

London Borough of Camden
Camden Development Plan
Annual Monitoring Report
2009/10



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1 Executive Summary

1.1 Under the Planning and Compulsory Purchase Act 2004, all local authorities have to submit a monitoring report to the Secretary of State each year, which contains information on the implementation of their planning policy documents and the extent to which their planning policies are being achieved.

1.2 The Annual Monitoring Report (AMR) 2009/2010 contains information through key indicators on the implementation of Camden's planning policy documents and the extent to which planning policies are being achieved. This is Camden's sixth AMR and it comprises the following:

1.3 There are 65 indicators of which 20 are set by Government. The Council monitors these and, where possible, links them to existing planning policies and targets. Not all indicators are directly related to planning activity. Some, such as air quality and recycling, monitor the 'significant effects' of activities which planning has only a limited influence on, but which nevertheless provide an insight on the state of the environment. This report is divided into three main sections:

Section A

1.4 **Camden's contextual indicators and emerging Place Shaping agenda** - providing information on the wider social, environmental and economic issues within which the Council's planning policies are developed and operate (e.g. population structure, household characteristics, housing and economic information); and providing background to the Council's Place Shaping ideas and how they may be informed in future.

Section B

1.5 **Policy framework** – assessing 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 preparation of documents for Camden's Local Development Framework (LDF) progressed in line with the LDS timetable.

1.6 An assessment of the robustness of policies at appeal is also included here.

Section C

1.7 **Key Indicators of policy performance by subject area** - setting out the results, indicators, measuring the Council's planning policies and assessing their performance.

1.8 In recognition of our commitment to continuous improvement in data collection, some indicators have again been included where limited data has been available, such as Lifetime Homes, wheelchair accessible dwellings, and renewable energy generation.

Key Achievements:

1.9 Out of the 55 output indicators (core and local) 44 have targets and 11 indicators had no target in 2009/10. Of the 44 indicators with a target, 33 met

or part met their target, 11 targets were not met. The key achievements in 2009/10 were:

Housing

- 910 housing units (423 conventional, 46 non self-contained and 441 returned from vacant) were gained in 2009/10 compared with the GLA target of 595;
- 219 new affordable homes were built, representing 33% of the gross conventional supply or 51% of net conventional homes;
- Camden is on track to meet its London Plan housing delivery target of 595 per year between 2007/08 and 2017/18;
- Dwelling mix provided in Camden in 2009/10 is in line with Camden's housing requirements.

Sustainable Development

- 51 section 106 agreements were signed requiring the preparation of a sustainability plan, more than double of what was reported in 2008/09
- The annual mean air quality objective for particulate matter, ozone, carbon monoxide, and sulphur dioxide emissions were achieved in 2009 except for nitrogen dioxide where an increase was observed.

Built and Natural environment

- One new council managed park was awarded Green Flag status as a mark of the quality of the open space bringing the total number of sites receiving the award to eight this year;
- Camden has 429 ha of space that is of biodiversity importance and this remains unchanged from 2008/09;
- In 2008/09, four buildings/sites were removed from the English Heritage Buildings at Risk Register as a result of repairs and/or being brought back into use, and two buildings were added, having been identified through an informal survey by the Council's Conservation and Urban Design Team.

Transport

- 478 dwellings (71%) were designated as 'car-free' - not having a parking space or permit. There has been a general upward trend in the number of dwellings completed with car free agreements since 2000/01;
- 25 travel plans were secured in 2009/10 up from 7 the year before;
- More than £2.2m was negotiated from s106 agreements for reinstatement and improvement to the public highway following development.

Town centres, retail, community and leisure

- There has been a slight increase in the number of ground floor retail uses (A1) in Central London and town centres
- Increase in the level of vacancy in designated shopping areas from 7.6% in 2007/08 to 9.2% in 2008/09 and 9.53% in 2009/10;
- Proportion of ground floor retail units in designated centres fell below previous three years' figures;

- No overall change in hotel rooms in Camden during 2009/10, but a pipeline of 705 net hotel rooms.
- More than 25,000sq m (net) floorspace was constructed for community, education and health facilities (D1 use).

Economic activities

- All new employment development took place on previously developed land;
- There has been a slight reduction in employment land available for development through planning permissions or allocations to 60.15 hectares;
- Camden has seen a net increase in the number of businesses compared with the last monitoring year.

2 Introduction

- 2.1 This is Camden's sixth Annual Monitoring Report (AMR) and covers the financial year from 1st April 2009 to 31st March 2010. 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.

The monitoring process is intended to:

- Help the Council to understand the wider social, environmental and economic issues affecting the borough, and to identify trends;
- Assess whether Camden's planning policies are doing what they set out to do;
- Flag up any policies that are having any unintended consequences;
- Make sure that the context and assumptions behind policies are still relevant; and
- Identify the need to reassess policies where appropriate.

This report is divided into three main parts

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

Camden in Context and Place Shaping

- 2.2 A series of contextual indicators have been developed to show the wider social, environmental and economic circumstances that 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. On Place Shaping Camden is adopting a holistic approach to providing services and planning for growth which may include an aspect on monitoring in 'areas of focus'.

Policy Framework

- 2.3 Camden's Local Development Scheme (LDS) sets out the timetable and programme for the production of the Council's planning policy documents. The current LDS was approved in 2009 and included an updated timetable for the Local Development Framework (LDF) documents. LDF sets out our planning strategy for managing growth and development in the future, including where new homes, jobs and infrastructure will be located and together with the London Plan, set out the planning policies for Camden. This monitoring report assesses progress against 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.
- 2.4 The policy usage section examines how policies are used in decision-making. It draws upon data provided in the 'informative' of decision notices for

approvals and reasons for refusal for refused decisions to provide a picture of the frequency of usage

Key Policy Indicators

- 2.5 The main body of this report sets out the results of monitoring against a series of indicators. This aims to measure matters that are affected by, and related to, Camden's planning policies in order to assess their performance. The indicators are grouped together in themes that reflect the structure of the Replacement Unitary Development Plan (UDP).
- 2.6 The Replacement UDP was formally adopted in June 2006 and formed the basis for planning decisions on applications validated from mid January 2006. The AMR 2009/10 covers the financial year from 1st April 2009 to 31st March 2010 and assesses performance of the policies in the Replacement UDP. Under the Planning and Compulsory Purchase Act 2004, UDP policies only have a life of three years after adoption. From 26 June 2009 we can only use the policies that have been 'saved' for further use beyond this date. The Secretary of State has sent us a Direction setting out which policies are saved and continue to be used for the determination of planning applications, and which policies are not saved and therefore are no longer used. Any effect of this change will be reflected in the next AMR.
- 2.7 In line with government good practice guidance, 65 indicators have been selected. There are three types: contextual indicators (see para 1.4 above), core indicators and local indicators.
- 2.8 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.
- 2.9 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. 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.
- 2.10 The Annual Monitoring Report 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.

Strategies, Plans and Partnerships

- 2.11 Throughout the AMR Camden has worked to make sure that indicators are tied into the Council's main strategies, plans and partnerships such as Camden Together, the borough's sustainable community strategy. Many of the community strategy objectives are delivered through the Local Area

Agreement (LAA). Both the sustainable community strategy and the LAA are the responsibility of the Local Strategic Partnership.

- 2.12 Our corporate plan sets out what we will do to meet the objectives of the community strategy and LAA targets, along with its own service improvement priorities. Along with our partners, we have a number of strategies and plans covering particularly challenging and/or cross-cutting issues. Within the policy summary of each subject area the relevant strategies have been mentioned.

Infrastructure

- 2.13 A key part of Camden's strategy is to ensure that our growing population is supported by necessary infrastructure and services. The Camden Infrastructure Study 2009, commissioned by the Council, identified the borough's infrastructure needs over the fifteen year period covered by the Core Strategy, taking into account expected growth. Appendix 1 sets out key infrastructure programmes and projects needed to deliver the Core Strategy. Developments will be expected to make appropriate contributions towards the infrastructure needs they generate.
- 2.14 Timing and phasing will depend on a variety of factors, including when the development envisaged by this Core Strategy takes place, the availability of funding and the timing of major investment. In many cases the confirmation of funding for infrastructure is limited to the short term. Nevertheless, it is important to identify medium to long term infrastructure priorities even where funding has not yet been confirmed as the Core Strategy will guide future decision making of the Council and its partners in relation to infrastructure provision. Future Annual Monitoring Reports will monitor the progress of these infrastructure projects.

Summary of Indicators

- 2.15 There are a total of 65 indicators in the 2009/10 AMR (10 of these are contextual indicators to which targets are not applicable). Further 11 indicators have no targets. Of the 44 indicators with a target, 33 met or part met their target, and 11 targets were not met.

Key

Target met	✓
Target not met	x
Target part met	✓x
No target	⊖
Data not currently available	!

Table 1. Summary of Indicators

Indicator Type	Description	Target	Met
Housing			
Core H1	Plan period and housing targets	1/4/2007 to 31/3/2017: 5,950 dwellings (including non-conventional) 1/4/2017 to 31/3/2025: 4,760 dwellings (including non-conventional)	✓
Core H2(a)	Net additional dwellings – in previous years	No target	⊖
Core H2(b)/ National 154/ LAA	Net additional dwellings – for the reporting year	London Plan target of 437 self contained units. LAA target of 435 self contained units.	x
Core H2(c)/ National 159	Net additional dwellings – in future years	London Plan target of 437 self contained units. LAA target of 435 self contained units per year (2008/11).	✓
Core H2(d)	Managed delivery target	To keep the annual managed delivery target below the annual housing target set by the London Plan.	x
Core H3	Percentage of new and converted dwellings on previously developed land	All dwellings on previously developed land	✓
Core H5/ National 155	Affordable housing completions (gross and net)	50% of all housing in schemes of 10 dwellings or more to be affordable	✓
Local	Vacant dwellings returned to use	Meeting and exceeding the strategic target for returning vacant dwellings to residential use	✓
Local	Non self-contained units	Gain of 100 non self contained dwellings a year	x
Local	Net change in hostels and care homes	No net loss of hostel or care home accommodation	x
Local	Lifetime Homes and Wheelchair accessibility dwellings	New housing to be 100% Lifetime Homes standard and 10% wheelchair housing	x
Local	Mix of dwellings in developments	To secure a range of housing types to meet housing needs	✓

Indicator Type	Description	Target	Met
Local	Protecting existing housing stock	Reduction in the number of dwellings in net loss developments	x
Core H4	Net additional pitches (Gypsy and Traveller)	No net loss of gypsy traveller sites	✓
Sustainable development			
Local	Total number of mixed use developments completed in the borough	Net increase in the number of planning permissions implemented for mixed use developments on single use sites	x
Local	Number of sustainability plans secured through Section 106 agreements	All relevant developments to include a sustainability plan	✓
Local/ Significant Effects/ National 186	Per capita reduction in CO ₂ emissions	Year on year reduction in CO ₂ emissions	✓x
Core E3	Renewable Energy Generation	Major schemes to achieve 20% of energy from renewable sources	✓x
Local	Air Quality	Reduction in the level identified air pollutants in the National Air Quality Strategy	✓x
Core E1	Flood Protection & Water Quality: Number of planning permissions granted contrary to advice of Environment Agency on grounds of either flood defence or water quality	No applications granted contrary to Environment Agency advice on water quality or flood risk grounds	✓
Core W1	Provision of waste management facilities	Development of waste management facilities needed to meet EU and national targets	✓
Core W2	Waste Arisings	Recycle or compost at least 35% of household waste	x
Core M1	Minerals: production of primary land won aggregates	No target	⊖
Core M2	Minerals: production of secondary/recycled aggregates	No target	⊖
Built & Natural Environment			
Local	Change in open space	No net loss of open space	✓
Local	Percentage of eligible open spaces managed to Green Flag award standard	Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)	✓
Local	Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency/ Improvement of open spaces in areas of deficiency	✓
Core E2	Change in areas of biodiversity importance	No net loss in area	✓
Local	Change in priority habitats identified in the Biodiversity Action Plan	No net loss in area of biodiversity	✓
Local	Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the Borough	No loss of existing playing fields and outdoor recreational spaces	✓

Indicator Type	Description	Target	Met
Local	Area of the borough covered by Conservation Areas	No target	⊖
Local	Number of Buildings at Risk on the English Heritage Buildings at Risk Register	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually	✓x
Local	Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required	No target	⊖
Core H6	Housing Quality – Building for Life Assessments	Majority of major developments awarded at least 10 out of 20	✓
Local	Number of planning applications received for alterations to existing basements or creation of new ones	No target	⊖
Local	Number of Tree Preservation Orders	No target	⊖
Transport			
Local	Car-free housing and car-capped housing	Locating car-free and car-capped housing in areas with good transport links and significant traffic and parking stress	✓
Local	Planning consents completed for major travel demand generating schemes in accessible locations	90% 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	✓
Local	Travel plans	Increase in the total amount of travel plans agreed for new developments through Section 106 agreements	✓
Local	Traffic flows	Reduction in the total number of vehicles using borough roads	✓
Town centres, retail, community and leisure			
Core BD4	Town centre uses	No target	⊖
Local	Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres	No target	⊖
Local	Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	No net loss of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	x
Local	Total number of vacant units within town centres, central London frontages and neighbourhood centres	Reduction in the number of vacant units within the protected shopping areas within the Borough's Town Centres, Central London Frontages and Neighbourhood Centres	x
Local	Total of new community facilities floorspace completed	Net increase in the amount of new community facilities	✓
Local	Schemes completed involving a loss or gain of hotel facilities	No net loss of hotel facilities in the Borough	✓
Economic Activities			

Indicator Type	Description	Target	Met
Core BD1	Total amount of additional employment floorspace - by type	No target	⊖
Local	Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town	No target	⊖
Local	Amount of completed employment floorspace – small units	To minimise the net loss of small business accommodation	✓
Core BD2	Total amount of employment floorspace on previously developed land – by type	All employment floorspace created on previously developed land	✓
Core BD3	Employment land available - by type	Sufficient supply of employment land	✓
Local	Number of vacant commercial units	Reduction in the number of vacant business units	✗
Local	Change in VAT Registered Businesses	No net decrease in the amount of VAT registered business	✓
Local	Business Demography: Births and deaths of businesses	No net loss in the number of businesses	✓
Local	Live/work floorspace	No loss of permanent residential floorspace; No loss of sites in office, industry or warehouse use where there potential for that use to continue	✓

3 Camden Context

Figure 1. London Borough of Camden Location



Overall Size and Composition

- 3.1 Comprising almost 22 square kilometres in the heart of London, Camden is a borough of diversity and contrasts. The business centres of Holborn, Euston and Tottenham Court Road contrast with exclusive residential districts in Hampstead and Highgate, thriving Belsize Park, the open spaces of Hampstead Heath, Parliament Hill and Primrose Hill; the youthful energy of Camden Town, subdivided houses in Kentish Town and West Hampstead and the harder-pressed areas of King's Cross and Gospel Oak.

Introduction to Contextual Indicators

- 3.2 Contextual indicators are provided in order to show the wider social, environmental and economic circumstances in which the Council's planning policies are developed and operate. This chapter covers the key issues of Camden's profile including the population structure of the borough, household characteristics, economic and housing information.

Indicator 1. Population

TYPE: Contextual

- 3.3 The Office for National Statistics (ONS) *mid-year estimates* are the 'official' measure of population for English local authorities, used when making comparisons between local authority areas, for statistical returns to Central Government and for calculating performance indicators. The mid-year

estimates series recently underwent a revision to methods and estimation of migration, resulting in revised population estimates back to mid-2002 that were published in May 2010. The revised mid-year population estimates have shown a reduced, but still significant increase in Camden's population. Since mid-2001 ONS mid-year estimates show a rise of +28,700 (+14.1%) to mid-2009. There are no comprehensive administrative records or checks that can be used to independently verify the current resident population, though estimates will be reassessed in light of the findings of the 2011 Census.

- 3.4 Local demographic projections produced by the Greater London Authority (GLA) that incorporate local housing stock information and modelling from administrative sources by East London Health research both suggest much lower levels of growth for Camden. The large size of the migration flows Camden experiences is not in doubt, though the incremental effects due to a lack of precision in one or more of the migration flow estimates (e.g. returning international students) could lead to artificial population increases. The current set of demographic projections used by Camden is the GLA 2008 Round produced by GLA in spring 2009. This projects 210,200 people in Camden by mid-2010, an increase of 7,400 (3.6%) from mid-2001. The projection, constrained by dwelling capacity, translates into a growth of 27,500 people, a 13.1% increase 2010-2025, the current horizon for the Local Development Framework (LDF).

Table 2. Projected Population, 2010-2025

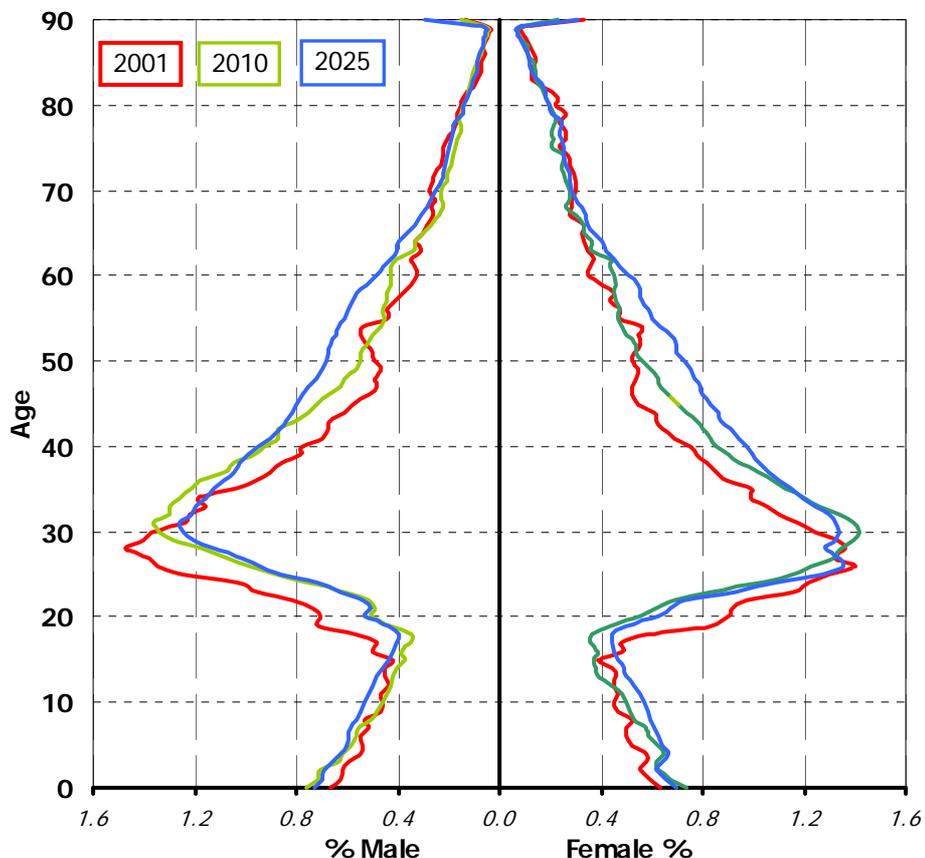
Year	Population	Period	Population change	Change (%)
2001	202,800			
2010	210,200	2001-10	7,400	3.6%
2015	216,500	2010-15	6,300	3.0%
2020	226,600	2015-20	10,000	4.6%
2025	237,700	2020-25	11,200	4.9%
		2010-25	27,500	13.1%

Source: GLA 2008 Round of Demographic Projections - High, © GLA, 2009

- 3.5 In August 2010, GLA published the 2009 Round of projections to update the projections shown above. These comprise three main variants: 'London Plan' (revised), 'Strategic Housing Land Availability Assessment' (SHLAA) and 'borough preferred'. Each is built on a similar demographic basis, with different outcomes produced by variant forecasts of dwelling capacity. However, some technical issues with these projections make them unsuitable to use at this juncture.
- 3.6 **Resident and Workplace Population.** At the time of the 2001 Census, only 40% (36,396) of Camden-resident workers had jobs within Camden; more than 55,000 (60% of Camden resident-workers) were working outside the borough. There are more than five times more people commuting into Camden (191,273 or 84% of Camden's workplace population) than there are people who both live and work in Camden (36,396 or 16% of Camden's workplace population). This asymmetry has implications for the Council's policies on transport and business uses.
- 3.7 **Age and Sex.** Camden has a relatively young age structure: at mid-2009 17% of the population is aged under 16 and 70% of the population aged under 45. Mean age is 36.2 years. Consequently there are relatively few older people, with only 9.5% of the population above retirement age (65+). The main

concentration of population is in the working ages, including a high proportion of students.

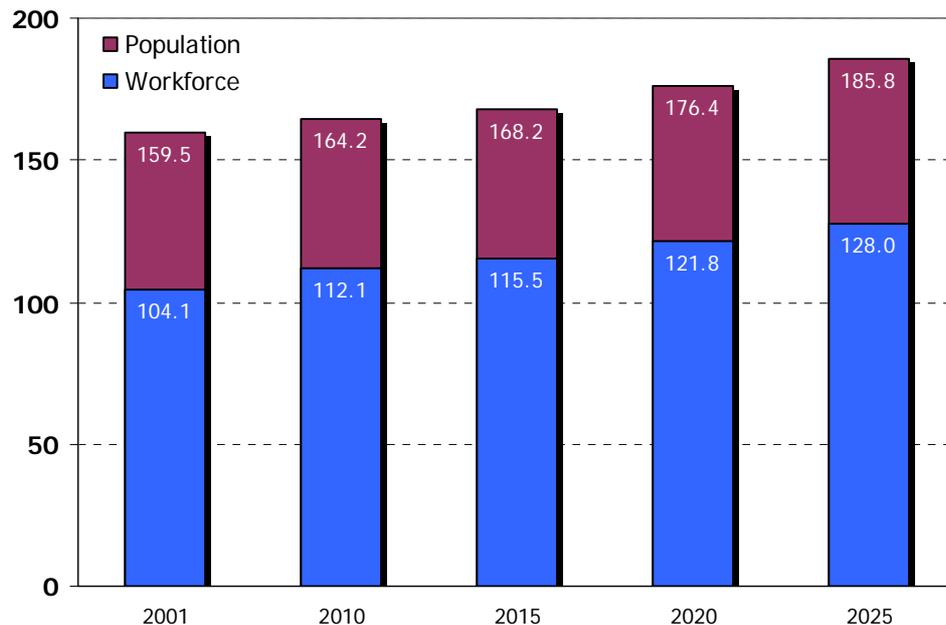
Figure 2. Population structures, 2001, 2010 & 2025



Source: GLA 2008 Round of Demographic Projections - High, © GLA, 2009

- 3.8 **Population change.** Over the period of the projection to 2025, age and sex proportions change. The population pyramid above presents the progression of population from 2001 to 2010 and 2025. It depicts a general ageing of the population, with proportionally more children, progression to more middle-aged people (aged late 30s-70) and broadly similar proportions of elderly aged 70 and over. Average (mean) age rises by 1.3 years from 2001 to 36.9 years in 2025.
- 3.9 **Economically active population** (workforce) is determined by the overall population above statutory school age (i.e. 16 and over) and the proportion of that population that are available for work (including unemployed, but excluding full-time students). GLA projections show that Camden has a projected overall economic activity rate of 68% at mid-2010, up from 65% in 2001. The resident workforce has grown by 8% in that time.
- 3.10 Between 2010 and 2025, economic activity rates are projected to rise marginally. This masks a small decline in the male and an increase in the female participation rate. However, the workforce is set to grow by 16,000 during 2010-25 (14%) as a result of a larger - though ageing - working-age population. This is depicted in Figure 3 below.

Figure 3. Projected Population and Workforce aged 16-74, 2001-2025 (thousands)



Source: GLA 2008 Round of Demographic Projections - High, © GLA, 2009

- 3.11 **University students.** In 2001¹ the Census recorded 17,391 full-time resident students (aged 18-74), giving Camden the largest proportion of full-time resident students in London (11.2%), compared with Greater London (6.4%) or England & Wales (4.3%). Expansion of university places in London in recent years has meant that a higher number of students have been accommodated in the borough. Higher Education Statistics Agency (HESA) data on students by their term-time address reveal that in 2009-10 the number of students resident in the borough had increased to 24,700, an increase of around 7,300 (+42%) when compared with the 2001 Census figure.
- 3.12 **Ethnicity.** Between the 1991 and 2001 Camden's black and minority ethnic population² grew from 18% to 27%, a proportion similar to London (20% to 29%), both of which grew faster than England (6% to 9%). The 2001 Census provides the most detailed information currently available: Camden's largest communities with a distinctive cultural identity are Bangladeshi (6.3%), Irish (4.6%) and Black African (6%) communities, followed by Indian (2.3%), Black Caribbean and Chinese (both 1.8%). 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.
- 3.13 Camden has a large proportion of people in the *White Other* group. This is an amorphous group containing people from many different origins⁴: (in order of magnitude): Europe, North America, Oceania, South America, Asia, Africa and South America. In common with other inner London boroughs, there are

¹ Table KS13, 2001 Census

² All people excluding *White*.

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

⁴ 2001 Census Standard Table ST102: Ethnic group by place of birth, Crown Copyright, © 2004.

small but growing communities of migrants who are refugees or seeking asylum.

- 3.14 GLA ethnic group projections⁵ show the overall proportion of Black and Minority Ethnic groups in the population is increasing from a projected 29.8% in 2010 to 30.9% by 2025. Most groups are projected to maintain or increase from current proportions, with the exception of the *White* and *Black Caribbean* groups which see a decline.

Indicator 2. Household Size and Total

TYPE:	Contextual
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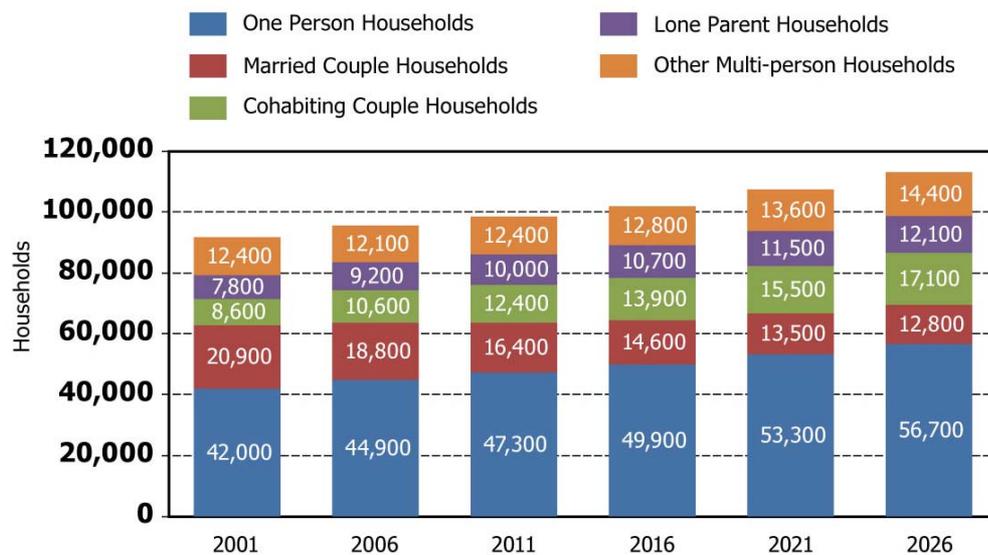
- 3.15 The 2001 Census recorded 91,603 households (with residents). These contained 188,724 residents,⁶ giving an average household size of 2.06 persons per household.
- 3.16 GLA demographic forecasts use household representative rates from the CLG 2004-based household projections to link population and households with dwelling and household change. The result is to give a measured view of the future pace of population and household change in Camden because they are linked to the borough's own forecast of development.
- 3.17 The GLA's latest projection (2008 Round - High) shows projected growth of approximately 14,000 households (14%) 2010-25⁷, based on growth in the dwelling stock and other demographic factors. The projections provide output by type of household, which show continued shrinkage *in married couple households* 2010-25 (-3,900, -23%). All other types are growing: the largest increase 2010-25 is projected to be *one person households* (+9,200, +20%), followed by *cohabiting couple households* (+4,800, +40%), *lone parent households* (+2,100, +21%) and *other multi-person households* (1,900, 16%).

⁵ GLA 2008 Round-based Ethnic Group Projections - High

⁶ This figure represent those Camden residents who are in households (as opposed to communal establishments for example) out of all households in Camden that have residents (i.e. vacant or uninhabited second residence households are not included)

⁷ GLA household projections are produced for every fifth year (2006, 2011, 2016, 2021 and 2026). Figures for 2010, 2015, 2020 and 2025 have been interpolated.

Figure 4. GLA Household Projections by Type, 2001-26



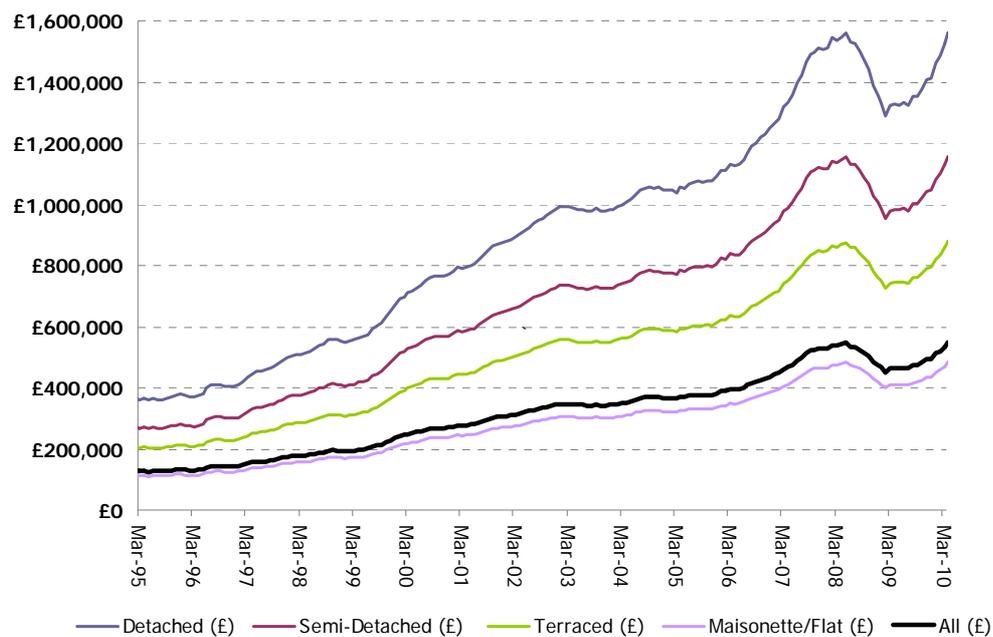
Source: GLA 2008 Round of Demographic Projections - High, © GLA, 2009

Indicator 3. House Prices

TYPE: Contextual

- 3.18 The Land Registry provides information on completed house sales. Figures are continually revised to pick up on reporting and transaction time lags. Figure 5 shows the average house process trend over the last 15 years, broken down by housing type, showing the developing 'bubble' after 2006, the large fall during 2008/09 and the subsequent recovery during 2009/10 to their peak levels.

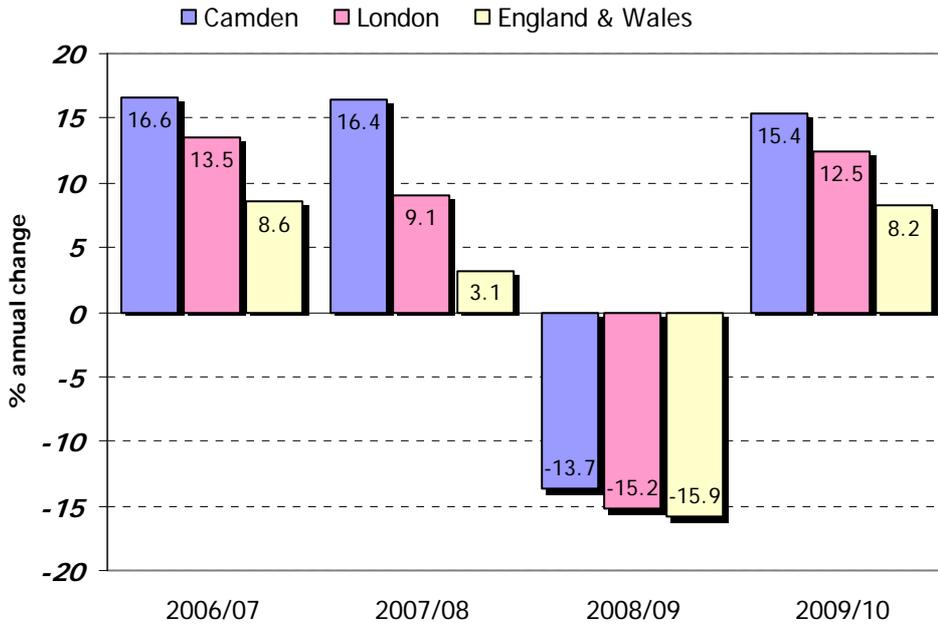
Figure 5. Average house prices by type, monthly 1995-2010



Source: Land Registry, © Crown Copyright 2010

3.19 Average house prices in Camden had reached a peak of £546,735 in May 2008 before then falling throughout 2008 and early 2009 to reach a low of £451,294 in February 2009, just prior to the current reporting period. Data for March 2009/10 show that house prices have risen in most months and that average house prices have increased in Camden by 15.4% in the year to March 2010. This compares to smaller rises of 12.5% in London and 8.2% in England and Wales.

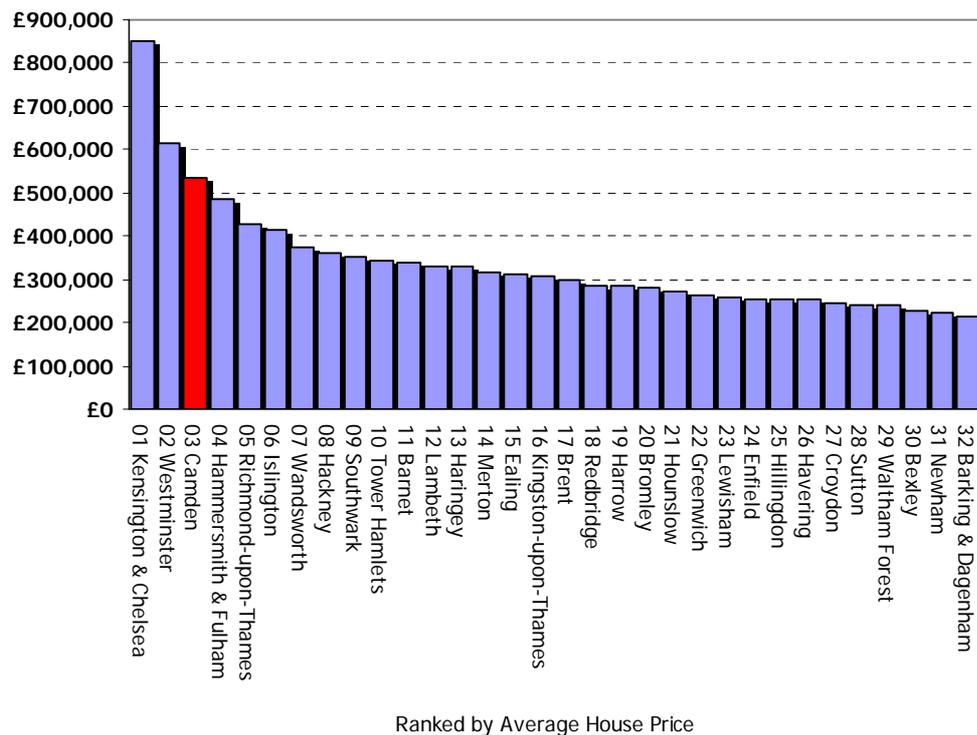
Figure 6. Annual change in average house prices, 2006/07 to 2009/10



Source: Land Registry, © Crown Copyright 2010

3.20 Average house prices in Camden are amongst the highest both in London and in the country, by a multiple of 1.6 compared with Greater London and 3.2 times higher than the national (England and Wales) average. In London, Camden has the 3rd highest average house prices by borough, after Kensington & Chelsea and Westminster.

Figure 7. Average house prices March 2010, ranked by London borough

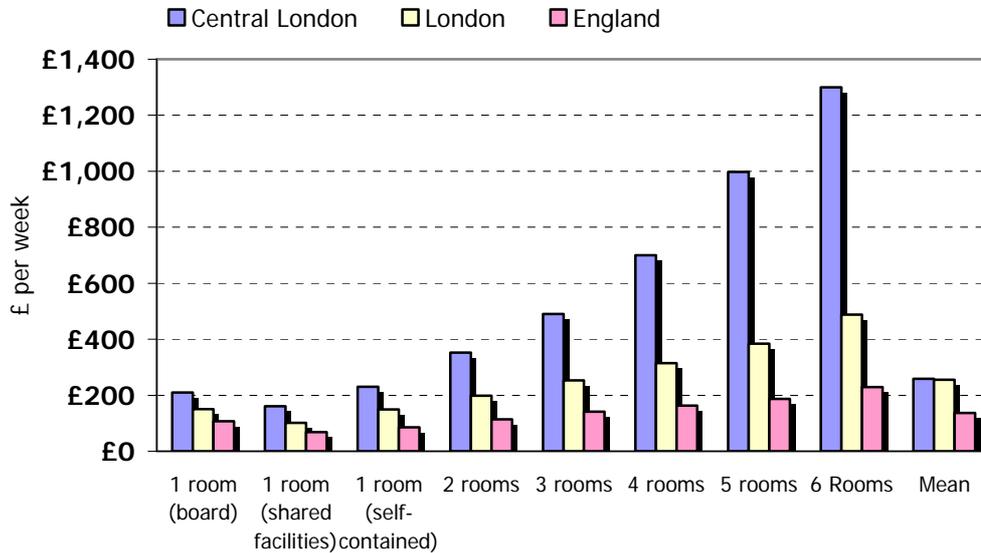


Source: Land Registry, © Crown Copyright 2010

- 3.21 **Key workers.** The Joseph Rowntree Foundation (May 2003) found Camden to be the second 'least affordable' area in England for key workers on house price to income ratio, and the third 'least accessible' district in England on a measure that identifies places where less than 20% of younger working households living locally could afford even a less expensive starter home. The 2004 Housing Needs Survey estimated that there were 17,553 key workers in Camden.
- 3.22 **Affordable housing.** The 2008 Housing Needs Survey updates the results of the 2004 survey and finds total unmet need for affordable housing in Camden is estimated to be 4,788 households per annum. The Fordham Research Affordable Housing Index figure of 51 (which standardises the estimate by dividing it by the number per thousand households) is substantially higher than the national average (16) and also higher than the average for Inner London (43).
- 3.23 **Local Reference Rents.** The Valuation Office Agency (VOA) collects information on weekly rents that is used to determine Housing Benefit in local areas and publishes these monthly. Local Reference Rent (LRR) is the mid-point (in the rent officer's opinion) between the highest and lowest non-exceptional rents in a given locality. LRR is provided for a range of properties, based on the number of rooms. Data is not available for Camden specifically, but for Central London generally.
- 3.24 Rents across the range of properties for Central London are the highest of any area in the country. The mean average weekly rent for all sizes of property at 31 March 2010 was £555.13 for Central London. This is 2.2 times higher than the average London rent (£254.92) and 4 times higher than the

England average (£137.08). These multipliers grow according to the size of property, such that for the largest size of 6 rooms, the rents are 2.7 times higher than for London and 5.7 times the England average.

Figure 8. Weekly rents by Region as at 31st March 2010



3.25 Between March 2009 and March 2010 average rents in Central London have risen by £29.94 per week (+6%). The majority of the rise is due to rents for larger properties of two or more rooms, though the increase for four room properties is double that at 12%. Rents for one room (board or with shared facilities) have barely changed, while one bed self-contained rents have fallen over the year.

Indicator 4. Households

TYPE: Contextual

3.26 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.

3.27 Over time Camden has sold stock under the tenants ‘right to buy’ scheme. This peaked at 761 dwellings in 2000/01. Since then, the amount of housing stock that the council has sold has been decreasing, with just 8 sold in 2009/10 under the scheme and 13 the year before. The total number of units sold by the Council since 1980 is 9,713.

Table 3. Council stock sold through the Right to Buy scheme

2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009/2010	Total
761	671	477	518	433	137	100	114	13	8	3,784

Source: Camden Housing & Adult Social Care, © 2009

- 3.28 Housing stock as measured by the HSSA return equivalent showed an increase of 1,428 (1%) during 2009-10. The private sector share in 2010 is 66%. Local Authority housing decreased slightly this year (1%) and maintains an overall share of 23%. Registered Social Landlords (RSL) stock has also decreased marginally. Furthermore, the RSL share of overall stock has fallen from 11.3% in 2009, to 11.2% in 2010.

