has been declining in recent years, despite population in the borough increasing. The Council has also been steadily increasing its recycling rate for municipal waste. In 2004/05, 29,787 tonnes of Camden's municipal

waste was recycled, 25.2% of the 118,201 tonnes total. The borough therefore met its 25% statutory recycling target for 2004/05.

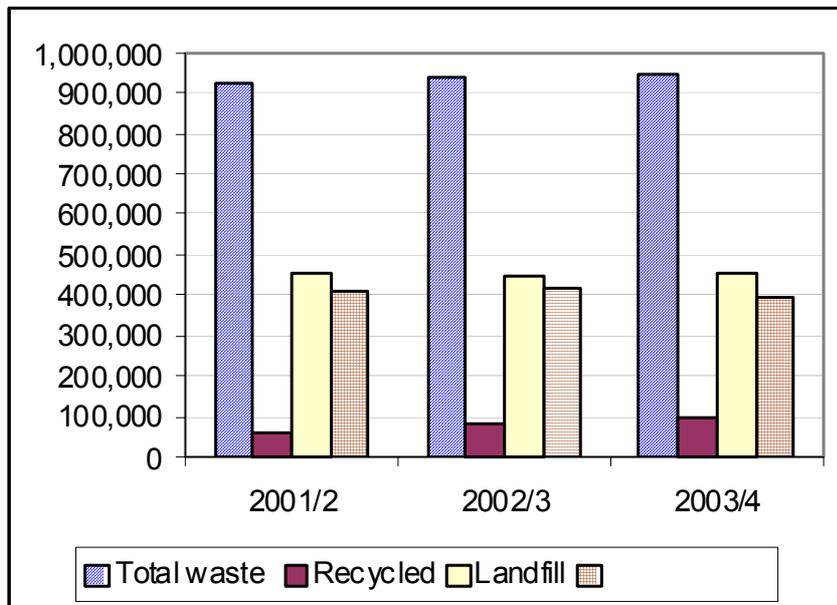
Figure 13: Camden municipal waste 2001/02 - 2004/05 (tonnes)



Sources: LB Camden, © 2005; North London Waste Authority, © 2005.

- 5.9 The waste from the borough that is not recycled is disposed of through the North London Waste Authority. In 2003/4, the NLWA disposed of 48% of the waste it collected to landfill, 42% to incineration with energy recovery and 10% was recycled. No figures are available for 2004/05.

Figure 14: North London Waste Authority municipal waste 2001/02 - 2003/04 (tonnes)



Sources: LB Camden, © 2005; North London Waste Authority, © 2005.

Indicator 17 - Air pollution

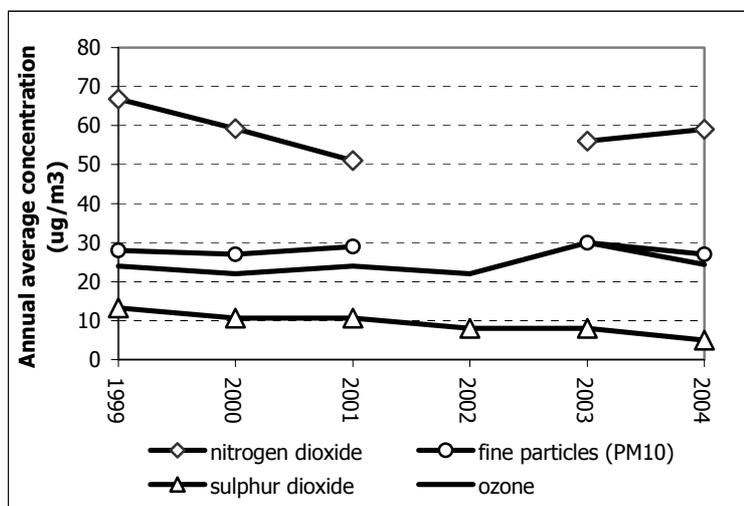
Indicator	<i>Air-borne pollutants identified and measured in Camden</i>
Indicator type	Local - sustainable development
Information source	Air Quality Projects & Policy (LB Camden)

Objective: Protecting and enhancing our environment.

Target: Reduction in the level identified air pollutants in the National Air Quality Strategy.

- 5.10 Six air-born pollutants are measured in Camden: Sulphur Dioxide (SO₂), Nitrogen Dioxide (NO₂), Fine particles (PM₁₀), Ozone, Carbon Monoxide, Benzene,
- 5.11 There are three real-time air quality monitoring stations in current operation in the borough. One is in Bloomsbury in Russell Square, which is classed as a background site. The other two are at roadside locations at Swiss Cottage, Finchley Road and on Shaftesbury Avenue. Since the majority of air-borne pollutants are from vehicle emissions, concentrations near to these roadside sites can be high. This indicates the potential health risks to people living near main roads. However, as the Bloomsbury site is a background site, the data is more representative of the borough as a whole. Data collected from the Bloomsbury site is given in the graphs below. As a background site, this data is more representative of the borough as a whole. The gap in figures is because the data in that period failed to meet stringent quality control tests.

Figure 15: Air pollution measured at Bloomsbury monitoring station



Particulates (PM₁₀)

Target -

- No more than 35 days above 50 µg/m³ daily mean (by end 2004)
- 40 µg/m³ annual mean (by end 2004)

- 5.12 Nationally, primary PM₁₀ emissions from road transport and industry have declined in recent years due to tighter controls and improvements in fuel quality (including the introduction of ultra low sulphur diesel). However, as background sources are so significant, PM₁₀ concentrations in Camden are declining slowly. As weather conditions can largely determine background sources, differences each year also effect whether the objectives are exceeded. For example, 2003 was a particularly hot and dry year,

and concentrations were much higher than in 2002 and 2004. The annual average target was therefore met in 2004 but the 24 hourly target was exceeded at Swiss Cottage. There is a tighter 2010 annual average target proposed for London and projections show that without any additional policy measures, this will be exceeded at all sites.