Table 4. Housing Tenure 2006 to 2010 (% of stock and % change)

Period	Local Authority	RSL	Private Sector	Total dwellings
March 2006	23,997 25%	10,840 11%	62,035 64%	96,872 100%
March 2007	23,517 24%	11,843 12%	62,553 64%	97,913 100%
March 2008	23,707 24%	11,400 12%	63,900 65%	99,007 100%
March 2009	24,085 24%	11,415 11%	63,304 63%	100,804 100%
March 2010	23,665 23.15%	11,448 11.20%	67,119 65.65%	102,232 100.00%
Change 2009-2010	-420 -1.74%	33 0.29%	3,815 6.03%	1,428 1.42%
Change 2006-2010	-332 -1%	608 6%	5,084 8%	5,360 6%

Source: Housing Investment Return (HIP/HSSA) 2006-2008 and equivalent for 2009, 2010

Indicator 5. Employment Structure of the Borough

TYPE: Contextual

- 3.29 **Employment estimates and projections** ONS estimate that there were 307,000 jobs⁸ located in Camden in 2008, a total that includes employees, the self-employed, HM Forces and government-supported trainees. Of these, 275,800 (90%) were employee jobs.⁹
- 3.30 Looking to the future, GLA Economics projections of employment are used to underpin the London Plan. GLA Economics latest projections (November 2009¹⁰) continue to show high levels of employment growth despite the

⁸ NOMIS Labour Market Profile, September 2010.

⁹ Employee jobs are those which are done for an employer: they exclude the self-employed, jobs in HM Forces, and government supported trainees.

¹⁰ GLA Economics Working Paper 39 'Borough employment projections to 2031', © GLA 2009

economic downturn – the forecasts now show Camden growth of 46,000 employees (12%) 2007-16 and 60,000 employees (21%) 2007-26.

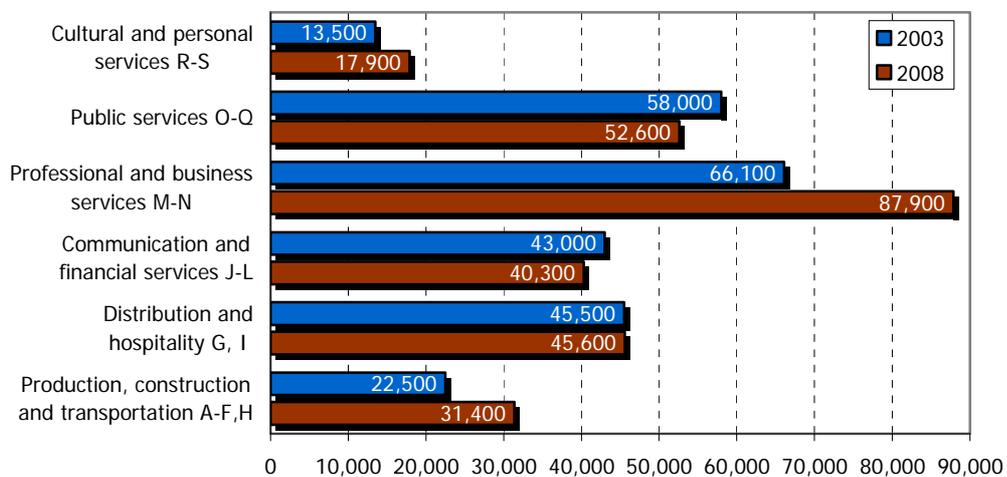
- 3.31 **Business Demography** looks at the number of ‘enterprises’ operating in each local authority area. This is a recent addition which includes information from VAT registered businesses and those using PAYE. The statistics are couched in demographic terms of births, deaths and survivals. Initial data was published for 2007 (with back data estimated to 2001) and has now been updated to 2008.
- 3.32 In 2008, more businesses were born (3,075) than died (2,205), a net increase of 870. By size, the vast majority of business births and deaths (89%) are to those employing fewer than five people. First year survival rates for new businesses in Camden have improved from 91% for businesses born in 2003, compared to over 98% for those born in 2007.
- 3.33 **Annual Business Inquiry 2008 (ABI)**¹¹ allows analysis of the majority aspect of jobs relating to employees. Camden’s 275,800 employee-jobs is the third largest number among London local authorities, after Westminster and the City, and eighth largest in Britain. Camden has 6.6% of London’s employee-jobs and more than 1% of Britain’s.
- 3.34 ABI 2008 shows that employment growth in Camden has increased 11% since 2003 and 16% since 1998. It is noteworthy that even though these figures relate to 2008, when parts of the British economy were starting to show the impact of the recession, Camden continues to show a significant gain in employment of 6,200 (2.3%) employee-jobs compared to 2007.
- 3.35 Camden “jobs density” in 2008 was 1.76 jobs per resident, 3rd highest in the UK, reflecting high levels of net inward commuting. Camden remains the local authority district in London with the third largest number of employee jobs – a little smaller than the City of London (312,000) though well behind Westminster at 596,000 - and eighth largest in Britain after Birmingham, Leeds, Glasgow, Manchester and Edinburgh. Just over half the employees (53%) are men, more than three quarters (78%) are working more than 30 hours a week, the ONS definition of full-time.
- 3.36 Most businesses and services are small, although employment is concentrated in a relatively small number of large firms. Only 25% of Camden business and service data units have five or more employee jobs; fewer than 2% have 100 or more jobs. Conversely, 63% of employees work in businesses or services that employ 50 or more. The average number of employee jobs per employment data unit is 11, compared with 6 in Barnet, 12 in Westminster and 20 in the City.
- 3.37 The majority of Camden enterprises are small, but a few large firms provide the bulk of employee jobs. Individual sectors employing substantial numbers of people in the borough are: retailing 17,000; land transport support services 13,000; food & beverage services 16,000 (*of which restaurants provide 9,400 jobs*); information & communication 29,000 (*of which computer programming and related activities provide almost 10,000 jobs*); law work 12,000 (*of the other professional, scientific and technical activities, accounting and auditing provide 9,500 jobs, head offices and management consultancies 9,500, and*

¹¹ © Crown Copyright, NOMIS 2010

architectural, engineering and related technical consultancies 9,600); employment supply agencies 11,000; public administration 12,000; higher education 12,000; health services 12,000 (*of which hospitals provide 9,600 jobs*). Membership and personal service activities provide 9,500 jobs; arts, entertainment and recreation 8,400. Manufacturing has for long provided little employment in Camden, and has now dwindled to 3,500 jobs.

3.38 Broad Industrial Groups (BIGs) categorise employee-jobs according to the Standard Industrial Classification (SIC) coding. For ABI 2008, coding has been provided for both the old SIC 2003 classification and the newly compiled SIC 2007. The new coding is an improvement, providing a more accurate breakdown of jobs as they relate to Camden. For Camden it has been possible to work SIC 2007 back to 2003. Figure 8 shows the change in employee-jobs by SIC 2007 for 2003-2008.

Figure 9. Employees in Camden by Broad Industrial Group 2003-2008



Source: Annual Business Inquiry (ABI) 2008, ONS © 2010

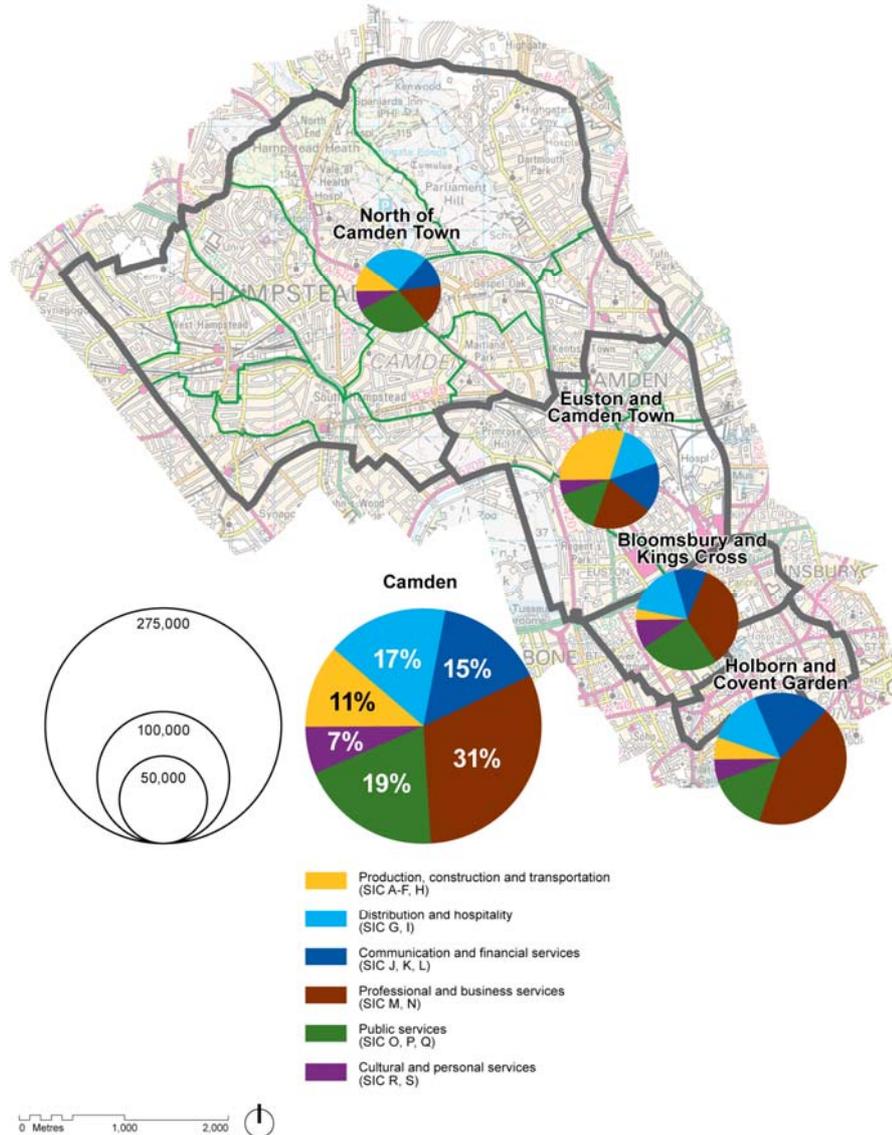
3.39 Between 2003 and 2008, employee-jobs in Camden increased by 27,200 (11%). The BIG with the largest volume of jobs growth was for *Professional and business services (M-N)*, with a growth of 21,800 (+33%). The largest percentage increase was for *Production, construction and transportation (A-F,H)* which grew by 40% (8,900 employee-jobs) over the period. *Cultural and personal services (R-S)* grew by 33% but by much smaller volume (4,400). Little change was seen in *Distribution and hospitality (G, I)* where there was a small growth of 100 employee jobs (0.2%).

3.40 Loss of employee-jobs was seen in two BIGs: *Communication and financial services (J-L)* saw the loss of 2,700 employee-jobs (-6%), while the largest loss was to *Public services (O-Q)*, -5,300 employee-jobs (-9%).

3.41 Geographical distribution Employment continues to be heavily concentrated, with 60% of Camden's jobs south of Euston Road; more than 99,000 jobs (36% of the borough total) are located in Holborn and Covent Garden ward alone. North of Euston Road, employment is more scattered but with local concentrations in town centres and employment sites. Employment is not confined to offices and workshops - half of Camden's employee jobs are located elsewhere, for example in schools and hospitals and in town

centres or on land extensive sites such as the railways, builders yards and postal sorting offices. Employment and economic activity are not evenly distributed across the borough. There are four distinct zones: Holborn & Covent Garden, Bloomsbury & King’s Cross, Euston & Camden Town and North of Camden Town.

Figure 10. Employee Jobs by Broad Industrial Groups and Location, 2008



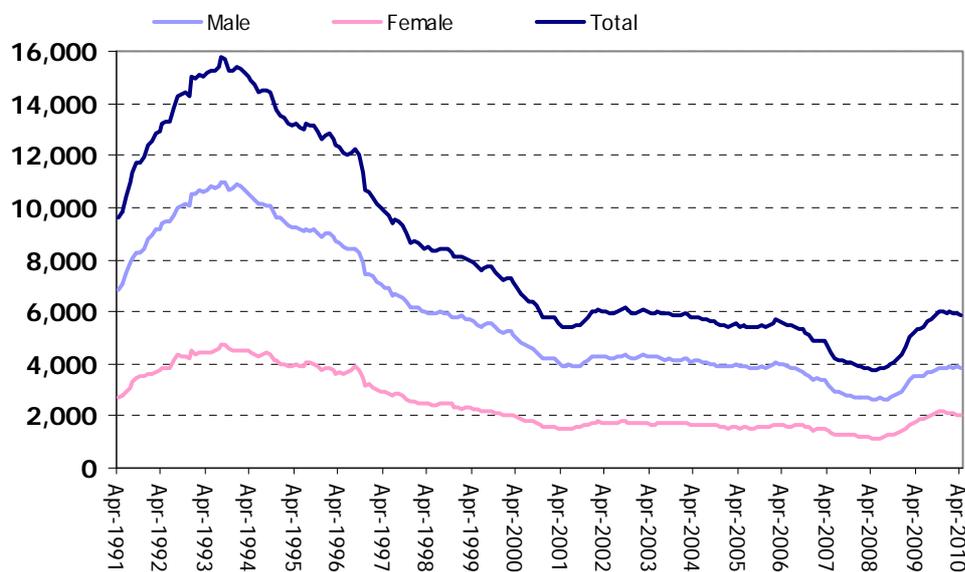
Source: ONS Annual Business Inquiry 2008
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Indicator 6. Unemployment

TYPE: Contextual

- 3.42 In April 2008, claimant count unemployment¹² in Camden had fallen to a new low of 3,781 persons (3.8%) – the lowest level for 25 years (since the current series of claimant counts began in 1983).
- 3.43 The subsequent economic downturn of 2008 and 2009 has had an impact upon Camden, resulting initially in a rise in claimants. During the reporting period the total claimant count rose from 5,339 in April 2009 to a peak in November 2009 of 6,014. However, since then the count has fallen to 5,929 by March 2010. Counts have risen and fallen fairly consistently for both men and women claimants.

Figure 11. Camden Unemployment Claimant Count April 1991 to 2010

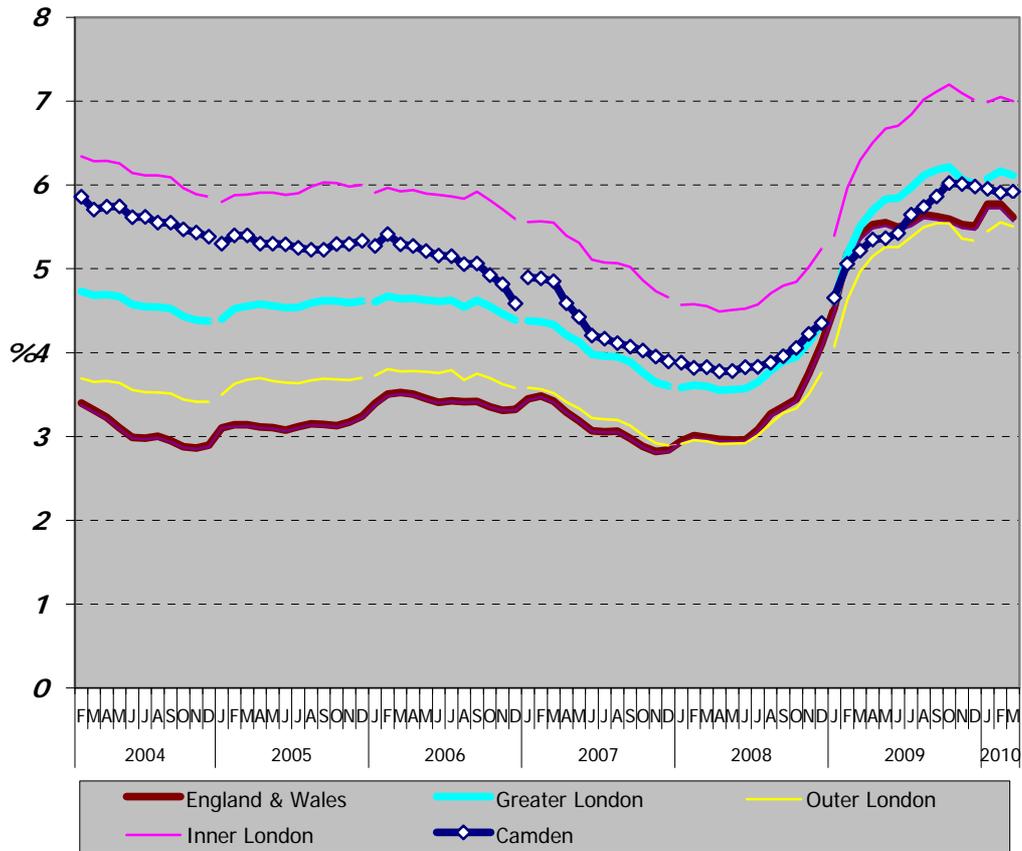


Source: Office for National Statistics (Jobcentre Plus administrative system) © Crown copyright, 2010.

- 3.44 Over the past few years Camden has shifted away from being a typically higher unemployment inner London borough toward being more typical of outer London. As the economic down turn has bitten, Camden appears to have fared better than some other London boroughs and to have recovered more quickly.
- 3.45 Claimant count unemployment rates calculated by the GLA allow areas to be more easily compared. Figure 11 shows Camden and comparator areas over the last 6 years. By the start of the reporting period unemployment rates were rising fast in all areas, though the rise in the Camden rate has been noticeably slower. In February 2009 Camden's claimant unemployment rate had fallen lower than the London average for the very first time. Over the following months to March 2010 Camden has managed to maintain this position.

¹² Department of Work and Pensions (DWP) count of Job Seekers Allowance (JSA) claimants in receipt of unemployment related benefits. The count excludes anyone who is ineligible to claim and therefore is an underestimate of the true level of unemployment.

Figure 12. Claimant Count Unemployment Rate (%): Camden and Comparator Areas



Source: Office for National Statistics (Jobcentre Plus administrative system) © Crown copyright, GLA estimates, © 2010.

Indicator 7. Economic Activity of residents aged 16-74

TYPE: Contextual

3.46 In the 2001 Census Camden’s population aged 16 to 74 was 155,165, 64.8% of which were ‘economically active’. This includes those in work, unemployed looking for work and full-time students who were economically active. This was slightly less than the proportion in Greater London as a whole with 67.6% of the total population described as economically active.

Table 5. Economic Activity breakdown

Economic Activity of Residents Aged 16-74	Camden		Greater London	
	No.	%	No.	%
All People Aged 16 to 74	155,165	100%	5,300,332	100%
Economically active people	100,582	64.8%	3,580,386	67.6%
of which:				
Employees: Part-time	9,710	6.3%	456,742	8.6%
Employees: Full-time	60,366	38.9%	2,260,177	42.6%
Self-employed	17,843	11.5%	475,409	9.0%
Unemployed	7,665	4.9%	231,052	4.4%
Full-time student	4,998	3.2%	157,006	3.0%
Economically inactive people	54,583	35.2%	1,719,946	32.4%
of which:				
Retired	10,828	7.0%	519,865	9.8%
Student	16,968	10.9%	348,023	6.6%
Looking after home/family	9,857	6.4%	379,846	7.2%
Permanently sick/disabled	8,944	5.8%	242,408	4.6%
Other	7,986	5.1%	229,804	4.3%

Source: 2001 Census 'Key statistics for local authorities', ONS, © Crown Copyright 2003

- 3.47 In the future, Camden's economically active population¹³ (resident workforce) is projected to grow by 15,800 between 2010 and 2025, an increase of 14%. The larger part of this growth (10,100, +19%) is projected to be women, while for men (5,700, +10%).
- 3.48 The economic activity rate for men is projected to fall slightly from 74.3% to 73.5% between 2010 and 2025. Women's economic activity rate is forecast to increase from 62.6% to 64.7% over the same period. The largest change takes place in the 40-59 age groups for both men and women.

Indicator 8. Deprivation

TYPE: Contextual

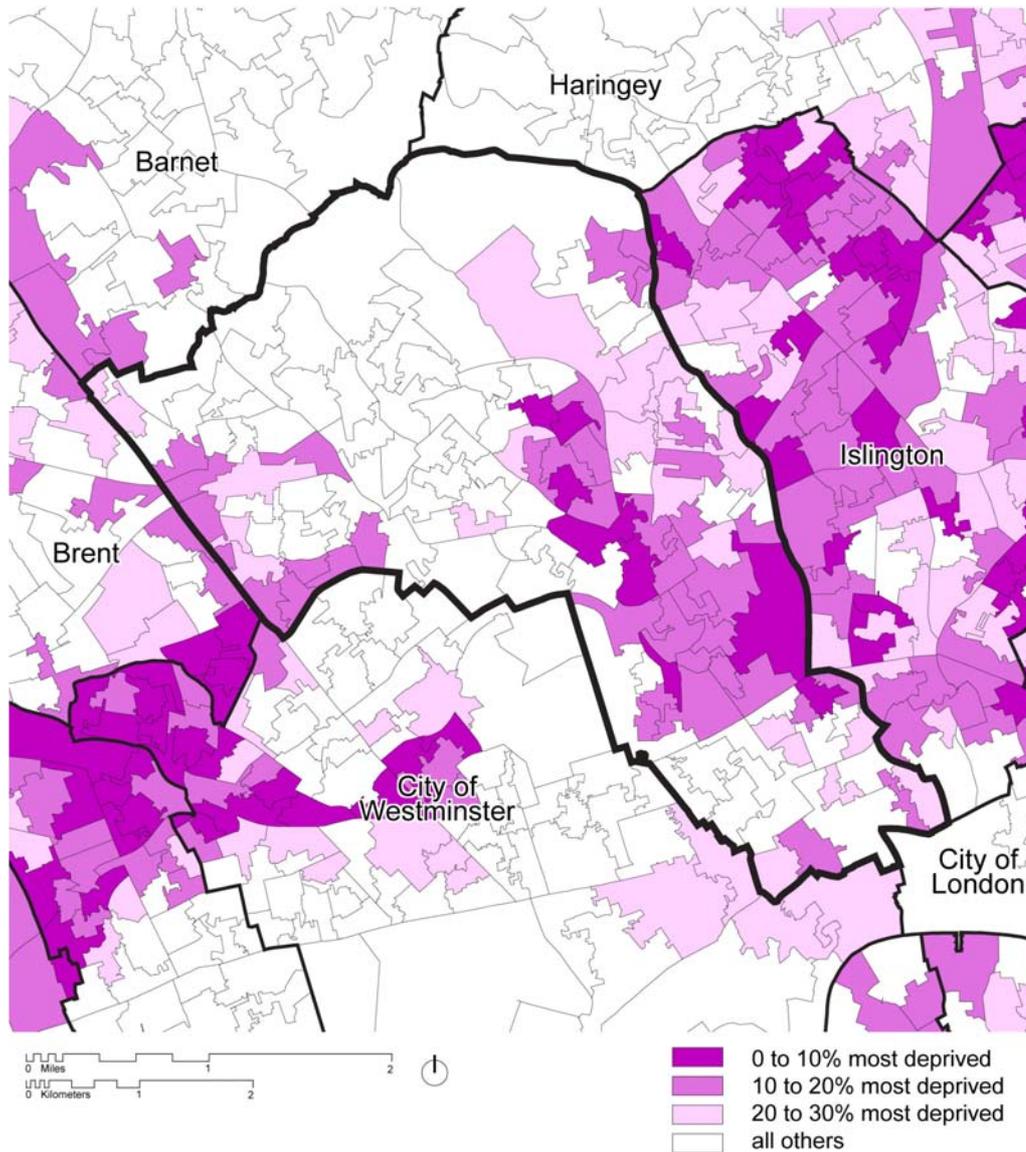
- 3.49 The Indices of Deprivation 2007 (ID 2007) provide measures for different dimensions of deprivation¹⁴, updating the previous set (ID 2004). There have been no further updates since previous Annual Monitoring Reports for 2006-07, 2007-08 and 2008-09.
- 3.50 The indices are compiled for Lower-level Super Output Areas (LSOAs)¹⁵ and a summary is provided at local authority level. A rank of 1 (one) indicates the most deprived district in England while a rank of 32,354 is the least deprived.

¹³ GLA 2008 Round-based Economically Active Projections - High, © GLA, 2009.

¹⁴ IMD 2007, published Dec 2007. For a more detailed description of any of the deprivation measures and methodology used, please refer to <http://www.communities.gov.uk/publications/communities/indicesdeprivation07>.

¹⁵ England has been divided into 32,482 lower-level super output areas (LSOAs) that have average populations of 1,500. Each of these LSOAs is ranked according to the level of deprivation so that the most deprived LSOA is given the rank value of 1 while the least deprived is 32,482.

Figure 13. Index of Multiple Deprivation 2007, LSOAs within 30% Most Deprived in England



Source: *English Indices of Deprivation 2007*, © CLG, 2007

- 3.51 Although some parts of the borough are quite affluent and relatively much less deprived, Camden is among the 43 most deprived local authority districts in England on three of the summary measures, and among the 16 most deprived London boroughs on all summary measures.
- 3.52 By comparison with the 2004 indices, Camden has become less deprived on 4 out of the 6 summary measures, but has become more deprived on 2 measures: income scale and employment scale, ranking 43rd and 47th respectively.
- 3.53 The most deprived LSOA is located in Gospel Oak Ward and falls within the 5% most deprived LSOAs in England. Eight LSOAs in Camden are in the 10% most deprived in England in the Index of Multiple Deprivation (IMD): two each form the Gospel Oak and Camden Town with Primrose Hill wards, one each from Haverstock, Regent's Park, King's Cross and St Pancras and Somers Town wards.

- 3.54 Half of LSOAs in Camden are within the 30% most deprived in England. All LSOAs in Kilburn and St Pancras and Somers Town are within the 30% most deprived in the IMD for England.
- 3.55 There are no Camden LSOAs within the 20% least deprived in England. The least deprived LSOA is in Hampstead Town ward.
- 3.56 Mapping of IMD (Figure 13) shows the high levels of deprivation within LSOAs in Gospel Oak, Camden Town with Primrose Hill and in St Pancras and Somers Town wards. Only Hampstead Town and Frognal and Fitzjohns wards contain no LSOAs within the 30% most deprived in England.

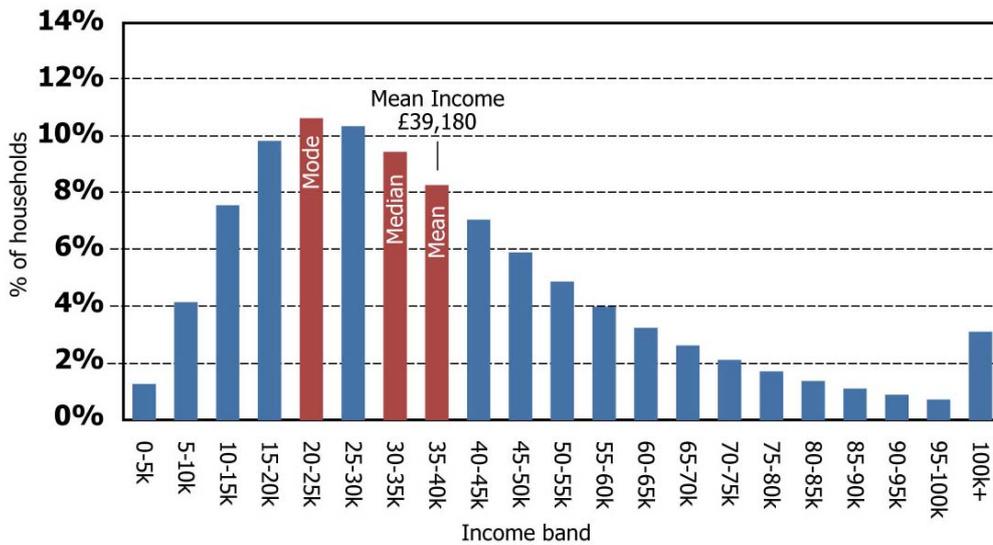
Indicator 9. Household income

TYPE:	Contextual
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- 3.57 *PayCheck* is modelled annual household income data produced by CACI¹⁶ which summarises income (from all sources) for Camden and how this compares with Greater London and Great Britain. Updated data for 2010 has not yet been made available.
- 3.58 2009 household income data shows the average Camden household has a mean annual income of £39,180. Camden's mean annual household income is slightly lower than the Greater London average of £39,384 but higher than the Great Britain average of £35,006.
- 3.59 Figure 14 shows the distribution of household incomes in Camden by income band at borough level. While the mean household income for Camden is £39,180, the large number of households (3.1%) with income above £100,000 skews the mean. The Median household income (middle) is £33,337 a more realistic picture. The mode (most common) household income band is between £20,000-25,000. 53% of households have household income of less than £35,000 a year.

¹⁶ CACI *PayCheck* 2008

Figure 14. Percentage of Households by Annual Income Band, 2008



Source: 'PayCheck' Modelled Household Income Data, © CACI Ltd, 2009

Indicator 10. Crime

TYPE:	Contextual
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- 3.60 Camden’s Annual Residents Survey 2010 indicates that crime is the primary concern in for residents (40%), followed by the level of council tax (25%) and lack of affordable housing (23%). However, there has been a reduction of the level of concern accorded to crime, down from 52% in 2006 down to 40% in 2010.
- 3.61 In the 12 months to April 2010, 33,730 crimes were recorded in Camden. This is a slight improvement on the previous 12 months (34,176) and a continued improvement form 2007-08 (35,466) and 2006/07 when 42,435 crimes were reported in Camden.
- 3.62 The planning system and crime prevention through environmental design play an important part in reducing the opportunity for crime and disorder and making the borough feel safer. Development schemes are required to include appropriate design, layout and access measures to help reduce the opportunities for crime and for larger schemes this should be demonstrated through Crime Impact Assessments.
- 3.63 The council provides designing out crime advice on planning applications, wider public realm improvement schemes and works with external partners to target problem sites in the hotspot areas, suggesting improvements to the physical environment. Where design advice is incorporated and schemes are implemented partners frequently report this contributes to a significant reduction in crime and anti social behaviour (ASB) helping to create more attractive places to visit, live in and work within the borough.

Conclusions

- 3.64 Many of the characteristics of Camden outlined above have relevance to planning issues. In particular, Camden’s growing population and the accuracy of available population figures are crucial factors in accurate service planning

and development. High house prices and affordability issues are not new to Camden but continue to be significant, given the polarisation of income and deprivation levels in the borough. Camden's claimant count unemployment rate bottomed out in mid-2008 and has been rising since. Camden currently continues as a significant employment centre. These issues provide the backdrop for the themes discussed in the following chapters.

Key Findings

- Projected population growth of 27,500 people, 13.1% increase to 237,700 persons from 2010 to 2025;
- Projected household growth of approximately 14,000 households, a 14% increase to 111,600 in 2025;
- Employment increased in Camden in 2008. The number of employee jobs has increased by 11% since 2003 and 16% since 1998;
- Over the reporting period April 2009 to March 2010 the number of claimants on unemployment-related benefits rose from 5,339 to 5,929 (+590, 11%);
- Camden's economically active population (resident workforce) is projected to grow by 15,800 between 2010 and 2025, an increase of 14%;
- Camden is among the 43 most deprived local authority districts in England on 3 measures and among the 16 most deprived London borough on all summary measures;
- Camden mean annual household income £39,180, slightly lower than the Greater London average of £39,384, but well above the Great Britain average of £35,006 in 2009;
- The level of concern over crime has decreased for the 5th consecutive year.

4 Place Shaping

- 4.1 Place Shaping is a strategic holistic approach to the way the Council serves different parts of the borough, matching resources to the needs of places. Ideas around Place Shaping have been developing for some time through concepts of area-based initiatives such as neighbourhood renewal, the development of community strategies, the introduction of Local Area Agreements and Comprehensive Area Assessments. The concept was further developed in the 'The Lyons Report on Local Government' (March 2007) which described Place Shaping as: "The creative use of powers and influence to promote the general wellbeing of a community and its citizens". Place Shaping is seen as the responsibility of local government and all the local partners in the public, voluntary and business sectors.
- 4.2 Place Shaping was established as a priority in Camden in 2008 and the approach approved by the Executive in October 2009. A dedicated Place Shaping team links together key council programmes and initiatives such as the LDF spatial strategy, infrastructure planning, property review (Area Reviews), estate regeneration and schools programmes. Place Shaping involves the collaborative working between Council departments and other organisations, particularly:
- Housing,
 - Children, Schools and Families,
 - Property Services,
 - The Homes and Communities Agency (HCA) and
 - Camden Primary Care Trust.

Homes and Communities Agency Single Conversation

- 4.3 The Single Conversation is the overarching strategic forum for discussion of HCA investment in the Borough, drawing together the Council's work across a range of programmes including Estate Regeneration, Area Review, RSL Housing and across a range of HCA funding streams.

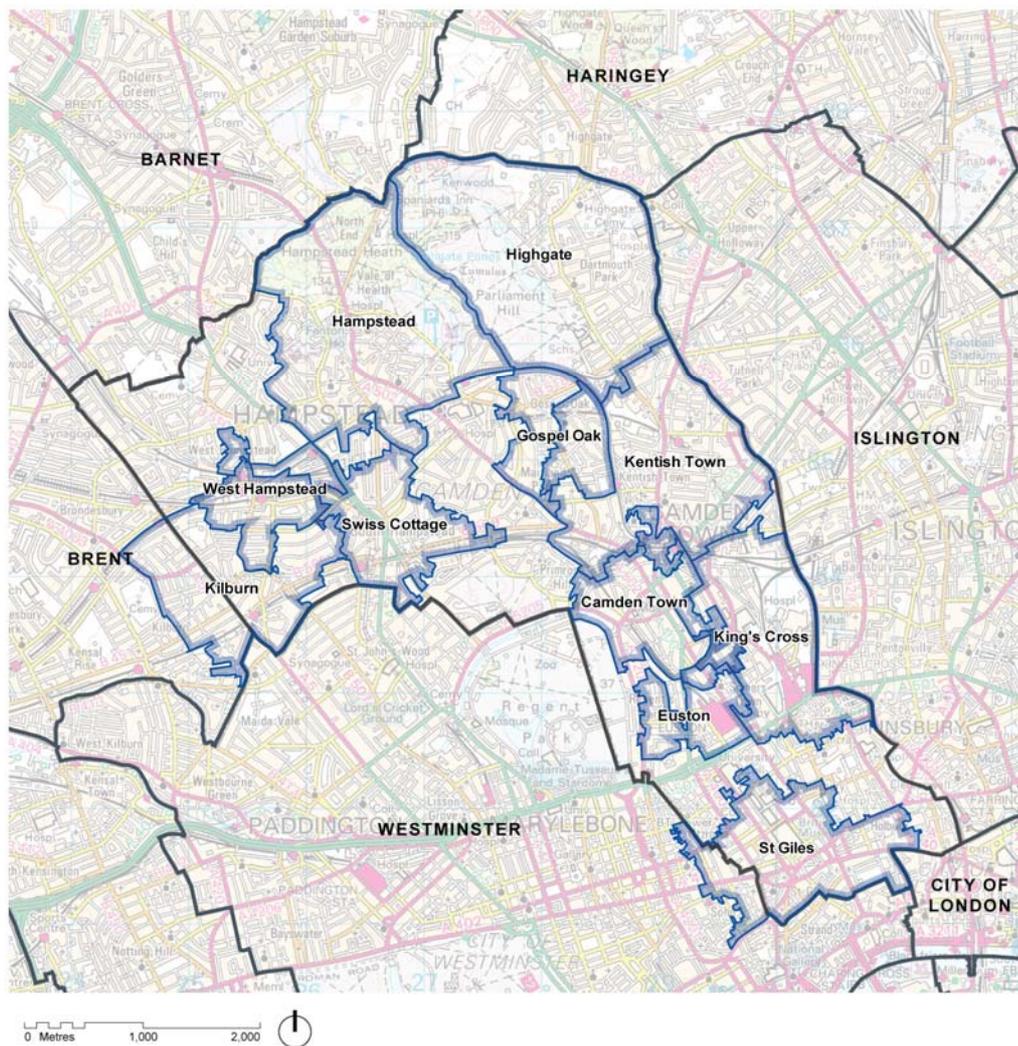
Community Investment Programme and Borough Investment Programme

- 4.4 The Community Investment Programme (CIP) sets out the priorities across the borough for delivery of council services, focusing on housing, health care and schools. The CIP has been amended to take into account the implications of the recent Comprehensive Spending Review and the cancellation of major Government capital programmes such as Building Schools for the Future. A report will go to Cabinet on 1 December setting out the proposed community investment proposals.
- 4.5 The Borough Investment Programme (BIP) sets out Camden's housing investment needs and priorities and will form the basis of the Council's Borough Investment Agreement with the HCA. The BIP is in draft form and will be reported to Cabinet in early 2011. The BIP is a key output of the 'Single Conversation'.

4.6 Eleven areas of focus have been identified which will be used to tailor the way council delivers services to the individual needs of places within the borough. There areas are:

- Camden Town
- Euston
- Gospel Oak
- Hampstead
- Highgate
- Kentish Town
- Kilburn
- Kings Cross
- St Giles
- Swiss Cottage
- West Hampstead

Figure 15. Place Shaping areas of focus



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Place Plans

4.7 The Place Plans set out the visions and priorities for the areas of focus. The Place Plans are prepared with extensive input from ward members and stakeholder groups from the initial key issues stage meaning local people are helping to define vision for their areas. Each Place Plan includes an action plan to be delivered by Council and other organisations including the

Metropolitan Police, Transport for London, Business Improvement District Partnerships and local business groups. The Place Plan for Camden Town is complete and the action plan is being monitored. Work is underway on the Place Plans for a further five areas of focus, with the remainder programmed for late 2010 to early 2011.

5 Local Development Framework Implementation

Key Achievements 2009/10

- Publication of submission draft and submission of Camden's Core Strategy and Development Policies
- Consultation and engagement on preferred options for our Site Allocations LDF document
- Adoption of Euston Area Planning Framework

Monitoring LDS implementation

- 5.1 Camden's Local Development Scheme (LDS) sets out the timetable and programme for the production of the Council's planning policy documents. The current LDS was approved in 2009 and included an updated timetable for the Local Development Framework documents.
- 5.2 This Annual Monitoring Report for 2009/10 monitors the progress of planning policy document production against the milestones set out in the revised version of the Local Development Scheme.

Core Strategy and Development Policies

- 5.3 The Core Strategy is the lead LDF document, setting out the key elements of the Council's planning vision and strategy for the borough. Camden Development Policies supports the Core Strategy by setting out additional planning policies.
- 5.4 The proposed submission versions of both documents were published in October 2009, and they were submitted to Secretary of State on 28th January 2010 in line with the LDS 2009 timetable. A joint public Examination was held with hearing sessions on 11, 12, and 13 May, and 2 June 2010. The Inspector's report was received on 17th August 2010, with the inspector finding the documents sound subject to a limited number of changes. The two documents were adopted by the Council on 8 November 2010.

Site Allocations

- 5.5 Our Site Allocations LDF document sets out the Council's proposals for locations in the borough that are expected to experience significant change. Preferred options for the Site Allocations document were published for consultation in November 2009, in accordance with the LDS 2009. Consultation on additional sites will take place during November/December 2010. Submission of Site Allocations document to Secretary of State is scheduled to take place during June/July 2011.

North London Waste Plan

- 5.6 Camden is preparing the North London Waste Plan with its six partner boroughs in the North London Waste Authority area. Consultation on issues and options for the Plan took place across the seven boroughs in January-February 2008 in line with the published timetable in the then current borough Local Development Schemes. Consultation on preferred options was put back

to allow additional work on the deliverability of sites to be carried out and took place in October-November 2009, rather than January-February 2009 as originally envisaged. Publication of the plan is now timetabled for April 2011.

Supplementary planning documents

- 5.7 Euston Area Planning Framework was formally adopted by the Council in April 2009.

Evidence base

- 5.8 The Council has continued to develop evidence to support the production of its planning policy documents. The following studies were completed in the current monitoring year:

- Camden Infrastructure Study October 2009 (URS) including Student Housing Report October 2009
- Camden Affordable Housing Viability Study September 2009 (DTZ)

- 5.9 These add to the following existing pieces of work that support our emerging LDF documents:

- Camden Housing Needs Study Update 2008 (Fordham Research);
- Camden Retail Study 2008 (Roger Tym and Partners);
- Camden Employment Land Review 2008 (Roger Tym and Partners);
- Camden Open Space, Sport and Recreation Study Review 2008 (Atkins);
- Delivering a Low carbon Camden – Carbon Reduction Scenarios to 2050 (SEA-Renue);
- North London Waste Plan Strategic Flood Risk Assessment 2008 (Mouchel).