Nitrogen dioxide

Target -

- No more than 18 hours above 200 $\mu\text{g}/\text{m}^3$ hourly mean (by end 2005).
- 40 $\mu\text{g}/\text{m}^3$ annual mean (by end 2005)

- 5.13 Local road traffic emissions are the dominant source of nitrogen oxides (NO_x) in Camden, contributing between 50-70%. Other sources include industrial emissions (approx 5%), gas heating (10-15%) and rail (3%). NO_2 concentrations at the real-time monitoring sites in Camden have been above the 2005 annual average target since monitoring began and are predicted to be well in excess of it by the target date. The hourly target is less stringent than the annual average target and although there may be a few occasions when 200 $\mu\text{g}/\text{m}^3$ is exceeded, the target will be met by the 2005 deadline.

Ozone

Target -

- No more than 10 days above 100 $\mu\text{g}/\text{m}^3$ running 8 hour mean (no target date)

- 5.14 Low-level ozone arises from chemical reactions between other pollutants in the atmosphere. Ozone tends to be higher during hot summers, when higher temperatures and bright sunlight speed up chemical reactions between nitrogen oxides, carbon monoxide and volatile organic compounds to form ozone. The pollutant can persist in the air and tends to be higher in rural locations than roadside locations, where higher levels of nitric oxide from vehicle exhaust react in the air to remove ozone. Ozone levels have not declined since 1992 and were high in 2003 due to the long, sunny summer. The target was exceeded on 3 occasions in 2004 compared to 16 times in 2003 and 3 times in 2002.

Sulphur dioxide (SO_2)

Target -

- No more than 24 hours above 350 $\mu\text{g}/\text{m}^3$ hourly mean (by end of 2004).
- No more than 3 days above 125 $\mu\text{g}/\text{m}^3$ daily mean (by end of 2004)
- No more than 35 times above 266 $\mu\text{g}/\text{m}^3$ 15 minutes mean (by end 2005)

- 5.15 The main source of sulphur dioxide (SO_2) is the combustion of coal in large industries and power stations. Concentrations are continually declining and are below the targets. This is a result of industries switching from oil or coal-fired heating to gas-fired heating and reductions in the sulphur content of vehicle fuel.

Carbon monoxide

Target - maximum 10 $\mu\text{g}/\text{m}^3$ running 8 hour mean

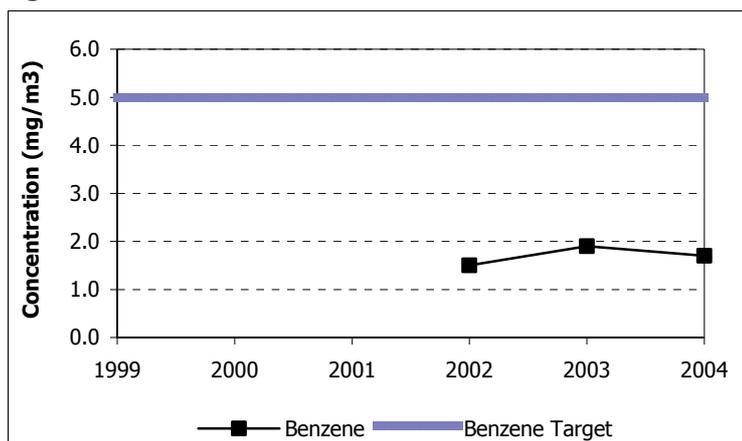
- 5.16 Carbon monoxide (CO) is a gas found from incomplete combustion, particularly in petrol engines. Due to improvements in fuels and vehicle emission limits, levels have dropped by a half since 1992 and annual average concentrations are currently very low in Camden. Based on new health findings, the carbon monoxide target was tightened in 2000. This was easily met in 2004.

Benzene

Target - 5 µg/m³ as annual mean (by end 2010)

- 5.17 Benzene is an organic substance that is present in petrol and is known to increase the risk of developing cancers such as leukaemia. There is no safe level of benzene, but the government tightened the target in 2003 based on more recent health findings. National controls such as fitting catalytic converters and improvements to fuel quality have led to a decline in benzene levels, so concentrations in Camden are now well below the objective. The Council has measured benzene at its Bloomsbury site since 2002.

Figure 16: Monitored levels of Benzene at Bloomsbury monitoring site



Source: LB Camden, © 2005.

Indicator 18 - Renewable energy

Indicator	Renewable energy capacity installed by type
Indicator type	Core 9 - renewable energy
Information source	Development Monitoring (LB Camden)

- 5.18 Although Camden has permitted 8 applications for renewable energy in recent years there is no system for recording whether the capacity was installed. The draft Replacement UDP includes a policy that expects, where feasible, major developments to generate at least 10% of their predicted energy requirements from renewable resources. The Council will consider the monitoring systems required to monitor this indicator.

Indicator 19 - Flood Protection and Water Quality

Indicator	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
Indicator type	Core 7 - Flood Protection and Water Quality
Information source	London Borough of Camden

- 5.19 No planning permissions were granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality in 2004/5.

Indicator 20 - Designing out crime

Indicator	Number of applications received where the Crime Prevention Design Advisor was consulted
Indicator type	Local - Crime
Information source	London Borough of Camden

Objective Help to improve and protect amenity and quality of life.

Target: Increase in the number of developments incorporating designing out crime principles.