- 5.10 North London Strategic Housing Market Assessment (ORS) commissioned by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Westminster in 2009/10 is still under production.

Current planning documents

- 5.11 The statutory 'development plan' for Camden, which forms the basis for our planning decisions, during 2009/10 comprised of:

- Camden Unitary Development Plan (UDP) 2006, which will ultimately be replaced by our emerging LDF documents (also see Saved policies section below); and
- The London Plan 2008 (see below).

- 5.12 In addition, we have produced many other planning policy documents (known as supplementary planning documents or SPD) to provide further guidance on our approach to specific topics, areas or sites. Our current supplementary planning documents are listed below:

- Euston Area Planning Framework (April 2009)
- Hawley Wharf Area Planning Framework (February 2009)

- Revised Planning Guidance for Camden Town – Food, Drink and Entertainment Uses (February 2008)
- Revised Planning Guidance for Central London – Food, Drink and Entertainment, Specialist and Retail Uses (October 2007)
- Camden Town Underground Station Planning Brief (October 2007)
- Camden Planning Guidance (December 2006)
- Sites of Nature Conservation Importance in Camden (Consultation Draft April 2006)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Supplementary Planning Document for West Hampstead - Retail, Food, Drink and Entertainment Uses (September 2005)
- Planning Guidance for Finchley Road / Swiss Cottage - Retail, Food, Drink and Entertainment Uses (February 2006)
- Planning Framework for Tottenham Court Road Station & St Giles High Street Area (July 2004)
- Denmark Place Planning Brief (July 2004)
- Planning Brief for 21-31 New Oxford Street (former Post Office Site) (July 2004)
- Midland Road Site - Land to the rear of the British Library - Planning Brief (October 2003)
- London Electricity Site at 2-16 Betterton Street Planning Brief (April 2002)
- Phoenix Place Planning Brief (April 2002)

The London Plan

- 5.13 As noted above, the London Plan forms part of Camden's development plan. The current version of the London Plan was adopted in February 2008. The Mayor has now started to prepare a Replacement London Plan, a draft of which was published for consultation in October 2009.
- 5.14 In June 2010 the examination in public (EIP) into the draft Replacement Plan, began, chaired by a government-appointed panel. EIP is expected to take place until December 2010. Following the publication of the panel's findings, which are expected in spring 2011, the Mayor intends to adopt the replacement London Plan in late 2011, subject to any directions from the Secretary of State.
- 5.15 On its adoption, the Replacement London Plan will supersede the London Plan 2008 as part of Camden's development plan, sitting alongside the Council's own adopted LDF documents. As published, the Consultation Draft Replacement London Plan is a material consideration in planning decisions, although limited weight should be attached to it at this stage in its preparation.

Table 6. Progress of Development Plan Documents 2009/10

Camden LDF – DPDs	Stage	LDS Milestone	Milestone reached	Commentary
Core Strategy	Consultation on key issues/options	October-November 2007	✓	The Core Strategy Issues and Options report was published in 2007 in accordance with the LDS timetable. Publication of preferred options took place between October and November 2008, later than originally envisaged, to allow further evidence to be gained from partner organisations and infrastructure providers. The submission draft of the Core Strategy was published in October 2009 as envisaged under the LDS 2009 timetable. The Core Strategy and Development Policies were found sound and adopted in November 2010.
	Consultation on preferred options	June-July 2008	✗	
	Publication of submission draft	October 2009	✓	
	Submission to Secretary of State	January 2010	✓	
	Public examination hearing	May 2010	✓	
	Inspector's report	August 2010	✓	
	Adoption by Council	November 2010	✓	
Development Policies	Consultation on key issues/options	October-November 2007	✓	The Issues and Options report for Camden Development Policies was published in 2007 in accordance with the LDS timetable. Publication of preferred options took place between October and November 2008, later than originally envisaged, to allow further evidence to be gained from partner organisations and infrastructure providers. The submission draft of Camden Development Policies was published in October 2009 as envisaged under the LDS 2009 timetable. Development Policies document was submitted to the government at the same time as the Core Strategy, and they were both found sound after examination in public in May/June 2010 and adopted in November 2010.
	Consultation on preferred options	June-July 2008	✗	
	Publication of submission draft	October 2009	✓	
	Submission to Secretary of State	January 2010	✓	
	Public examination hearing	September 2010	✓	
	Inspector's report	December 2010	✓	
	Adoption by Council	March 2011	✓	
Site Allocations	Consultation on key issues/options	June-July 2008	✗	Publication of the Site Allocations issues and options report took place between October and November 2008, later than envisaged to allow further evidence, to be gained from partner organisations and infrastructure providers. Preferred options for Site Allocations were published for consultation in November 2009, in accordance with the LDS 2009. Consultation on additional sites will take place in late 2010.
	Consultation on preferred options	Nov-December 2009	✓	
	Publication of submission draft	August 2010	✗	
	Submission to Secretary of State	December 2010	✗	
	Public examination hearing	March 2011		
	Inspector's report	June 2011		
	Adoption by Council	September 2011		
North London Waste Plan	Consultation on issues/options	January–February 2008	✓	Consultation on preferred options for the North London Waste Plan took place across the seven partner boroughs in January-February 2008 in line with the published timetable. Consultation on preferred options took place in October-November 2009, as opposed to January-February 2009 as originally envisaged, to allow additional work on the deliverability of sites to be carried out.
	Consultation on preferred options	January–February 2009	✗	
	Publication of submission draft	Nov-Dec 2010		
	Submission to Secretary of State	March 2011		
	Public examination hearing	June 2011		
	Inspector's report	September 2011		
	Adoption by Council	December 2011		

Infrastructure provision

- 5.16 Government guidance recommends that councils should identify in their Annual Monitoring Reports how infrastructure providers have performed against the programme for infrastructure set out in support of their Core Strategy, and to reprioritise any assumptions if necessary. The Council commissioned the Camden Infrastructure Study to support the preparation of the Core Strategy by identifying infrastructure needs and provision in the borough, through engagement with delivery partners and other infrastructure providers. The Core Strategy contains a table of key infrastructure programmes and projects, setting out the main items of infrastructure needed to support the strategy.
- 5.17 Since the Core Strategy was not adopted during 2009/10, the Council will not be monitoring progress on infrastructure provision in this report. However, this is something that we will seek to undertake in future reports.

6 Policy Usage, Development Control and Section 106

Introduction

Development control statistics – an overview

- 6.1 This section provides an analysis of planning decisions and subsequent appeal outcomes in Camden. The outcomes of planning decisions can help to identify the need for policy revisions if they are not producing their intended outcomes.
- 6.2 Between April 2009 and March 2010 Camden **received 2,776 planning applications**, 3% less than previous year's 2,850 applications which was also a 38% drop from the 2007/08 figure of 3,938. Over the same period the Council **determined a total of 2,640 planning applications**. This represents a fall of 8% from the number of decisions (2,883) made in the previous year; and 22% less than the number of decisions made during 2007/08. The difference between the number received and number determined can be attributed to two facts. Firstly, applications received in one monitoring year will not always be determined in that same year, and secondly, not all applications that are received will be determined; a significant number will be withdrawn prior to determination. The fall in the number of received planning applications can be attributed to economic recession experienced by the UK and other countries around the world. It should also be noted that figures above for applications received are taken from government's PS1 returns and exclude invalid applications. According to our internal records, during 2009/10 Council received 3,511 planning applications in total but the total number of validated/registered applications is 2,776. It is estimated that between 500 and 700 applications received every year are invalid.
- 6.3 During 2009/10 Camden **approved 85%** of all planning applications. The approval rate is consistent with previous years' figures and it remains above the average for London Boroughs (78%).

Table 7. Planning decisions by type 2005-2010

Period	Major (% of total)	% granted	Minor (% of total)	% granted	Other (% of total)	% granted	All	% granted
2005/06	57 (1.8%)	77%	958 (31%)	83%	2,080 (67%)	85%	3,095	84%
2006/07	45 (1.5%)	84%	928 (30%)	83%	2,076 (68%)	85%	3,049	84%
2007/08	30 (0.9%)	50%	910 (27%)	78%	2,426 (72%)	83%	3,366	81%
2008/09	27 (0.9%)	67%	779 (27%)	83%	2,077 (72%)	85%	2,883	84%
2009/10	45 (1.7%)	71%	868 (33%)	87%	1,727 (65%)	84%	2,640	85%

Source: Development Control, LB Camden

- 6.4 In Camden major¹⁷ developments accounted for less than 2% of decisions (slight increase from previous year), minor¹⁸ developments 33% (11% more

¹⁷ Major developments are those comprising: 10 or more dwellings, or industrial/retail developments of more than 1,000 sq m, or developments on sites of 1 ha or greater.

¹⁸ Minor developments are those under the threshold for major developments

than 2008/09 and 5% less than 2007/08), and other¹⁹ developments 65% (17% less than 2008/09 and 29% less than 2007/08). Householder applications accounted for just 22% of all decisions in 2008/09 (28% in 2008/09 and 2007/08). There has been a 29% drop in the number of householder applications decided in 2009/10 compared with 2008/09 decisions and 40% drop from 2007/08 figures (567 in 2009/10, 795 in 2008/09 against 946 in 2007/08 and 792 in 2006/07). Change of use applications accounted for 5.6% (147) of decisions in Camden, slightly more than 2008/09.

- 6.5 The **overall refusal rate was 15% for full planning permission** and 12% for listed building consent.
- 6.6 This year Camden observed a better performance in decision-making speed when compared to previous years' figures. Camden decided 84% of major applications within 13 weeks (78% in 2008/09 and 93% in 2007/08), 71% minor applications and 81% of other decisions within 8 weeks (61% and 71% in 2008/09). In 2006/07 Camden decided 82% of major developments within 13 weeks, 84% of minor developments and 89% of other decisions within 8 weeks. This year, Camden also performed better than London average (72%) in determining major applications but on average London Boroughs have determined more minor applications and other developments within 8 weeks.
- 6.7 **Camden made 92% of decisions using delegated powers** in 2009/10, 3% less than 2008/09 and 2007/08, and 1% less than 2006/07.
- 6.8 **Camden issued 51 Enforcement Notices** (28 in 2008/09, 56 in 2007/08, and 32 notices in 2006/07), no Breach of Condition Notices (same as last year and 6 in 2007/08) and 15 Planning Contravention Notices (16 in 2008/09, 35 in 2007/08 and 69 in 2006/07). Camden has not issued any Stop Notices for the last three years.
- 6.9 A total of 374 **listed building decisions were made in 2008/09**, down 12% compared with 2008/09 and down 16% from 2007/08. 88% of these applications were granted permission in 2009/10.

¹⁹ Other applications comprise householder applications, those for change of use, those for listed building or conservation area consent, and those applications for advertisement consent.

Table 8. Planning applications by type received Camden

	Camden	%
Dwellings	423	16.0%
Offices, research and development, light industry	110	4.2%
General industry storage warehousing	5	0.2%
Retail distribution, servicing	131	5.0%
Gypsy and Traveller pitches	0	0.0%
All other major and minor developments	244	9.2%
Mineral Processing	0	0.0%
Change of Use	147	5.6%
Householder developments	567	21.5%
Advertisements	182	6.9%
Listed building consents (to alter/extend)	365	13.8%
listed building consents (to demolish)	9	0.3%
Conservation area consents	36	1.4%
Certificate of lawful development	421	15.9%
Notification	0	0.0%
Total	2,640	100.0%

Source: Development Control Statistics – England, CLG October 2009

Appeals analysis

- 6.10 This section provides an overview of appeal decisions in Camden and goes on to analyse how effective policies have been when tested at appeal in 2008/09. Often any single appeal will examine more than one policy; however, figures provided here refer to the policies which feature as the Inspectors' principal reason for decision, regardless of the fact that many more policies may feature. This analysis demonstrates to what extent the inspector agrees with the analysis and interpretation of the council's planning officer in a given planning application.
- 6.11 Of the total number of applications going to appeal during 2009/10 42 (34%) were upheld/allowed, and 83 (66%) were dismissed. The percentage of appeals being allowed is below that of 2007/08 (44%) but higher than that of last year's (27%). The majority (61%) of appeals decided were in relation to a refusal of planning permission, 6% in relation to a listed building consent, 6% in relation to conservation area consent, 16% were in relation to an enforcement notice, and 2% in relation to tree applications.

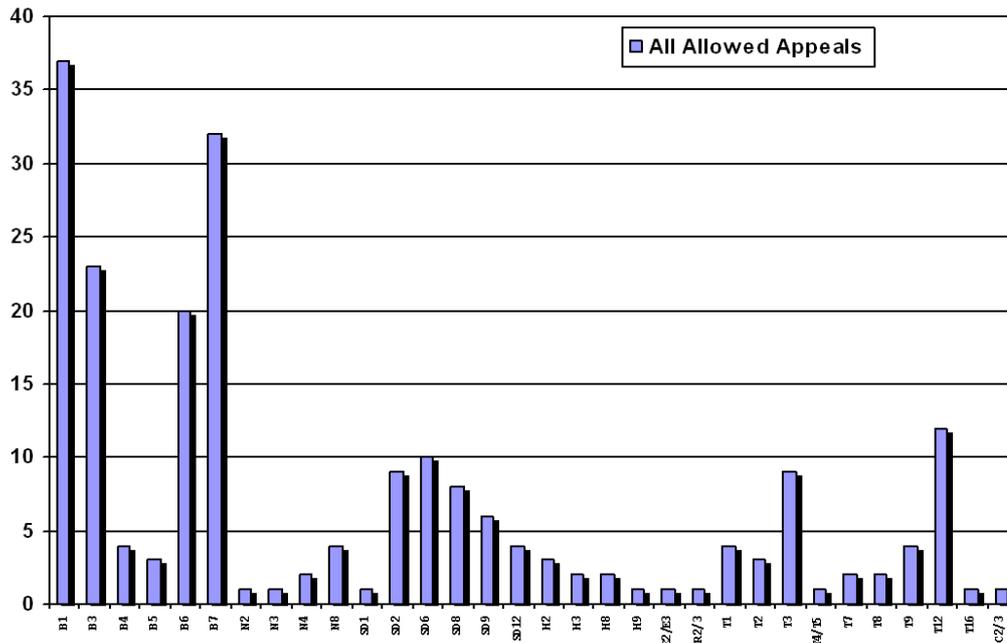
Table 9. Appeal decisions 2005/10

	Total	Dismissed	%	Upheld/Allowed	%
Camden 2005/06	168	122	73%	46	27%
Camden 2006/07	124	90	73%	34	27%
Camden 2007/08	137	77	56%	60	44%
Camden 2008/09	128	93	63%	35	27%
Camden 2009/10	125	83	66%	42	34%

Source: Planning Appeal Analysis for Development Control, 11 November 2010, LB Camden.

- 6.12 The Graph below shows all allowed appeals by UDP Policy

Figure 16. Frequency of UDP Policy Allowed 2009/10 and 2010/11 Q1/2



6.13 The graph demonstrates that by far the largest number of appeals relates to the UDP B policies that concern material considerations associated with the built environment, in particular B1 (General design principles), B7 (Character and appearance of conservation areas), B3 (Alterations and extensions), and B6 (Listed buildings). The second most significant policy consideration is SD6 (Amenity for occupiers and neighbours). It is noted that Inspectors have allowed a large number of appeals in conservation areas, suggesting that the Council may be taking too hard a line, although other performance considerations like split decisions and committee overturns should be taken into account.

6.14 The incidence of other SD policies and transport policies is attributable to the number of larger schemes that have associated reasons for refusal relating to matters that would have been the subject of a S106 had permission been granted. In most cases the appellant seeks to negotiate a S106 agreement as part of the appeal process or presents a S106 unilateral undertaking. Consequently, the appeals rarely turn on these policies and the figures should not be taken as representative of a general failure rate.

Section 106 Agreements Signed in 2009/10

6.15 This section examines the number of section 106 agreements signed but not necessarily implemented. A proportion of schemes will never be built, for example a developer may sell a property with planning permission.

6.16 A total of 233 Section 106 agreements were signed containing 734 obligations (heads of terms) as shown in Table 10 below. This is a significant increase on 2008/09 period in which 145 agreements were signed containing 364 obligations. The table shows all types of obligation with five or more instances in 2009/10. There are an additional 121 obligations with four or less instances in 2009/10 to address site specific issues.

Table 10. Section 106 obligations negotiated in 2008/09 and 2009/10

	2008/09	2009/10
Total clauses	364	734
Car free and car capped	112	145
Construction management plan	41	84
Highway contributions	24	69
Sustainability plan	21	47
Level plans		43
Open space contribution	21	28
Education contribution	20	25
Variation		23
Local employment		21
Travel plan	7	25
Servicing management plan	10	20
Affordable housing		16
Local procurement		13
Energy efficiency and renewable energy plan	2	21
Lifetime homes	7	10
Phasing		10
Community facilities contribution	3	7
Pedestrian signage contribution		6

Source: Planning Information Team LB Camden

- 6.17 Table 11 below shows the contributions negotiated in 2009/10 in Section 106 Agreements. A large proportion of the contributions negotiated were for highways and street works required to restore the public highway following construction damage and to accommodate new building arrangements.

Table 11. Section 106 financial contributions negotiated in 2008/09

	2008/09		2009/10	
Highways and street works	£	1,209,971	£	2,293,899
Environment and open space	£	478,886	£	1,126,486
School places	£	577,073	£	956,558
Regeneration	£	185,000	£	734,958
Affordable housing	£	65,000	£	260,000
Community facilities	£	93,000	£	93,000
Other	£	53,600	£	90,000
Regeneration	£	-	£	58,000
Other mitigation and environmental works	£	-	£	30,000
Street trees	£	-	£	28,163
Public transport improvements	£	-	£	25,000
D1 and leisure facilities	£	100,000	£	15,030
Monitoring and other planning costs	£	-	£	7,325
Total	£	2,762,530	£	5,718,418

Source: Planning Information Team LB Camden

- 6.18 The largest scheme in terms of financial contributions negotiated in 2009/10 was 132-142 Hampstead Road (Planning Ref. No. 2009/2827/P). This scheme is an outline application to provide 23,863sq m B1 floorspace, 2,125sq m B8 warehousing and 6,560sq m C3 residential in two separate buildings of approximately 7 storeys. This scheme will generate contributions totalling £1,253,724. This includes:

CrossRail contribution	£ 800,720
Community facilities contribution	£ 150,000
Employment and training	£ 150,000
Highways and street works	£ 113,004
Public art	£ 80,000
Pedestrian signage	£ 10,000

Source: Planning Information Team LB Camden

Section 106 Agreements contributions Received in 2009/10

- 6.19 Trends in financial contributions received are difficult to predict as they result from development coming forward within the private sector. In Camden a small number of large schemes have created great variance between the sums received in each year.
- 6.20 It should be noted that these contributions may be paid in one financial year with the spending scheduled years into the future. Furthermore assessment of the community benefits gained from Section 106 agreements should not be derived from the financial contributions alone. Indeed many highly beneficial agreements require developers to provide community benefits such as affordable housing directly (in kind) with no money being paid to the Council.
- 6.21 In 2009/10 Camden received approximately £3.2 million and spent almost £2.7 million in Section 106 contributions. This is the largest annual spend on s106 contributions to date. Table 12 below shows the financial activity from 2002/03 to 2009/10.

Table 12. Section 106 financial activity 2002/03 to 2009/10

Year	Opening Balance £000s	Received in Year £000s	Expenditure £000s	Closing Balance £000s
2002/03	£2,995	£3,238	£426	£5,807
2003/04	£5,807	£804	£1,412	£5,199
2004/05	£5,199	£2,264	£1,693	£5,770
2005/06	£5,770	£1,566	£915	£6,421
2006/07	£6,421	£3,007	£1,582	£7,846
2007/08	£7,846	£8,689	£628	£15,908
2008/09	£15,908	£3,547	£1,291	£18,164
2009/10	£18,164	£3,216	£2,730	£18,650

Source: Planning Information Team LB Camden

- 6.22 In the period 2009/10 the scheme at 126-144 Euston Road, The Former Elizabeth Garrett Anderson Hospital (Planning Ref. 2007/3736/P) was the highest contributing single scheme with receipt of contributions totalling £ 589,396. This included:

Highways and street works	£ 345,000
Parks and open spaces	£ 122,360
Community facilities	£ 100,000
School places	£ 22,036

Source: Planning Information Team LB Camden

- 6.23 The second highest contributing scheme in 2009/10 was King's Cross Station (Planning Ref. No. 2006/3387/P) with a single contribution totalling £576,592 for environmental improvements.

7 Housing

Key Findings

- Camden has exceeded its overall London Plan housing target by 315 units in 2009/10;
- Camden on course to meet five year housing supply;
- Significantly exceeded strategic target for returning vacant dwellings to residential use;
- Net increase in non self-contained accommodation;
- Mix of dwelling completed commensurate with housing waiting list;

Introduction

- 7.1 Housing is the priority land use in the Unitary Development Plan. Camden will seek to supply and protect housing in the borough for existing residents as well as plan for the future growth of the population.

Indicator 11. Plan period and housing targets

TYPE:	Core H1
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	Please see Table 13
TARGET MET:	Yes

Indicator 12. Net additional dwellings – in previous years

TYPE:	Core H2(a)
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	No target
TARGET MET:	Not applicable

Indicator 13. Net additional dwellings – for the reporting year

TYPE:	Core H2(b)
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	437 self contained (London Plan) 435 self-contained (NI 154 - LAA)
TARGET MET:	No

Indicator 14. Net additional dwellings – in future years

TYPE:	Core H2(c)/National 154/LAA/National 159
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	437 self contained per annum (London Plan) 435 self-contained per annum (NI 154 – LAA 2008/11)
TARGET MET:	On course to meet both targets

Indicator 15. Managed delivery target

TYPE:	Core H2(d)
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	To keep the annual managed delivery target below the annual housing target set by the London Plan
TARGET MET:	No

- 7.2 The housing trajectory relates to the creation of self-contained dwellings through the planning process. The annual target for 2007/08 to 2016/17 is 437 (595 including non-self contained and returned from vacant). Camden recorded 423 self-contained dwellings completed in 2009/10.
- 7.3 The GLA and GOL advised all London local authorities to carry their existing housing targets forward as indicative figures for the foreseeable future. Following this advice, Camden carried forward the housing target up to end of Camden's Core Strategy plan period. In October 2009, the GLA published a consultation draft of the revised London Plan. In the revised draft London Plan Camden's proposed annual average housing provision monitoring target for 2011/21 is 665 units. This draft target is made up of 500 conventional self-contained units and 165 non self-contained units. However, 665 is a draft target and will not be taken on board until the revised London Plan is adopted.
- 7.4 Table 13 shows the targets for housing. Table 14 and Table 15 display the housing capacity achieved in Camden up to 2009/10 and gives a projection of likely provision set against the GLA housing target. Figure 17 illustrates that Camden is on target of meeting and exceeding the London Plan target before the end of the plan period.

Table 13. Plan period and housing targets

Indicator	Plan Period	Total Housing Required	Source of Plan Target
H1 (a)	1/4/2007 to 31/3/2017	5,950 self-contained dwellings (4,370 self-contained)	The Mayor of London's Spatial Development Strategy (London Plan)
H1 (b)	1/4/2017 to 31/3/2025	4,760 self-contained dwellings (3,496 self-contained)	Joint advice note by Government Office for London and Greater London Authority
H1 (c)	01/04/2008 to 31/03/2011	1,305 self-contained dwellings (435 per year)	Local Area Agreement

Table 14. London Plan Housing Provision Annual Target and 2009/10 Provision

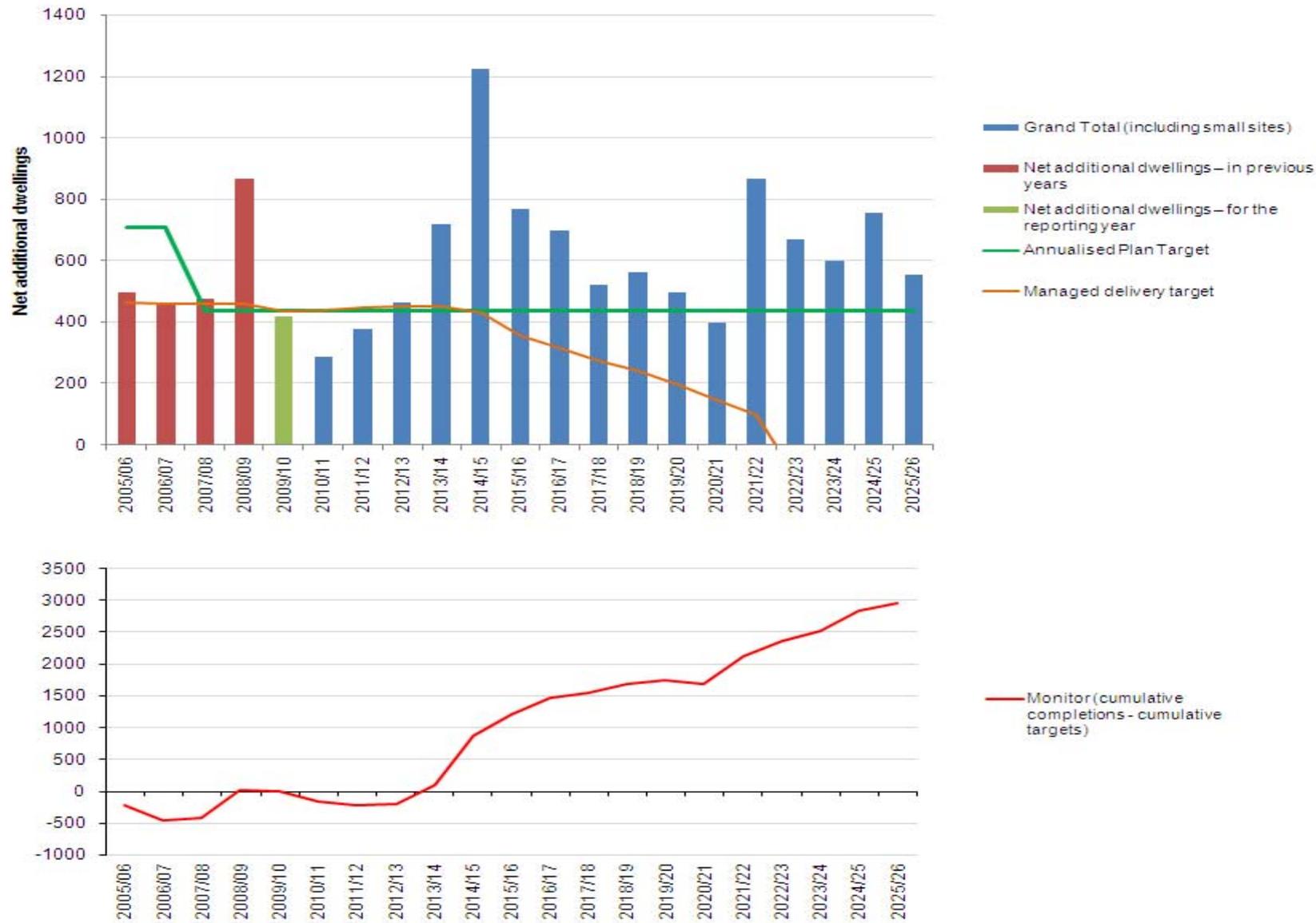
Plan Period	London Plan Target	2009/10 Camden Provision
Conventional Supply	437	423
Non self-contained household spaces (e.g. Halls of residence, hostels)	100	46
Long-term vacant properties returned to use	59	441
Total	595	910

Table 15. Housing Trajectory

Indicator		2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H2(a)	Net additional dwellings – in previous years	495	461	478	868																	
H2(b)	Net additional dwellings – for the reporting year					420																
	Allocated Sites						0	47	155	226	527	475	446	313	367	300	100	461	280	324	404	280
	Emerging Sites						0	45	22	207	413	295	57	13	0	0	100	132	115	0	74	0
	Permissions						285	285	285	285	285											
	Windfall Projection (small sites)												196	196	196	196	196	196	196	196	196	196
H2(c)	Net additional dwellings – in future years						285	377	462	718	1,225	966	699	522	563	496	396	869	671	600	754	556
H2(c)(i)	Area (in hectares)					3.623	4.989	4.769	4.464	5.264												
H2(c)(ii)	Annualised Plan Target	709	709	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437
	Cumulative Annualised Planning Target	709	1,418	1,855	2,292	2,729	3,166	3,603	4,040	4,477	4,914	5,351	5,788	6,225	6,662	7,099	7,536	7,973	8,410	8,847	9,284	9,721
	Cumulative Completions	495	956	1,434	2,302	2,722	3,007	3,384	3,846	4,564	5,789	6,559	7,258	7,780	8,343	8,839	9,235	10,104	10,775	11,375	12,129	12,685
	Monitor (cumulative completions - cumulative targets)	-214	-462	-421	10	-7	-159	-219	-194	87	875	1,208	1,470	1,555	1,681	1,740	1,699	2,131	2,365	2,528	2,845	2,964
H2(d)	Managed delivery target	463	461	461	460	436	437	448	453	452	430	357	316	274	243	197	147	97	-96	-351	-827	-2408

Source: Development Monitoring & Sites Development Team LB Camden

Figure 17. Camden’s Housing Trajectory November 2010



- 7.5 In July 2005 draft Early Alterations to the London Plan for housing were published following completion of the 2004 London Housing Capacity Study. The revised housing capacity figure reduced the Camden target to 437 (conventional). Camden's previous targets were for 681 self contained units between 1997 to 2001 and 709 units between 2002 and 2006. These targets were based on capacity estimates on five-yearly terms.

Table 16. 2004 London Housing Capacity Study - Housing targets, 2007/08 to 2016/17

	Camden	Annual	%
Large Site Capacity	1,432	143.2	24%
Small Site Allowance	2,940	294	49%
Conventional Capacity (Large and Small site)	4,372	437	73%
Non Self-contained	998	99.8	17%
Vacants	602	60.2	10%
Non conventional Capacity (Non self- contained and vacant)	1,600	160	27%

Source: Housing Capacity Study 2004

- 7.6 The 2004 Study has been replaced by the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 and the updated housing targets are incorporated into the draft replacement London Plan for publication. However, this is a draft target and will not be assessed against until the revised London Plan is adopted
- 7.7 To inform and underpin Camden's five-year housing land supply the Council has undertaken the following tasks:
- Assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented;
 - Assessed land availability by identifying buildings or areas of land that have development potential for housing, including those within mixed use developments, and the potential level of housing that can be provided on identified land;
 - Evaluated past trends in windfall land coming forward for development and estimated the likely future implementation rate;
 - Identified constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 7.8 As a result, in calculating how much land is required to meet our housing target, Camden has estimated that the total amount of windfall housing will remain relatively constant throughout the plan period, although the housing trajectory will be annually reassessed. The proportion of dwellings being created on identified sites however will fluctuate.
- 7.9 The 5 year supply of deliverable sites (National Indicator 159) follows CLG assessment criteria where we have identified sites that have the potential to deliver housing during the following 5 years. Potential sites include those that are allocated for housing in the Development Plan, sites that have planning permission (outline or a full planning permission that has not been implemented) and specific sites which were assessed in the Site Allocations preferred approach consultation document that have the potential to make a significant contribution to housing delivery during the 5 year period.

- 7.10 Taking into account all of the sources mentioned above, **Camden's five-year supply (2010/11 – 2014/15) of deliverable sites for housing amounts to 3,748 units (or 750 units per annum)**. This exceeds the target of 437 units per annum. Table 17 outlines the proposed sites that Camden expects to be developed in the next five years. Permissions are unallocated sites that had planning permission at the end of March 2010. They include 28 sites that each provide 10 additional homes or more and have been assessed as deliverable: 18 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 953 homes in total. However sites providing fewer than 10 dwellings represent over 90% of existing permissions and more than 35% of net additional homes, and it would not be feasible to predict delivery dates for individual sites at that scale. To calculate the deliverable number of homes, existing small-site permissions have been discounted by the past ratio of completions to permissions for small sites (77%). Sites with permission for less than 10 additional homes are expected to deliver 421 homes in total. The total number of deliverable homes (1,424) has been divided equally between the 5 years from 2010/11 to 2014/15, giving 285 net additional homes per year. Since NI 159 analysis covers the next 5 years, it does not include permissions analysis for 2015/16.

Table 17. Five year housing delivery 2011/12 – 2015/16

Address	Ward	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Kings Cross Railway Lands	St Pancras and Somers Town		50	100	250	250	650
187-99 West End Lane NW6 (West End Lane 1)	West Hampstead				90	90	180
Phoenix Place WC1	Holborn and Covent Garden					135	135
Hawley Wharf	Camden Town with Primrose Hill			50	50		100
Middlesex Hospital Annex, Cleveland St WC1	Bloomsbury				93		93
BHS Warehouse, 132-40 Hampstead Rd, NW1	Regent's Park			76			76
Elizabeth Garrett Anderson Hospital, 124-54 Euston Rd WC1	St Pancras and Somers Town	47					47
154 Loudoun Road	Swiss Cottage		42				42
Kingsway College, Grays Inn Rd, Sidmouth St WC1	King's Cross		37				37
Former BR Staff Club, College Lane	Kentish Town				30		30
Land adjacent to Barrow Hill Reservoir, St Edmunds Terrace	Swiss Cottage		15				15
14 Blackburn Road	West Hampstead				14		14
1 Dumpton Place & Rear of Gloucester Avenue	Camden Town with Primrose Hill		11				11

Allocated Sites Total	47	155	226	527	475	1,430
Emerging Sites	45	22	207	413	295	982
Permissions	285	285	285	285		1,140
Projected Completions	377	462	718	1225	770	3,552
PLAN - Strategic Allocation (annualised)	437	437	437	437	437	2,185

Source: Sites Development Team, Policy and Information Team, LB Camden

Indicator 16. Percentage of new and converted dwellings on previously developed land

TYPE:	Core
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	All dwellings on previously developed land
TARGET MET:	Yes

- 7.11 Previously developed land is that which is or was occupied by a permanent structure. The definition excludes land in built-up areas which has not been developed previously, e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings.
- 7.12 All new residential dwellings have been built on land designated as 'previously developed land'. Notably, all other types of development were also built on previously developed land.

Indicator 17. Affordable housing completions (gross and net)

TYPE:	Core
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	50% of all housing in schemes of 10 dwellings or more to be affordable
TARGET MET:	Yes

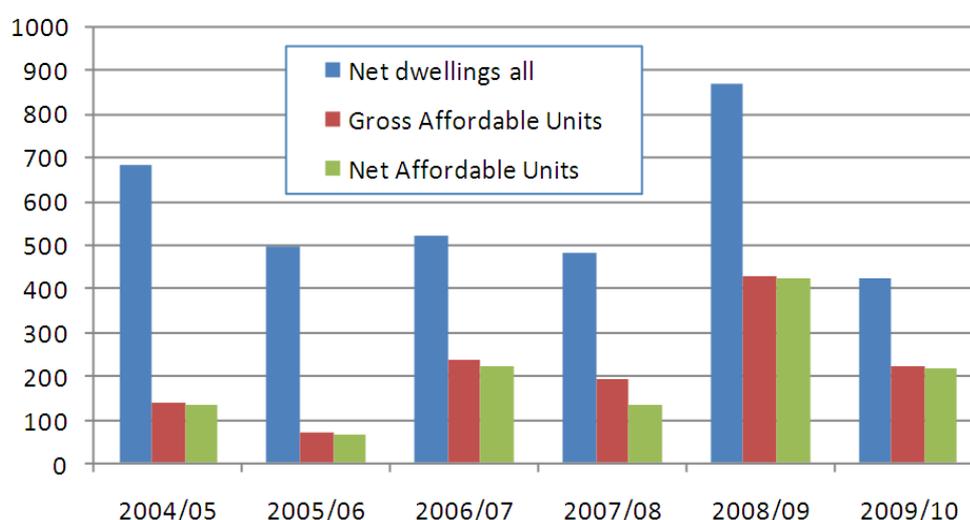
- 7.13 The Further Alterations to the London Plan were published by the Mayor on 19 February 2008, when they became part of Camden's development plan. London Plan Policy 3A.11 expects that affordable housing is provided on sites with a capacity to provide 10 or more homes. This supersedes the 15-unit threshold in UDP policy H2 although the rest of the policy remains. The impact of this policy change will not be observed immediately. As a transitional arrangement we have included both thresholds in this year's analysis of affordable housing.
- 7.14 The Council expects residential developments providing 10 or more units to make a contribution to the supply of affordable housing. The Council negotiates on the basis of a target of 50% affordable housing for each development, taking into account factors that it considers to affect the suitability of the site.
- 7.15 Notwithstanding the above, it should be made clear that the onus is on the applicants to provide a thorough viability statement outlining why the 50% target of the London Plan and/or provision on-site of affordable housing cannot be met.

- 7.16 **In 2009/10, 219 affordable dwellings were completed, 32% of the total number of completed dwellings.** These are gross figures and do not reflect loss of existing residential units on sites.
- 7.17 However, if we only consider schemes of 10 or more units, then the percentage of affordable housing provided increases to 56% exceeding our affordable housing target above.
- 7.18 It should be noted however, the high proportion of affordable housing constructed relative to that granted planning permissions is likely to be in part be due to some market schemes being put on hold due to the current economic situation, while schemes that include affordable housing are still coming forward for development.

Table 18. Affordable Housing completed, 2004/05 to 2009/10

Financial Year	Total number of completed dwellings		Affordable Housing Completed	
	Gross	Net	Gross	Net
2004/05	n/a	680	137	133
2005/06	n/a	495	67	62
2006/07	775	518	233	219
2007/08	839	478	192	132
2008/09	1052	868	427	422
2008/09	672	423	219	214

Figure 18. Affordable Housing completed, 2004/05 – 2009/10



Source: Development Monitoring, LB Camden

- 7.19 Furthermore, **more than 99% of affordable housing completed was in schemes of 10 dwellings or more.** This is in contrast to the profile of total number of dwellings completed overall in Camden, in which 58% were in schemes of 10 dwellings or more. Table 19 below illustrates that 60% of units in schemes of 10 dwellings or more were affordable. In contrast overall affordable housing only contributed to about 33% of all proposed gross units. Difference in affordable housing across all completed units can be explained by the number of completed units in schemes of less than 10 dwellings (282 units), where securing affordable housing is very difficult.

Table 19. Affordable housing by number of dwellings in development completed 2009/10 (Gross)

Scheme size	Residential Units	Residential Units %	Affordable Housing	Affordable Housing %
15 and over	363	54%	218	60%
10 to 14	27	4%	0	0%
Under 10	282	42%	1	<1%
Grand Total	672	100%	219	33%

Source: Development Monitoring, LB Camden

- 7.20 As in 2008, Camden's Annual Resident Survey (ARS) 2009 highlighted the lack of affordable housing as a major concern among Camden residents and the third biggest issue within the borough after crime and council tax.

Indicator 18. Vacant dwelling returned to use

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	Meeting and exceeding the strategic target for returning vacant dwellings to residential use
TARGET MET:	Yes

- 7.21 The London Plan target for Camden was to return 60 dwellings to use for the period 2008/09. Camden managed to return from vacant 441 dwellings exceeding the 250 target for 2009/10. Targets for returning vacant dwellings to residential use in 2010/11 and 2011/12 are 255 and 260 respectively. However, although properties are being returned to use, other properties are becoming vacant. According to Camden's Housing Strategy Statistical Appendix 2010, as of 1 April 2010 there were 562 properties that have been vacant for more than 6 months. This represents an additional 18 vacant units to last year's figures and an additional 71 vacant units when compared to 2007/08 figure of 491.

Indicator 19. Non self-contained units

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	Gain of 100 non self-contained dwellings a year
TARGET MET:	No

- 7.22 In 2008/09, 450 non self-contained units were gained (net) in Camden, mostly through student accommodation. During 2009/10 however, 54 non self-contained student bedrooms were completed and 8 hostel bedrooms lost. This represents a significant fall from 2008/09 and 2007/08 figures (470).
- 7.23 The Housing Capacity Study 2004 identifies that Camden should be achieving 100 non self-contained dwellings per year (17% of the overall target that includes both conventional and unconventional). This study classifies non self-contained units as development of residential units that do not fall within planning use class C3 (dwelling houses). The average annual allowance has been assessed based on data from the London Development Monitoring System (1996-2002).