- 5.20 All applications where advice is required are referred to the Crime Prevention Design Advisor. All major planning applications and other applications that meet the specific criteria of the "Designing out Crime Protocol" are referred to the Advisor for formal comment. Any other application that may require crime prevention advice can be referred to the designing out crime surgery which is held every two weeks.
- 5.21 The value of this indicator will be considered for next year's Annual Monitoring Report.

6. Built Environment / Natural Environment

Indicator 21 - Total amount of open space

Indicator	Total amount of open space
Indicator type	Local: Natural Environment
Information source	London Borough of Camden

Objective: To protect and enhance the Borough's open spaces.

Target: No net loss of open space.

- 6.1 In 2003/4, the Council carried out a study of open space, sport and recreation in Camden, which looked at the number and quality of the open space in the borough, its use and an assessment of need in accordance with government guidance in PPG17. Camden's Open Space Strategy covers the period 2006-2011 and provides a strategic management plan for parks and open spaces.
- 6.2 A total area of **585 hectares** of land is allocated as open space in Camden's Replacement Unitary Development Plan. Nearly half of this is made up of Hampstead Heath, with large contributions also made by the other large parks of Regent's Park, Kenwood Estate and Primrose Hill. Local parks and gardens make the next largest contribution, followed by natural and semi-natural green spaces and corridors, then cemeteries, churchyards etc. Specific provision for young people only makes up 4.59ha of the total open space provision within Camden. Of the open spaces identified in the UDP, 128 open spaces (81% of the total area) are publicly accessible.

Indicator 22 - Open space to Green Flag award standard

Indicator	Percentage of eligible open spaces managed to Green Flag award standard
Indicator type	Core 4c - Local Services
Information source	London Borough of Camden

Objective: To protect and enhance the Borough's open spaces.

Target: Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)

- 6.3 The Green Flag award is a measure of excellence in the management and maintenance of green spaces. For an open space to be eligible it has to be freely accessible, although it can be in local authority, other public or private ownership. The Green Flag award assessment is based on whether an open space is welcoming, healthy, safe and secure, clean and well maintained; whether the space is managed in a sustainable manner, promotes conservation of wildlife and the built heritage, reflects community needs and promotes community involvement. Also whether it is well marketed and has a clear management plan.
- 6.4 Out of a total of 284 open spaces identified in Camden's draft Replacement Unitary Development Plan, 128 are publicly accessible and therefore potentially eligible for the Green Flag award standard. The remainder of open spaces do not have free public access and for the most part are in private ownership.
- 6.5 As part of Camden's work on the Open Space Strategy 2006-11, all major open spaces in Camden's ownership were assessed to determine whether they were managed to

green flag award standards in 2005. In addition to these open spaces, there are other major open spaces, such as Hampstead Heath, Primrose Hill and Regents Park which are not in Camden's ownership but which either have the Green Flag award or are eligible for the award. Out of the total of 128 eligible open spaces, 47 (37%) of the spaces were assessed as being either eligible for the award or already have the award. These 47 spaces are the larger parks and gardens and therefore account for 86% of the total area of eligible open space.

Indicator 23 - New open space and nature conservation sites

Indicator	Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency.
Indicator type	Local: Natural Environment
Information source	London Development Database / London Borough of Camden

Objective: Protecting and enhancing our environment.

Target:- Increase in the total amount of open spaces and nature conservation sites that have been created and improved in areas of public open space and nature conservation deficiency by new developments of over 1000sqm.

- 6.6 Camden has deficiencies in most types of open space. To address this, the Council is introducing UDP policies and supplementary guidance to ensure the provision and/or improvement of open space for all developments that would result in an increased use of open space. This will help to provide a high quality urban environment in the borough.
- 6.7 No new open space has been created within Camden in 2004/05. The Council will endeavour to include data on improvements to open space in its next Annual Monitoring Report.
- 6.8 No new nature conservation sites were created in 2004/05. Four sites in areas identified as being in areas deficient in nature conservation areas have recently been improved. As less than a third of nature conservation sites within the area of nature conservation deficiency are under Council management, there may be difficulties reporting on this indicator.

Indicator 24 - Biodiversity

Indicator	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance
Indicator type	Core 8 - Biodiversity
Information source	London Borough of Camden

- 6.9 The information on changes to relevant habitats and species is based on information listed in the London Biodiversity Action Plan and its London equivalent. As most of the species are dependent on the habitats listed in the table below, it is considered to be more practicable to give annual figures for changes to habitat area and quality (where

appropriate) and not to provide population figures for individual species at borough level; species are mobile and move across boundaries.

6. 10 The information set out in the figure below is to be taken as the baseline for 2004/05.

Figure 17 - Habitats in Camden 2004/5

Habitat/Species	Area (hectares)
Woodland	137 ha
Heathland	0.9 ha
Churchyards & Cemeteries	34.6 ha
Waterways & Wetlands	7 ha - canal 16 ha - open standing water
Canalsides & Railsides	25.1 ha (railsides)
Built Environment	-
Reedbed	-
Acid Grassland	38 ha
Small parks and city squares	-
Gardens	-

- 6.11 Changes in areas designated for their intrinsic environmental value are based on two surveys of sites of nature conservation importance. The first survey was carried out in 1993 and the second survey in 2003. In the 10 year period between 1993 and 2003, a number of sites were improved and upgraded and 3 new sites were created (Figure 18).

Figure 18 - Change in Sites of Nature Conservation Sites 1993 - 2003

	Nature conservation site	Designation	Area
<i>New sites</i>	St. Pancras Gardens	Borough II	2.1ha
	Green Triangle	Borough II	0.28ha
	King's College Hampstead Campus	Borough II	0.65ha
<i>Sites improved</i>	Hampstead Cemetery	Borough I	14.9ha
	Waterlow Park	Borough I	10.1ha
	Belsize Wood Nature Reserve	Borough II	0.24ha
<i>Sites upgraded in classification</i>	Kentish Town City Farm	Local to Borough I	0.79ha
	Hampstead Parish Churchyard	Borough II to Borough	0.9ha
Sites lost	North London Line (part)	Borough II	5.25ha

- 6.12 As can be seen from Figure 18, there was a total gain of 3.03 hectares and improvements were made to 25.24 hectares of sites of nature conservation importance. The survey also identified the partial loss of one nature conservation site - North London Line - which occurred as a result of Channel Tunnel Rail Link construction work at King's Cross.
- 6.13 The 2003 survey carried out by the GLA will form the baseline for identifying future change in areas designated for their intrinsic environmental value.

Indicator 25 - Playing fields and outdoor recreation spaces

Indicator	Total amount of existing playing fields and outdoor recreational spaces in the Borough
Indicator type	Local: Community Uses, Leisure and Tourism
Information source	London borough of Camden

Objective: Protecting and enhancing our environment.

Target: No loss of existing playing fields and outdoor recreational spaces.

- 6.14 Given the intensely urban nature of the Borough, there is a low level of provision of outdoor sport facilities and, in particular of grass pitches. Only 16.81 hectares, less than 3% of the total open space in Camden is devoted to outdoor sport facilities. The only grass pitches located in Camden are at Parliament Hill and these are managed by the Corporation of London. The Council itself only has six full sized grassed pitches available for hire which are located at Chase Lodge (Barnet). Further easily accessible grass sites exist across the borough boundary at Regent's Park (Westminster) and the Hampstead Heath Extension (Barnet).
- 6.15 Camden only provides one full size artificial surface pitch. Sport England recognises the important role of such pitches in enabling a much wider range of sports to be played. The London Region of Sports England set an overall aim of two full-size artificial pitches in each borough. Given the nature of Camden there is limited opportunity to provide an additional pitch.
- 6.26 The borough has approximately 45 smaller artificial pitches/multi-use games areas, which are smaller than full-size but suitable for a range of formal and informal sports.

Indicator 26 - Buildings at risk

Indicator	Net decrease in the number of Building at Risk on the English Heritage Buildings at Risk Register
Indicator type	Local: Built Environment
Information source	Conservation and Urban Design (LB Camden)

Objective: Protecting and enhancing our environment.

Target: Reduce number of Buildings at Risk in Camden.

- 6.27 Buildings at Risk are listed buildings in a poor condition, often, but not necessarily, vacant, which are in need of repair and, if vacant, to be put to a suitable use. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only.
- 6.28 The total of 57 buildings at risk in 2005 is the lowest figure for the borough since 2001. Since 2002, Camden has seen 25 buildings at risk removed from the register. Although buildings will be continue to be added to the register, Camden will continue to seek to reduce the total number.

Figure 19 - Buildings at Risk in Camden 2001 - 2005

Year	No of buildings
2001	57
2002	64
2003	68
2004	61
2005	57

7. Transport

Indicator 27 - Non-residential car parking

Indicator	Amount of completed non-residential development within Use Classes A B and D complying with car parking standards set out in the local development framework
Indicator type	Core 3a - Transport
Information source	Development Monitoring (LB Camden)

- 7.1 All non-residential developments should meet the Council's parking standards as schemes that exceed the standards set out in the UDP should not be permitted. Levels of car parking in excess of the standards may occur when there is existing parking on an application site. In such circumstances, the Council negotiates to reduce number of parking spaces to more closely correspond with its standards.

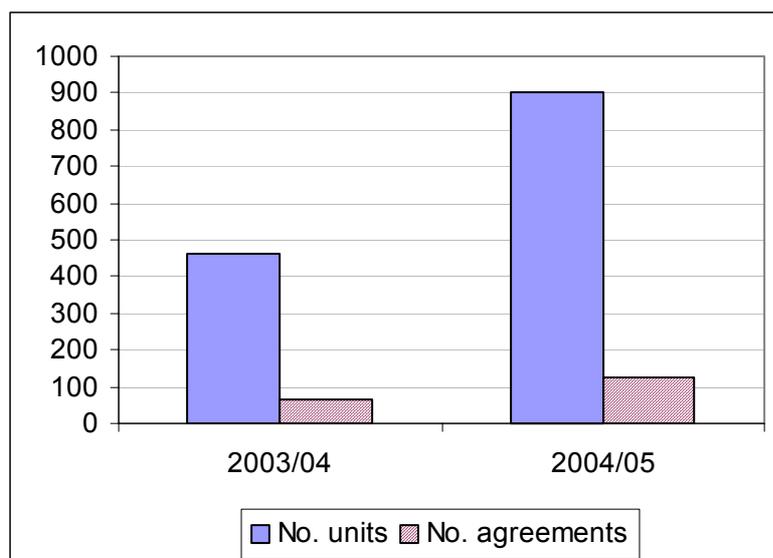
Indicator 28 - Car free and car capped housing

Indicator	Car free housing and car capped housing agreed through Section106 agreements
Indicator type	Local - Transport
Information source	London Borough of Camden

Objective: - Making sure that development meet our needs, now and in the future.
Target: Increase in the total amount car free housing and car capped housing.