- 7.24 The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009, a regional study with data and outputs at borough level, was produced collaboratively by the GLA and the London boroughs during 2008 and 2009. That report identifies for Camden a non self-contained unit capacity of 1647 units from 2011 to 2021. This target will form part of the revised London Plan which is currently in its draft form.

Indicator 20. Net change in hostels and care homes

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	No net loss of hostel or care home accommodation
TARGET MET:	No

- 7.25 Camden's UDP was prepared between 2003 and 2004, and adopted in 2006. Over the last 4 years, the Council has been developing new strategies for the support of older people, homeless people and vulnerable people. These will be reflected in Annual Monitoring Reports from 2011, following adoption of the Local Development Framework's Core Strategy and Development Policies. Current monitoring targets and indicators for hostels and care homes relate to UDP policies H9 and H10. These policies provide for the development of new hostels and care homes in suitable locations. Policy H9 also seeks to resist the net loss of hostel accommodation. Proposals relating to youth hostels and other tourist facilities are assessed in terms of a separate policy C5.
- 7.26 The Council manages or supports hostels to accommodate homeless people and some other groups of vulnerable people. Camden also works to prevent homelessness and has begun to operate a number of housing 'pathways', providing relatively short-term accommodation, equipping people for independent living, and helping them to find more settled accommodation. Since 2005, Camden has reduced the number of homeless households in temporary accommodation from almost 2,000 to approx 900 (July 2009), meeting and exceeding Government targets for a 50% reduction by 2010²⁰. Consequently, we expect a reduced need for hostel places, and changes in the type of accommodation required.
- 7.27 Care homes in the Borough provide mostly for older people or for people suffering from mental illness. The Council now aims for people to live as independently as possible, providing the support necessary for people to remain in their own homes or in sheltered housing. However, Camden recognises that a higher proportion of older people will need nursing support in the future, and that a growing number of people with mental illnesses need intensive support. New care provisions for older people will involve 'extra care' homes, providing residential and nursing care together. To provide these, Camden expects to develop some existing and new care home sites, and decommission some existing homes²¹. Provision for people with mental illnesses is expected to involve remodelling existing facilities with a limited amount of new development.

²⁰ Moving on and Up: Moving On and Up: Strategy for Providing Accommodation for Homeless People – Report to Camden Executive 22-07-09

²¹ Homes for Older People – Report to Camden Executive 23-07-08

- 7.28 In the context of these changing strategies for supported housing, targets based on the UDP policies cannot always be met. From 1 April 2009 to 31 March 2010 Camden observed a net loss of 8 hostel bedrooms. Last year we have also reported loss of 77 hostel bedrooms. In fact during the last four financial years we have only observed gains in one year (2007/08) which was for 36 units. However, these statistics don't reflect any improvements/refurbishments made to existing hostel or care home accommodations.

Indicator 21. Lifetime Homes and wheelchair accessibility dwellings

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	New housing to be 100% Lifetime Homes standard and 10% wheelchair housing
TARGET MET:	No

- 7.29 Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore, policy H7 seeks for all new development to be built to Lifetime Homes standard²² and for 10% of all new housing to be wheelchair accessible.²³ Starting from 1 April 2008 Camden has formally started to collect data on both Lifetime Homes and wheelchair units from planning permissions. However, this indicator focuses on completed units therefore we will not be able to get full results until all new units given planning permission in 2008/09 are completed. As a temporary measure all new units completed during 2009/10 were checked and 150 out of 443 new builds²⁴ were found to be designed to Lifetime Homes standards. This equates to 34% of all new build housing completions. Last year we have reported 469 out of 661 as designed to Lifetime Homes standards which represented 71% of all new builds. It is anticipated that the percentage will increase in future years.

Indicator 22. Mix of dwellings in developments

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	To secure a range of housing types to meet housing needs
TARGET MET:	Yes

- 7.30 The Housing Needs Survey has identified needs for a range of housing to cater for the population of Camden. Camden aims to secure a range of suitable housing types, as well as a range of tenures. The Council's Unitary Development Plan Policy H8 states that Camden "will only grant planning permission for residential development that provides an appropriate mix of unit size".
- 7.31 Table 20 shows that **38% of all dwellings completed in 2009/10 are one bedroom dwellings, 35% two bedrooms and 25% three or more bedrooms**. Overall there is a good mix of housing sizes across all tenures.

²² see Camden Planning Guidance 24.1- 24.10

²³ see Camden Planning Guidance 24.12- 24.14

²⁴ New builds exclude conversion and units resulting from change of uses.

2007/08	65	4	3	2	0	75	-106 ²⁵
2008/09	32	1	0	1	1	34	-43
2009/10	36	3	2	0	0	41	-48

Source: Development Monitoring, LB Camden

Indicator 24. Net additional pitches (Gypsy and Traveller)

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	No net loss of gypsy traveller sites
TARGET MET:	Yes

- 7.35 Measures in the Housing Act 2004, requiring local authorities to include Gypsies and Travellers in the Accommodation Needs Assessment process, and to have a strategy in place which sets out how any identified needs will be met as part of their wider housing strategies, came into force on 2 January 2007. There are two permanent gypsy and traveller sites in the borough providing five pitches. These sites (105 Camden Street NW1 0HS and 96 Castlehaven Road NW1 8PU) are managed by Camden Council. In addition, there is a privately owned site for travelling show people at the Vale of Health. Camden's policy H11 ensures that any additional sites provide appropriate living accommodation in suitable locations. **In 2009/10 there was no loss of gypsy accommodation in the borough.**

Conclusion

- 7.36 Camden has been very successful in attaining the housing target set, exceeding the overall target in 2009/10 by 315 dwellings, while also contributing to the affordable housing needs of Camden residents. Careful assessment of future growth in terms of identifying appropriate sites for future growth will be a primary aim for future policies. The five year housing land supply identifies that Camden will be able to provide a sufficient amount of housing for the next five years to meet it's target. This will be reassessed every year. Actual need for non self-contained and special needs accommodation for residents and future residents of the borough should be continually assessed instead of simply working toward the target. The mix of units has also shown that Camden is attaining a level of accommodation appropriate to the housing needs of the borough.

UDP Aims	<ul style="list-style-type: none"> • Meeting the housing needs of Camden's population • Producing an environmentally sustainable pattern of land use and reducing the need to travel • Balancing the needs of residents with the Borough's London wide role
Relevant UDP Policies	H1, H2, H3, H4, H6, H7, H8, H9, H10, H11
Relevant	<ul style="list-style-type: none"> • Camden Together: Camden's Sustainable Community

²⁵ Loss of 106 units include the conversion work which was carried out in Levita House where 60 flats were converted into 44 resulting in a net loss of 16 units.

Documents	Strategy <ul style="list-style-type: none">• Housing Strategy 2005-2011• London Plan, Housing Capacity Study 1999 and 2004• Planning Policy Statement 3: Housing
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8 Sustainable Development

Key Findings

- 51 section 106 agreements were signed requiring the preparation of a sustainability plan, more than double of what was reported in 2008/09
- Camden ranked third (lowest emissions) out of all Greater London boroughs for domestic CO2 emissions per capita;
- Fewer completed mixed use developments compared with 2008/09;
- No new waste management facilities were constructed in 2009/10; Work of the NLWA continues with Camden as lead borough;
- Recycling rate has increased but just under the 2009/10 target;
- The total amount of waste produced in the borough is down compared with 2008/09;
- Air pollution targets were met for 7 pollutants out of the 9 measured;
- Improvements to monitoring systems on renewable energy in major developments are under consideration;
- No planning permissions were granted contrary to the advice of the Environment Agency (on flood defence and water quality grounds) in 2009/10.

Introduction

- 8.1 The UDP seeks to promote sustainability by reducing the need to travel, promoting sustainable building design and minimising resource use. This chapter specifically considers policies relating to environmental sustainability.
- 8.2 The indicators in this chapter aim to measure the direct impact of planning policy. This is done through a combination of development monitoring and the use of wider, secondary, data to ascertain 'significant effects'.

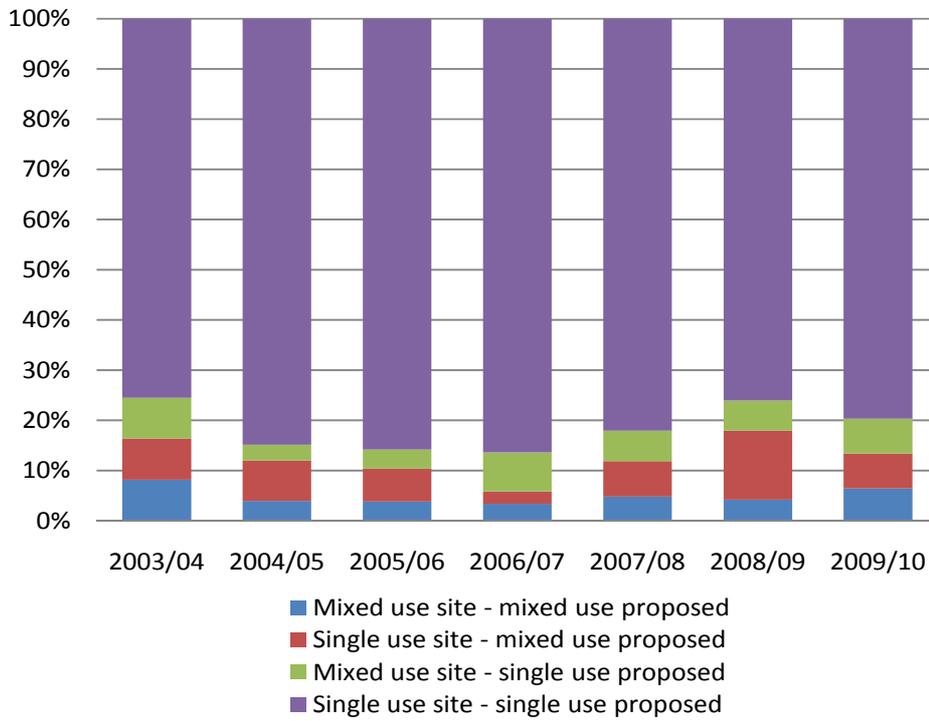
Indicator 25. Total number of mixed use developments completed in the borough

TYPE:	Local
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 single use sites
TARGET MET:	No

- 8.3 Mixed use developments, combining homes, jobs and local services, provide a positive contribution to the achievement of sustainable development by reducing the need to travel. The Council promotes the development of mixed-use schemes through UDP policy SD3.
- 8.4 In 2009/10 new mixed-use development ('single use site – mixed use completed) have represented 7% of applications compared with 14% for with last year but mostly inline with completions reported to 2003/04. Figure 20

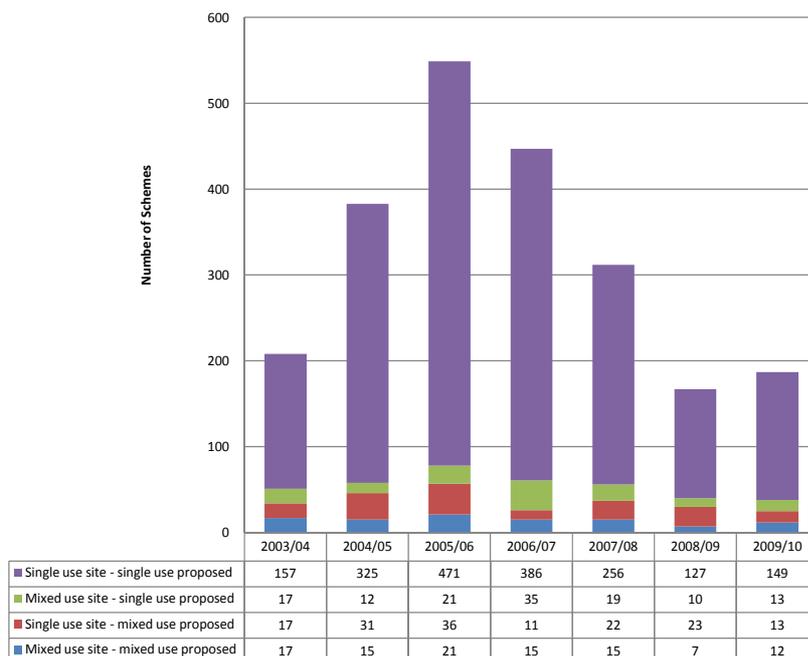
shows the overall numbers of mixed use schemes. This may be due to the smaller number of major housing developments completed during 2009/10.

Figure 19. Type of Scheme completed 2003/04 to 2009/10



Source: Development Monitoring, LB Camden

Figure 20. Type of Scheme completed 2003/04 to 2009/10 (overall figures)



Source: Development Monitoring, LB Camden

Indicator 26. Number of sustainability plans secured through Section 106 agreements

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	All relevant developments to include a sustainability plan
TARGET MET:	Yes

- 8.5 Through the application of UDP policies B1 (General Design Principles) and SD9 (Resources and Energy) Camden promotes sustainable design and energy efficiency. The Council monitors this policy by examining the number of applications submitted with a 'sustainability plan'.
- 8.6 A sustainability plan is an assessment to ensure the environmental performance of a building meets best practice standards. It is either a BREEAM assessment (Building Research Establishment Environmental Assessment Method) for commercial buildings or an EcoHomes Assessment for residential buildings (a version of BREEAM for homes). A small number of sustainability plans for residential buildings in 2009/10 were based on the Code for Sustainable Homes methodology. The Code for Sustainable Homes methodology superseded EcoHomes for new build housing in 2007, but schemes which received permission prior to 2007 are still assessed according to the Ecohomes standard. The Council typically requires developments of more than 1,000 sq m floorspace or of more than five dwellings to meet BRE sustainability standards. Sustainability plans are secured through the use of planning obligations (Section 106 agreements).

- 8.7 In 2009/10 51 section 106 agreements were signed requiring the preparation of a sustainability plan. This is significantly more than 2008/09 (21), 2007/08 (20) and 2006/07 (36). It should be noted that these figures do not correlate with the number of decisions for major schemes because, (a) there is always a time lag between approving an application and agreeing a planning obligation, meaning a planning obligation may not fall within the monitoring year that the planning application was approved, and (b) it is not always necessary/appropriate for a sustainability plan to be produced.

Indicator 27. Per capita reduction in CO₂ emissions

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Year on year reduction in CO ₂ emissions
TARGET MET:	Part met (per capita emissions fell but domestic per capita emissions have increased)

- 8.8 The following National Indicator (186) indicator has been included to determine 'significant effects' of policies designed to protect and enhance the environment, in terms of energy use and efficiency. Carbon dioxide is generated as a by-product of the combustion of fossil fuels amongst other chemical processes
- 8.9 According to data provided by the Department of Energy and Climate Change on carbon dioxide emissions, Camden in 2008 had the third lowest domestic CO₂ emissions in London at 1.86 tonnes per person – 42 kilograms per person higher than 2007 but 510 kilograms per person lower than 2006 and 748 kilograms per person lower than 2005. Total per capita emissions have also decreased from 8.0 tonnes per person in 2006 to 7.7 tonnes per person in 2007 and 7.5 tonnes in 2008, the sixth highest in London. This outcome is an illustration of the level of commerce and business in the borough, which serves a population well beyond that of Camden. If we look at overall emission figures, CO₂ emissions fell from 1,726 tonnes in 2007 to 1,700 tonnes in 2008.

Table 22. Local and Regional CO₂ Emissions Estimates for 2005-2008

LA Region Name	Year	Industry and Commercial	Domestic	Road Transport	Total	Population ('000s, mid-2008 estimate)	Per Capita Emissions (t)	Domestic per capita emissions (t)
Camden	2005	1,051	422	182	1,656	218.4	7.6	1.93
	2006	1,174	422	178	1,775	221.5	8.0	1.91
	2007	1,131	415	178	1,726	223.9	7.7	1.85
	2008	1,108	420	171	1,700	226.5	7.5	1.86
Greater London	2005	19,999	16,927	9,430	46,409	7,484.9	6.2	2.26
	2006	21,389	16,947	9,181	47,569	7,546.6	6.3	2.25
	2007	20,567	16,574	9,161	46,356	7,602.2	6.1	2.18
	2008	20,825	16,740	8,736	46,357	7,668.3	6.0	2.18
England	2005	189,814	124,890	114,109	431,896	50,466.2	8.6	2.47
	2006	189,609	125,506	111,879	430,166	50,763.9	8.5	2.47

2007	184,354	121,828	113,032	422,483	51,106.2	8.3	2.38
2008	179,859	122,025	108,527	413,963	51,464.6	8.0	2.37

Source: Local and Regional CO₂ Emissions Estimates for 2005-2008, September 2010

Indicator 28. Renewable Energy Generation

TYPE:	Core
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Major schemes to achieve 20% of energy from renewable sources
TARGET MET:	Part met

- 8.10 In accordance with the Government's Climate Change Programme, Camden UDP policy SD9 (Resources and Energy) expects major developments to incorporate renewable energy production equipment that provide at least 10% of predicted energy requirements of the development. It is important to note, however, that since the adoption of the plan in June 2006 the London Plan has been reviewed and now includes a revised policy which states boroughs should aim to achieve a reduction in carbon dioxide emissions of 20% from onsite energy generation (on sites where it is feasible to do so). The Council has been using this target since the adoption of the London Plan in February 2008.
- 8.11 We are continuing to seek to identify ways in which this indicator can be sufficiently monitored in future AMRs in coordination with the Council's corporate sustainability team. This year, the Council has examined all major applications decided in 2009/10. In doing so this gives an indication of the type of renewable energy installations that are likely to be installed in the borough. Proposals included solar photovoltaic panels, solar water heating, wind turbines, and ground source heat pumps. Out of 28 schemes classified as major applications, 6 schemes proposed to achieve 20% or more of their energy from renewable energy sources, 14 schemes proposed less than 20% of their energy from renewable energy sources and 8 schemes did not propose any usage of renewable energy sources due to impracticalities of site. Some of these impracticalities included delivery constraints, limited area for installation of technology, listed status of a building, and viability of technology. It should be noted that 7 schemes that have not proposed renewable energy sources were change of use applications and included 2 temporary use permissions whilst the remaining permission (The Lighthouse Block 283-297 Pentonville Road) proposed 15% reduction in CO₂ emissions. Nevertheless, it is important that the applicant ensures design and specification of a building is as energy efficient as possible, ensures development uses local energy networks, and gives due consideration to all the renewable energy options.
- 8.12 It is also important to note that this indicator does not cover CO₂ reduction from CHP (combined heat and power). In addition some developments could meet their renewable energy target through biomass boilers, but are no longer encouraged to use biomass boilers due to air quality implications.
- 8.13 Summary table provided in the appendix (Table 52) illustrates the types of renewable energy methods for planning applications decided in 2009/10.

Indicator 29. Air Quality

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Reduction in the level identified air pollutants in the National Air Quality Strategy
TARGET MET:	Part Met

- 8.14 An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the Government's objectives for nitrogen dioxide (NO₂) and fine particles (PM₁₀). The Council has produced an Air Quality Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. This initiative supports policy SD9 and can also be used to illustrate any significant effects from the application of UDP policy T1.
- 8.15 Six airborne pollutants are measured in Camden: Sulphur Dioxide (SO₂), Nitrogen Dioxide (NO₂), Fine Particles (PM₁₀), Ozone, Carbon Monoxide, and Benzene. These are presented in Table 23.

Table 23. Air Pollutants measured in Camden

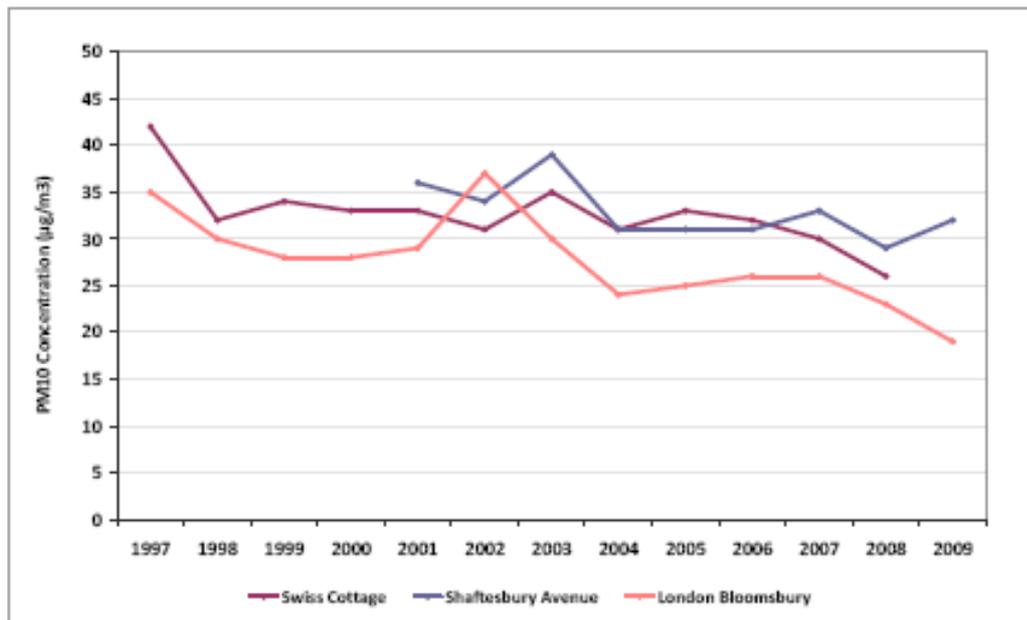
Pollutant	Target	Target Achieved				
		2005	2006	2007	2008	2009
Nitrogen Dioxide (NO ₂)*	Annual Mean Objective of 40 µg/m ³	x	x	x	x	x
	Hourly Objective of 200 µg/m ³	✓	✓	x	x	x
Sulphur Dioxide (SO ₂)**	Hourly mean of no more than 24 occurrences greater than 350 µg/m ³	✓	✓	✓	✓	✓
	Daily mean of no more than 3 days greater than 125 µg/m ³	✓	✓	✓	✓	✓
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m ³	✓	✓	✓	✓	✓
Particulate Matter (PM ₁₀)*	Annual Mean Objective of 40 µg/m ³	✓	x	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m ³	✓	✓	✓	✓	✓
Ozone (O ₃)**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m ³	✓	x	✓	✓	✓
Benzene **	Annual Mean Objective of 5 µg/m ³	✓	✓	Not measured	Not measured	Not measured
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m ³	✓	✓	✓	✓	✓

Source: Air Quality Projects & Policy, LB Camden

* Average measurement from Swiss Cottage, Shaftsbury Avenue and Bloomsbury Monitoring Sites

** Measurement from Bloomsbury Monitoring Site

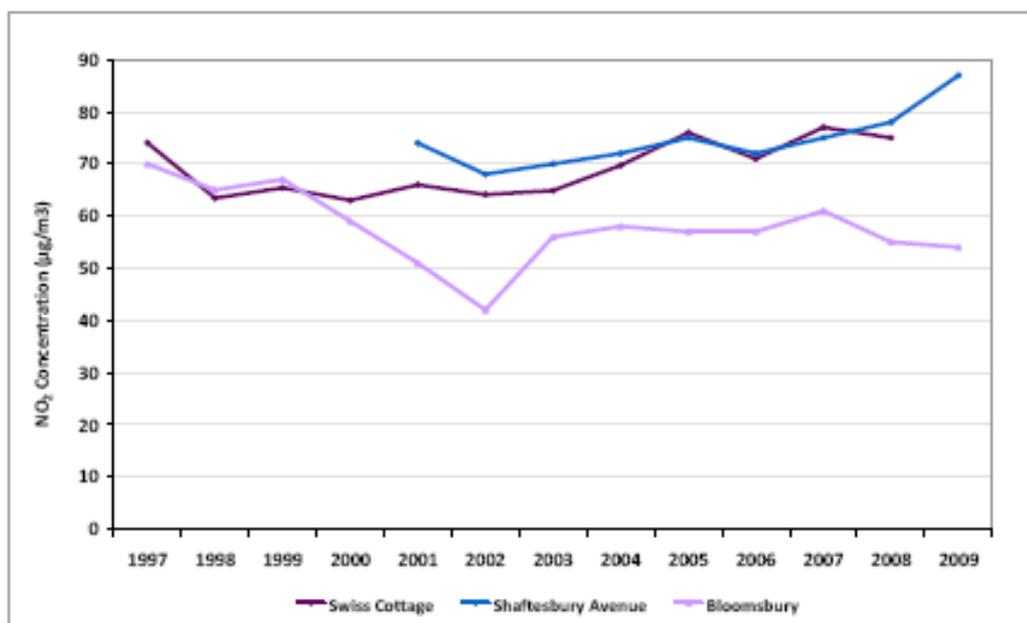
Figure 21. Annual mean PM₁₀ concentration (micrograms) at 3 measurement stations in Camden



Source: Corporate Sustainability Team, LB Camden

- 8.16 The annual mean PM₁₀ objective has been achieved at all three monitoring sites in 2009. Annual mean PM₁₀ concentrations have decreased since 2002 at the background site at London Bloomsbury. Long term trends for the other roadside sites do not reveal an overall reduction in annual mean PM₁₀ concentration. In 2009 all pollutant measured in Camden, except nitrogen dioxide, complied with the Government's air quality objectives.

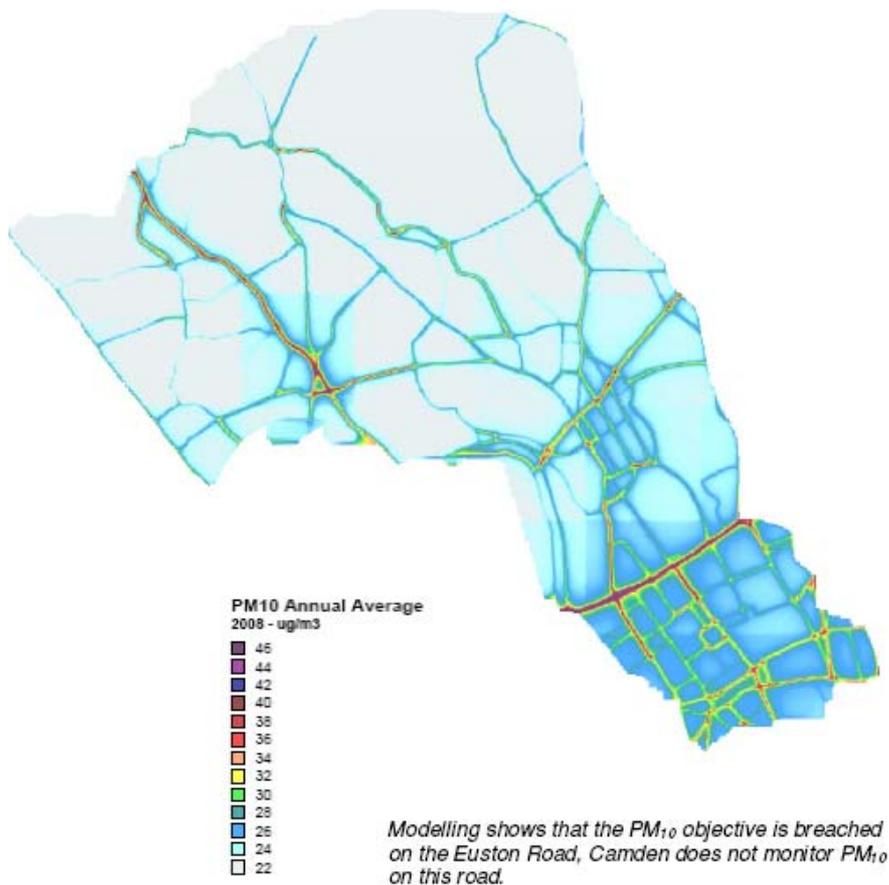
Figure 22. Annual mean NO₂ concentration (micrograms) at 3 measurement stations in Camden



Source: Corporate Sustainability Team, LB Camden

- 8.17 The annual mean objective for nitrogen dioxide was not achieved in 2009. The annual mean concentration has decreased since 2008 at the Bloomsbury monitoring station²⁶. Long term trends show a minor increase in annual mean NO₂ concentrations at Swiss Cottage and Shaftsbury Avenue since 2003, with Bloomsbury recording a minor decrease since 2003.
- 8.18 Modelling indicates that high levels of PM₁₀ and NO₂ across the borough is concentrated along roads with high levels of traffic and a large proportion of HGVs, as mapped on Figure 3 and Figure 4, below.

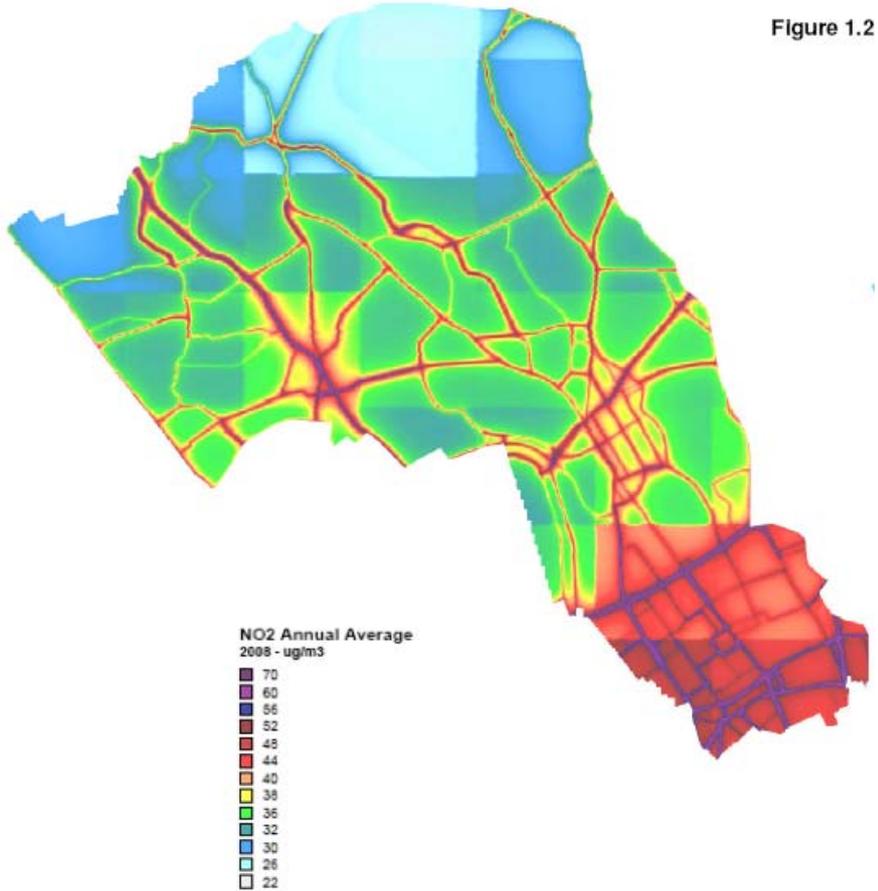
Figure 23. Modelled PM₁₀ levels



Source: Corporate Sustainability Team, LB Camden

²⁶ Swiss Cottage, Shaftsbury Avenue, Bloomsbury

Figure 24. Modelled NO₂ emissions



Source: Corporate Sustainability Team, LB Camden

8.19 The Council also actively seeks to minimise peoples’ reliance on motor vehicles. Two of these methods are the active promotion of car-free and car-capped housing, and the requirement for applicants to submit travel plans for schemes that are likely to increase travel demand. These are monitored fully in Chapter 10 Transport.

Indicator 30. Flood Protection & Water Quality: Number of planning permissions granted contrary to advice of Environment Agency on grounds of either flood defence or water quality

TYPE:	Core
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	No applications granted contrary to Environment Agency advice on water quality or flood risk grounds
TARGET MET:	Yes

- 8.20 No Planning permissions were granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds during 2009/10. The Environment Agency did not object to any planning application in Camden on flood defence grounds or on water quality grounds between 01/04/2008 and 31/03/2010.

Indicator 31. Provision of waste management facilities

TYPE:	Core
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Development of waste management facilities needed to meet EU and national targets
TARGET MET:	Yes

- 8.21 No new waste management facilities were permitted or constructed in 2009/10. Camden has one waste management facility safeguarded under policy SD11: a civic amenity site, recycling and reuse centre at Regis Road accepting both household waste and recyclable materials.
- 8.22 Camden is the lead borough in a consortium of seven planning authorities preparing the North London Waste Plan (NLWP), which is a Joint Waste Development Plan Document. The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest. The NLWP will consider the total amount of waste likely to be generated across all waste streams up to 2020. It will safeguard sites across the boroughs and allocate new sites to meet North London's waste needs. The NLWP will establish a planning framework in the sub region for the development of waste management facilities needed to meet EU and national targets and to replace the current reliance on landfill. Consultation on Preferred Options for the NLWP took place in October-November 2009, with submission to the government expected in 2011.

Indicator 32. Waste Arisings

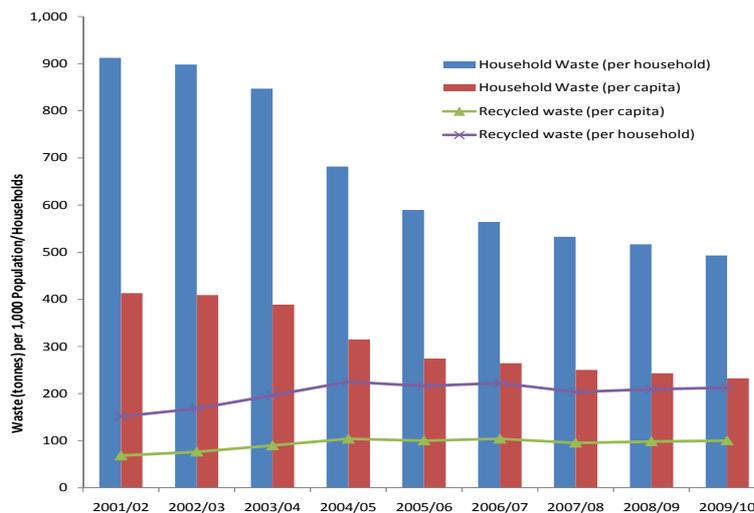
TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Recycle and compost at least 35% of household waste
TARGET MET:	No

- 8.23 The Household Waste Recycling Act 2003 requires all English waste collection authorities to collect at least two types of recyclable waste from all

households in their area. The intended effect being that recycling in the country will increase significantly.

- 8.24 The North London Joint Waste Strategy requires Camden to recycle and compost at least 35% of its household waste by 2010/11. Efforts to increase the household recycling rate support policy SD11.
- 8.25 The Council's recycling initiatives have been successful in seeing the household recycling rate more than doubling from 14.46% in 2001/02 to 29.75% in 2009/10.
- 8.26 The total amount of municipal waste arisings in Camden has decreased by almost 9% since 2001/02, and by over 3% since 2008/09. In fact, since 2001/02, despite the population increasing, the amount of household waste being produced within Camden has decreased by over 40%.
- 8.27 Furthermore, the residual waste from the borough that is not recycled is disposed of through the North London Waste Authority. In 2009/10, the NLWA disposed of 38% of household waste to landfill, 33% to incineration with energy recovery and 29% was recycled (including reuse) and composted.

Figure 25. Camden Municipal waste per capita and per household



Source: Street Environment Services, LB Camden

Table 24. Camden Municipal Waste Arisings by type to 2009/10 (tonnes)

Year	Camden Household Waste	Camden Non-Household Waste	Total Municipal Waste Arisings	Camden Household Recycling	Camden Non Household Recycling	% of household waste recycled
2001/02	83,668	36,921	134,503	12,533	0	14.46
2002/03	83,135	36,503	135,225	13,857	0	16.07
2003/04	78,868	34,955	132,105	16,486	0	19.17
2004/05	63,782	48,641	133,494	19,788	0	25.21
2005/06	55,990	58,108	134,914	19,580	305	27.14
2006/07	54,231	57,978	135,697	21,248	2,096	28.05
2007/08	51,753	57,010	131,426	19,607	2,902	27.12
2008/09	50,532	53,135	126,589	20,391	2,452	28.27
2009/10	48,516	50,649	122,606	20,875	2,511	29.75

Source: Street Environment Services, LB Camden

Indicator 33. Minerals: production of primary land won aggregates

TYPE:	Core (M1)
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	No Target
TARGET MET:	Not Applicable

Indicator 34. Minerals: production of secondary/recycled aggregates

TYPE:	Core (M2)
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	No Target
TARGET MET:	Not Applicable

- 8.28 In relation to policy SD13 to safeguard and encourage recycling at aggregate facilities: within the London Borough of Camden there was no production of primary or secondary aggregates in 2009/10. There is an aggregates site safeguarded at King's Cross that is on the UDP proposals map.

Conclusions

- 8.29 The primary challenge of monitoring sustainable development continues to be the lack of appropriate data, particularly that which is published on an annual basis. This remains under constant consideration and the Council is keen to introduce new data as, and when, it is available and will continue to take active steps to improve this.
- 8.30 Although not all targets in this chapter have been met, there have been a number of successes particularly in relation to energy efficiency and domestic carbon dioxide emissions.

Policy Summary

UDP Aims	<ul style="list-style-type: none"> • Making sure development meets our needs, now and in the future
-----------------	--

	<ul style="list-style-type: none"> • Producing an environmentally sustainable pattern of land use and reducing the need to travel • Providing facilities for all members the community • Improving economic prosperity and diversity • Protecting and improving Camden town centres • Balancing the needs of residents with borough's London wide role
Relevant UDP Policies	SD1, SD2, SD3, SD9, SD11, SD12, SD13, T1, E1
Relevant Documents	<ul style="list-style-type: none"> • Camden Planning Guidance: Section 4. Air Quality (including Air Quality assessments), 9. Clear zone region, 12. Contaminated Land, 15. Design, 17. Energy and on-site renewable facilities, 32. Planning Obligations, 35. Planning obligations – environmental impacts, 44. Sustainable design and construction, 50. Waste and recyclables – on site storage, 51. Water, 52. Wind • Camden Together - Camden's Sustainable Community Strategy 2007-2012, Camden Biodiversity Action Plan, Camden's Air Quality Action Plan, Camden's Climate Change Action Plan 2006-2009 (Sept 2005), Joint Waste Strategy for North London 2004-2020 (March 2004) • London Plan • National Air Quality Strategy, DETR (2000) • Government Waste Strategy 2004 • PGG2 Green Belts, ODPM (1995) • PPG13 Transport, ODPM (2001) • PPG16 Archaeology and Planning, ODPM (2001) • PPG24 Planning and Noise, ODPM (1994) • PPS1 Delivering Sustainable Development, ODPM, March 2005 • PPS9 Biodiversity and Geological Conservation, ODPM, August 2005 • PPS10 Planning for Sustainable Waste Management, ODPM, November 2005 • PPS22 Renewable Energy, ODPM (2004) • PPS23 Planning and Pollution Control • PPS25 Flooding, DCLG (2006)

9 Built and Natural Environment

Key Findings

- One further park was awarded Green Flag Award status;
- There have been improvements to open spaces, achieved in part through obtaining Section 106 contributions;
- No loss of sites of biodiversity importance;
- Four buildings removed and two buildings added to the Buildings at Risk Register.
- All assessed large scale housing developments awarded at least 10 out of 20 in Building For Life Assessments
- 221 planning applications received were for substantial alterations to existing basements or creation of new ones.

Introduction

- 9.1 Policies within the UDP seek to protect the borough's open space and to conserve its biodiversity, as well as preserving the borough's rich historical and architectural heritage while accommodating necessary levels of change.

Indicator 35. Change in Open Space

TYPE:	Core
OBJECTIVE:	To protect and enhance the Borough's open spaces
TARGET:	No net loss of open space
TARGET MET:	Yes

- 9.2 The Council's 2008 Open Space Review identified that there are 280 open spaces, totalling an area 526.6 hectares and representing 25% of the borough's land area. Of these, 110 (75% of all spaces) are publicly accessible. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time. For a list of open space by typology see Table 25, on the following page.

Table 25. Open Space Typologies in Camden 2008

Typology (based on PPG17)	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens ¹	45	366	27	16.8	72	382
Amenity green space	26	8.1	54	46	70	54.1
Green Corridors	3	7	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4
Natural and Semi-Natural Green space	8	1.5	31	33	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas ²	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
Total	1,102	399	170	127	280	527

¹ Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted.

² Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

- 9.3 Open space in Camden is protected by policy N2 and UDP designations protected by policy N3. Provision of open space is encouraged by policies N4 and SD2.