- 7.2 The Council aims to promote sustainable lifestyles and to reduce the use of the private car. It has therefore promoted the development of car free housing. This is housing with no parking spaces on-street or on the site other than for people with disabilities. The Council also promotes car capped housing, which is housing with a limited number of spaces on the site but no parking allowed on-street. For car free and car capped housing, a legal agreement is needed to ensure that future occupants are aware they are not entitled to on-street parking permits.
- 7.3 Figure 20 shows that 127 legal agreements were signed in 2004/05 to secure car-free and car capped housing, covering 904 dwellings. This was a significant increase on the previous year when 63 agreements were signed affecting 460 units.

Figure 20 - Car-free and car capped housing in Camden 2003/04 and 2004/5



Indicator 29 - Location of major travel generating schemes

Indicator	Planning consents granted for major travel demand generating schemes in accessible locations
Indicator type	Local - Transport
Information source	Development Monitoring (LB Camden)

Objective: - Making sure that development meet our needs, now and in the future. Producing and environmentally sustainable pattern of land use and reduce the need to travel.

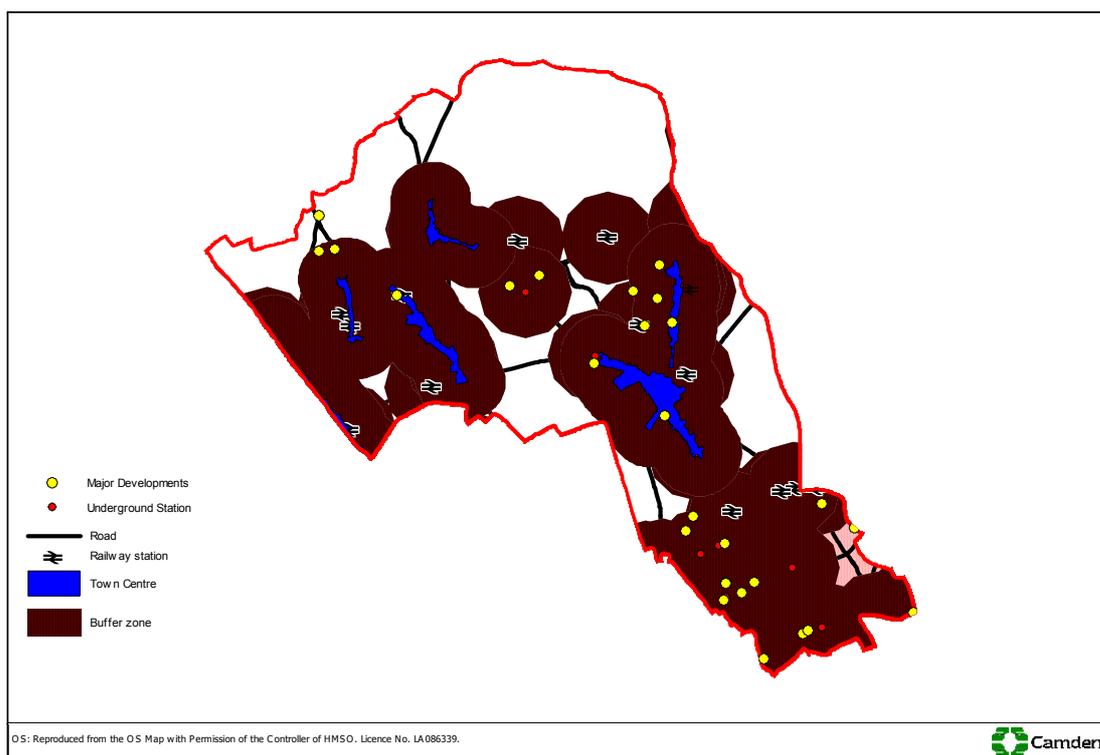
Target: Increase in the proportion of implemented planning consents granted for major travel demand generating schemes located at key transport nodes in comparison to total number of major travel demand generating schemes.

7.4 Large-scale developments increase travel demand within a given area. The Council seeks to ensure that developments creating significant travel demand are located in places that are well served by public transport or can be easily reached by walking or cycling. These are considered to be town centres, the Central London Area and edge-of-centre locations.

7.5 PPS6 - Planning for Town Centres defines edge-of-centre locations for retail purposes as a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses (such as retail, business, entertainment), this is likely to be within 300 metres of a town centre boundary. For office development, locations outside the town centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area are considered to be edge-of-centre.

7.6 The map below shows the location of the significant travel generating schemes completed in 2004/5. The buffer has been drawn 500m around train and underground stations and 400m around town centres. The Central London Area is also included. Of the 27 significant travel generating schemes only one fell outside the buffer areas. Therefore, Camden’s policy to direct large-scale development to accessible locations appears to be operating successfully.

Figure 21 - Travel generating schemes in accessible locations 2004/05



Indicator 30 - Travel plans

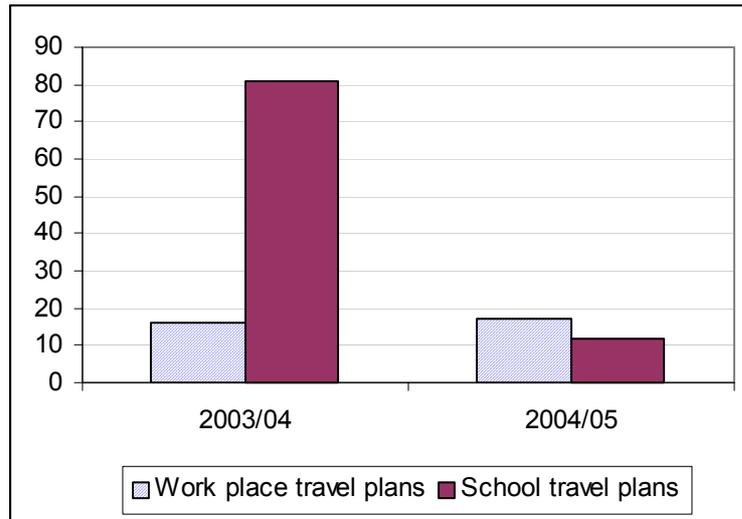
Indicator	Workplace and school travel plans for new developments.
Indicator type	Local - Transport
Information source	London Borough of Camden

Objective: Producing an environmentally sustainable pattern of land use and reduce the need to travel.

Target: Increase in the total amount of workplace and school travel plans agreed for new developments through S106 agreements.

- 7.7 The Council encourages travel plans for facilities that attract large numbers of staff, visitors or vehicle movements. A travel plan is a site-based package of measures to encourage walking, cycling, car sharing and public transport use and reduce the amount of car travel connected with the site.
- 7.8 Work place travel plans are secured through legal agreements when planning permissions are granted, while school travel plans are produced voluntarily by schools, in conjunction with the Council. 17 work place travel plans were secured in 2004/5, one more than the previous year. 81 school travel plans were secured in 2003/04, with 12 in 2004/05. The smaller number last year reflects the large take-up in 2003/04, when over 50% of schools produced a travel plan.
- 7.9 43 travel plans were secured through section 106 agreements between 1998/99 - 2002/03. This included both work place and school travel plans.

Figure 22 - Number of travel plans 2003/04 and 2004/05



8. Town centres, retail, community and leisure

Indicator 31 - Retail, office and leisure development in town centres

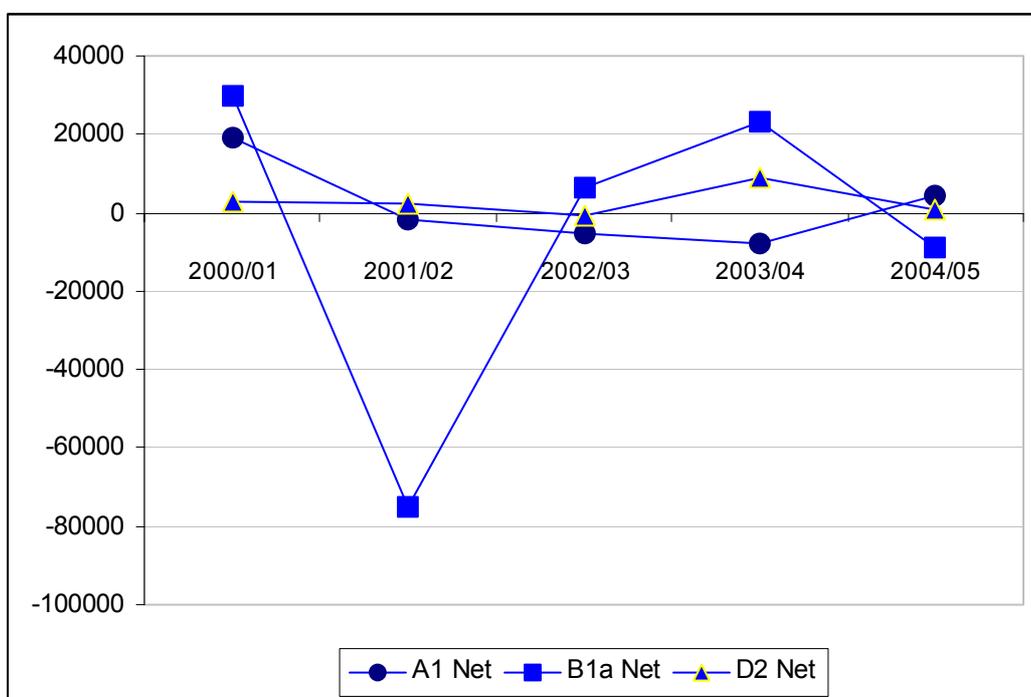
Indicator	Amount of completed retail, office and leisure development
Indicator type	Core 4a - Local services
Information source	Development monitoring (LB Camden)

- 8.1 The amount of retail, office and leisure development in Camden in recent years is shown in Figure 23. This sets out the amount of additional gross floorspace for each use, the amount of floorspace lost and the net change. In 2004/5 there was a net gain in office floorspace, a smaller net gain in leisure floorspace and a net loss of office floorspace.
- 8.2 Figure 24 illustrates net change in retail, offices and leisure floorspace between 2000/1 and 2004/5. No clear trend is apparent over this period for any of these uses.

Figure 23 - Retail, office and leisure development in Camden 2000/1 - 2004/5 (sqm)

	Retail (A1)			Offices (B1a)			Leisure (D2)		
	Permitted	Loss	Net	Permitted	Loss	Net	Permitted	Loss	Net
2000/01	59010	39955	19055	247914	217971	29943	6615	3736	2879
2001/02	12338	13877	-1539	50035	125147	-75112	6580	4282	2298
2002/03	9896	15455	-5559	106112	99609	6503	4659	5282	-623
2003/04	16560	24189	-7629	103554	80216	23338	10914	1806	9108
2004/05	14316	10049	4267	82684	91460	-8776	1535	711	824