Schemes permitted in 2009/10 involving loss of open space

- 9.4 In 2009/10 two schemes involved developing land designated as open space. These losses will be recorded when the schemes are completed. Planning guidance allows for departures from development plans in exceptional circumstances where justified by overriding material considerations, meeting the policy tests of N2a and PPG17.
- 9.5 The expansion of Emmanuel CE Primary School (2010/0720/P) will result in the loss of 154sq m of open space, equivalent to 9% of the area of the open space. A Multi Use Games Area is proposed to be constructed on land which is currently an outdoor play space. The open space serves an educational role located adjacent to the school. The site has been identified as the preferred location for development of the school. The Multi Use Games Area will replace an outdated open play area and an improved play space will be reprovided on site focusing on natural play in line with Play Pathfinder principles. The remaining open space will be re-landscaped and there will be an increase in the total area of soft landscaping. The Multi Use Games Area would be available for community use outside of school hours.
- 9.6 This scheme at 1 Mill Lane (2008/3963/P) involves the construction of a five storey residential building to provide 39 residential units will result in the loss of 900sq m of open space on a site of 2,370sq m. A land swap was agreed to mitigate the loss of open space. All of the site which is not to be developed plus a section of land on the edge of the site not currently designated as open space will be transferred to ownership of the Council to be operated as a nature reserve. This reserve will be landscaped at the expense of the developer significantly improving its ecological value. The agreement states that the developer will pay the Council to maintain of the land for five years.

Review of open spaces in the Local Development Framework

- 9.7 Camden's open spaces were reviewed before being included in the Local Development Framework. Camden sought to include all open space designated in the Unitary Development Plan into the Local Development Framework. The Planning Inspectorate found two sites to be unsuitable for inclusion.
- 9.8 The first was a space of 1,004sq m adjacent to the Augustus and Redhill Allotments (known as Site B). This site originally used as allotments however it has served as a maintenance depot for the Cumberland Estate since the 1980s. The Planning Inspectorate recommended the designation be removed as the Council had not presented a convincing case that there is a realistic prospect that the land could be returned to open space.
- 9.9 The second was a triangular strip of land of 3,411sq m located between the railway lines at Midland Crescent, Finchley Road. The Planning Inspectorate concluded that this space did not contribute to the practical open space provision of the borough. The inspector highlighted that the site is of low ecological value and is not publicly accessible.
- 9.10 The full explanation for the exclusion of these sites is available in the Planning Inspectorate Report to Camden Borough Council, Joint Report on the Examination into the Camden Core Strategy, 31 August 2010, Page 24-25.

Figure 26. Open Spaces with GiGL public open space deficiency areas

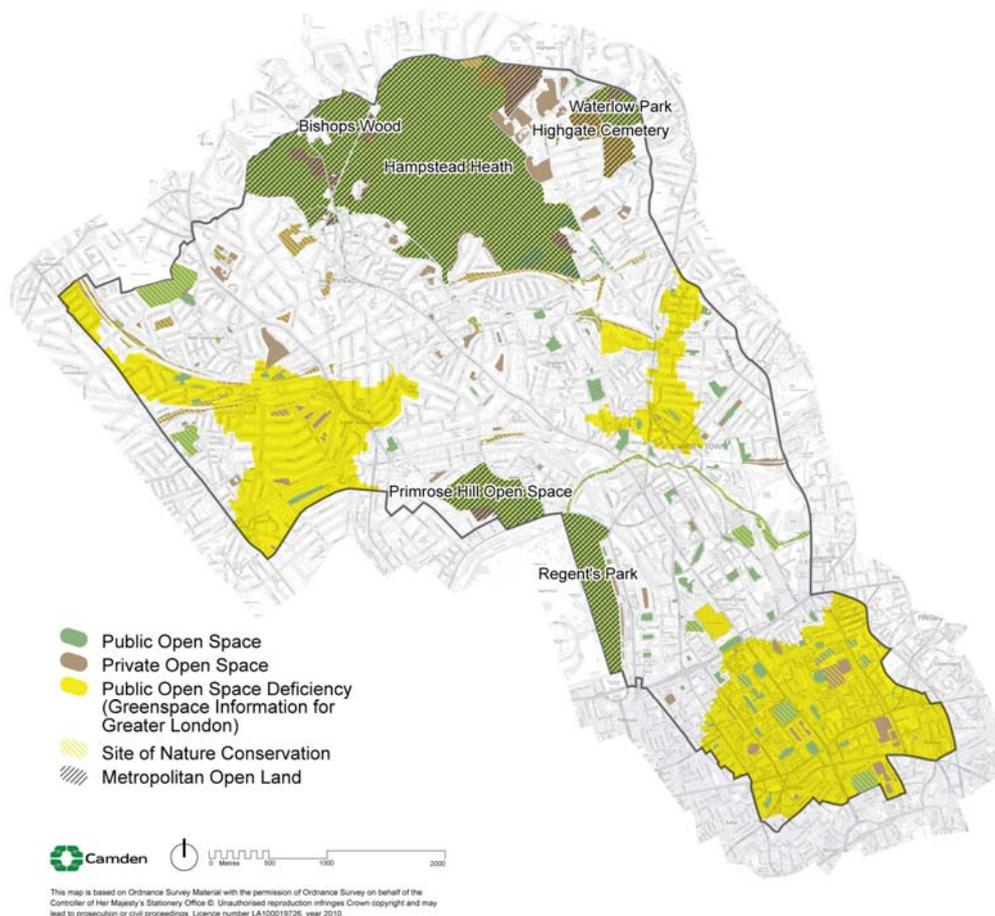


Figure 27. Percentage of eligible open spaces managed to Green Flag award standard

TYPE:	Local
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)
TARGET MET:	Yes

- 9.11 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 to the public. 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; and whether it is well marketed and has a clear management plan. As such, policies SD1, N7, N5, B6 and B7 support these aims.
- 9.12 The 2004/05 AMR stated that 47 open spaces were assessed as being either eligible for the award or having already won the award in the past. There are still 47 of the larger parks and open spaces eligible for the award under Camden management.²⁷
- 9.13 Camden's Open Space Strategy has a target of achieving an additional Green Flag Award each year between 2006 and 2011 which has been met to date. Table 26 below shows Camden's progress over the last five years. No open space has lost a Green Flag Award to date.

Table 26. Green Flag Awards

	Managed by LB Camden		Managed by other Authorities		Grand Total
	New Awards	Total	New Awards	Total	
2004/05	0	0	2	2	2
2005/06	1	1	0	2	3
2006/07	2	3	1	3	6
2007/08	2	5	0	3	8
2008/09	2	7	0	3	10
2009/10	1	8	0	3	11

Source: *Parks and Open Spaces, LB Camden*

Green Flag Awards in Camden 2009/10 (Managed by LB Camden):

- Bloomsbury Square
- Brunswick square
- Maygrove Peace Park
- Russell Square
- St George's Gardens
- St Martin's Gardens

²⁷ Parks and Open Spaces, LB Camden

- Talacre Gardens
- Waterlow Park

Green Flag Awards in Camden 2009/10 (Not managed by LB Camden):

- Hampstead Heath (City of London)
- Regent's Park and Primrose Hill (Royal Parks)
- Camley Street Nature Reserve (London Wildlife Trust)

Indicator 36. Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency/ Improvement of open spaces in areas of deficiency
TARGET MET:	Yes

- 9.14 Camden is a very densely developed borough and therefore, by its nature, is deficient in most types of open space. To address this, the Council has introduced 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 (see policies N1, N2, N3, N4 and N6). In 2009/10 there were no new areas of open space designated.
- 9.15 Areas of Deficiency are built-up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site in Nature Conservation as defined by Greenspace Information for Greater London. The area can change annually based on changes to Site in Nature Conservation (SINC) designation or access. The total area of deficiency in Camden is 489.42 ha, representing 22.54% of the borough. This remains unchanged from last year (Refer to Figure 26 above).
- 9.16 On residential developments, where a potential future need is created for open space, the Council requires developers to provide new open space or, if this is not possible due to site constraints, to provide a financial contribution to improve local areas of deficiency elsewhere in the borough. Several open spaces have seen improvements in the past year, which have helped to enhance open spaces in areas of deficiency. The types of improvements include either planting or infrastructure (benches, rubbish bins, hand rails, paths etc) and are shown in the following table.

Table 27. Open spaces and nature conservation sites that have been improved in areas of deficiency (2009/10)

Open Space	Designation	Area (Ha)
Maygrove Peace Park	None	0.80
Red Lion Square	London Square	0.26
Russell Square Gardens	London Square	2.49
Tavistock Square	London Square	0.95

Source: Parks and Open Spaces (LB Camden)

Table 28. Open spaces and nature conservation sites that have been improved but not in areas of deficiency (2009/10)

Name	Designation	Area (Ha)
Argyle Square	London Square	0.32
Belsize Wood Open Space	None	0.46
Munster Square	None	0.22
Swiss Cottage Public Open Space	None	0.83
Waterlow Park	Metropolitan Open Land	10.16

Source: Parks and Open Spaces (LB Camden)

- 9.17 On sites where open space could not be provided £1,126,486 in financial contributions were agreed from developers in 2008/09. This is higher than the figure for 2008/09 of £478,886, and of 2007/08 of £260,000. The figure for 2006/07 was £450,000 and for 2005/06 it was £300,000.

Indicator 37. Change in areas of biodiversity importance

TYPE:	Core (E2)
OBJECTIVE:	To protect and enhance our environment
TARGET:	No net loss in area and populations of biodiversity
TARGET MET:	Yes

Natural habitats and species are protected by UDP policies N5, N6, N7 and N8. Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites. 2009/10 data shows there are a total of 428.8 ha of land is classed as having biodiversity importance and that there has been no change in this area between 2008/09 and 2009/10.

Table 29. Areas of biodiversity importance 2009/10

Designation type	Number of sites	Area (ha)
Sites of Special scientific Interest	1	16.2
Sites of Metropolitan Importance	5	322.8
Sites of Borough Importance Grade 1	7	39.6
Sites of Borough Importance Grade 2	9	31.8
Sites of Local Importance	15	18.4
Total	37	428.8

Source: Greenspace Information for Greater London (GiGL) 2010

Indicator 38. Change in priority habitats identified in the Biodiversity Action Plan

TYPE:	Local
OBJECTIVE:	To protect and enhance our environment
TARGET:	No net loss in area and populations of biodiversity
TARGET MET:	Yes

- 9.18 In previous AMRs the Council has monitored change in biodiversity priority habitats. Although there is no longer a Government requirement to do this, the

Council will continue to monitor this data to ensure important habitats are protected from the adverse effects of development.

- 9.19 GiGL provides data on National Biodiversity Action Plan (BAP) habitat areas. The 2008/09 figures are reported below and the next update will be in 2010/11. Table 30, below, shows a total 153.24 ha of land in Camden falls into BAP categories. By far the largest category is lowland mixed deciduous woodland, which comprises 73.14 Ha.

Table 30. Biodiversity Action Plan Habitat Areas in Camden

Habitat	2008/09	% of borough*
Lowland mixed deciduous woodland	73.14	3.37%
Lowland beech and yew woodland	36.69	1.69%
Ponds	18.85	0.87%
Lowland dry acid grassland	14.21	0.65%
Hedgerows	4.71	0.22%
Reedbeds	3.63	0.17%
Lowland heathland	1.15	0.05%
Arable field margins	0.76	0.04%
Coastal saltmarsh	0.07	0.00%
Rivers	0.02	0.00%
Lowland meadows	0.01	0.00%
Total	153.24	7.06%

Source: Greenspace Information for Greater London (GiGL)

* Total Borough area 2,171ha

Indicator 39. Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system

TYPE:	Local
OBJECTIVE:	To protect and enhance our environment
TARGET:	No loss of existing playing fields and outdoor recreational spaces
TARGET MET:	Yes

- 9.20 Due to the intensely urban nature of the Borough, there is a low level of provision of outdoor sport facilities and grass pitches. The 2008 Open Space Study Review revealed that only 8.4 hectares (1.59% of the total open space in Camden) is devoted to outdoor sports. Provision and protection of such uses is covered by policies C3, C4 and SD2 of the UDP. There has been no change in the provision of playing fields and outdoor recreational spaces since the Open Space Review.

Indicator 40. Area of the borough covered by Conservation Areas

TYPE:	Local
OBJECTIVE:	To protect and enhance our environment
TARGET:	No target
TARGET MET:	Not applicable

- 9.21 There are 40 designated conservation areas within Camden, varying in size from Strand (0.4 ha) to Bloomsbury (147 ha). Excluding Hampstead Heath,

the conservation areas cover some 50% of the borough. These areas are protected by policy B7 of the UDP.

- 9.22 The borough also has around 6,000 buildings and structures that are listed as having special architectural or historic interest. UDP policy B6 protects listed buildings.

Table 31. Conservation Areas size

Conservation Area	2008/09	2009/10	Change	Note
Alexandra Road	6.2	6.2		
Bartholomew Estate	20.5	20.5		
Belsize Park	61.2	61.2		
Bloomsbury	154.2	147.4	-6.8	Separated to form the Fitzroy Square Conservation Area
Camden Broadway	2.4	2.4		
Camden Square	28.1	28.1		
Camden Town	30.6	30.6		
Charlotte Street	8.6	8.6		
Dartmouth Park	58.5	59.6	1.1	Revised boundary following Conservation Area Appraisal
Denmark Street	3.2	3.2		
Elsworthy	16.3	16.3		
Eton	8.7	8.7		
Fitzjohns Netherhall	57.4	57.4		
Fitzroy Square		6.8	6.8	New Conservation Area, formerly part of the Bloomsbury Conservation area
Hampstead	96.4	96.4		
Harmood Street	2.5	2.5		
Hatton Garden	23	23.0		
Highgate Village	80.4	80.4		
Holly Lodge Estate	23	23.0		
Inkerman	7.6	7.6		
Jeffrey's Street	4.5	4.5		
Kelly Street	1.1	1.1		
Kentish Town	3.4	3.4		
Kings Cross St Pancras	44.2	44.2		
Kingsway	3.8	3.8		
Mansfield	22.1	22.4	0.3	Revised boundary following Conservation Area Appraisal
Parkhill	16.8	16.8		
Primrose Hill	31	31.0		
Priory Road	6	6.0		
Redington Froggnal	73.6	73.6		
Regents Canal	26.6	27.4	0.8	Revised boundary following Conservation Area Appraisal
Regents Park	48.3	48.3		
Rochester	3.7	3.7		
Seven Dials (Covent Garden)	11.1	11.1		
South Hill Park	12.8	12.8		
St Johns Wood	3.8	3.8		
Strand	0.4	0.4		
Swiss Cottage	59	59.0		
West End Green Parsifal Rd	20.6	20.6		
West Kentish Town	5.9	5.9		
	1,087.5	1,089.6		
LB Camden total area	2,171	2,171		
% of Borough excluding Hampstead Heath	50.1%	50.2%		

Source: Conservation and Urban Design, LB Camden

Indicator 41. Number of Buildings at Risk on the English Heritage Buildings at Risk Register

TYPE:	Local
OBJECTIVE:	To protect and enhance our environment
TARGET:	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually
TARGET MET:	Part met

9.23 Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily vacant. They are in need of repair and, if vacant, need 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. The 2010 register showed a total of 53 buildings at risk in Camden – two less than the 2009 figure.

9.24 In 2009/10, four buildings/sites were removed from the register as a result of repairs and/or being brought back into use, and two buildings were added, having been identified through an informal survey by the Council's Conservation and Urban Design Team.

Removed:

- 240 Grays Inn Road
- St Stephens Church, Rossllyn Hill
- 6-10 Royal College Street
- 11 & 13 Swinton Street

Added:

- Former Westminster & Kingsway College, Holmes Road
- 16 Swinton Street

Table 32 below shows the number of buildings added and removed from the list over the last two years.

Table 32. Buildings at Risk in Camden 2009–2010

Year	Removed since previous year	Added since previous year	Buildings at Risk
2009	4	3	55
2010	4	2	53

Source: Buildings at Risk 2010, English Heritage

Indicator 42. Number of planning permissions granted in areas of national archaeological importance where archaeological investigation was required

TYPE:	Local
OBJECTIVE:	To ensure archaeological assessments are submitted prior to construction, where directed by English Heritage
TARGET:	No target
TARGET MET:	Not applicable

- 9.25 When considering development close to sites and monuments of national archaeological importance (including scheduled ancient monuments) the Council seeks the physical preservation of the archaeological features and their settings, in accordance with policy B8. During 2009/10 421 schemes were granted full planning permission located within Archaeological Priority Areas. Of these schemes four required an archaeological assessment, these were:
- British Museum (2009/4638/P)
 - 19 East Heath Road (2008/5101/P)
 - 50-57 High Holborn (2009/0675/P)
 - 23-30 Kings Mews & 43-45 Grays Inn Road (2009/0710/P)
- 9.26 This compares to 381 schemes and four assessments for 2008/09 and 414 schemes and seven assessments for 2007/08.

Indicator 43. Housing Quality – Building for Life Assessments

TYPE:	Core (H6)
OBJECTIVE:	To show the level of quality in new housing development
TARGET:	Majority of assessed developments awarded at least 10 out of 20
TARGET MET:	Yes

- 9.27 The Government has developed this new indicator to monitor the quality of new housing development. Its basis is to show the total number of new build housing completions on housing sites assessed against Building for Life criteria. These criteria are now the national standard for well designed homes and aims to: (i) reduce crime; (ii) improve public health; (iii) ease transport problems; and (iv) increase property values.
- 9.28 This year Camden planning officers undertook 7 informal building for life assessments. Two schemes received 16 or more, and the remaining five schemes scored between 10 and 14. Total number of completed dwellings in the assessments was 403. Due to central location of Camden we have been promoting car-free and car-capped developments. This policy is not recognised in the assessment criteria but in order to highlight the importance of car free developments where appropriate we have given a score of one rather than zero. To put in a perspective, 4 out of 7 assessed developments were car-free in line with our policies (13 out of 17 during 2008/09).

Table 33. Building for Life Assessments 2009/10

	No. of sites	No. of dwellings on these sites	% of dwellings
Assessment of 16 or more	2	55	14%
Assessment of 14 and 15	1	72	19%
Assessment of 10 to 13	4	263	67%
Assessment of less than 10	0	0	0%

Source: Development Monitoring, LB Camden

Indicator 44. Number of planning applications received for alterations to existing basements or creation of new ones

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	No target
TARGET MET:	Not applicable

- 9.29 During 2009/10, Camden received 539 planning applications involving basements (365 in 2008/09). **221 of these applications were for substantial alterations to existing basements or creation of new ones.** 133 out of 224 applications were granted (40 subject to section 106 agreements), 41 refused and 40 withdrawn.
- 9.30 The UDP contains a number of planning policies (23) relevant to basement development. These include the Council's strategic framework; heritage and townscape protection, including conservation areas; environmental protection; requirements for sustainable development; flood risks; and, protection of amenity.
- 9.31 In February 2009, Camden published guidance on basements 'Shaping Camden - New Basement Development and Extensions to Existing Basement Accommodation'. The guidance gives detailed advice on how the Council's planning policies will be applied when we make decisions on planning applications that involve new basement development, or extensions to existing basement accommodation.
- 9.32 However, in certain circumstances small basement extensions to residential properties may not require planning permission and so some of the guidance will not apply.

Table 34. Number of planning applications received during 2009/10

	2008/09	2009/10
All Basement applications	365	539
Substantial alteration, or creation of new basement		
Granted	92	93
Granted Subject to s.106	49	40
Refused	24	41
Withdrawn	45	40
Sub Total	214	221

Source: Planning Information Team LB Camden

Indicator 45. Number of Tree Preservation Orders

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	No target
TARGET MET:	Not applicable

- 9.33 The Council seeks to protect trees in the borough through policies N5 and N8, particularly when they make a significant impact in their local surroundings. Trees provide amenity to people and wildlife, enhance the character and appearance of local areas, reduce air pollution and improve microclimates.
- 9.34 Through serving a Tree Preservation Order (TPO), any work proposed on a tree protected by a TPO must be notified to the council in writing, and consent given before any work can be carried out. The Council will not grant consent for works that result in removal of, or that cause harm to the health and amenity value of trees protected by a TPO. The only exception is if it can be demonstrated that the tree has a limited safe useful life expectancy or is proven to be damaging to buildings. The following table shows the number of TPOs served over the last 5 years. During 2009/10, 48 TPOs were served. It is difficult to account for changes in the number of TPOs each year as they are simply responses to public requests.

Table 35. Number of Tree Preservation Orders Served

Year	No. of TPOs
2003/04	34
2004/05	91
2005/06	106
2006/07	71
2007/08	72
2008/09	90
2009/10	48

Source: Conservation and Urban Design, LB Camden

- 9.35 As summarised in Table 36 1,191 applications involved protected trees in 2009/10. Of these, 26 were refused on the basis of a TPO already being in place and 209 were approved on trees with a TPO in place.

Table 36. Applications involving TPOs, 2008/09

Decision type	2008/09	2009/10
Approve Works (TPO)	242	209
No Objection to Emergency Works (CA)	89	70
No Objection to Works to Trees (CA)	767	715
Objection to Works to Trees (CA)	61	23
Part Granted / Refused	20	7
Refuse Emergency Works (TPO)	0	1
Refuse Works (TPO)	47	26
Withdrawn Decision	91	8
Total	1,317	1,191

Source: Performance and Support, LB Camden

Conclusions

- 9.36 These indicators have shown that Camden's built and natural environment is being protected by current policy and that none of the policies considered above seem to be having unintended effects.
- 9.37 The Council continues to play an active role in protecting and enhancing environment and there have been particular successes in relation to Green Flag Awards and improvements to open space.

Policy Summary

UDP Aims	<ul style="list-style-type: none"> • Making sure development meets our needs, now and in the future • Producing an environmentally sustainable pattern of land use and reducing the need to travel • Helping to improve and protect amenity and quality of life • Protecting and enhancing our environment • Providing facilities for all members of the community • Balancing the needs of residents with the Borough's London-wide role
Relevant UDP Policies	SD1, SD2, B6, B7, B8, N1 to N8, C3, C4, RC1, RC3
Relevant Documents	<ul style="list-style-type: none"> • Camden Together – Camden's Sustainable Community Strategy; Camden Biodiversity Action Plan – under review, July 2008; SPD for Sites of Nature Conservation Importance in Camden 2006; Conservation Area Statements • London Plan Policies: 3D.8 to 3D.19 • PPG15 Planning and the Historic Environment • PPS9 Biodiversity and Geological Conservation • PPG17 Planning for Open Space, Sport and Recreation

10 Transport

Key Findings

- More than 90% of dwellings completed in 2009/10 that were designated as 'car-free' were located in areas with a Very Good to
- Excellent Public Transport Accessibility Levels (PTAL)
- Travel plans secured have significantly increased in number compared to 2008/09
- Considerable change in transport modes used within the borough, with a clear decrease in car usage and increases in bicycle and taxi travel since 2001

Introduction

- 10.1 The Council seeks to reduce the need to travel, to manage and reduce the amount of traffic on Camden's roads and to encourage forms of travel that cause minimum environmental harm. The UDP includes several measures to support these aims. This chapter considers direct measures affecting policy and the significant effects of the policies in order to identify the core issues affecting transport in the borough.

Indicator 46. Car-free housing and car-capped housing

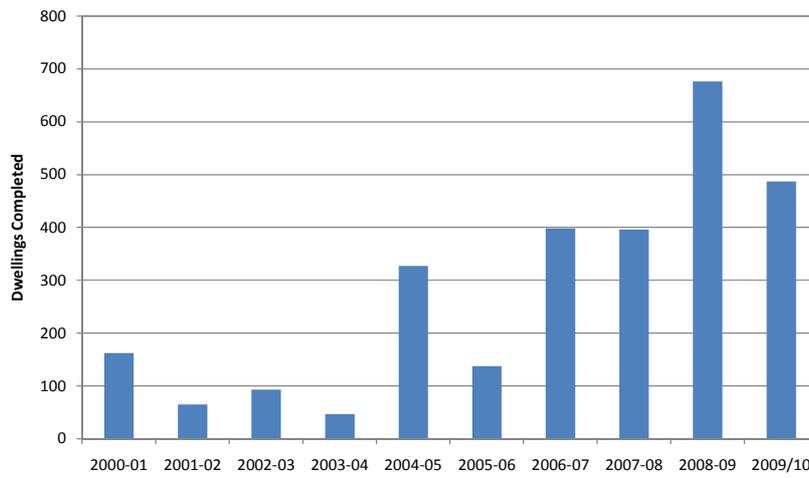
TYPE:	Local
OBJECTIVE:	Making sure that development meets our needs now and in the future
TARGET:	Locating car-free and car-capped housing in areas with good transport links and significant traffic and parking stress
TARGET MET:	Yes

- 10.2 The Council aims to promote sustainable lifestyles and to reduce the use of the private car. It therefore promotes the development of car-free housing, defined as housing without on-street or on-site parking spaces (other than for people with disabilities). The Council also promotes car-capped housing, which is housing with a limited number of spaces on-site but prohibited on-street parking. In the case of car-free and car-capped housing, a legal agreement is required to ensure that future occupants are aware they are not entitled to on-street parking permits. Car-free and car-capped housing are predominantly facilitated by UDP policies SD2 (Planning Obligations) and T8 (Car-free and car-capped housing).
- 10.3 The borough promotes car-free housing in areas that have good public transport links and suffer most from the effects of traffic such as difficulty in parking. Town centres, the King's Cross Opportunity Area, the Central London Area, and other areas within the Controlled Parking Zones (CPZs) are areas identified with these characteristics.
- 10.4 When deciding on the merits of an application, planning officers focused on areas of parking stress within the CPZs rather than the CPZ as a whole. Policy T8 reiterates this approach stating that the Council will seek car-free or car-capped housing in areas within CPZs that are easily accessible by public

transport. Figure 29 illustrates the number of completed dwellings with either car-free or car-capped housing built in areas with high Public Transport Accessibility Levels (PTAL).

- 10.5 The number of car-free designated dwellings in 2009/10 was 487 which comprised 71% of all dwellings completed. In 2008/09 676 dwellings were completed with car free agreements comprising 76% of all completed dwellings. There has been a general upward trend in the number of dwellings completed with car free agreements since 2000/01 shown in Figure 29, below.

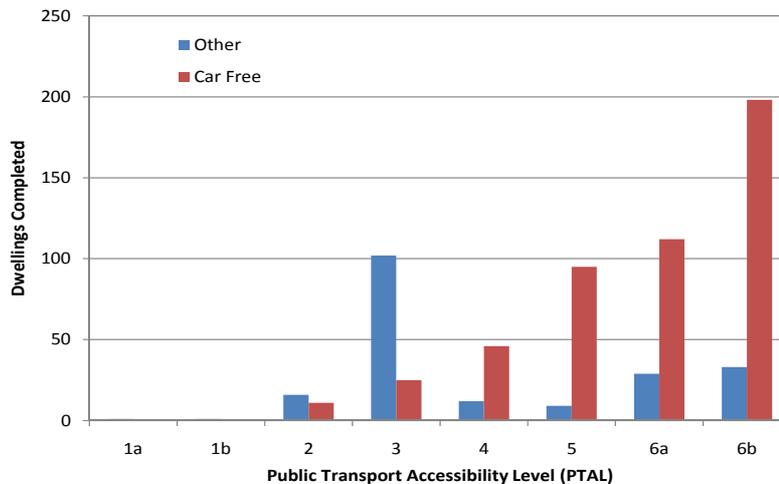
Figure 28. Total number of car-free or car-capped housing 2000/01-2009/10



Source: Development Monitoring, LB Camden

- 10.6 93% of dwellings completed in 2009/10 that were designated as ‘car-free’ were located in areas with a Very Good to Excellent Public Transport Accessibility Levels (PTAL). All of the dwellings with Poor or Very Poor PTAL had no car-free restriction applied as shown in Figure 29, below.

Figure 29. Count of Car-free housing completions 2009/10 by Public Transport Accessibility Levels (PTAL)



Source: Development Monitoring, LB Camden

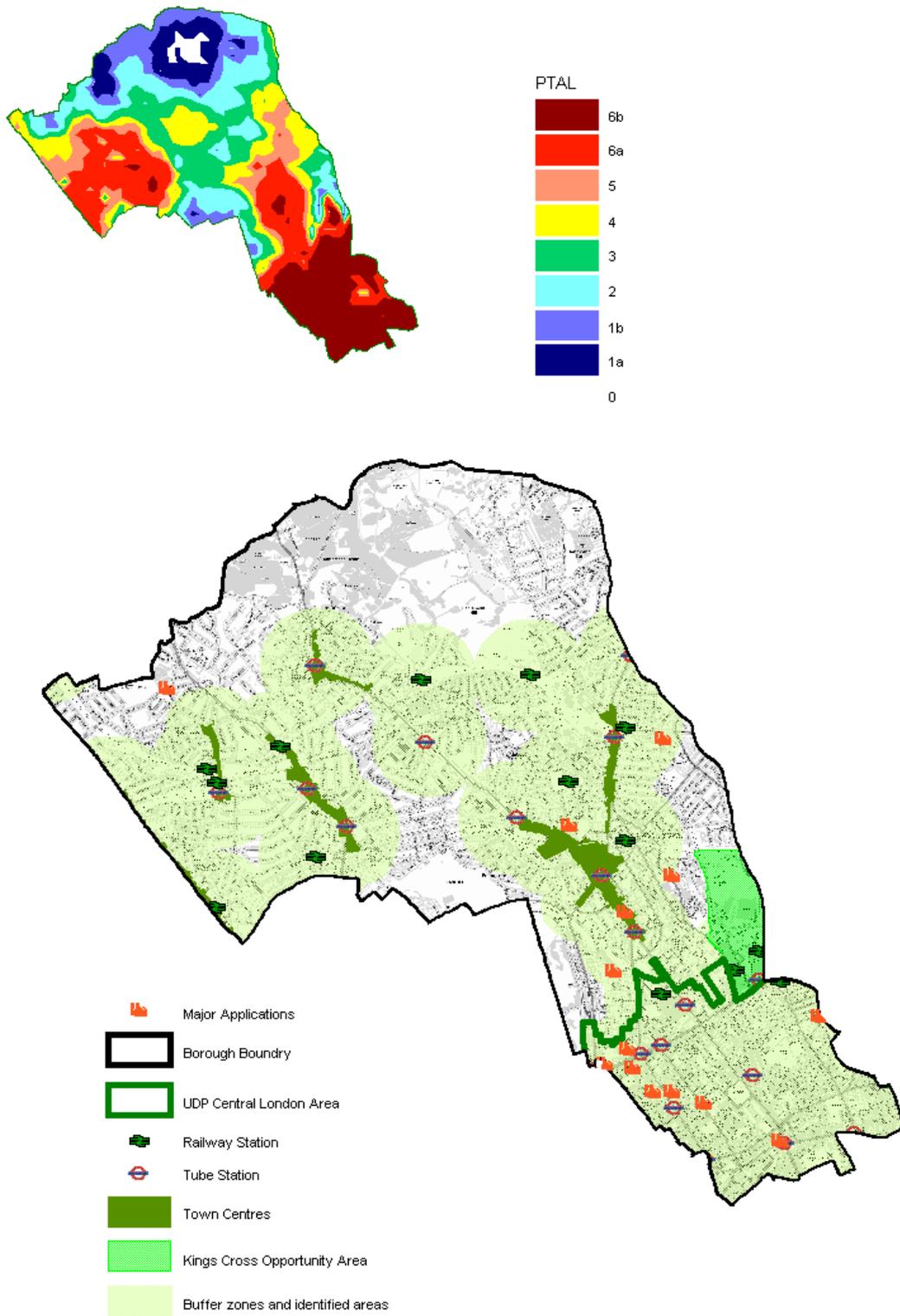
Indicator 47. Planning consents completed for major travel demand generating schemes in accessible locations

TYPE:	Local
OBJECTIVE:	Making sure that development meets our needs, now and in the future; Producing an environmentally sustainable pattern of land use and reducing the need to travel
TARGET:	90% 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
TARGET MET:	Yes

- 10.7 Large-scale major developments increase travel demand. The Council therefore seeks to ensure that developments creating significant levels of travel demand are located in places that are well served by public transport or can be easily reached by walking, cycling or public transport. These areas are defined as the King's Cross Opportunity Area, Central London Area, and Town Centres (except Hampstead).
- 10.8 PPS6 'Planning for Town Centres' defined edge-of-centre locations for retail purposes as locations well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. 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. It should be noted that the PPS6 has been replaced by Planning Policy Statement 4: Planning for Sustainable Economic Growth in December 2009. However, buffer zones and walking distances described above remain unchanged under the new PPS4.

- 10.9 These buffer zones together with areas identified above have been plotted in order to analyse the number schemes implemented within them.
- 10.10 Figure below indicates that only one significant travel generating scheme (out of 14) implemented in 2009/10 was outside the accessible location (same result in 2008/09). The buffer has been drawn 500m around train and underground stations and 300m designated retail centres (town centres with the exception of Hampstead). Therefore, Camden's policy to direct large-scale development to accessible locations appears to be operating successfully.

Figure 30. Significant travel generating schemes completed in 2009/10



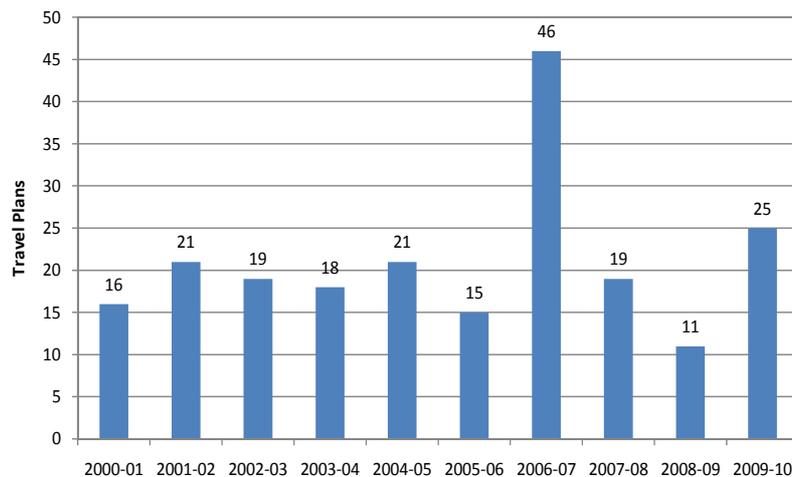
This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Unauthorised reproduction infringes Crown Copyright and may lead to civil prosecution or civil proceedings. Licence Number: 100019726 Year: 2008

Source: *Development Monitoring, LB Camden*

Indicator 48. Travel plans

TYPE:	Local
OBJECTIVE:	Producing an environmentally sustainable pattern of land use and reducing the need to travel
TARGET:	Increase in the total number of travel plans agreed for new developments
TARGET MET:	Yes

- 10.11 According to the 2001 Census, most (60%) of the people commuting into Camden for work travel between 5 and 20 km; the remainder are roughly comprised of those who commute either less than 5km (14%) or more than 20km (18%). Of these commuters, 76% use public transport. Not surprisingly, those working and living in the borough travel smaller distances and are less likely to take public transport. For those shorter distances walking is most common. In Camden, approximately as many people drive as take the bus or underground to get to work.
- 10.12 A travel plan is a site-specific package of measures to encourage walking, cycling, car sharing and public transport use and reduce the amount of car travel connected with the site. UDP policy T1 requires a travel plan to be submitted with planning applications for any development that significantly increases travel demand or would otherwise have a significant impact on travel or the transport system. The Council further encourages travel plans for facilities that attract large numbers of staff, visitors or vehicle movements, for workplaces, schools and residential sites.
- 10.13 Travel plans are secured through Section 106 legal agreements when planning permissions are granted. In 2009/10 25 travel plans were secured in total. This is a significant increase from last year's figure, but in line with the general trend from 2000/01. In total 211 travel plans in total have been secured through Section 106 agreements since 2000/01.

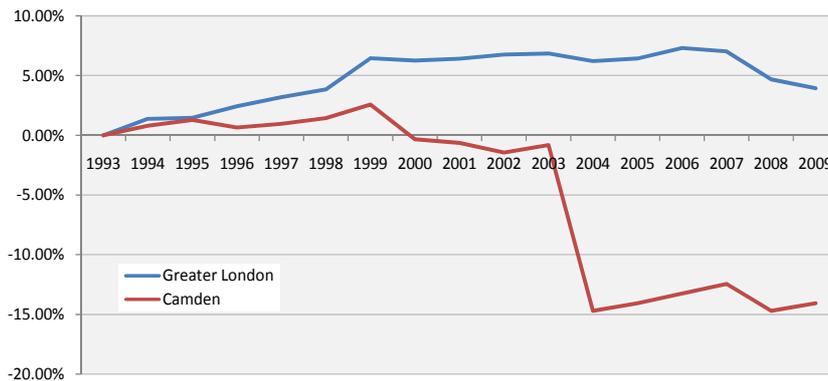
Figure 31. Travel plans for new developments 2000/01 to 2009/10

Source: LB Camden Development Monitoring

Indicator 49. Traffic Flows

TYPE:	Local
OBJECTIVE:	Producing an environmentally sustainable pattern of land use and reducing the need to travel
TARGET:	Reduction in the total number of vehicles using borough roads.
TARGET MET:	Yes

- 10.14 Reduction of traffic flows (i.e. vehicular usage on Camden's roads) is a significant effects indicator of UDP policy T1. It aims to encourage less reliance on motor vehicles, which itself is brought about to some extent through policy T14 Local Area Transport treatments and traffic calming measures.
- 10.15 The Department of Transport compiles data to provide estimates of total motor vehicle traffic (annual million vehicle kilometres) for each local authority and region in Great Britain from 1993 to 2009. Camden has been very successful in reducing the total number of vehicles using borough roads.
- 10.16 Traffic flow (km) in Camden has decreased significantly since 1993. In fact, since 1993 compared to other London boroughs, Camden decreased the most (ranked 1 out of 33 boroughs, or 14%). Over the same period 10 boroughs have experienced a decline in traffic levels whereas Greater London and England as a whole have observed increased levels of traffic flow. The dip in Camden's traffic flow from 2003-2004 shown below is thought to be largely due to the introduction of the Congestion Charging Zone in February 2003 which affects the southern portion of the borough.

Figure 32. Traffic flow rates compared to 1993 levels

Source: Department of Transport's Road Traffic Statistics for Local Authorities: 1993-2009 (June 2010)

- 10.17 In terms road transport energy consumption, policy SD9 to expresses the need to conserve energy and resources, while policy T1 stipulates the need to promote sustainable transport. Camden shows decreased traffic fuel consumption over the past seven years, in line with Greater London, Great Britain and the United Kingdom. Camden is ranked in the bottom third (lowest traffic fuel consumption) of Greater London boroughs each year since 2002. Greater overall decreased fuel consumption is indicative of decreased traffic volume due to congestion charging as well as rising fuel prices. In March 2008, this dataset gained National Statistics status. This applies to all data from 2005 onwards. Please note that the 2002, 2003 and 2004 datasets are still classed as experimental statistics.

Table 37. Road transport consumption statistics 2002-08 (combined) – Thousands of tonnes of fuel.

	2002*	2003*	2004*	2005	2006	2007	2008	Change 2005- 2008
Camden								
Buses	8.1	8.4	7.9	6.2	6.2	6.1	5.8	-6.45%
Diesel Cars	7	7.6	7.8	6.0	6.4	6.7	6.8	13.33%
Petrol Cars	42.1	40.5	38	25.6	25.1	23.8	22.6	-11.72%
Motor-cycles	1.4	1.5	1.3	1.2	1.2	1.4	1.2	0.00%
HGV*	6.8	6.5	6.7	3.6	3.5	3.5	3.6	0.00%
Diesel LGV*	9.5	10	10	6.2	6.4	7.2	6.8	9.68%
Petrol LGV*	1.5	1.3	1.2	0.6	0.6	0.6	0.5	-16.67%
Personal*	58.6	58	55	39.1	38.9	38.0	36.5	-6.65%
Freight*	17.8	17.8	17.9	10.5	10.5	11.3	11.0	4.76%
Camden Total	76.5	75.8	72.9	49.5	49.5	49.3	47.4	-4.24%
Greater London	3,310	3,263	3,261	2,565	2,554	2,531	2,424	-5.50%
Great Britain	39,192	39,350	39,449	36,196	36,346	36,494	35,222	-2.69%

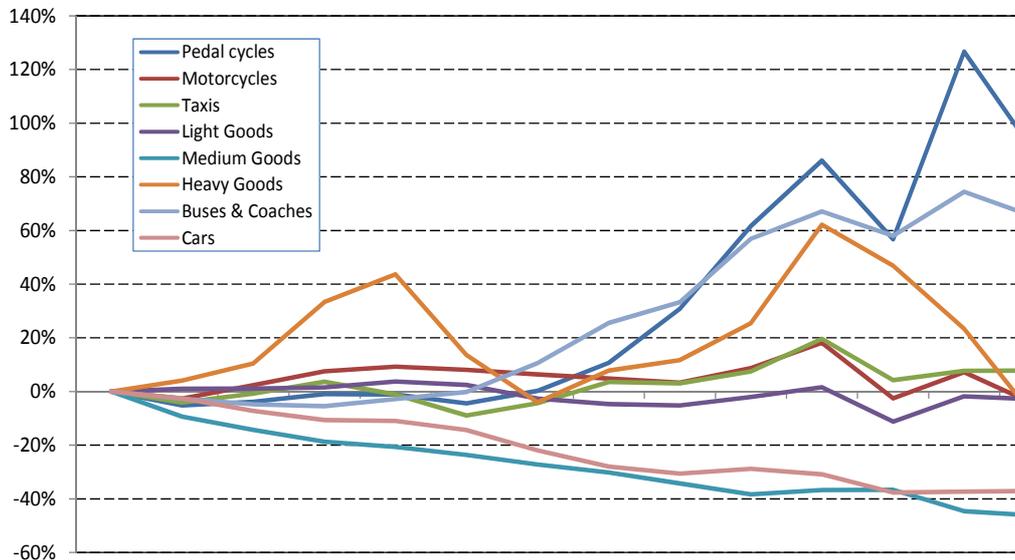
Source: Department for Energy and Climate Change (Published June 2010), Publication URN 10D/699, http://www.decc.gov.uk/en/content/cms/statistics/regional/road_transport/road_transport.aspx

* Experimental Figures

- 10.18 There has also been a considerable change in transport modes used within the borough, with a clear decrease in car usage and increases in bicycle and

taxi travel. Bicycle use in Camden has doubled since 2001 and car usage dropped 25% over the same period. Figure below indicates reductions in the levels of cycle usage from 2008 to 2009 at four screenlines. This can be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when weather conditions were not in favour of cyclists.