Figure 24 - Net change (sqm) in retail (A1), offices (B1a) and leisure (D2) uses



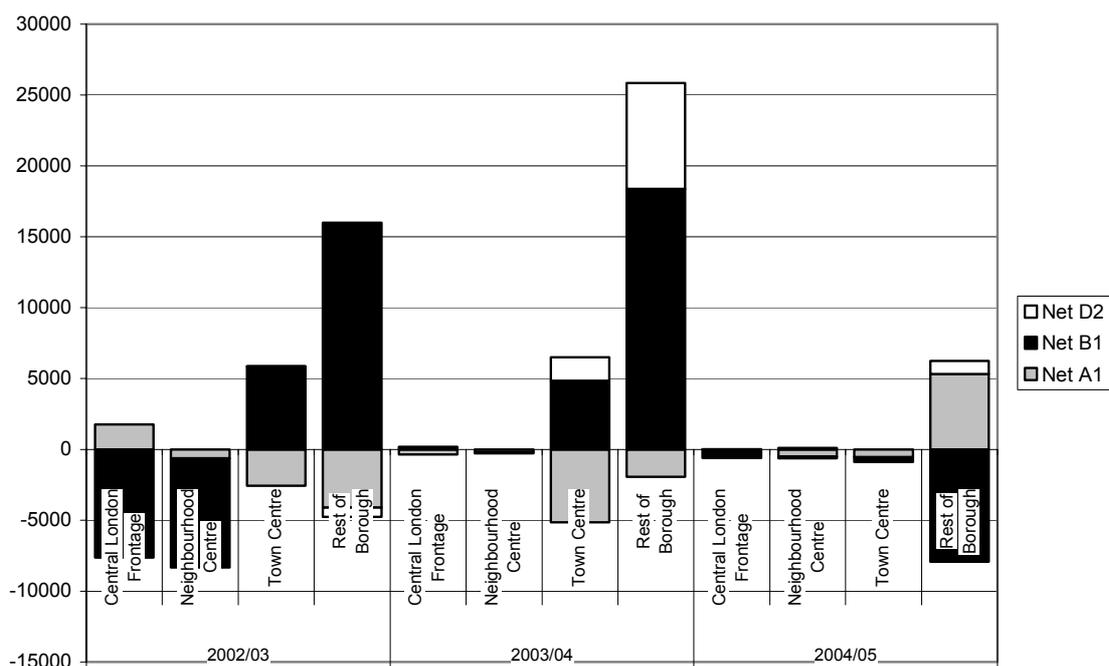
Indicator 32 - Retail, office and leisure developments in town centres

Indicator	Amount of completed retail, office and leisure development in town centres
Indicator type	Core 4b - Local services
Information source	Development monitoring (LB Camden)

8.3 In 2004/5, 2,971sqm of A1 retail floorspace was completed in Camden’s town centres, neighbourhood centres and Central London Frontages, although there was a net loss of retail floorspace at these locations of 1,079sqm. 11,345sqm of retail floorspace was completed at locations outside these centres, a net increase of 5,310sqm. These schemes are at the edge of existing centres and Central London Frontages.

8.4 3,077sqm of B1 floorspace and were completed in town centres, neighbourhood centres and Central London Frontages in 2004/5, although there was a net loss of 851sqm. No D2 leisure floorspace was completed at these locations in 2004/5.

Figure 25 - Net change (sqm) in retail, offices and leisure uses 2002/3 - 2004/5



Indicator 33 - Shop vacancy

Indicator	Total number of vacant units within Town Centres, Central London Frontages and Neighbourhood Centres
Indicator type	Local: Town Centres, Retail and Entertainment
Information source	Development monitoring (LB Camden)

Objective: Protecting and improving Camden’s town centres.

Target : Reduction in the number of vacant units within the protected shopping areas within the Borough's Town Centres, Central London Frontages and Neighbourhood Centres.

- 8.5 The table below shows vacancy rates in centres within Camden at summer 2005. Vacancy rates in town centres, Central London Frontages and neighbourhood centres throughout the borough were found to be low. The only exception was the Euston Road Central London Frontage, where the high figure is caused by the Lighthouse block, which is largely vacant, pending redevelopment. Outside this block, only 3.1% of the remaining premises in the frontage were vacant.

Table 26 - Vacancy rates in Camden 2005

Centre	Vacancy rate 2005
Camden Town	5.7%
Finchley Road / Swiss Cottage	4.0%
Kilburn High Road	4.0%
Hampstead	2.1%
Kentish Town	4.0%
West Hampstead	3.0%
Euston Road Central London Frontage	21.4%
High Holborn Central London Frontage	5.5%
Tottenham Court Road Central London Frontage	1.0%
Neighbourhood centres	5.5%

Indicator 34 - New community facilities

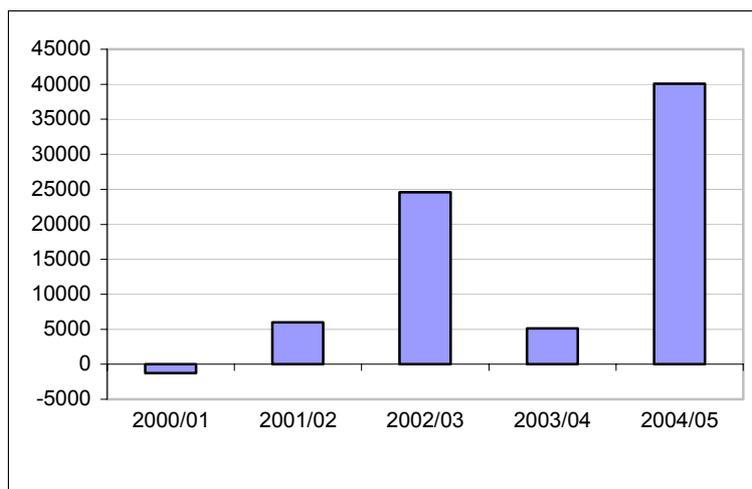
Indicator	Total of new community facilities floorspace constructed
Indicator type	Local: Community Uses, Leisure and Tourism
Information source	Development monitoring (LB Camden)

Objective: Protecting facilities for all members of the community.