Figure 33. Change in transport mode in Camden (4 screenlines)



Source: Public Realm and Transport, LB Camden

10.19 Most of these changes in traffic flow and mode can be attributed to economic trends and to local initiatives. For instance, the recent increase in freight vehicles can be linked to changes in economic activity (i.e. associated increased travel by employees as well as business transportation uses), and to a growing population. Overall decreases in car use and increase to non-chargeable uses (bicycle and taxi for example) are indicative of the impacts of congestion charging in Camden and central London,²⁸ promotion of alternatives to the car and the spread of parking controls (CPZs) across the borough.

Policy Summary

UDP Aims	<ul style="list-style-type: none"> • Making sure development meets our needs, now and in the future • Producing an environmentally sustainable pattern of land use and reducing the need to travel • Helping to improve and protect amenity and quality of life • Protecting and enhancing our environment • Providing facilities for all members the community • Protecting and improving Camden town centres • Balancing the needs of residents with the Borough’s London-wide role
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²⁸ Volumes have increased for non-chargeable vehicles, and decreased for chargeable vehicles within the congestion zone. The greatest change is apparent in the period between pre-charging (2002) and immediately after charging was introduced (2003). (Source: Transport for London, Fifth Annual Impacts Monitoring Report 2007).

Relevant UDP Policies	SD1, SD2, SD5, H1, T1 to T5, T7 to T16, R2, E1, C1, C3, C5
Relevant Documents	<ul style="list-style-type: none"> • Camden Planning Guidance 2006: Sections 8. Classified roads in Camden, 9. Clear zone region, 13. Cycle access – parking and storage, 30. Parking stress – residents’ parking on-street, 31. Pedestrian movement, 32. Planning obligation, 33. Planning obligations – Area regeneration, 34. Planning obligations – community facilities, local infrastructure and open space, 36. Planning obligations – Public realm, highways works and public art, 37. Planning obligations – public transport contributions, 47. Transport assessment, 48. Travel plans, 49. Vehicle access to sites, car parking and servicing • Camden Together – Camden’s Sustainable Community Strategy, Clear Zones Strategy, Camden Green Transport Strategy, School Travel Strategy, Walking Plan, Cycling Plan, Road Safety Plan, Streetscape Design Manual, Parking & Enforcement Plan, Local Implementation Plan (umbrella for Road Safety Plan, Parking & Enforcement Plan, etc), Air Quality Action Plan • The London Plan, Mayor’s Transport Strategy, Mayor’s Air Quality Strategy • PPG13 Transport, Traffic Management Act 2004, Transport 2010: 10-year Plan for Transport (2000), TfL 10-year investment Plan, Transport 2025: Transport vision for a growing world city

11 Town Centres, Retail, Community and Leisure

Key Findings

- Reduction in the amount of net retail floorspace completed in 2009/10 compared to 2008/09;
- Reduction in the proportion of ground floor retail units in designated centres in 2009/10 compared to previous three years;
- Vacancy levels continued to increase in designated shopping areas in 2009/10;
- Gain of community floorspace completed in Camden in 2009/10;
- No net gain of completed hotel accommodation in Camden 2009/10 but 348 net hotel rooms under construction.

Introduction

- 11.1 Camden has six town centres, three Central London Frontages, and thirty-six neighbourhood centres which are defined and protected by the UDP. Further protection is afforded to other commercial frontages in the Central London area of Camden. Camden aims to provide a range of services within these centres and across the borough as a whole.
- 11.2 The main town centre uses to which Planning Policy Statement 6: Planning for Town Centres (PPS6) applies are:
- Retail (including warehouse clubs and factory outlet centres);
 - Leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs);
 - Casinos, health and fitness centres, indoor bowling centres, and bingo halls);
 - Offices, (both commercial and those of public bodies); and
 - Arts, culture and tourism (theatres, museums, galleries and concert halls, hotels, and conference facilities).
 - Local planning authorities are asked to consider the function of different parts of the centre and how these contribute to its overall vitality and viability.

Indicator 50. Town centre uses amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area

TYPE:	Core
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	No target
TARGET MET:	Not applicable

Indicator 51. Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	No target
TARGET MET:	Not applicable

- 11.3 Camden has three types of designated areas in the borough where it seeks to encourage and retain retail, leisure and office uses. These designations offer various degrees of protection within each type of centre commensurate to the individual centre.²⁹ The three types of designations are as follows:
- Central London Frontages (3 centres)
 - Town Centres (6 centres)
 - Neighbourhood Centres (36 centres)
- 11.4 Further guidance on three of the Town Centres has been produced³⁰ as well as extensive guidance on the Central London Area.³¹ Each of these designated centres fulfils an international, national or local role to provide retail and associated leisure and commercial activity for local residents and visitors.
- 11.5 From April 2004 to March 2009 Camden's Central London frontages have experienced a growth in retail (A1) and in financial and professional services (A2) floorspace. The amount of A2 floorspace has increased for all centres over the same period. However, in 2009/10 we have observed losses in both A1 and A2 use classes. Table 38 below shows that **during 2009/10, there has been a Camden wide loss of 2,502sq m of A1 (retail) floorspace and a loss of 193sq m of A2 floorspace.** During the same period there have been **gains of 2,547 sqm of D2** (assembly and leisure) developments all of which were located outside of Camden centres.
- 11.6 During 2009/10 we have also observed loss of 3,364sqm of A1 (retail) floorspace in the Central London Frontages, Town Centres, and Neighbourhood Centres. There was no change in leisure floorspace within these centres.

²⁹ Camden Replacement UDP Policy R7 Protection of shopping frontages and local shops.

³⁰ West Hampstead, Finchley Road / Swiss Cottage, Camden Town.

³¹ Central London: Food, Drink and Entertainment, Specialist and Retail Uses.

Table 38. Retail, office and leisure developments in town centres, neighbourhood centres and Central London Frontages

Designation	Use	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Central London Frontage	Net A1	1,762	-364	200	76	1,486	3	3,180	-2742
	Net A2	0	364	308	0	0	128	504	450
	Net D2	1,084	0	0	0	0	0	0	0
Town Centre	Net A1	-2,522	-5,134	-543	-1,709	3,315	2,736	-20	-508
	Net A2	149	98	127	39	422	310	59	-114
	Net D2	28	1,645	0	-2,847	2,175	0	0	0
Neighbourhood Centre	Net A1	-656	-198	-648	72	12,893	-516	-942	-114
	Net A2	269	104	172	480	463	187	-40	0
	Net D2	0	0	-112	-59	-142	0	0	0
Rest of Borough	Net A1	-4,166	-1,783	5,334	2,155	1,708	-433	1,842	862
	Net A2	-57	-308	1,014	0	-1,992	656	126	-529
	Net D2	-651	7,463	936	-2,711	-1,493	-61	-365	2547
Camden Total	Net A1	-5,582	-7,479	4,343	594	19,402	1,790	4,060	-2502
	Net A2	361	258	1,621	519	-1,107	1,281	649	-193
	Net D2	461	9,108	824	-5,617	540	-61	-365	2547

Source: Development Monitoring LB Camden

Indicator 52. Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres

TYPE:	Local
OBJECTIVE:	Protecting and improving Camden's town centres
TARGET:	No net loss of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres
TARGET MET:	No

- 11.7 As the core function of the Borough's centres is to provide for the shopping needs for local residents and visitors, policies aim to protect and promote this function. As there was a net loss of retail floorspace in town centres over the previous year and only small gains in the Central London Frontages and Neighbourhood Centres, there is a need to monitor the number of units within these areas.
- 11.8 Therefore Camden undertakes an Annual Retail Survey to measure the change at ground floor level within designated centres in the borough. The High Holborn and Euston Road Central Frontages have low proportions of A1 (retail) units as they do not serve a specialist retail function like Camden's other centres, and principally serve the daytime weekday office workforce.³² These areas have many more premises of A2 financial services and A3 restaurant use.

³² Camden Retail Study, Roger Tym & Partners 2004.

Table 39. Retail units in town centres, neighbourhood centres and central London frontages

Designation	2010												Total all use classes	Food, drink and entertainment uses	Food, drink and entertainment uses %
	A1		A2		A3		A4		A5		D2				
	No	%	No	%	No	%	No	%	No	%	No	%			
Central London Frontage															
Euston Road	17	24%	7	10%	13	19%	4	6%	1	1%	2	3%	70	20	29%
High Holborn	68	37%	20	11%	17	9%	11	6%	3	2%	0	0%	185	31	17%
Tottenham Court Road	108	57%	10	5%	13	7%	9	5%	2	1%	3	2%	188	27	14%
Total	193	44%	37	8%	43	10%	24	5%	6	1%	5	1%	443	78	18%
Central London SPD															
Denmark Street	16	89%	0	0%	1	6%	1	6%	0	0%	0	0%	18	2	11%
Covent Garden	178	68%	3	1%	36	14%	9	3%	0	0%	1	0%	262	46	18%
Fitzrovia	54	31%	5	3%	53	30%	6	3%	1	1%	0	0%	174	60	34%
Hatton Garden	85	72%	3	3%	3	3%	2	2%	0	0%	0	0%	118	5	4%
Museum Street	36	54%	3	4%	11	16%	3	4%	0	0%	0	0%	67	14	21%
Total	369	58%	14	2%	104	16%	21	3%	1	0%	1	0%	639	127	20%
Neighbourhood Centre															
Albany Street	16	76%	0	0%	0	0%	0	0%	1	5%	0	0%	21	1	5%
Belsize Village	13	45%	1	3%	7	24%	1	3%	0	0%	0	0%	29	8	28%
Brecknock Road York Way	18	46%	2	5%	1	3%	0	0%	5	13%	0	0%	39	6	15%
Brunswick Centre	26	60%	2	5%	8	19%	0	0%	0	0%	0	0%	43	8	19%
Chalcot Road	11	42%	4	15%	3	12%	1	4%	0	0%	0	0%	26	4	15%
Chalton Street	9	31%	2	7%	6	21%	0	0%	0	0%	0	0%	29	6	21%
Chester Road Nc	5	36%	0	0%	1	7%	0	0%	1	7%	0	0%	14	2	14%
Cleveland Street	9	26%	0	0%	12	34%	0	0%	0	0%	0	0%	35	12	34%
Cricklewood Broadway	19	41%	3	7%	10	22%	2	4%	0	0%	0	0%	46	12	26%
Crowndale Road	6	43%	1	7%	1	7%	0	0%	0	0%	0	0%	14	1	7%
Drummond Street	11	32%	0	0%	10	29%	1	3%	2	6%	0	0%	34	13	38%
Englands Lane	20	59%	3	9%	5	15%	1	3%	0	0%	0	0%	34	6	18%
Eversholt Street North	11	42%	3	12%	5	19%	0	0%	1	4%	0	0%	26	6	23%
Eversholt Street South	12	40%	4	13%	4	13%	1	3%	0	0%	1	3%	30	6	20%
Fairfax Road	18	53%	3	9%	6	18%	0	0%	0	0%	1	3%	34	7	21%
Finchley Road/West End Ln.	14	48%	6	21%	1	3%	0	0%	0	0%	0	0%	29	1	3%
Fortess Road	16	33%	4	8%	11	22%	0	0%	7	14%	0	0%	49	18	37%
Fortune Green Road	10	30%	5	15%	5	15%	0	0%	1	3%	0	0%	33	6	18%
Godge Street	27	63%	1	2%	9	21%	2	5%	0	0%	0	0%	43	11	26%
Haverstock Hill	28	62%	6	13%	7	16%	1	2%	0	0%	1	2%	45	9	20%
Highgate High Street	17	55%	10	32%	1	3%	3	10%	0	0%	0	0%	31	4	13%
Highgate Road	11	50%	1	5%	3	14%	1	5%	0	0%	0	0%	22	4	18%
Lambs Conduit Street	26	57%	1	2%	7	15%	2	4%	0	0%	0	0%	46	9	20%
Leather Lane	36	54%	1	1%	13	19%	1	1%	1	1%	0	0%	67	15	22%
Lismore Circus	3	50%	0	0%	0	0%	0	0%	0	0%	0	0%	6	0	0%
Mansfield Road	6	55%	0	0%	0	0%	0	0%	2	18%	0	0%	11	2	18%
Marchmont Street Leigh St.	29	46%	4	6%	14	22%	2	3%	0	0%	0	0%	63	16	25%
Mill Lane	32	48%	4	6%	5	8%	1	2%	0	0%	1	2%	66	7	11%
Murray Street	2	17%	2	17%	1	8%	1	8%	0	0%	0	0%	12	2	17%

Designation	2010												Total all use classes	Food, drink and entertainment uses	Food, drink and entertainment uses %
	A1		A2		A3		A4		A5		D2				
	No	%	No	%	No	%	No	%	No	%	No	%			
Queens Crescent	35	66%	1	2%	4	8%	0	0%	3	6%	1	2%	53	8	15%
Regents Park Road	39	57%	5	7%	11	16%	1	1%	0	0%	0	0%	69	12	17%
Royal College Street Camden Road	27	47%	4	7%	6	10%	2	3%	3	5%	0	0%	58	11	19%
South End Green	21	64%	2	6%	7	21%	0	0%	0	0%	0	0%	33	7	21%
Store Street	4	29%	1	7%	1	7%	0	0%	0	0%	0	0%	14	1	7%
Swains Lane	16	73%	3	14%	3	14%	0	0%	0	0%	0	0%	22	3	14%
York Rise Chetwynd Rd.	10	53%	1	5%	3	16%	1	5%	0	0%	0	0%	19	4	21%
Total	613	49%	90	7%	191	15%	25	2%	27	2%	5	0%	1245	248	20%
Town Centre															
Camden Town	300	48%	38	6%	84	13%	34	5%	17	3%	7	1%	628	142	23%
Finchley Road	119	47%	26	10%	35	14%	6	2%	2	1%	6	2%	254	49	19%
Hampstead Town	134	52%	23	9%	35	14%	4	2%	0	0%	2	1%	258	41	16%
Kentish Town Road	100	38%	26	10%	34	13%	9	3%	9	3%	3	1%	260	55	21%
Kilburn High Road	90	47%	16	8%	13	7%	7	4%	4	2%	4	2%	192	28	15%
West Hampstead	72	41%	20	11%	34	19%	5	3%	10	6%	2	1%	175	51	29%
Total	815	46%	149	8%	235	13%	65	4%	42	2%	24	1%	1767	366	21%
Overall Total	1990	49%	290	7%	573	14%	135	3%	76	2%	35	4%	4094	819	20%

Source: Development Monitoring LB Camden

- 11.9 The revised planning guidance for Central London adopted October 2007 provides detailed guidance of how UDP policies will be interpreted and applied in the Central London Area.
- 11.10 2006/07 was the first time the impact of the Central London Guidance was assessed. Compared to 2006/07 and 2007/08, the proportion of A1 (retail) has increased in the Central London SPD Area from 58% to 59% and fell to 53% in 2008/09, whilst there has been no overall change in Camden (53%). **Our 2010 survey recorded an increase in the Central London SPD ground floor A1 retail proportion to %58 in 2010.** Three centres within the SPD areas have retail proportions of 68% or more. Fitzrovia and Museum Street have 31% and 54% A1 retail respectively. The reason for their low A1 proportion is due to higher proportions of A3 (restaurants and cafes) uses.
- 11.11 The Neighbourhood Centres are **experiencing a minor decline in the proportion of retail units which fell from 55.08% in 2007 to 54.36% in 2008 increasing slightly to 54.45% in 2009 but falling below the %50 in 2010 (%49).**
- 11.12 **Proportion of ground floor retail fell in almost all centres with the exception of Denmark Street and York Rise Chetwynd Road.** The fall in ground floor A1 retail can be attributed to the recession which has been looming over the country and globally over the last three years.

Table 40. Proportion of ground floor Retail in centres

Designation	2007	2008	2009	2010
Central London Frontage				
Euston Road	29%	30%	29%	24%
High Holborn	43%	43%	40%	37%
Tottenham Court Road	63%	62%	63%	57%
Total				44%
Central London SPD				
Covent Garden	67%	69%	72%	68%
Denmark Street	89%	89%	88%	89%
Fitzrovia	32%	33%	34%	31%
Hatton Garden	69%	70%	73%	72%
Museum Street	63%	64%	60%	54%
Total				58%
Neighbourhood Centre				
Albany Street	81%	81%	79%	76%
Belsize Village	48%	52%	45%	45%
Brecknock Road York Way	79%	59%	59%	46%
Brunswick Centre	63%	65%	67%	60%
Chalcot Road	46%	46%	46%	42%
Chalton Street	31%	41%	46%	31%
Chester Road	43%	43%	36%	36%
Cleveland Street	26%	26%	26%	26%
Cricklewood Broadway	52%	48%	47%	41%
Crowndale Road	50%	50%	54%	43%
Drummond Street	29%	35%	32%	32%
Englands Lane	68%	68%	65%	59%
Eversholt Street North	54%	54%	48%	42%
Eversholt Street South	37%	37%	40%	40%
Fairfax Road	62%	59%	57%	53%
Finchley Road/West End Lane	55%	52%	54%	48%
Fortess Road	35%	35%	39%	33%
Fortune Green Road	41%	32%	31%	30%
Goodge Street	72%	72%	72%	63%
Haverstock Hill	64%	64%	62%	62%
Highgate High Street	61%	61%	58%	55%
Highgate Road	59%	59%	55%	50%
Lambs Conduit Street	61%	61%	63%	57%
Leather Lane	63%	63%	61%	54%
Lismore Circus	50%	50%	50%	50%
Mansfield Road	55%	55%	55%	55%
Marchmont Street Leigh Street	46%	46%	46%	46%
Mill Lane	56%	55%	59%	48%
Murray Street	38%	38%	29%	17%
Queens Crescent	74%	74%	73%	66%
Regents Park Road	59%	59%	58%	57%
Royal College Street Camden Road	50%	50%	57%	47%
South End Green	67%	67%	65%	64%
Store Street	64%	64%	64%	29%
Swains Lane	67%	67%	73%	73%
York Rise Chetwynd Road	42%	42%	47%	53%
Total				49%

Designation	2007	2008	2009	2010
Town Centre				
Camden Town	52%	51%	49%	48%
Finchley Road	56%	56%	53%	47%
Hampstead Town	55%	55%	52%	52%
Kentish Town Road	46%	46%	45%	38%
Kilburn High Road	54%	55%	54%	47%
West Hampstead	47%	46%	45%	41%
Total				46%
Grand Total	53%	53%	53%	49%

Source: Development Monitoring, LB Camden

Indicator 53. Total number of vacant units within town centres, central London frontages and neighbourhood centres

TYPE:	Local
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
TARGET MET:	No

- 11.13 Vacancy levels can be used to indicate the viability and vitality of a retail centre. Within a centre there will always be an element of vacancy due to changes of use, refurbishment or redevelopment. However, if the amount of vacant units is sufficiently out of proportion to the size of the centre this could indicate that the viability of the centre is being compromised.

Table 41. Total number of vacant units within Town Centres, Central London frontages and Neighbourhood Centres

Designation	2007			2008			2009			2010		
	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units
Central London SPD												
Covent Garden	21	8%	262	18	7%	262	12	5%	262	16	6%	262
Denmark Street	0	0%	18	0	0%	18	2	11%	18	1	6%	18
Fitzrovia	6	3%	174	8	5%	174	12	7%	174	12	7%	174
Hatton Garden	9	8%	118	8	7%	118	10	8%	118	3	3%	118
Museum Street	5	8%	67	10	15%	67	9	13%	67	4	6%	67
Total	41	6%	639	44	7%	639	45	7%	639	36	6%	639
Central London Frontage												
Euston Road	18	26%	70	18	26%	70	18	26%	70	18	26%	70
High Holborn	21	11%	185	20	11%	185	36	19%	185	26	14%	185
Tottenham Court Road	13	7%	188	12	6%	188	19	10%	188	20	11%	188
Total	52	12%	443	50	11%	443	73	16%	443	64	14%	443
Neighbourhood Centre												
Albany Street	2	10%	21	1	5%	21	2	10%	21	1	5%	21
Belsize Park/Haverstock Hill	2	4%	45	2	4%	45	2	4%	45	3	7%	45
Belsize Village	1	3%	29	1	3%	29	1	3%	29	3	10%	29

Designation	2007			2008			2009			2010		
	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units	Vac. No.	Vac. %	Total Units
Brecknock Road York Way	9	23%	39	5	13%	39	10	26%	39	7	18%	39
Brunswick Centre	7	16%	43	4	9%	43	6	14%	43	3	7%	43
Chalcot Road	2	8%	26	1	4%	26	2	8%	26	3	12%	26
Chalton Street	2	7%	29	5	17%	29	5	17%	29	5	17%	29
Chester Road	3	21%	14	3	21%	14	4	29%	14	4	29%	14
Cleveland Street	1	3%	34	5	14%	35	1	3%	35	2	6%	35
Cricklewood Broadway	2	4%	46	1	2%	46	5	11%	46	6	13%	46
Crowndale Road	0	0%	14	0	0%	14	1	7%	14	3	21%	14
Drummond Street	2	6%	34	3	9%	34	3	9%	34	1	3%	34
Englands Lane	2	6%	34	2	6%	34	2	6%	34	2	6%	34
Eversholt Street North	2	8%	26	3	12%	26	3	12%	26	2	8%	26
Eversholt Street South	0	0%	30	0	0%	30	0	0%	30		0%	30
Fairfax Road	1	3%	34	0	0%	34	3	9%	34	2	6%	34
Finchley Road/West End Ln	3	10%	29	3	10%	29	4	14%	29	5	17%	29
Fortess Road	6	12%	49	5	10%	49	4	8%	49	8	16%	49
Fortune Green Road	1	3%	33	1	3%	33	1	3%	33	2	6%	33
Goodge Street	1	2%	43	4	9%	43	2	5%	43	3	7%	43
Highgate High Street	0	0%	31	0	0%	31	0	0%	31		0%	31
Highgate Road	3	14%	22	4	18%	22	2	9%	22	4	18%	22
Lambs Conduit Street	2	4%	45	3	7%	46	3	7%	46	4	9%	46
Leather Lane	4	6%	66	2	3%	67	6	9%	67	8	12%	67
Lismore Circus	0	0%	6	0	0%	6	1	17%	6	1	17%	6
Mansfield Road	1	9%	11	2	18%	11	2	18%	11	1	9%	11
Marchmont Street Leigh St	5	8%	63	3	5%	63	4	6%	63	3	5%	63
Mill Lane	2	3%	66	4	6%	66	3	5%	66	9	14%	66
Murray Street	4	33%	12	5	42%	12	5	42%	12	5	42%	12
Queens Crescent	7	13%	53	12	23%	53	8	15%	53	10	19%	53
Regents Park Road	0	0%	69	2	3%	69	3	4%	69	2	3%	69
Royal College Street Camden Ro	7	12%	58	7	12%	58	5	9%	58	7	12%	58
South End Green	2	6%	33	0	0%	33	2	6%	33	2	6%	33
Store Street	2	14%	14	0	0%	14	0	0%	14	8	57%	14
Swains Lane	0	0%	22	0	0%	22	0	0%	22	1	5%	22
York Rise Chetwynd Rd	0	0%	19	3	16%	19	0	0%	19		0%	19
Total	88	7%	1,242	96	8%	1,245	105	8%	1,245	130	10%	1,245
Town Centre												
Camden Town	41	7%	628	54	9%	628	61	10%	628	59	9%	628
Finchley Road	15	6%	254	18	7%	254	23	9%	254	29	11%	254
Hampstead Town	10	4%	257	11	4%	258	16	6%	258	10	4%	258
Kentish Town Road	14	5%	260	17	7%	260	22	8%	260	27	10%	260
Kilburn High Road	15	8%	192	10	5%	192	20	10%	192	21	11%	192
West Hampstead	9	5%	175	10	6%	175	13	7%	175	14	8%	175
Total	104	6%	1,766	120	7%	1,767	155	9%	1,767	160	9%	1,767
Grand Total	285	7%	4,090	310	8%	4,094	378	9%	4,094	390	10%	4,094

Source: Development Monitoring, LB Camden

- 11.14 Overall there has been **an annual increase in the vacancy rate across the designated centres in Camden from 2007 to 2010**, this position is reflected through the other types of designations (however there are variations between each centre but the large differences between centres skews this information). Despite a reduction in the vacancy rates within Central London Frontages and Central London SPD areas Neighbourhood Centres have observed an overall increase of 2% in the vacancy rates. Retail surveys took place during June and July 2010. As at July 2010 the overall vacancy rate for Camden's Town Centres, Central London Frontages and Neighbourhood Centres stood at 10% an increase of less than half a percent on the previous year. However, please note the vacancy levels also include refurbishments and redevelopments which made up of 17.4% of all vacancies.

Indicator 54. Total of new community facilities floorspace completed

TYPE:	Local
OBJECTIVE:	Protecting facilities for all members of the community
TARGET:	Net increase in the amount of new community facilities
TARGET MET:	Yes

- 11.15 Community facilities, including educational establishments, healthcare facilities and community halls, have a significant impact on people's quality of life and are vital for sustaining residential communities, promoting social inclusion and equality of opportunity. The Council's policies aim to provide a range of community facilities that meet the needs of residents, workers and visitors, which are easily accessible and located near the community they serve. In undertaking these aims the council will seek to retain community facilities in Camden and especially within the Central London Area where community uses are especially under pressure from more profitable uses.
- 11.16 Within the 2009/10 financial year there has been a **net gain of 25,953 sq m of community facilities** (D1 use class). Some of the developments included a new engineering building for the UCL and a development at Lincoln Inn's Fields.

Table 42. Total floorspace of new community facilities (sq m)

Year	Community Premises	Educational & Childcare Facilities	Hospital & Healthcare Facilities	Total
2002/03	1,738	7,606	5,451	14,795
2003/04	1,545	-9,822	-2,272	-10,549
2004/05	10,756	21,545	5,988	38,289
2005/06	5,808	28,423	2,872	37,103
2006/07	3,549	11,517	12,002	26,978
2007/08	-1	6,040	-506	5,333
2008/09	-2,235	343	1,683	-209
2009/10	2335	23682	-64	25,953

Source: Development Monitoring, LB Camden

Indicator 55. Schemes completed involving a loss or gain of hotel facilities

TYPE:	Local
OBJECTIVE:	Protect hotel facilities in the borough
TARGET:	No net loss of hotel facilities in the Borough
TARGET MET:	Yes

- 11.17 Hotels, B&B's and hostels make a significant contribution to London's vitality, character and economy. Tourism makes a significant contribution to the national, London and Camden economies, attracting investment and creating jobs. In Camden, the tourism sector provides approximately 35,000 jobs.
- 11.18 Camden has a wide variety of tourist attractions that experience high numbers of visitors throughout the year. Camden has the third largest number (almost 200) of hotels, B&Bs and hostels in London, after Kensington & Chelsea and Westminster (LDA Accommodation Census September 2008). Visitor numbers to London are expected to continue to increase, creating demand for more hotels and other overnight accommodation, particularly in Central London. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms by 2026 across London. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.
- 11.19 Camden's geographical position at the heart of London attracts visitors from the UK and all over the world. It is estimated that tourists generated more than £1.5 billion to the Camden economy in 2002.³³ In addition, Camden's major transport networks mean that commuters pass through the borough to other destinations. In 2003 an estimated 14.3 million visitors came to Camden including day-trippers.
- 11.20 The redevelopment of King's Cross will provide new leisure facilities open to all while St Pancras International is a major European gateway and one of the largest transport interchanges in Europe. As such it is likely to lead to a large increase in visitors travelling through or staying in Camden.

³³ Source: STEAM report, 2003

Table 43. Cultural Facilities by type for boroughs of Central London Arts Partnership³⁴

Primary Purpose	Camden	Camden %	CLAP	CLAP %
Agency	11	3%	53	4%
Archive	52	16%	137	11%
Arts Venue	37	11%	112	9%
Cinema	7	2%	38	3%
Community	4	1%	29	2%
Education	43	13%	151	12%
Heritage	8	2%	33	3%
Library	18	6%	66	5%
Museum	19	6%	73	6%
Other	27	8%	137	11%
Production	28	9%	140	11%
Visual Arts	64	20%	276	22%
Unknown	4	1%	12	1%
<i>All</i>	322		1257	
% of Total CLAP	26%		100%	

Source: Central London Arts Partnership/ Creative Offer 2012: Audiences London, July 2007

- 11.21 The UDP directs hotel development to Town Centres (excluding Hampstead), the King's Cross Opportunity Area and the Central London Area.³⁵
- 11.22 During 2009/10 there have been three completions of hotel developments. Two developments resulting in net loss of 41 hotel bedrooms matched with a 41 bedroom hotel development on 25 Euston Road resulting in no loss or gain of overall hotel bedrooms. However as of 1 April 2010 a total of 348 net hotel rooms were under construction and developments with permissions for 357 net hotel rooms are awaiting start of construction.

Conclusion

- 11.23 Generally the policies set out in the retail, community and leisure chapter of the UDP and the supplementary guidance are achieving their objectives in an economically challenging climate even though, within the 2009/10 financial year, there has been an overall net loss of A1 retail and increase in overall retail vacancy rates.

Policy Summary

UDP Aims	<ul style="list-style-type: none"> • Provide facilities for all members the community • Improve economic prosperity and diversity • Protect and improving Camden town centres • Balance the needs of residents with the Borough's London-wide role
Relevant UDP Policies	R1 to R3, R6, R7, E1 to E4, C2 to C5,

³⁴ The Central London Arts Partnership (CLAP) includes Kensington and Chelsea, Lambeth, Southwark, Westminster and Camden

³⁵ C5 – Tourism Uses

Relevant Documents	<ul style="list-style-type: none">• Camden Planning Guidance Sections 1. Access for all, 2. Advertisements and signs, 9. Clear Zone Region, 13. Cycle access – parking and storage, 15. Design, 16. Designing safer environments, 22. Hoardings and banner advertisements, 25. Light, 31. Pedestrian movement, 33. Planning obligations – General guidance relating to all development, 34. Planning obligations – Community facilities, local infrastructure and open space, 43. Shopfronts, 46. Town centres, retail and entertainment uses, 49. Vehicle access to sites, car parking and servicing• SPD for West Hampstead• SPD for Camden Town• SPD for Central London• SPD for Finchley / Swiss Cottage• Camden Together – Camden's Sustainable Community Strategy• London Plan Policy 2A.5; London-wide Town Centre Health Checks 2006 Analysis, Jan 2007• Managing the night time economy – Best practice guidance, March 2007
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12 Economic Activities

Key Findings

- Large supply of employment land in the borough at 60.15 hectares net (including King's Cross) down from 64.9 hectares in 2008/09;
- There has been a net gain of completed employment floorspace in 2009/10, contrary to the trend that was established between 2004/05 and 2008/09;
- Overall net loss of small units amounted to 168 square metres;
- All completions took place on previously developed land;
- Additional 19,688 sqm employment floorspace in Central London, no loss of floorspace in the Industry Area, and small amount of loss in Kentish Town area.
- There has been an increase in the number of vacant commercial units;
- There has been an increase in number of business start ups.
- Gain of 5 live/work units

Introduction

- 12.1 Economic activity uses or employment uses are defined in the UDP as uses within the 'B' use class. This includes office, research and development, light industry, general industry and warehousing and storage. The Council seeks to encourage Camden to be an economically successful borough, guiding business development to appropriate locations, providing a range of business needs and maximising job opportunities.
- 12.2 The planning system can contribute to this by ensuring that there is sufficient employment land to meet the needs of current and future businesses. This chapter therefore monitors a range of indicators which together seek to ensure Camden is providing the conditions for business to prosper.

Indicator 56. Total amount of additional employment floorspace - by type

TYPE:	Core (BD1)
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	No target
TARGET MET:	Not applicable

- 12.3 For business to flourish there needs to be accommodation to meet a wide range of needs. Some business sectors generate substantial wealth and can demand high quality accommodation in exclusive locations; others need a degree of protection to ensure that they are not lost to more profitable land uses. Council planning policy plays an important role in identifying these businesses or areas, and providing them with additional protection. By monitoring building completions we can ascertain the effectiveness of existing policies and identify whether there is need to review our approach in future. This indicator is a Core Indicator, identified by Central Government, and all Local Authorities are required to report on it.

- 12.4 In **2009/10 a total of 13,107 sq m of B1 (business) floorspace was gained.** This does not follow the down trend set by the previous three years as shown in Table 44 below. **There was a gain of 538sq m industrial floorspace and a net of 1164 sq m of storage and distribution floorspace during the same period.** This does follow the recent trend as we have not observed an increase in storage and distribution floorspace since 2005/06. This is likely to part of a longer term adjustment in employment floorspace provision. The two completions which made the most impact this year included 24 Kingsway, resulting in net loss of 11,864sqm of office floorspace, and 370 Euston Road which included of 49,500sqm gross and 26,449sqm net gain of office floorspace. As illustrated in Table 46, there is considerable employment floorspace in the pipeline that will result in significant new office provision in the borough once implemented.

Table 44. Completed employment floorspace in Camden

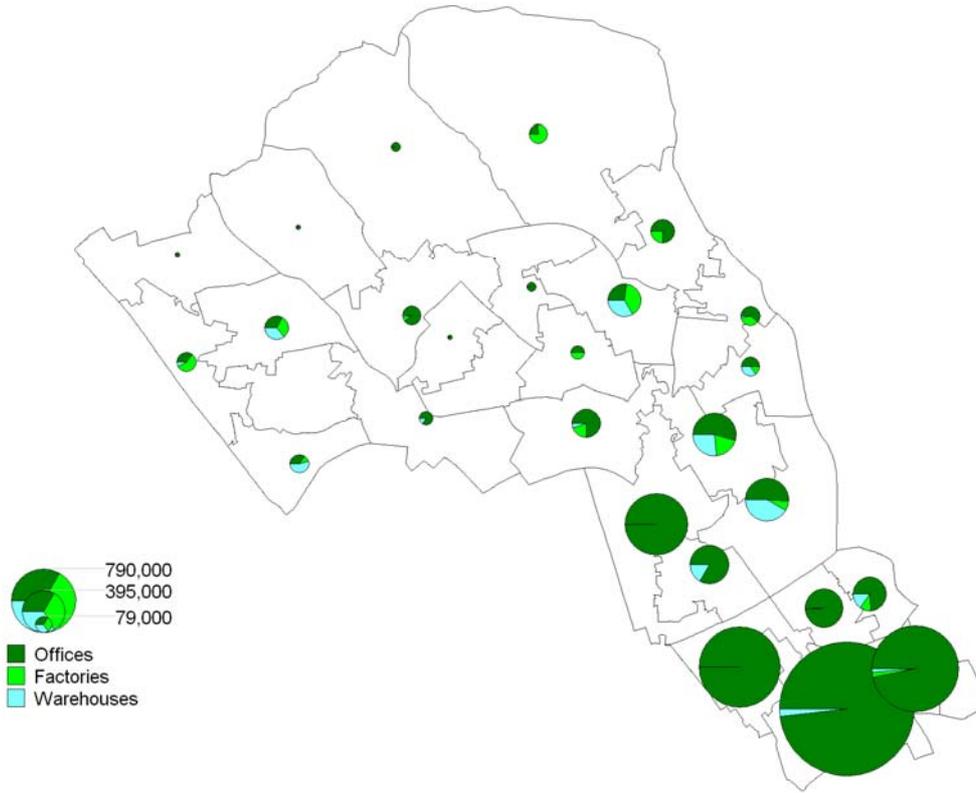
Year	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	No. of Completed Sites
2003/04	105,319	23,777	2,300	2,300	3,287	1,310	45
2004/05	111,299	-5,413	0	-2,174	2,964	123	129
2005/06	33,431	4,187	84	-781	1,430	-3,981	54
2006/07	37,386	-8,007	-11,907	-1,900	2,078	-721	110
2007/08	20,032	-12,336	94	-1,165	3,794	-3,025	142
2008/09	26,619	-16,553	0	0	1,183	-181	45
2009/10	92,654	13,107	538	538	408	-1164	55

Source: *Development Monitoring, LB Camden*

- 12.5 This loss is not significant when considered in the context of the total commercial and industrial floorspace in Camden, which includes 2,171,000 sq m of office floorspace, 163,000 sq m of industrial floorspace and 193,000 sq m of warehouse floorspace³⁶. As shown in Figure 34, the majority of this floorspace is located south of Euston Road within the defined Central London Area.
- 12.6 Camden has recently updated its employment land review. It continues to show that we have strong demand for office and industrial employment floorspace across the borough. The findings of the review have been used to inform the Council's future approach to employment floorspace in the borough.

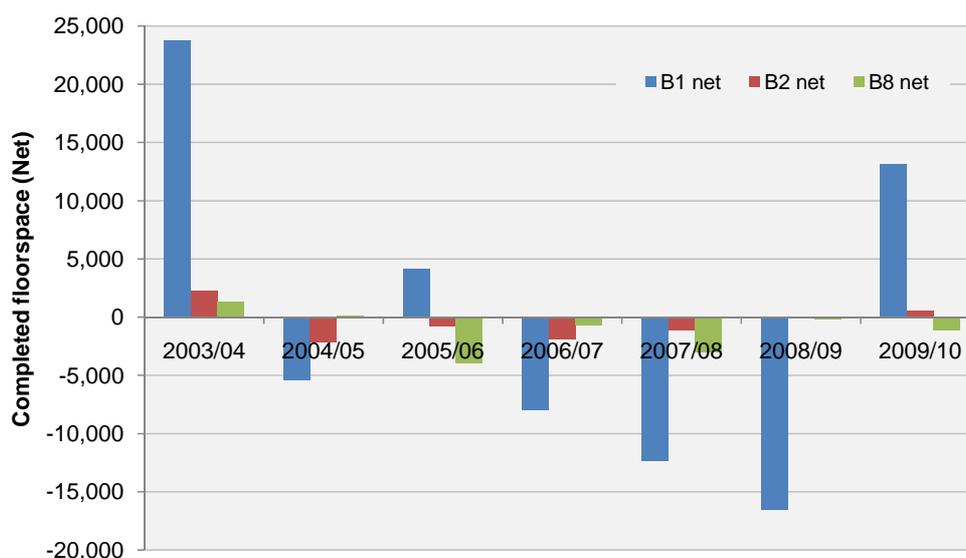
³⁶ Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 as at 01 April 2008. Valuation Office Agency (VOA), <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

Figure 34. Commercial and Industrial Floorspace in Camden 2005 Revaluation (2008)



Source: Valuation Office 2005

Figure 35. Completed employment floorspace (net) 2003 - 2010



Source: Development Monitoring, LB Camden

Indicator 57. Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	Not applicable
TARGET MET:	Not applicable

- 12.7 Policy E3 of the UDP identifies employment areas in the borough which merit specific protection. The Industry Area, between Gospel Oak and Kentish Town, has been identified as warranting specific policy focus to protect industrial and warehouse uses. This policy also extends protection to Central London and Kentish Town for light industry and warehousing uses.
- 12.8 In 2009/10 there were no completions thus no loss of employment floorspace in the **Industry Area**. In 2008/09 again there was no loss of employment floorspace while in 2007/08 there was a net increase of 2,579 sq m in this area.
- 12.9 **Kentish Town** has seen slight reduction in B8 (storage or distribution) floorspace. Only one scheme has resulted in a loss of 142 sq m of B8 floorspace.
- 12.10 Most of the completions involving employment uses were in **Central London** where we have observed gains in B1 (business) floorspace of 19,688 sq m (14,855 sqm in 2008/09) and slight a loss in B8 (storage or distribution) of 185 sq m. 28 applications were implemented in Central London for employment uses; this represents 52% of all implemented employment applications in the borough.
- 12.11 Policy E3 aims to restrict the loss of light industry (B1c) and local distribution warehousing (B8) in Central London and Kentish Town. **Throughout 2009/10**

there was a slight loss of B8 (storage or distribution) floorspace in Central London but no loss of light industry floorspace.

Table 45. Completed employment floorspace in employment areas 2009/10

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	No. of schemes
Industry Area	0	0	0	0	0	0	0
Kentish Town	28	-142	0	0	0	0	1
Central London	49,500	19,688	0	0	0	-185	28

Source: Development Monitoring, LB Camden

Indicator 58. Amount of completed employment floorspace – small units

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	To minimise the net loss of small business accommodation
TARGET MET:	Yes

- 12.12 Policy E3 also makes a specific reference to the need to protect accommodation for small businesses. The retention and development of small units – which the Council defines as being between 50 and 120 sq m – are essential in meeting the needs business start-ups, small businesses and craft workshops. This indicator monitors the effectiveness of this policy in protecting and delivering such accommodation.
- 12.13 A total of **17 schemes were completed on accommodation between 0 and 120 sq m, and 13 of these were on schemes between 50 and 120 sq m.** Overall there has been a small loss of 168 sq m of employment floorspace within this threshold, the majority of which being in use class B1 (business). Employment floorspace was mainly lost for residential uses. This is similar to figures reported in 2008/09 (loss of 79 sqm) and an improvement from 2007/08 findings where Camden observed a loss of 1,416 sq m of employment floorspace.

Indicator 59. Total amount of employment floorspace on previously developed land – by type

TYPE:	Core (BD2)
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	All employment floorspace created on previously developed land
TARGET MET:	Yes

- 12.14 The borough of Camden is a densely built up area with limited greenfield land, the majority of which is protected as open space. As in previous years, during 2008/09 all developments of employment floorspace were on previously developed land.

Indicator 60. Employment land available - by type

TYPE:	Core (BD3)
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	Sufficient supply of employment land
TARGET MET:	Yes

- 12.15 This indicator refers to the supply of employment land in the borough. This is defined as all existing, unimplemented planning permissions in the borough for employment uses, plus any employment land allocations without a planning permission but likely to be developed in the coming few years, as identified in the Site Specific Allocations report.
- 12.16 An analysis of the planning permissions pipeline involving a net change of employment floorspace has been provided below. **Total employment supply – including King’s Cross – is 60.15 ha (net)**. If the planning application for King’s Cross Opportunity Area (2004/2307/P) is excluded (40.7ha), the remaining net employment land supply would be 19.45 ha.
- 12.17 It is important to note that unlike the Council’s previous reports we have included an assessment for employment sites allocated in the UDP, which are not completed and are without planning permission. Many of these sites are allocated as mixed use developments, where it is not envisaged that redevelopment will bring about a net increase in employment floorspace. However, it is expected that two sites featured in this list – Euston and West Hampstead (which comprises three separate sites in the site schedule) – will bring about an increase in floorspace, and for this reason is included in Table 46 below. A description of terms is presented below:
- ‘Allocated’ sites are those that feature in the UDP’s land use proposals schedule for mixed use development with an employment element where a net increase in floorspace is envisaged. These sites have not been subject to a planning application. London Plan job targets have been translated into floorspace figures³⁷ using employee/floorspace ratios. These figures are indicative.
 - ‘Not started’ sites are those where an approved planning permission is in place but development has not started.
 - ‘Under construction’ sites are those where planning permission is in place and development has started.

Table 46. Employment land available – by type

Status	B1 Gross	B1 Net	B2 Gross	B2 Net	B8 Gross	B8 Net
Allocations	104,500	104,500	0	0	0	0
Not started	122,620	29,085	993	-3,519	4,219	-17,959
Under construction	565,521	467,961	1959	-8,420	14,090	-26391
Grand Total (sq m)	792,641	601,546	2,952	-11,939	18,309	-44,350
Grand Total (Ha)	79.26	60.15	0.30	-1.19	1.83	-4.44

Source: Development Monitoring, LB Camden

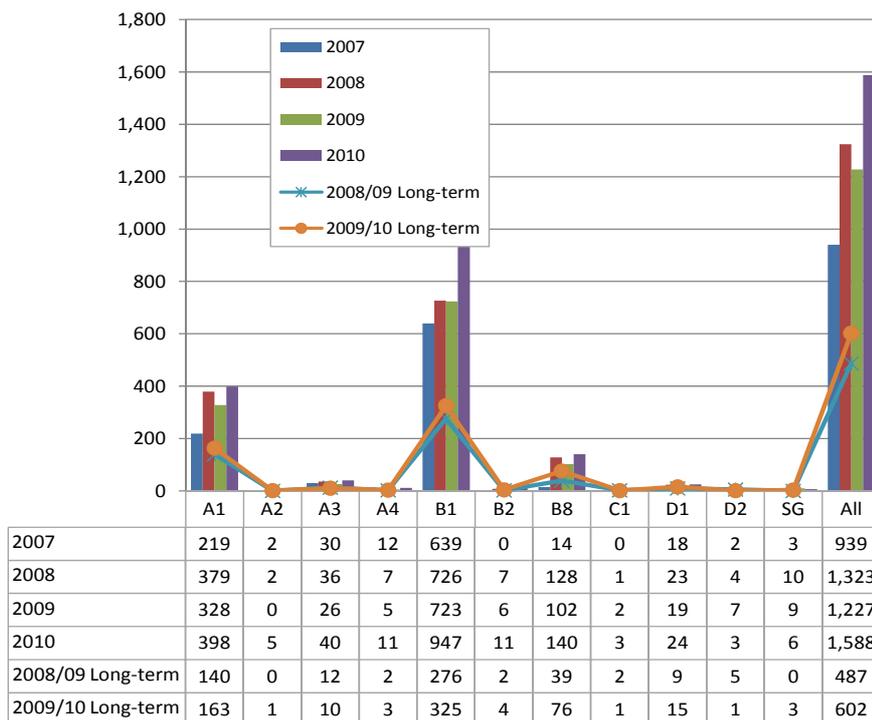
³⁷ Euston 5,000 jobs and West Hampstead 500 jobs set out in the London Plan Further Alterations. Jobs to floorspace calculation derived from Employment Densities (Arup for English Partnerships and the Regional Development Agencies, 2001). Assumption of 1 job = 19 sq m B1 floorspace. Assumption is made that gross and net floorspace are equal.

Indicator 61. Number of vacant commercial units

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	Reduction in the number of vacant business units
TARGET MET:	No

- 12.18 Levels of vacancy for commercial units can indicate the vibrancy of local economies. Looking at the Council's own Non Domestic Business Rates figures (for end March 2010), the **number of vacant units increased by 29% to 1588**. Highest number of vacancies have been reported in B1 (business) use class, in fact 60% of all vacancies were business uses. Vacancy levels have also increased in A1 (retail), B8 (distribution & storage), and A3 (restaurants) by 21%, 37% and 54% respectively. Change in other uses were mostly negligible – 11 units or under, though increased vacancy was recorded in two instances, in A2 (financial services) and A4 (drinking establishments) uses.
- 12.19 602 vacancies can be classed as long-term vacant (i.e. also being vacant in the previous monitoring year). This represents a 24% increase in vacancies across the Council. Currently 41% of A1 (retail) vacancies and 34% of B1 (business) vacancies can be classified as being long term vacant. These are lower than in the previous reporting period, 2008/09.
- 12.20 A degree of caution is required over this data. Business rates data does not directly correspond with the use class order, therefore some degree of data manipulation has had to be undertaken to make it relevant to our needs.

Figure 36. Vacant commercial units in Camden 2007-2010, by use class



Source: Non Domestic Business Rates, LB Camden.

Indicator 62. Change in VAT Registered Businesses

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	No net decrease in the amount of VAT registered business
TARGET MET:	Yes

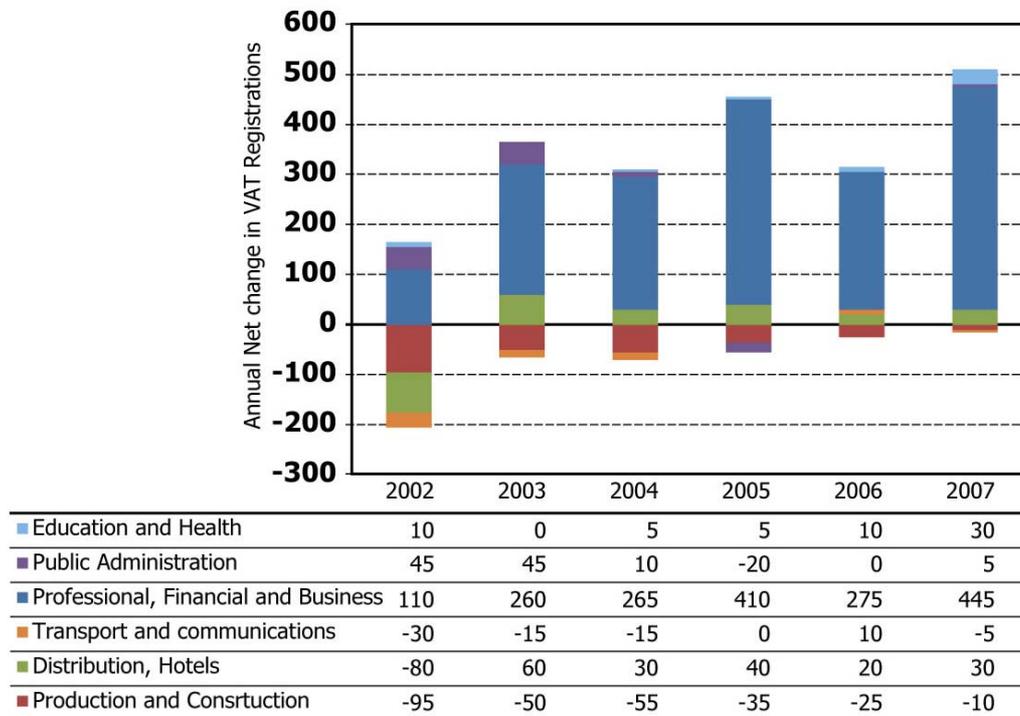
12.21 VAT registrations and de-registrations are the best official guide for monitoring business start-ups and closures and can provide an indication of the level of entrepreneurship and of the health of the economy. As such they are used widely in regional and local economic planning. However, they do not give the complete picture of start-up and closure activity in the Camden economy. Some sectors are VAT exempt and many small businesses which operate below the VAT threshold are not covered. In the 2009/10 financial year, the VAT threshold for businesses was an annual turnover of £68,000. From April 2010 the VAT registration threshold has increased from £68,000 to £70,000, which the government says will help prevent more small businesses from having to join the VAT system.

12.22 In Camden the overall stock of businesses at the end of 2007 was 21,030; an increase from 20,500 businesses in 2006. Independently rounded, there was a net increase of 495 businesses (+2.4%) in 2007, the largest increase in the last 5 years. Last year It was estimated that there were a further 20,000 Camden businesses that fell below the VAT threshold.

12.23 The Standard Industrial Classification (SIC) code allows the analysis of the net change by type of businesses. In 2007, the general picture is of growth,

with the exception of very small losses of *Production and Construction* (-10) and in *Transport and Communications* (-5). The largest increase in 2007 is in the *Professional, Financial and Business* sectors group (+445). This group has been showing continued growth since 2002.

Figure 37. Net change in VAT registrations by Standard Industrial Classification (SIC)



Source: VAT Registrations/Deregistrations, ONS 2009, © Crown Copyright Reserved

- 12.24 This dataset, however, has been **discontinued** and there will be no further updates after the 2007 registrations data. It has been replaced with a new Business Demography dataset from the Office for National Statistics.

Indicator 63. Business demography: Births and deaths of businesses in Camden

TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	No net loss in the number of businesses
TARGET MET:	Yes

- 12.25 According to Business Demography 2008 (the latest available) the number of businesses in the Borough has increased every year since 2004. During 2008 total of 3,075 businesses were incorporated and 2,205 businesses ceased to exist. Majority of the businesses (89%) mentioned above had between 0 to 4 employees. This trend is inline with Greater London, England and the United Kingdom. Table 47 provides information on the net gains made between 2004 and 2008.

Table 47. Net change in the number of Business Enterprises

	2004	2005	2006	2007	2008
United Kingdom	36,465	46,700	48,405	57,670	51,110
Great Britain	34,645	44,640	46,600	55,505	49,825
England and Wales	34,990	41,365	44,125	49,375	46,495
England	32,455	39,200	42,320	48,030	45,940
Greater London	5,645	7,365	8,955	9,870	18,645
Inner London	3,995	4,630	5,065	5,170	11,845
Camden	65	200	355	130	870

Source: Office for National Statistics, *Demography 2008, Enterprise Births, Deaths and Survivals*

- 12.26 Camden's importance to the national economy cannot be under estimated as the **borough is the 4th largest contributor to the UK economy** in total and per capita with 1.62% share of national GVA (Gross Valued Added)³⁸ in 2006 (latest available). This is an increase the national share of GVA, from 1.41% in 2005, when Camden ranked 5th in the UK.

Indicator 64. Live/work floorspace

TYPE:	Local
OBJECTIVE:	Live work developments in appropriate locations
TARGET:	No loss of permanent residential floorspace; No loss of sites in office, industry or warehouse use where there potential for that use to continue
TARGET MET:	Yes

- 12.27 There were two permissions implemented in 2009/10 that involved either loss or gain of live/work floorspace. Both of the implemented permissions were for gains resulting in 5 live/work units, with previous use being B1 (business) in both cases.

Table 48. Schemes involving Net Change in Live/Work units

Address	Application No.	Loss or gain	Previous or implemented use
8-9, Murray Street, NW1 9RE	2007/2988/P	Gain of one unit	B1 (business)
Harmood Grove, NW1 8DH	2004/4568/P	Gain of four units	B1 (business)

Source: *Development Monitoring, LB Camden*

Conclusions

- 12.28 Our monitoring has shown gains in employment floorspace hence breaking the trend of net loss of employment floorspace established from 2004 to 2009. In addition, there is substantial employment floorspace in the planning pipeline that will ensure any possible short term loss will be met by gains in the longer term. Below is a summary of the key employment findings from this year's report. Overall the planning policies related to economic activity and land use in Camden have been successful in facilitating development (pipeline) and protecting vulnerable employment uses

³⁸ Gross value added (GVA) is a measure of economic activity at basic prices, which includes taxes (less subsidies) on production but excludes taxes (less subsidies) on products.

Policy Summary

UDP Aims	<ul style="list-style-type: none">• Improving economic prosperity and diversity• Balancing the needs of residents with borough's London wide role
Relevant UDP Policies	E1, E2, E3, E4
Relevant Documents	<ul style="list-style-type: none">• Camden Together – Camden's Sustainable Community Strategy• London Plan Policies 3B.1 to 3B.11, 5G.2 to 5G.5

13 Conclusions

Overview

- 13.1 This, Camden's sixth AMR, has sought to provide a picture of the overall performance of LDF document production, the effectiveness of plan policies and any significant effects of policies. This has been achieved through the monitoring of Camden's 64 indicators.
- 13.2 Camden has continued to monitor a number of indicators that cover a wide range of policy areas. The following deserve particular recognition in 2009/10:
- Over 50% of dwellings completed in major applications were for affordable housing;
 - All housing schemes assessed against Building for Life criteria received 10 or more points;
 - A demonstrable five year housing supply, in line with the Government's requirements under Planning Policy Statement 3 (Housing);
 - 19,688 sqm of additional business (B1) floorspace constructed in Central London;
 - 441 vacant homes returned to occupation or demolished;
 - 60.15 ha of employment land available in Camden.

Please see Table 49 for a detailed analysis of indicators, targets and outcomes.

Future improvements

- 13.3 The Council is continually renewing its approach to monitoring. In fact, as part of the Core Strategy and Development Policies DPDs a framework of indicators has been developed. This monitoring framework establishes the approach Camden will take in monitoring the outcomes of policies in the LDF. It is intended that wherever possible each policy will have at least one indicator which can be used to demonstrate whether it is achieving its intending outcome. LDF documents are available to view on the Camden website: www.camden.gov.uk/ldf.
- 13.4 It is important to note that these indicators will be revisited as the LDF policies are reviewed each year through the AMR.

Target met	✓
Target not met	✗
Target partially met	✓✗
No target specified	⊖
Data not available	!

Table 49. Indicators, targets and performance 2009/10

Type	Ref.	Description	Target	Met	Details	Remediation
Contextual						
	1	Population	None	⊖		
	2	Household Size	None	⊖		
	3	House Prices	None	⊖		
	4	Households	None	⊖		
	5	Employment structure	None	⊖		
	6	Unemployment	None	⊖		
	7	Economic Activity	None	⊖		
	8	Deprivation	None	⊖		
	9	Household income	None	⊖		
	10	Crime	None	⊖		
Housing						
Core H1	11	Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target	1/4/2007 to 31/3/2017: 5,950 dwellings (including non conventional) 1/4/2017 to 31/3/2025: 4,760 dwellings (including non-conventional)	✓	423 completed dwellings (self contained).	Not required
Core H2(a)	12	Net additional dwellings – in previous years	No target	⊖	Please refer to housing trajectory	Not required
Core H2(b)/ National 154/ LAA	13	Net additional dwellings - for the reporting year	London Plan target of 437 self contained units. LAA target of 435 self contained units.	✗	423 completed dwellings (self contained)	Not required
Core H2(c)/National 159	14	Net additional dwellings – in future years	London Plan target of 437 self contained units. LAA target of 435 self contained units per year (2008/11).	✓	Likely to meet five year land supply target of 2,185 units and the LAA target of 1,305 units (2008/11)	Not required
Core H2(d)	15	Managed delivery target	To keep the managed delivery target below the annual housing target set by the London Plan	✗	Target not met during 2009/10 however, housing trajectory shows that Camden is in line to meet this target	Not required
Core H3	16	Percentage of new and converted	All dwellings on previously	✓	All dwellings on previously	Not required

Type	Ref.	Description	Target	Met	Details	Remediation
		dwelling on previously developed land	developed land		developed land	
Core H5/ National 155	17	Affordable housing completions (gross and net)	50% of all housing in schemes of 10 dwellings or more to be affordable	✓	56% of housing in schemes of 10 dwellings or more were affordable	Not required
Local	18	Vacant dwellings returned to use	Meeting and exceeding the strategic target for returning vacant dwellings to residential use	✓	441 vacant dwellings returned to use	Not required
Local	19	Non self-contained units	Gain of 100 non self contained dwellings a year	×	54 non self-contained student bedrooms gained and 8 hostel bedrooms lost	Not required. Previous two years' completions were significantly above target.
Local	20	Net change in hostels and care homes	No net loss of hostel or care home accommodation	×	8 hostel accommodation units lost	We expect a reduced need for hostel places and changes in the type of accommodation required.
Local	21	Lifetime Homes and Wheelchair accessibility dwellings	New housing to be 100% Lifetime Homes standard and 10% wheelchair housing	×	34% all new units were designed to Lifetime Homes standard	This is a relatively new indicator and an assessment tool, hence true analysis will not be available until planning permissions assessed against this criterion gets implemented.
Local	22	Mix of dwellings in developments	To secure a range of housing types to meet housing needs	✓	40% 1 bedroom, 35% 2 bedroom, 16% 3 bedroom, 9% 4+ bedroom.	Not required
Local	23	Protecting existing housing stock	Reduction in the number of dwellings in net loss developments	×	A net loss of 48 dwellings were lost in net loss developments up from 2008/09 figure of 42 but down from 2007/08 figure of 72	Even though there is a slight increase compared to last year, since its introduction in 2006, policy H3 (seeking to reduce loss of housing accommodation) made a significant difference to the number of units lost through these schemes.
Core H4	24	Net additional pitches (Gypsy and Traveller)	No net loss of gypsy traveller sites	✓	No loss of gypsy and traveller accommodation	Not required
Sustainable development						
Local	25	Total number of mixed use developments completed in the borough	Net increase in the number of planning permissions implemented for mixed use developments on single use	×	New mixed-use development ('single use site – mixed use completed) have represented 7% of applications compared	Not required. Continue to promote schemes.

Type	Ref.	Description	Target	Met	Details	Remediation
			sites		with 14% for with last year	
Local	26	Number of Sustainability plans secured through Section 106 agreements	All relevant developments to include a sustainability plan	✓	51 section 106 agreements were signed requiring the preparation of Sustainability Plan such as an EcoHomes of BREEAM assessment, 30 more than the 2008/09 figure of 21	Not required
Local/Significant Effects, National 186/LAA	27	Per capita reduction in CO ₂ emissions	Year on year reduction in CO ₂ emissions.	✓ x	Per capita emissions were lower in 2008 7.5 vs 7.7) but domestic per capita missions increased slightly.	Camden will continue to require major commercial to ensure they meet current environmental targets.
Core E3	28	Renewable Energy Generation	Major schemes to achieve 20% of energy from renewable sources	✓ x	Data on completions not available. The Council are continuing to explore ways in which provide this in future years. We have analysed permissions given in 2009/10 instead.	Not required.
Local	29	Air Quality	Reduction in the level identified air pollutants in the National Air Quality Strategy	x✓	Targets achieved for Sulphur Dioxide, Particulate Matter, Ozone and carbon Monoxide. Not achieved for Nitrogen Dioxide.	The Council continues to promote measures such as the Clear Zones Partnership and London Cycle Network to encourage more sustainable patterns of transport.
Core E1	30	Flood Protection & Water Quality: Number of planning permissions granted contrary to advice of Environment Agency on grounds of either flood defence or water quality	No applications granted contrary to Environment Agency advice on water quality or flood risk grounds	✓	No planning permissions were approved contrary to the advice of the Environment Agency.	Not required
Core W1	31	Provision of waste management facilities	Development of waste management facilities needed to meet EU and national targets	✓	Retention of Regis Road Waste Site. Production of North London Waste Plan.	Not required
Core W2	32	Waste Arisings	Recycle or compost at least 35% of household waste	x	29.75% waste recycled or composted.	The Council's recycling initiatives have been successful in seeing the household recycling rate nearly doubling from 14.46% in 2001/02 to 28.27% in 2008/09 and 29.75% in 2009/10. The North London Joint Waste Strategy requires Camden to

Type	Ref.	Description	Target	Met	Details	Remediation
						recycle and compost at least 35% of its household waste by 2010/11. Efforts to increase the household recycling rate support policy SD11
Core M1	33	Minerals: (M1) production of primary land won aggregates	No target	⊖		Not required
Core M2	34	Minerals: production of secondary/ recycled aggregates	No target	⊖		Not required
Built & Natural Environment						
Local	35	Change in open space	No net loss of open space	✓	No loss	Not required
Local	36	Percentage of eligible open spaces managed to Green Flag award standard	Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)	✓	One additional open space received Green Flag Award bringing the total to 8.	Not required
Local	37	Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency/ Improvement of open spaces in areas of deficiency	✓	No change in total space.	Not required
Core E2	38	Change in areas of biodiversity importance	No net loss in area	✓	No loss	Not required
Local	39	Change in priority habitats identified in the Biodiversity Action Plan	No net loss in area and populations of biodiversity	✓	There is no change in these habitat areas since 2007/08	Not required
Local	40	Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the Borough	No loss of existing playing fields and outdoor recreational spaces	✓	No loss	Not required
Local	41	Area of the borough covered by Conservation Areas	No target	⊖	1,089.6ha / 50% of the borough	Not required
Local	42	Number of Buildings at Risk on the English Heritage Buildings at Risk Register	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually	✓ x	4 buildings removed / but 2 added. Net units removed equal 3.8%.	In 2009/10, four buildings/sites were removed from the register as a result of repairs and/or being brought back into use, and two buildings were added, having been identified through an

Type	Ref.	Description	Target	Met	Details	Remediation
						informal survey by the Council's Conservation and Urban Design Team.
Local	43	Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required	No target	⊖	421 schemes were granted full planning permission located within Archaeological Priority Areas. Of these schemes four required an archaeological assessment	Not required
Core H6	44	Housing Quality – Building for Life Assessments	Majority of major developments awarded at least 10 out of 20	✓	All assessed schemes (7) were awarded 10 or more points. Two schemes receiving 16 or more points	Not required
Local	45	Number of planning applications received for alterations to existing basements or creation of new ones	No target	⊖	During 2009/10, Camden received 539 planning applications involving basements. 221 of these applications were for alterations to existing basements or creation of new ones	Not required
Local	46	Number of Tree Preservation Orders	No target	⊖	During 2009/10, 48 TPOs were served (90 in 2008/09). It is difficult to account for changes in the number of TPOs each year as they are simply responses to public requests.	Not required
Transport						
Local	47	Car-free housing and car-capped housing	Locating car-free and car-capped housing in areas with good transport links and significant traffic and parking stress	✓	93% of dwellings completed in 2009/10 that were designated as 'car-free' were located in areas with a Very Good to Excellent Public Transport Accessibility Levels (PTAL).	Not required
Local	48	Planning consents completed for major travel demand generating schemes in accessible locations	90% of implemented planning consents granted for major travel demand generating	✓	Only one scheme outside key transport nodes	Not required

Type	Ref.	Description	Target	Met	Details	Remediation
			schemes located at key transport nodes in comparison to total number of major travel demand generating schemes			
Local	49	Travel plans	Increase in the total amount of workplace travel plans agreed for new developments through Section 106 agreements	✓	25 travel plans secured in 2009/10	Commensurate with Policy T1 the borough will continue to seek travel plans in appropriate cases. Total number of major developments was reduced this year therefore an associated decrease in travel plans was experienced.
Local	50	Traffic flows	Reduction in the total number of vehicles using borough roads.	✓	532 million km this year as opposed to 528 million km the year before. However, significant reduction in the motor vehicle travel since 1993	Not required
Town centres, retail, community and leisure						
Core BD4	51	Town centre uses	No target	⊖	Overall, 2,502 sqm less A1 floorspace than the year before. Loss of 193 sqm of A2 floorspace. Gain of 2,547 sqm of D2 floorspace.	Not required
Local	52	Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres	No target	⊖	Loss of 3,364 sqm retail (A1) floorspace, no change in leisure floorspace.	Not required
Local	53	Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	No net loss of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	×	49% of all ground floor uses were for A1 uses. 4% less than the previous year's findings.	Not required
Local	54	Total number of vacant units within town centres, central London frontages and neighbourhood centres	Reduction in the number of vacant units within the protected shopping areas within the Borough's Town Centres, Central London Frontages and Neighbourhood	×	Total number of vacant units within ground floors of the centres increased to 390. This represented 9.53% of all ground floor uses.	Vacancy levels also include refurbishments and redevelopments where they made up of 17.4% of all vacancies.

Type	Ref.	Description	Target	Met	Details	Remediation
			Centres			
Local	55	Total of new community facilities floorspace completed	Net increase in the amount of new community facilities	✓	Increase of 25,953 sqm	Not required
Local	56	Schemes completed involving a loss or gain of hotel facilities	No net loss of hotel facilities in the Borough	✓	No overall change in the number of hotel accommodation	Not required
Economic Activities						
Core BD1	57	Total amount of additional employment floorspace - by type	No target	⊖	In 2009/10 a total of 13,107 sq m of B1 (business) floorspace was gained. There were no losses in the B2 (general industrial) but a net loss of 1,164 sq m of B8 (storage or distribution) use class	Not required
Local	58	Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town	No target	⊖	No change in Industry Area; loss of 142 sqm of B8 in Kentish Town; gain of 19,688 sqm of B1 floorspace in Central London	Not required
Local	59	Amount of completed employment floor-space – small units	To minimise the net loss of small business accommodation	✓	Loss of 168 sqm in 2009/10 and 79 sq m in 2008/09.	Not required
Core BD2	60	Total amount of employment floor-space on previously developed land – by type	All employment floorspace created on previously developed land	✓	100% of completed development on previously developed land	Not required
Core BD3	61	Employment land available - by type	Sufficient supply of employment land	✓	60.15 hectares of net employment land available	Not required
Local	62	Number of vacant commercial units	Reduction in the number of vacant business units	✗	Number of vacant units increased by 29% to 1588. Long term vacancies increased by 24%.	Level falls within the allowable percentage for vacant units regarding vacancy for redevelopment refurbishment and transfer of lease.
Local	63	Change in VAT Registered Businesses	No net decrease in the amount of VAT registered business	✓	In Camden the overall stock of businesses at the end of 2007 was 21,000; an increase from 20,500 businesses in 2006	This dataset has been discontinued and replaced by Business Demography below hence will not be reported next year.
Local	64	Business demography: Births and	No net loss in the number of	✓	During 2008 total of 3,075	Not required

Type	Ref.	Description	Target	Met	Details	Remediation
		deaths of businesses in Camden	businesses		businesses were incorporated and 2,205 businesses ceased to exist	
Local	65	Live/work floorspace	No loss of permanent residential floorspace; No loss of sites in office, industry or warehouse use where there is potential for that use to continue	✓	Two new live/work units	Not required

Table 50. Detailed Housing Trajectory

	Completions						Trajectory															Total	
							5 years					10 years					15 years						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26
Allocated Sites (UDP)																							
Kings Cross Railway Lands										50	100	250	250	200	265	267	200	100	150				1,832
Euston Station																		280	280	280	280	280	1,400
Phoenix Place WC1												135	135									270	
Brill Place														100	100							200	
187-99 West End Lane NW6 (West End Lane 1)											90	90										180	
Land rear of the British library																					124	124	
Hawley Wharf										50	50											100	
156 West End Lane NW6 (West End Lane 2)													95									95	
Middlesex Hospital Annex, Cleveland St WC1											93											93	
BHS Warehouse, 132-40 Hampstead Rd, NW1											76											76	
37-63 Fortune Green Road																						72	
Elizabeth Garrett Anderson Hospital, 124-54 Euston Rd								47														47	
154 Loudoun Road									42													42	
Kingsway College, Grays Inn Rd, Sidmouth St WC1									37													37	
Royal Mail Sorting Office, 21-31 New Oxford St WC1														31								31	
St Giles Circus/Denmark Place (inc 126-40 Charing																	31					31	
Former BR Staff Club, College Lane											30											30	
Cockpit Yard Depot, Cockpit Yard WC1																			30			30	
Odeon Site, Grafton Way														17								17	
Arthur Stanley House, 44-50 Tottenham St, W1													16									16	
Land adjacent to Barrow Hill Reservoir, St Edmunds									15													15	
14 Blackburn Road											14											14	
Sub-Station, Lithos Road																			14			14	
1 Dumpton Place & Rear of Gloucester Avenue									11													11	
Emerging Sites (LDF Site Allocations)																							
O2 car park																100	100	115				315	
Granby Terrace									120	125												245	
Belsize road Car Park											100											100	
110-122 Hampstead Road (Former National Temperance											80											80	
1-39 Drummond Crescent (Euston Traffic Garage)											80											80	
4 St Pancras Way											94											94	
277a Grays Inn Road									72													72	
Land bound by Wren Street, Pakenham Street, Cubit																				58		58	
The Round House Carpark, Chalk Farm Road												50										50	
Westminster Kingsway College, 87 Holmes Road,							45															45	
115 Wellesley Road (including 2-16 Vicars Road) and													57									57	
100 Avenue Road, Swiss Cottage																	32					32	
Herbal House, 10 Back Hill, EC1R 5LQ											30											30	
Land Bounded by 50-57 High Holborn, (including									22													22	
19-37 Highgate Road, Day Centre and 25 & 37											20											20	
6-17 Tottenham Court Road & others											20											20	
58-86 Chester Road and 41-71 Balmore Street											18											18	
12-42 Southampton Row & 1-4 Red Lion Square											35											35	
103 Camley Street												45										45	
Camden Underground																				16		16	
Former Nurses Hostel, 29 New End									15													15	
Camden Town Hall Extension														13								13	
Land Bound by New Oxford Street, Museum Street and											11											11	
Permissions (2010/11 to 2014/15 only)																							
							285	285	285	285	285											1,425	
Broad Location																							
West Hampstead Intensification Area																	80	80	80	80	80	400	
Sub Total																							
							285	377	462	718	1225	770	503	326	367	300	200	673	475	404	558	360	8,003
H2(c)(ii) Annual Target				437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	7,429
Windfall projection (small sites)													196	196	196	196	196	196	196	196	196	1,960	
Grand Total (including small sites)																							
							285	377	462	718	1225	770	699	522	563	496	396	869	671	600	754	556	9,963
H2(a) Net additional dwellings – in previous years	680	495	461	478	868																	3,039	
H2(b) Net additional dwellings – for the reporting year						420																423	
Allocated Sites							0	47	155	226	527	475	446	313	367	300	100	461	280	324	404	280	4,425
Emerging Sites							0	45	22	207	413	295	57	13	0	0	100	132	115	0	74	0	1,473
Permissions							285	285	285	285	285												1,425
Windfall Projection (small sites)													196	196	196	196	196	196	196	196	196	196	1,960
H2(c) Net additional dwellings – in future years						0	285	377	462	718	1225	770	699	522	563	496	396	869	671	600	754	556	9,407
H2(c)(i) Area (in hectares)						3,623	4,989	4,769	4,464	5,264													23
H2(c)(ii) Annualised Plan Target	709	709	709	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	10,430
Cumulative Annualised Planning Target		709	1418	1855	2292	2729	3166	3603	4040	4477	4914	5351	5788	6225	6662	7099	7536	7973	8410	8847	9284	9721	
Cumulative Completions		495	956	1434	2302	2,722	3,007	3,384	3,846	4,564	5,789	6,559	7,258	7,780	8,343	8,839	9,235	10,104	10,775	11,375	12,129	12,685	
Monitor (cumulative completions - cumulative targets)		-214	-462	-421	10	-7	-159	-219	-194	87	875	1,208	1,470	1,555	1,681	1,740	1,699	2,131	2,365	2,528	2,845	2,964	
H2(d) Managed delivery target		463	461	461	460	436	437	448	453	452	430	357	316	274	243	197	147	97	-96	-351	-827	-2408	9,706
	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

Table 51. Deliverable sites with planning permission at 31 March 2010 – 10 or more additional homes (excluding allocated sites and emerging sites)

Net additional homes = 953

Not started

Started

Net additional homes	Proposed total homes	Proposed Resi Site Area	Site name/ Street number	Street name	Post code	Ward	Borough planning reference	Permi ssion type	Permission Date	Start date
129	171	0.423	North East Quadrant	Drummond Street	NW1	Regent's Park	2007/0823/P	Full	25/03/2009	
109	109	0.118	St Giles Court, 1-13	St Giles High Street	WC2H 8LB	Holborn and Covent Garden	2009/4729/P	Full		14/12/2009
70	70	0.181	30	Oval Road	NW1 7DE	Camden Town with Primrose Hill	2006/1248/P	Full		16/04/2007
68	68	0.406	St Pancras Chambers (Midland Grand Hotel)	Euston Road	NW1 2QR	St. Pancras and Somers Town	2004/3319/P	Full		26/03/2007
67	76	0.255	2-20	Winchester Road	NW3 3NT	Belsize	2005/5580/P	Full		27/02/2008
54	55	0.165	Travellers Site, 52-52a	Prince Of Wales Road	NW5 3LR	Haverstock	2005/4187/P	Full		09/09/2008
52	52	0.150	146-162	Kilburn High Road	NW6 4JD	Kilburn	2007/4650/P	Full		19/06/2009
50	73	0.382	Guinness Court	St Edmund's Terrace	NW8 7QE	Swiss Cottage	2009/0135/P	Full	15/05/2009	
44	44	0.099	1 - 5	St Pancras Way	NW1 0PB	St. Pancras and Somers Town	2008/4425/P	Full	09/12/2008	
34	35	0.230	Alexandra House	Maitland Park Villas	NW3 2ET	Haverstock	2009/0896/P	Outline	27/08/2009	
29	29	0.105	59	Maygrove Road	NW6 2EE	Fortune Green	2009/4598/P	Full	15/01/2010	
27	28	0.170	1	Mill Lane	NW6 1NT	Fortune Green	2009/0177/P	Full	19/11/2009	
22	22	0.094	7-15	Whitfield Street	W1T 2SD	Bloomsbury	2007/5162/P	Full		08/07/2008
21	25	0.081	23-30	Kings Mews	WC1X 8PP	Holborn and Covent Garden	2009/0170/P	Full	13/05/2009	
18	18	0.335	Fitzjohn's Lodge Hotel, 3, 5 & 7	Fitzjohn's Avenue	NW3 5JY	Frognaal and Fitzjohns	2008/4976/P	Full		25/09/2006
14	14	0.072	86-88	Delancey Street	NW1 7SA	Camden Town with Primrose Hill	2008/0718/P	Full	15/05/2008	
14	14	0.036	187	Kentish Town Road	NW1 8PD	Kentish Town	2007/5009/P	Full	21/12/2007	
14	14	0.035	159 161 163 And 165	Camden High Street	NW1 7JY	Camden Town with Primrose Hill	2006/0776/P	Full		30/03/2009
14	14	0.117	Highgate Road Baptist Church	Highgate Road	NW5 1BS	Highgate	2005/0888/P	Full		05/04/2007
13	13	0.060	26-28	Rochester Place	NW1 9JR	Cantelowes	2007/0524/P	Full		28/10/2008
13	13	0.043	Suffolk House, 1-8	Whitfield Place	W1T 5EF	Bloomsbury	2009/2966/P	Full	16/10/2009	
12	13	0.020	18-19	Warren Street	W1T 5LR	Bloomsbury	2006/0475/P	Full		27/02/2008
12	12	0.028	110-114	Grafton Road	NW5 4BA	Gospel Oak	2007/1649/P	Full		01/11/2008
12	12	0.033	5-7	Buck Street	NW1 8NJ	Camden Town with Primrose Hill	PEX0300061	Full		18/12/2009
11	12	0.100	523	Finchley Road	NW3 7BD	Fortune Green	2006/5903/P	Full		02/05/2007
10	13	0.074	Kentish Town Sports Centre	Prince Of Wales Road	NW5 3LE	Kentish Town	2007/4426/P	Full		23/06/2008
10	10	0.036	246a-248	Kilburn High Road	NW6 2BS	Kilburn	2007/3467/P	Full		01/03/2008
10	10	0.020	Part Of Former City Lit. Building, 16	Stukeley Street	WC2B 5LJ	Holborn and Covent Garden	2006/3798/P	Full		30/03/2007

Table 52. Major Planning Permissions (April 2009 to March 2010) – Renewable Energy Chart