Target: Net increase in the amount of new community facilities floorspace.

- 8.6 The graph below shows that the amount of completed community facilities floorspace (defined as Class D1 use) varies considerably from year to year. However, over the past four years there has been a significant net increase in floorspace in community use.
- 8.7 2004/5 saw the net completion of 40,000 sqm of D1 floorspace. This unusually high figure was caused by the completion of a number of large projects with a considerable D1 component. Just four projects account for 67% of all the completed D1 floorspace. The biggest is the new UCL engineering building in Torrington Place, with almost 9000 sqm of additional D1 floorspace. Other large projects were the Wellcome Trust building, with 8515 sqm of additional D1 floorspace, the extension at Birckbeck College, with 5320 sqm of D1, and the extension at the School of Oriental and African Studies at Torrington Square which added 4415 sqm of D1 floorspace.

Figure 27 - New community facilities floorspace (sqm) 2000/1 - 2004/5



Indicator 35 - Accessibility of local facilities

Indicator	Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment and a major retail centres
Indicator type	Core 3b: Transport
Information source	Development monitoring (LB Camden)

- 8.8 Camden is well served by public transport. The borough is served by 55 high frequency bus routes and one low frequency route, as well as 27 night buses. Camden has 12 overground railway stations, including three mainline stations at Euston, St Pancras and King's Cross, and 16 underground stations.
- 8.9 Accessibility measures are used to assess the ease with which an individual or community can access services using available modes of transport. Although there are inequalities in the provision of services in Camden, no part of the borough exceeds the 30 minute threshold for access to retail centres and health and education services.

9. Economic activities

Indicator 36 - Employment floorspace

Indicator	Amount of floorspace developed for employment by type
Indicator type	Core 1a - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.1 According to ODPM figures, in 2004 Camden had a built office stock of 2,032,000 sqm, 190,000 sqm of industrial floorspace and 240,000sqm of warehouse floorspace. 2003/04 saw a relative increase in the amount of completed employment floorspace in the borough, including 23,338 sqm of net additional B1 business floorspace. However, these figures are likely to be a reflection of the fact that a completion survey was carried out that year. Although over 80,00sqm of B1 floorspace was completed in 2004/5, there was a net loss of over 8,000sqm. 2004/5 also saw a small net increase in B8 floorspace and a loss of B2.

Figure 28 - Change in employment floorspace in Camden 2002/3 - 2004/5

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net
2002/03	106,112	6,503	0	-1,040	3,850	-527
2003/04	103,269	23,338	2,300	2,300	3,230	1,253
2004/05	82,504	-8,776	0	-2,174	2,964	149

Indicator 37 - Employment floorspace in regeneration areas

Indicator	Amount of floorspace developed for employment, by type, which is in regeneration areas defined in the local development framework
Indicator type	Core 1b - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.2 Camden has ten Neighbourhood Renewal Areas. Within these, there was a loss of general industrial (B2) and storage and distribution (B8) floorspace in 2004/5 and an increase in the amount of B1 business floorspace. Figures for Camden as a whole can be seen in indicator 36 above.

Figure 29 - Employment floorspace in Neighbourhood Renewal Areas (sqm)

	Proposed B1	Net B1	Proposed B2	Net B2	Proposed B8	Net B8
2002/03	35,837	4,422	0	-205	3,116	1,624
2003/04	19,694	-7,148	2,300	2,300	0	0
2004/05	14,025	6,836	0	-1,270	0	-1,682

Indicator 38 - Employment floorspace on previously developed land

Indicator	Amount of floorspace by employment type, which is on previously developed land
Indicator type	Core 1c - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.3 The London Borough of Camden is a densely built up area with limited greenfield land, a large majority of which is protected as open space. During 2004/5 all developments of employment floorspace were on previously developed land.

Indicator 39 - Employment land

Indicator	Employment land available by type
Indicator type	Core 1d - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.4 London Borough of Camden is a predominantly mixed-use area with few sites designated solely for employment use. In the Replacement Unitary Development Plan Schedule of Land Use Proposals there are only three sites designated solely for employment use; these cover a total area of 1.3 hectares. There are 11 sites, covering a total area of 60.3 hectares (including King's Cross), designated for mixed-use development with an employment component. The exact amount of employment floorspace on these sites will be determined through the planning application process after negotiations with developers.
- 9.5 As there is no direct relationship between the amount of employment *floorspace* in a mixed-use development and the area of developed *land*, it is not possible to maintain data regarding the amount of *land* in employment use as per the indicator.

Indicator 40 - Loss of employment land

Indicator	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area
Indicator type	Core 1e - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.6 London Borough of Camden is a predominantly mixed-use area with few sites designated solely for employment use. UDP policy seeks to retain employment uses and developments on employment sites generally provide both residential and employment floorspace as part of a mixed use scheme. As there is no direct relationship between the amount of employment *floorspace* in a mixed-use development and the area of developed *land*, it is not possible to maintain data regarding losses of employment land as per the indicator.

Indicator 41 - Employment land lost to residential development

Indicator	Amount of employment land lost to residential development
Indicator type	Core 1f - Economic Activities
Information source	Development Monitoring (LB Camden)

- 9.7 London Borough of Camden is a predominantly mixed-use area with few sites designated solely for employment use. UDP policy seeks to retain employment uses and developments on employment sites generally provide both residential and employment floorspace as part of a mixed use scheme. As there is no direct relationship between the amount of employment *floorspace* in a mixed-use development and the area of developed *land*, it is not possible to maintain data regarding the amount of employment land lost to residential development as per the indicator.