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
2008/5779/P	09/12/2009	1 University Street 163 - 170 Tottenham Court Road London WC1E 6JQ	Change of use of fifth and sixth floors from serviced apartment use (Sui Generis) to office use (B1).	very good	none	n/a	0	Granted Subject to a Section 106 Legal Agreement
2009/2276/P	21/08/2009	Site bounded by Drummond Street, Hampstead Road & Regent's Place, Euston Road London NW1 3JG	Change of use of part of site to football centre (Class D2) comprising seven football pitches with associated floodlights and supporting ancillary facilities.	n/a	n/a	n/a	n/a	Granted
2008/1237/P	16/12/2009	Thornhaugh Mews Institute Of Education 20 Bedford Way London WC1H 0AP	Erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education including provision of offices, teaching and library archive facilities.	n/a	Ground Source Heat Pump System	10% Renewable energy	n/a	Allowed at appeal
2008/3963/P	11/06/2009	1 Mill Lane London NW6 1NT	Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).	n/a	Exhaust Air pumps Hot water solar collectors	17.34% Renewable energy	1239.5 kWh energy produced 1040 kWh energy produced	Allowed at appeal
2008/5358/P	08/04/2009	The Lighthouse Block 283-297 Pentonville Road and 370-380 Grays Inn Road	Demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure at 285-297 Pentonville Road and 372-380 Gray's Inn Road; erection of a 5-storey building, partly	Very Good	none	15% Carbon reduction. Carbon reduction of 56 tonnes	n/a	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
		London N1	behind retained facades, to provide either retail or restaurant uses (Class A1 or A3) at ground floor level, supporting services located at basement level, and Class B1 offices on the 1st- 5th floors; creation of retail 'kiosk' units at ground floor of 283 Pentonville Road and 370 Gray's Inn Road; rebuilding and alterations to 283 Pentonville Road and 370 Grays Inn Road and the replacement of all shopfronts at ground floor level.					
2009/0066/P	09/04/2009	30 Oval Road London NW1 7DE	The substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L)	Excellent	Ground Source Heat Pump and Biomass Boilers	20% reduction in CO2.	Biomass Boiler capacity 100KW	Granted Subject to a Section 106 Legal Agreement
2009/0067/P	12/05/2009	15 - 17 Tavistock Place London WC1H 9SH	Change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) plus alterations and extensions including the erection of a four storey rear extension in courtyard, replacement of windows, provision of external stairwells to the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard.	Very Good	Solar thermal panels (3% reduction in carbon dioxide emission)	20% reduction in CO2 through insulation, improved boiler efficiency, energy efficient lighting, and improved mechanical ventilation with heat	16,536 kWh of heat energy per year	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
2009/0102/P	09/07/2009	1 Wellesley Road London NW5 4PN	Demolition of the existing building and the construction of a 60 bed care home (class C2) and associated facilities and works, including a new access from Wellesley Road. This application seeks to agree siting and means of access only. The design, externa	satisfactory	n/a	recovery 20% renewable energy	n/a	Granted
2009/0135/P	15/05/2009	Guinness Court St Edmund's Terrace London NW8 7QE	Erection of two buildings (4-storeys and 6-storeys) to provide 73 (36 private and 37 affordable) residential units (7 x 4-bedroom, 9 x 3-bedroom, 20 x 2-bedroom, and 37 x 1-bedroom) with 30 car parking spaces (20 underground and 10 surface level), 93 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).	not yet submitted	120m ² Solar Thermal Panels	21 tonnes of CO2 reduction 25% overall CO2 reduction	89,585kWh from Solar thermal Panels	Granted Subject to a Section 106 Legal Agreement
2009/0177/P	19/11/2009	1 Mill Lane London NW6 1NT	Demolition of all existing buildings on site and erection of a 4 storey main building and a 2 storey detached building comprising of 28 residential units (1 x 1 bed unit, 15 x 2 bed units, 10 x 3 bed units and 2 x 4 bed units) with associated car and cycle parking, amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).	not yet submitted	57 Photovoltaic Panels	20% renewable energy or low/zero carbon emitting	696825 kWh per year	Granted Subject to a Section 106 Legal Agreement
2009/0301/P	19/05/2009	Saffron House 6 - 10 Kirby Street & 118-124 Saffron Hill London EC1N 8TS	Change of use of lower ground and ground floor from office (Class B1) to an alternative use of either offices (Class B1) or non-residential institution (Class D1).	not yet submitted	n/a	n/a	n/a	Under Construction
2009/0675/P	07/07/2009	Land Bounded by 50-57 High Holborn, (including Brownlow House High Holborn	Mixed use redevelopment of the site involving the demolition of Caroline House, 18-22 Hand Court and parts of High Holborn House, retention of façade and rebuild of part of High Holborn House facing High Holborn and the façade of 23 Hand	Very Good to Excellent	Biomass Boilers	30.2% CO2 reduction. (8.2% reduction from gas-fired CHP	n/a	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
		House & Caroline House) 18-25 Hand Court , 45-51 Bedford Row & Brownlow Street, London WC1V 6RL	Court and rear of High Holborn House (49-51 Bedford Row), Brownlow House and 45-48 Bedford Row. The erection of a new eight storey (plus two level basement and roof plant floor) building to accommodate A1 (Retail) floorspace and flexible A3/A4 (Restaurant/Drinking Establishment) at ground floor level together with new B1 (Office) space. Conversion of 46-48 Bedford Row to create 3x single family dwellings, change of use and extension of existing B1 (office) space to form 15x residential units within, 45 Bedford Row and 49-51 Bedford Row; conversion and extension of Brownlow House to provide 10x residential units (affordable housing); Redevelopment of 23 Hand Court to provide 22 student units in place of 6x existing residential units; new servicing access from Brownlow Street, and various public realm works to Brownlow Street, Bedford Row and Hand Court.			and 5.3% from biomass boilers - collectively 13.1% from CHP and renewables).		
2009/0710/P	13/05/2009	23-30 Kings Mews & 43-45 Grays Inn Road London WC1N 2JB	Redevelopment of the site following the demolition of the existing 2 and 3 storey storage buildings at 23-30 Kings Mews including the erection of a new part 3, part 4 storey building to accommodate 18 private residential flats (10 x 1 bed, 5 x 2 bed, 3 x 3 bed), and erection of rear extension at first to third floor levels and mansard roof extension at fourth floor level at 43-45 Gray's Inn Road and provision of a new shopfront associated with the retained retail use at ground and basement floor levels, and change of use of the upper floors from part offices and part residential to a wholly residential use to accommodate 7 affordable flats (3 x 1 bed, 3 x 2 bed, 1 x 4 bed).	very good	Solar thermal collectors	20% renewable energy	Solar energy produced: 750 kWhrs/Annum/m ²	Granted Subject to a Section 106 Legal Agreement
2009/0896/P	27/08/2009	Alexandra House Maitland Park	Demolition of the existing buildings and the construction of a mixed use building	not yet submitted. Will	n/a	20% renewable	n/a	Granted

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
		Villas London NW3 2ET	comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road. This outline application agrees the layout and access only. The scale, appearance and landscaping of the site would be reserved matters to be dealt with as part of a separate reserved matters application, or detailed planning application.	be submitted at reserved matters stage		energy		
2009/1534/P	06/07/2009	Olive & Douglas Waite Houses 73 -79 Priory Road London NW6 3NJ	Erection of a part 3, part 4 storey building to provide 55 affordable housing units comprising (14 x 3-bedroom, 19 x 2-bedroom and 22 x 1 bedroom) with 6 car parking spaces (accessed off Priory Road), 64 bicycle spaces (56 for occupiers and 8 for visitors) and associated landscaping (following demolition of existing buildings).	not yet submitted	181m ² Solar Panels	15.7% renewable energy and a 32.2% C02 reduction		Granted Subject to a Section 106 Legal Agreement
2009/2628/P	07/10/2009	St Giles House, 1 Drury Lane, 10-12 Drury Lane, 14-16 Drury Lane, 59 Shorts Gardens and 180 High Holborn London WC2B 5RS	Change of use from office (Class B1) to hotel (Class C1) with erection of single storey glazed extension to Drury Lane elevation; replacement of glazed wall with rendered wall and new fire exit to High Holborn elevation. Associated alterations to car parking layout and other ancillary works.	Very Good	n/a	11% renewable energy and a 31.6% C02 reduction	n/a	Granted Subject to a Section 106 Legal Agreement
2009/2843/P	25/09/2009	10 Jamestown Road London NW1 7BY	Change of use and works to convert the existing office building (B1) to a mix of uses to include office space (B1), 5 x residential units (C3) and retail/restaurant units (A1/A3) at ground floor level, with associated external alterations including an extension at roof level to create an additional storey, a single storey extension at ground floor level to the front of the building and elevational alterations (amended description and plans).	Very Good	Photovoltaics and Solar thermal hot water systems	10-12% C02 reduction	n/a	Granted Subject to a Section 106 Legal Agreement
2009/2914/P	15/09/2009	341-359 Finchley Road and 27	Demolition of all buildings (including 14 flats) on site and its redevelopment for	Excellent	Photovoltaics and Solar thermal hot water systems	36.6% total C02	Solar water heating: 38,905	Granted Subject to a

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
		Lymington Road London NW3 6ET	mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping.			reduction. 2% CO2 reduction via renewable energy.	kWh/annum. Photovoltaic: 1265 kWh/annum	Section 106 Legal Agreement
2009/2946/P	30/09/2009	154 Loudoun Road London NW8 0DJ	Redevelopment of the site to provide a part-four, part-seven and part-eight storey building to provide 42 dwellings with associated access, car parking, cycle storage, servicing and landscaping.	not yet submitted	Solar thermal panels	44% overall CO2 reduction. 11% from renewable energy.	n/a	Granted Subject to a Section 106 Legal Agreement
2009/2964/P	28/10/2009	Asta House 53-65 Whitfield Street London W1T 4HE	Proposed two-storey office extension (Class B1) and associated works, related to the provision of off-site residential accommodation at Suffolk House, Whitfield Place instead of at Asta House, Whitfield Street associated with the redevelopment of Howland House, Fitzroy Street as office headquarters under planning references 2005/4097/P and 2005/4099/P	Very Good to Excellent	65 m ² Solar roof panels	3% carbon reduction from renewable energy	n/a	Under Construction
2009/2966/P	16/10/2009	Suffolk House, 1- 8 Whitfield Place & 114-116 Whitfield Street London W1T	Proposed partial demolition, refurbishment, re-modelling and 4th floor extension to the building on site to provide 13 residential units (Class C3) in addition to associated existing office floorspace (Class B1) plus associated works, being the provision of off-site residential accommodation at Suffolk House, Whitfield Place instead of at Asta House, Whitfield Street associated with the redevelopment of Howland Street as office headquarters under planning references 2005/4097/P and 2005/4099/P	BRE Ecohomes- Very Good	Solar Heating	20% renewable energy	n/a	Granted Subject to a Section 106 Legal Agreement
2009/3072/P	26/10/2009	13 Hawley Crescent & 29 Kentish Town Road London	Redevelopment of site to provide a mixed use building comprising 1,369sqm of commercial floorspace (Class B1/B8) at ground and basement level and 114 student accommodation units at the upper four	Excellent	Photovoltaic and Solar thermal panels	12.6% renewable energy and 16% CO2 reduction	PV: 15,000 kWh/yr	Granted Subject to a Section 106 Legal

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
		NW1 8NP	levels fronting Kentish Town Road and upper part four/five levels fronting Hawley Crescent.					Agreement
2009/3282/P	23/10/2009	Jubilee Waterside Centre 105 Camley Street London NW1 0PF	Change of use of existing sports centre (Class D2) to educational use (Class D1) for the relocation of the Frank Barnes School for Deaf Children for a temporary period of 5 years. External alterations include partial infill of terrace at ground floor level, various alterations to windows, new doors, fencing and other enclosures including installation of solar shading screen on the western elevation (canal side), new platform lift and cycle parking on front elevation and installation of 3 x velux windows to roof on north elevation.	did not receive a 'Pass' rating	n/a	n/a	n/a	Under Construction
2009/3638/P	18/01/2010	3-11 Eyre Street Hill Clerkenwell London EC1R 5ET	Erection of a roof level extension and provision of residential accommodation (Class C3) at second, third and newly created fourth floor level to provide seven self-contained flats (2x1 bed, 2x2 bed, 2x3 bed and 1x4 bed units); change of use of the upper ground floor from one self-contained residential unit to office use (Class B1) and provision of office (Class B1) accommodation at lower ground and first floor level and associated alterations.	Very Good	22m ² Photovoltaics and solar water heating	14% renewable energy	16,863 kWhrs/yr 13,548 kWhr/year	Granted Subject to a Section 106 Legal Agreement
2009/4100/P	05/10/2009	Stephenson House 75 Hampstead Road London NW1 2PL	Change of use of ground floor from Office (Class B1) to flexible Health Care (Class D1) use / Office (Class B1) use, including ancillary use of existing loading bay and basement.	n/a	none	none	none	Under Construction
2009/4598/P	15/01/2010	59 Maygrove Road London NW6 2EE	Erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop).	BRE Ecohomes- Very Good	54m ² Solar Thermal Collectors	10% Renewable energy 13% CO2 reduction	n/a	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
2009/4737/P	18/01/2010	19 Charterhouse Street, LONDON, EC1N 6RA	Change of use of existing building from offices (Class B1a) to dual use as non-residential institution use (Class D1) and offices (class B1a).	Pass	none	n/a	n/a	Granted Subject to a Section 106 Legal Agreement
2009/5020/P	17/03/2010	272 High Holborn London WC1V 7NE	Change of use from office (Class B1) and ancillary retail (Class A1) to non-residential institution (Class D1) at part basement, part ground and first and second floor levels.	Very Good	none	n/a	n/a	Granted Subject to a Section 106 Legal Agreement
2008/5779/P	09/12/2009	1 University Street 163 - 170 Tottenham Court Road London WC1E 6JQ	Change of use of fifth and sixth floors from serviced apartment use (Sui Generis) to office use (B1).	very good	none	n/a	0	Granted Subject to a Section 106 Legal Agreement
2009/2276/P	21/08/2009	Site bounded by Drummond Street, Hampstead Road & Regent's Place, Euston Road London NW1 3JG	Change of use of part of site to football centre (Class D2) comprising seven football pitches with associated floodlights and supporting ancillary facilities.	n/a	n/a	n/a	n/a	Granted
2008/1237/P	16/12/2009	Thornhaugh Mews Institute Of Education 20 Bedford Way London WC1H 0AP	Erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education including provision of offices, teaching and library archive facilities.	n/a	Ground Source Heat Pump System	10% Renewable energy	n/a	Allowed at appeal
2008/3963/P	11/06/2009	1 Mill Lane London NW6 1NT	Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated	n/a	Exhaust Air pumps Hot water solar collectors	17.34% Renewable energy	1239.5 kWh energy produced 1040 kWh energy produced	Allowed at appeal

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
			open land for nature conservation).					
2008/5358/P	08/04/2009	The Lighthouse Block 283-297 Pentonville Road and 370-380 Grays Inn Road London N1	Demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure at 285-297 Pentonville Road and 372-380 Gray's Inn Road; erection of a 5-storey building, partly behind retained facades, to provide either retail or restaurant uses (Class A1 or A3) at ground floor level, supporting services located at basement level, and Class B1 offices on the 1st- 5th floors; creation of retail 'kiosk' units at ground floor of 283 Pentonville Road and 370 Gray's Inn Road; rebuilding and alterations to 283 Pentonville Road and 370 Grays Inn Road and the replacement of all shopfronts at ground floor level.	Very Good	none	15% Carbon reduction. Carbon reduction of 56 tonnes	n/a	Granted Subject to a Section 106 Legal Agreement
2009/0066/P	09/04/2009	30 Oval Road London NW1 7DE	The substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L)	Excellent	Ground Source Heat Pump and Biomass Boilers	20% reduction in CO2.	Biomass Boiler capacity 100KW	Granted Subject to a Section 106 Legal Agreement
2009/0067/P	12/05/2009	15 - 17 Tavistock Place London WC1H 9SH	Change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) plus alterations and extensions including the erection of a four storey rear extension in courtyard, replacement of windows, provision of external stairwells to	Very Good	Solar thermal panels (3% reduction in carbon dioxide emission)	20% reduction in CO2 through insulation, improved boiler efficiency,	16,536 kWh of heat energy per year	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
			the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard.			energy efficient lighting, and improved mechanical ventilation with heat recovery		
2009/0102/P	09/07/2009	1 Wellesley Road London NW5 4PN	Demolition of the existing building and the construction of a 60 bed care home (class C2) and associated facilities and works, including a new access from Wellesley Road. This application seeks to agree siting and means of access only. The design, externa	satisfactory	n/a	20% renewable energy	n/a	Granted
2009/0135/P	15/05/2009	Guinness Court St Edmund's Terrace London NW8 7QE	Erection of two buildings (4-storeys and 6-storeys) to provide 73 (36 private and 37 affordable) residential units (7 x 4-bedroom, 9 x 3-bedroom, 20 x 2-bedroom, and 37 x 1-bedroom) with 30 car parking spaces (20 underground and 10 surface level), 93 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).	not yet submitted	120m ² Solar Thermal Panels	21 tonnes of CO2 reduction 25% overall CO2 reduction	89,585kWh from Solar thermal Panels	Granted Subject to a Section 106 Legal Agreement
2009/0177/P	19/11/2009	1 Mill Lane London NW6 1NT	Demolition of all existing buildings on site and erection of a 4 storey main building and a 2 storey detached building comprising of 28 residential units (1 x 1 bed unit, 15 x 2 bed units, 10 x 3 bed units and 2 x 4 bed units) with associated car and cycle parking, amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).	not yet submitted	57 Photovoltaic Panels	20% renewable energy or low/zero carbon emitting	696825 kWh per year	Granted Subject to a Section 106 Legal Agreement
2009/0301/P	19/05/2009	Saffron House 6 - 10 Kirby Street & 118-124 Saffron Hill London EC1N 8TS	Change of use of lower ground and ground floor from office (Class B1) to an alternative use of either offices (Class B1) or non-residential institution (Class D1).	not yet submitted	n/a	n/a	n/a	Under Construction

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
2009/0675/P	07/07/2009	Land Bounded by 50-57 High Holborn, (including Brownlow House High Holborn House & Caroline House) 18-25 Hand Court , 45-51 Bedford Row & Brownlow Street, London WC1V 6RL	Mixed use redevelopment of the site involving the demolition of Caroline House, 18-22 Hand Court and parts of High Holborn House, retention of façade and rebuild of part of High Holborn House facing High Holborn and the façade of 23 Hand Court and rear of High Holborn House (49-51 Bedford Row), Brownlow House and 45-48 Bedford Row. The erection of a new eight storey (plus two level basement and roof plant floor) building to accommodate A1 (Retail) floorspace and flexible A3/A4 (Restaurant/Drinking Establishment) at ground floor level together with new B1 (Office) space. Conversion of 46-48 Bedford Row to create 3x single family dwellings, change of use and extension of existing B1 (office) space to form 15x residential units within, 45 Bedford Row and 49-51 Bedford Row; conversion and extension of Brownlow House to provide 10x residential units (affordable housing); Redevelopment of 23 Hand Court to provide 22 student units in place of 6x existing residential units; new servicing access from Brownlow Street, and various public realm works to Brownlow Street, Bedford Row and Hand Court.	Very Good to Excellent	Biomass Boilers	30.2% CO2 reduction. (8.2% reduction from gas-fired CHP and 5.3% from biomass boilers - collectively 13.1% from CHP and renewables).	n/a	Granted Subject to a Section 106 Legal Agreement
2009/0710/P	13/05/2009	23-30 Kings Mews & 43-45 Grays Inn Road London WC1N 2JB	Redevelopment of the site following the demolition of the existing 2 and 3 storey storage buildings at 23-30 Kings Mews including the erection of a new part 3, part 4 storey building to accommodate 18 private residential flats (10 x 1 bed, 5 x 2 bed, 3 x 3 bed), and erection of rear extension at first to third floor levels and mansard roof extension at fourth floor level at 43-45 Gray's Inn Road and provision of a new shopfront associated with the retained retail use at ground and basement floor levels, and change of use of the upper floors from part offices and part residential to a wholly	very good	Solar thermal collectors	20% renewable energy	Solar energy produced: 750 kWhrs/Annum/m ²	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Size/Actual Reduction	Capacity of renewable energy (CHP is not part of renewable energy)	Status (granted, section 106, started, completed)
			residential use to accommodate 7 affordable flats (3 x 1 bed, 3 x 2 bed, 1 x 4 bed).					
2009/0896/P	27/08/2009	Alexandra House Maitland Park Villas London NW3 2ET	Demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road. This outline application agrees the layout and access only. The scale, appearance and landscaping of the site would be reserved matters to be dealt with as part of a separate reserved matters application, or detailed planning application.	not yet submitted. Will be submitted at reserved matters stage	n/a	20% renewable energy	n/a	Granted
2009/1534/P	06/07/2009	Olive & Douglas Waite Houses 73 -79 Priory Road London NW6 3NJ	Erection of a part 3, part 4 storey building to provide 55 affordable housing units comprising (14 x 3-bedroom, 19 x 2-bedroom and 22 x 1 bedroom) with 6 car parking spaces (accessed off Priory Road), 64 bicycle spaces (56 for occupiers and 8 for visitors) and associated landscaping (following demolition of existing buildings).	not yet submitted	181m ² Solar Panels	15.7% renewable energy and a 32.2% CO ₂ reduction		Granted Subject to a Section 106 Legal Agreement

Table 53. Key infrastructure Projects and Programs

The table below sets out the key infrastructure programmes and projects identified to support Camden's growth and development over the period of this Core Strategy (see also policy CS19 - Delivering and monitoring the Core Strategy). The last column identifies the policies that a particular item of infrastructure contributes towards implementing. It should be noted that, due to the relatively small size of the borough and the tight boundaries around many of our growth areas and town centres, there is often not a direct correlation between the location of a piece of infrastructure and the population it is intended to support. Therefore, growth areas and other locations will not only be supported by infrastructure provided within those areas but by facilities provided in neighbouring locations and across the borough.

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
Children and Education Services							
1	Early Years	Provision of additional two year old places to meet identified need – c.125 places.	Borough wide	Voluntary/ Private Sector	2010 – 2026	No funding identified. LBC - Children, Schools and Families Directorate through its management of the 'marketplace' will support voluntary and private sector partners in identifying solutions.	CS10
2		Provision of additional three and four year old places to meet identified need – c.210 old places for three year olds and c.247 places for four year olds.	Borough wide	LBC - Children, Schools and Families Directorate	2010 - 2026	Some initial funding identified through Primary Strategy for Change and agreed Section 106 arrangements (where need is confirmed). Other sources of funding for additional necessary expansion have yet to be identified.	CS10

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
3	Primary Schools	Expansion of provision (0.5 FoE expansion)	Emmanuel School – West Hampstead / Fortune Green (North West sub-area)	LBC - Children, Schools and Families Directorate	By 2013	Primary Capital Programme (PCP), S. 106, Basic Need, and Local Authority Coordinated Voluntary Aided Programme (LCVAP)	CS3; CS10
4		New resource base for 14 children with autistic spectrum disorder (ASD) and associated improvements to Kentish Town School	Kentish Town (North West sub-area)		By September 2010	Prudential borrowing, PCP, LCVAP	CS3; CS10
5		Expansion of provision (1 school / 2 FoE)	King's Cross		2012 / 13 earliest	S. 106 and Camden Council capital funds	CS2; CS9; CS10
6		Estimated provision of up to 3 to 5 additional forms of entry over the planning period. (NB. estimate will need to be kept under review to reflect various factors including impact of school expansions already planned under Primary Strategy for Change programme.)	Demand generated in various locations – further detailed investigation required closer to time		From 2011/12 to 2026	Funding not yet identified as further work needs to take place to identify how primary school infrastructure should be provided for beyond the Primary Capital Programme.	
7	Secondary Schools	Expansion of provision (one new school / 6 FoE) plus 250 place Sixth Form	Adelaide Road (UCL Academy) (North West Camden)	LBC - Children, Schools and Families Directorate	By 2014	Proposed and agreed in the BSF Outline Business Case.	CS3; CS10
8		Expansion of provision at Swiss Cottage Special School from 150 pupils to 230 pupils	Adelaide Road (Swiss Cottage Special School)				CS3; CS10

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
			(North West Camden)				
9		Expanded provision - 2 FoE 11-16 plus 100 new sixth form places	South Camden Community School (South sub-area)				CS2; CS3; CS4; CS9; CS10
10		Estimated provision requirement to meet demand for up to 4 additional forms of entry. (NB. estimate will need to be kept under review to reflect various factors including impact of BSF programme, linked to joint Camden / DCSF place planning analysis about need in central London area beyond 2016).	Borough wide - site procurement investigation required. A site on Wren Street in the Central London area has been identified as a possible school site.		c. 2017-2026	Funding not yet identified as the timescales involved mean that further work needs to take place to assess the impact of the BSF programme, detailed place planning analysis beyond 2016 and the availability of Central Government funding for that period.	CS9; CS10
11	Further Education	Expanded provision required to meet estimated demand for 160 additional places.	Could be provided in Camden or elsewhere in Greater London, from 2016 to 2026.	LB C / Children Schools and Families Directorate (in liaison with neighbouring LAs).	2010 - 2026	Funding not yet identified as work is being carried out with neighbouring boroughs and FE colleges to assess how to meet the demand for FE places in the future – further provision may well take place in other parts of London rather than at colleges located in Camden.	CS10
12	Adult Learning	Expanded provision for 271 FTE	Borough wide	Learning and	2011 –	Funding not yet identified.	CS10

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
		Adult learner places Local provision required for the expanding residential population	(and within other London Boroughs)	Skills Council/ Skills Funding Agency	2026	Some provision likely to be made in existing community centres and schools.	
Healthcare services							
13	Primary Health Care – GP Clinics	1 GP Clinic	South (King's Cross)	Developer / in association with NHS Camden	c.2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10; CS16
14		2 GP Clinics (3 GPs)	South Camden	NHS Camden	1 clinic - 2011-2016 1 clinic – 2016 -2026	NHS Camden's Polyclinic programme will provide for existing and some of the newly arising demand for NHS Camden services: a) Kentish Town b) (completion 2009) c) South Camden (completion 2009 – 2013) d) Royal Free Hampstead (completion 2009 - 2013) Further funding and facilities may be required depending on the extent to which programme meets demand generated. Further discussion with NHS Camden required.	CS2; CS3; CS9; CS10; CS16
15		1 GP Clinic (3 GPs)	North East Camden		2006-2011		
16		1 GP Clinic (3 GPs)	North West Camden		2021-2026		

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
17	Primary Health Care – Dental Surgeries	Potential need for up to 3 Dentist Surgeries	South Camden	NHS Camden and private sector	2011-2026	Funding not determined – to be kept under review, given range of factors which underpin demand for dentist services and range of providers including both the public and private sector.	CS9; CS10; CS16
18		Potential need for up to 1 Dentist Surgery	North East Camden		2011-2026		CS10; CS16
19		1 Dentist Surgery	North West Camden		2011-2026		CS10; CS16
20	Secondary Health Care	Demand led potential requirement for: (i) 89 acute beds (ii) 18 intermediate beds (iii) 18 intermediate day spaces. NB. Estimate to be kept under review depending upon the impact of other programmes (e.g. polyclinics) which will affect the demand for and the types of services provided through secondary healthcare.	Borough wide	NHS Camden and NHS Hospital Trusts	2011-2026	Funding not yet identified due to complexity of secondary healthcare provision and likelihood that some services will be transferred to polyclinics and larger primary health care centres or reoriented to be provided in different ways. NHS Camden will have to take this and a number of other factors into account in determining whether the demand translated to new infrastructure needs.	CS10; CS16
Adult care facilities							
21	Maitland Park Road	Redevelopment of existing Alexandra House hostel (surplus to future requirements) into new care home, incorporating extra care	N/a	LB Camden	2009-11	LB Camden To be funded through disposals of existing	CS4; CS6; CS10

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
		sheltered housing.				assets.	
22	Wellesley Road	Redevelopment of the existing Wellesley Road Care Home to provide a new care home and extra care sheltered housing, if feasible.	N/a	LB Camden	2012-13	LB Camden To be funded through disposals of existing assets.	CS4; CS6; CS10
23	Charlie Ratchford Centre replacement, Crogsland Road.	Development of new resource centre with extra care sheltered accommodation provided above.	N/a	LB Camden	Not finalised	LB Camden To be funded through disposals of existing assets.	CS4; CS6; CS10
24	King's Cross redevelopment area- Extra Care Home	Development of new extra care sheltered accommodation above multi- use building.	King's Cross	One HG	2009-11- <u>15</u>	Housing Corporation/ One HG/ King's Cross Central Limited Partnership	CS2; CS6; CS9; CS10
Leisure & Community facilities							
25	Sport & Leisure – Swimming Pool.	Swimming pool: 25m long, 5 lane pool, in addition to a learner pool of 15m in length.	King's Cross	LB Camden Sports	2011-2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10
26	Sports & Leisure - Sports Halls	6 Sports halls (ca.4 badminton courts per sports hall + some additional facilities)	Various locations	LB Camden (Culture and Environment Directorate)	2010-2017	Proposed in BSF Business Plan.	CS10
27		1 Sports hall (4 courts)	King's Cross	Private developers	2011-2016	To be provided as part of the King's Cross Development	CS2; CS9; CS10

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
28	Child Play Spaces	28 play spaces / MUGAs (out of total identified requirement for 50)	In areas currently deficient in access	Developers (via s106 / CIL) and LBC (via a DfCSF grant)	2010	28 play areas are planned for and funded.	CS10; CS15
29	Outdoor Play Spaces.	22 play spaces / MUGAs	Proximate to areas of deficiency and significant new development	Developers (via s106 / CIL) and LBC.	2011 - 2026	Funding not secured. Will include developer contributions (via s106 and CIL) along with any future central government funding streams which emerge.	CS10; CS15
30	Community Centres	Refurbishment and some expansion of 8 existing community centres.	Various locations	LBC and Voluntary and Community Sector	By 2012	LBC and Voluntary Sector Grants/fundraising.	CS10
31	Community Centres	Additional community centre space provision is likely to be required to meet demands from increased population.	South and North West of the Borough		2012 – 2026.	As yet undetermined – potential provision from development (via s106 /CIL) and LBC.	CS10
32	Faith Facilities.	1 Mosque To serve both existing need and need from new population growth which is likely to drive demand.	Site yet to be identified.	Voluntary and Community Sector (Camden's Muslim Community)	Unknown	Voluntary and Community Sector (Camden's Muslim Community) – Majority of funding not yet in place.	CS10
33	Open Space	To provide additional and improved open space in line with the provisions set out in Policy CS 15	Borough wide with focus on areas identified in Policy CS15	Developers and LB Camden	2010-2025	Developer contributions through Section 106/Community Infrastructure Levy	CS15
Emergency Services							

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
34	Police	New Safer Neighbourhood Bases – to provide accommodation for each Safer Neighbourhood team currently housed in temporary accommodation.	Various locations.	Metropolitan Police.	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required. GLA funding.	CS10; CS17
35		New Custody Centre/Patrol Base.	Undetermined.	Metropolitan Police	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS7; CS10; CS17
36		New Police control/IT room and public help desk.	King's Cross	Metropolitan Police	By 2017	Part of King's Cross Development.	CS2; CS9; CS10; CS17
37		Deliver the police 'citizen focused' approach, by locating small front office type facilities in accessible locations, including shopping frontages and main community facilities as appropriate.	Borough wide	Metropolitan Police	By 2017	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if	CS3; CS4; CS9; CS10; CS17

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
						required.	
38	London Fire Brigade accommodation needs	LFB do not envisage any restructuring of Camden's existing provision as a result of population growth. Fire stations will therefore remain in place at Euston; Belsize Park; Kentish Town; and West Hampstead.	Borough wide	LFEP A	2008 - Plan extends over 5 years	N/A	CS10
39	Ambulance	London Ambulance Services NHS Trust	Borough wide	London Ambulance Services NHS Trust	Extends over 5 years	<i>London Ambulance Services Strategic Plan 2006/07-2012/13</i> does not set out specific facility requirements for ambulance services in Camden; infrastructure needs are not clearly related to development growth.	CS10; CS16
Strategic Transport							
40	Crossrail	Crossrail is the proposed new railway link running through London (west-east) from Maidenhead and Heathrow via Paddington, Liverpool Street and Stratford to Shenfield, and via Whitechapel to Isle of Dogs (Canary Wharf), Woolwich ending at Abbey Wood.	Tottenham Court Road/Farringdon	TfL / Network Rail	by 2017	Committed scheme in TFL Business Plan. Government allocated £5billion in 2007 Comprehensive Spending Review. Remaining £11billion to be obtained from other sources,	CS2; CS9; CS11

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
						including private investment. Crossrail Bill received Royal Assent July 2008. Mayor's Crossrail Levy. Developer contributions from new developments through the Crossrail Levy as defined in the London Plan and Supplementary Planning Guidance: <i>Use of planning obligations in the funding of Crossrail</i>	
41	First Capital Connect (formerly Thameslink)	New track, platforms (new and extended), and signalling are being built, resulting in new direct services. To provide additional capacity (increase capacity by 90% with expected completion by 2015)	King's Cross - St Pancras, Camden Road, Kentish Town, West Hampstead	Network Rail	2011-2015	Under construction Government approved funding for £5.5 billion in 2007 Track and Station upgrades to 12 car operation and 24 trains per hour in central section.	CS2; CS3; CS9; CS11
42	East Coast Mainline	To provide additional capacity Additional 12 car services on outer suburban commuter services. New station concourse at King's Cross station.	King's Cross	Network Rail	by 2014	Committed Network Rail Scheme.	CS2; CS9; CS11
43	CTRL Domestic	To provide high speed rail link	King's Cross - St Pancras	Network Rail	2009	Completed	CS2; CS9;

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	Services	High speed trains on selected routes from Kent & Medway					CS11
44	London Underground capacity improvements	<p>Improvements in signalling, new train stock and higher frequency services to improve overall system capacity.</p> <ul style="list-style-type: none"> • Jubilee line (25% capacity increase) • Victoria Line (19% capacity increase) • Northern Line (20% capacity increase) • Piccadilly Line (25% capacity increase) • Metropolitan Line (49% capacity increase) • Circle & Hammersmith and City Lines (49% capacity increase) 	Boroughwide	TfL	2009 - 2022	Committed schemes in TFL Business Plan.	CS2; CS3; CS9; CS11
45	London Overground station capacity improvements	<p>Improve reliability and 50% more capacity overall</p> <ul style="list-style-type: none"> • Refurbishment works, renewal of all systems and equipment (covering at least 90% of all publicly accessible space in the stations) 	West Hampstead Finchley Road/ Swiss Cottage Hampstead Kilburn High Road Kentish Town Road Camden Town	TfL	2009 – 2018.	<p>Committed scheme</p> <p>Funding available from London Over-ground funding to 2018</p>	CS2; CS3; CS11
46	Tottenham Court Road Station	Enlargement of the Tottenham Court Road Underground Station ticket hall.	Tottenham Court Road.	TfL	2010 – 2017.	Committed scheme. Funding allocated in the London Underground Investment Programme to	CS2; CS9; CS11

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
		Implementation of the proposed Crossrail 1 scheme and capacity for the Crossrail 2 schemes, which is planned to intersect with Crossrail 1 at a new Tottenham Court Road Station. The new station is likely to be constructed immediately to the south of the underground station to which it will be linked.				2010.	
47	King's Cross St. Pancras Station.	<p>The redevelopment of King's Cross St. Pancras Tube station to provide a modern station with additional capacity and improved facilities, including:</p> <ul style="list-style-type: none"> - Increased capacity to meet passenger demand and ease congestion. - Step free access to all platforms. - Three new ticketing offices and automated ticketing facilities. - Seamless interchange between the underground lines and direct access to the high speed international rail link at St. Pancras and the new concourse at King's Cross mainline station. 	King's Cross	Transport for London.	2008 - 2010	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11
48	Camden Town Station	Identified need for capacity, safety and access improvements.	Camden Town.	Transport for London.	2018-2021	Transport for London – funding not yet identified, to be kept under review as part of future TFL	CS3; CS11

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
						business planning.	
49	Euston Station	New rail and underground station/station improvements. Improved interchange/access and capacity. Planning brief adopted by LB Camden in 2008.	Euston	Transport for London/Network Rail.	2008 – 2016.	Network Rail/TFL. Funding from development opportunities on the site.	CS2; CS9; CS11
50	West Hampstead Interchange	West Hampstead is potentially a major interchange in northwest Camden with three stations providing five railway services – all within 200 metres of each other. Investment is needed to improve the existing stations and improve the connections at street level between the stations. Provision of an integrated interchange with associated development also remains an aspiration.	West Hampstead.	Transport for London/Silverlink Metro/Chiltern Railways.	2016-2025	LB Camden funding in place for street level public realm improvements. No funding/scheme design have been identified for more ambitious interchange proposals.	CS2; CS3; CS11
51	Other rail and underground station improvement schemes	Station congestion improvement schemes; improved interchange and accessibility (including step free access).	Holborn; Camden Rd; Hampstead Heath; Gospel Oak; Warren Street.	TfL	2016-2026	Subject to scheme design and funding not yet identified. TfL liasing with LBC in relation to ongoing business planning exercise for these schemes. Decision in relation to Gospel Oak scheme expected 2011/12.	CS2; CS3; CS9; CS11

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
52	Bus	Bus Service Enhancement- Bus Priority Lanes; Bus Stop Accessibility; Bus Service Enhancement;	New services to King's Cross; Borough wide.	TFL	2010 – 2026	TFL Business Plan. Some priorities not yet funded – e.g. proposals to replace Cross River Tram with enhanced bus services or similar have not yet emerged from TFL.	CS2; CS11
53	Road Network	Road Links and Junction Improvements To improve traffic flows and reduce severance effect of roads, including introduction of two-way traffic along parts of Tottenham Court Road/ Grafton Way. Principal Road renewal to improve road conditions. Local Road Safety Schemes	Borough wide	TfL/Camden	2015 – 2026	TFL Business Plan/Camden LIP	CS7; CS11
54	Cycle Hire Scheme	71 Cycle hire stations	Central London.	TFL	By 2011	TFL Business Plan.	CS2; CS3; CS9; CS11

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
55	Cycle Parking/Secure Cycle Stations.	Cycle Parking - To increase and improve cycle facilities	Borough wide	Camden	2010 – 2026	Funding not yet in place – Developer contributions will form an important source of funding.	CS11
56	Public Realm improvements.	Improvements to public realm at to facilitate pedestrian movement and connectivity.	Borough wide – initial focus on Camden Town and Bloomsbury. Other schemes to include: Euston Road crossings. Improved cycle/pedestrian links between Euston and King's Cross. St Giles Circus. Kilburn High Road. Chalk Farm. Kentish Town.	TfL/Network Rail/Camden	2010 – 2026	LB Camden/TFL/Developer Contributions.	CS2; CS3; CS7; CS9; CS11; CS14
57	Legible London	Through signage, improve legibility and accessibility for pedestrians and encourage people to walk. Scheme to be rolled out throughout the Borough in appropriate locations within the Plan period	Central London, Camden Town and West Hampstead.	TfL	Central London: rolled out by 2012 Rest of borough: 2012-2026	TFL/Developer contributions.	CS2; CS3; CS7; CS9; CS11; CS14

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
Utilities and Physical Infrastructure							
58	Electricity Development of new deep tunnel through the south of Camden	National Grid's transmission network cross the borough from St John's Wood substation to City Road Substation, from St John's Wood Substation to Tottenham Substation and from St John's Wood to Mill Hill. National Grid is in discussions with LB Camden regarding future infrastructure improvements, including, potentially, a new grid supply point.	South of Camden, with a new vent located at St Pancras.	National Grid	Currently unknown	Identified by National Grid as part of current investment programme.	CS2; CS3
59	Electricity	Estimated provision of additional 77,152 KVA to 2026 and related local and strategic infrastructure. LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available required infrastructure is likely to include new primary and secondary substations.	Borough wide	EDF	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for electricity. Requirements likely to be charged to developers.	
60	Gas	Provision of additional 14,273 m ³ /hr and related local infrastructure. LBC unable to verify whether	Borough wide	National Grid	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive	

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
		electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available, infrastructure is likely to be limited to extension of mains to new developments and on-site works.				management for responding to demand for gas. Requirements likely to be charged to developers.	
61	Water and wastewater infrastructure in the Opportunity Areas and Areas of Intensification.	<p>Local infrastructure improvements are likely to be required for the Opportunity Areas and Areas of Intensification, specifically King's Cross and Euston. Additional water supply of 9,931,350 l/day likely to be required by 2026.</p> <p>Thames Water propose a range of measures:</p> <ul style="list-style-type: none"> - education and metering to reduce consumption; - Victorian Mains Replacement programme - replacement of 400km per year of water mains over the period 2010 to 2015; - The Thames Gateway Water Treatment Plant will provide additional potable water for London. The plant should be completed by 31 March 2010. - The proposed Upper Thames Reservoir in Oxfordshire is Thames Water's preferred option to maintain a security of supply in London and in its Swindon & 	Borough wide with emphasis upon Growth Areas.	Thames Water	2010-2026	<p>Thames Water - Costs identified are across the Thames Water Region at £4,376m</p> <p>Developer contributions to local infrastructure improvements required to accommodate growth (e.g. in local sewer network).</p>	CS2; CS13, CS19

Item no.	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
		<p>Oxfordshire Water Resource Zones from 2026 onwards.</p> <p>For Wastewater/Sewerage, the following measures are required:</p> <ul style="list-style-type: none"> - Local infrastructure improvements in growth areas to cope with increased sewerage/waste water. - New and refurbished pumping stations required - The proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows that discharge storm sewage into the River Thames and Lee. 					
62	Flood risk	Implementation of Sustainable Urban Drainage Systems (SUDs) and promotion of flood resistant architecture and on-site retention features.	Borough wide. Problem hotspots mainly in North West of Borough.	LBC/Developers	2010-2026.	Developer contributions	CS13

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