

# London Borough of Camden Camden Development Plan Annual Monitoring Report 2008/09







## Contents

1	Executive Summary.....	1
2	Introduction.....	5
3	Camden Context.....	13
4	Local Development Framework Implementation.....	33
5	Policy Usage and Development Control .....	41
6	Housing .....	47
7	Sustainable Development .....	63
8	Built and Natural Environment.....	77
9	Transport .....	91
10	Town Centres, Retail, Community and Leisure.....	101
11	Economic Activities.....	115
12	Conclusions .....	125

## 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) 2008/2009 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 fifth AMR. The AMR comprises the following:
- 1.3 There are 64 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). All documents completed since April 2008 were adopted in accordance with the published timetables. The preparation of documents for Camden's emerging Local Development Framework (LDF) is progressing in line with the LDS timetable.
- 1.6 An assessment of how policies are used in deciding planning applications and 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 data has been unavailable in 2008/09, such as Lifetime Homes and wheelchair dwellings as well as a new indicator on housing quality.



## **Key Achievements:**

- 1.9 Out of the 54 output indicators (core and local) 43 have targets and 11 indicators had no target in 2008/09. Of the 43 indicators with a target, 38 met or part met their target, 5 targets were not met. The key achievements in 2008/09 were:

### **Housing**

- 1,685 housing units (886 conventional, 480 non self-contained and 319 returned from vacant) were completed in 2008/09 compared with the GLA target of 595;
- 413 new affordable homes were built, representing 41% of the gross conventional supply;
- Camden is on track to meet its London Plan housing delivery target of 595 per year between 2008/09 and 2017/18;
- Dwelling mix provided in Camden in 2008/09 is in line with Camden's housing requirements.

### **Sustainable Development**

- Camden has continued to increase the number of mixed use schemes built, thus encouraging sustainable communities;
- The annual mean air quality objective for particulate matter, ozone, carbon monoxide, and sulphur dioxide emissions were achieved in 2008 except for nitrogen dioxide where an increase was observed.

### **Built and Natural environment**

- Two new council managed parks were awarded Green Flag status as a mark of the quality of the open space bringing the total number of sites receiving the award to seven this year. Three additional spaces, not under council management, were also awarded this status;
- Camden has 429 ha of space that is of biodiversity importance and this remains unchanged from 2007/08;
- 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 three buildings were added, having been identified through an informal survey by the Council's Conservation and Urban Design Team.

### **Transport**

- 603 completed dwellings were car-free or capped;
- There has been a reduction in total motor vehicle traffic (3%) between 2007 and 2008, and a significant reduction since 1993 (15%).

### **Town centres, retail, community and leisure**

- There has been an increase of 4,060 sqm of A1 (retail) floorspace, an increase of 649 sqm in A2 (professional and financial services)
- Increase in the level of vacancy in designated shopping areas from 7.6% in 2007/08 to 9.2% in 2008/09;

- No change in the proportion of ground floor retail units in designated centre in 2008/09 compared to 2007/08 and 2006/07;
- No completed hotel rooms in Camden 2008/09, but a pipeline of 288 net hotel rooms.

**Economic activities**

- All new employment development took place on previously developed land;
- There has been an slight reduction in employment land available for development through planning permissions or allocations to 58.7 hectares;
- Camden has seen a net increase of 495 VAT registered businesses compared with the last monitoring year.





## 2 Introduction

- 2.1 This is Camden's fifth Annual Monitoring Report (AMR) and covers the financial year from 1st April 2008 to 31st March 2009. 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. Early in 2009, the Council's Executive (Environment) Sub-Group approved a revised version of Camden's LDS, to supersede the LDS 2007. This update reflected new regulatory requirements for local authorities to publish their Local Development Framework (LDF) documents for comment before they submit them to the government for public examination, as well as increased evidence requirements (e.g. for affordable housing viability). These documents will contain the Council's vision, policies and proposals for the use of land and buildings in the borough and will be used to guide decisions on planning applications. The LDS describes the purpose, status and timetable of each policy document. 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 2008/09 covers the financial year from 1st April 2008 to 31st March 2009 and assess 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, 64 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 64 indicators in the 2008/09 AMR (10 of these are contextual indicators to which targets are not applicable). Further 11 indicators have no targets. Of the 43 indicators with a target, 38 met or part met their target, and 5 targets were not met.

### Key

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

Indicator Type	Description	Target	Met
<b>Housing</b>			
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 597 self contained units.	✓
Core H2(c)/ National 159	Net additional dwellings – in future years	London Plan target of 437 self contained units. LAA target of 597 self contained units (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.	✓
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	✓
Local	Net change in hostels and care homes	No net loss of hostel or care home accommodation	✗
Local	Lifetime Homes and Wheelchair accessibility dwellings	New housing to be 100% Lifetime Homes standard and 10% wheelchair housing	✗
Local	Mix of dwellings in developments	To secure a range of housing types to meet housing needs	✓
Local	Protecting existing housing stock	Reduction in the number of dwellings in net loss developments	✓
Core H4	Net additional pitches (Gypsy and	No net loss of gypsy traveller sites	✓

Indicator Type	Description	Target	Met
	Traveller)		
<b>Sustainable development</b>			
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	✓
Local	Number of sustainability plans secured through Section 106 agreements	All relevant developments to include a sustainability plan	✓
Local/ National 186	Per capita reduction in CO <sub>2</sub> emissions	Year on year reduction in CO <sub>2</sub> emissions	✓
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 30% 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	⊖
<b>Built &amp; Natural Environment</b>			
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	✓
Local	Area of the borough covered by Conservation Areas	No target	⊖
Local	Number of Buildings at Risk on the English Heritage Buildings at Risk	Remove at least 5% of total number of Buildings at Risk in Camden from the	✓x

Indicator Type	Description	Target	Met
	Register	Register annually	
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	⊖
<b>Transport</b>			
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	Producing an environmentally sustainable pattern of land use and reducing the need to travel	✓
<b>Town centres, retail, community and leisure</b>			
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	✓
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	✗
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	✓
<b>Economic Activities</b>			
Core BD1	Total amount of additional employment floorspace - by type	No target	⊖

Indicator Type	Description	Target	Met
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	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. Business centres such as 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 relative deprivation of areas such as 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, and economic and housing information.

#### Indicator 1. Population

TYPE:	Contextual
-------	------------

- 3.3 The Office for National Statistics (ONS) mid-year estimates are often taken as the 'official' measure of population for English local authorities. ONS mid-year population estimates have shown a rapid increase in Camden's population since 2001 of +33,100 (+16.3%) to mid-2008. Local demographic projections

produced by the Greater London Authority (GLA) that incorporates 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 of 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 mid-year estimates series will shortly undergo a wholesale revision in methods and estimates of migration, going out to user consultation in December 2009 and with final revisions back to mid-2002 published in May 2010.

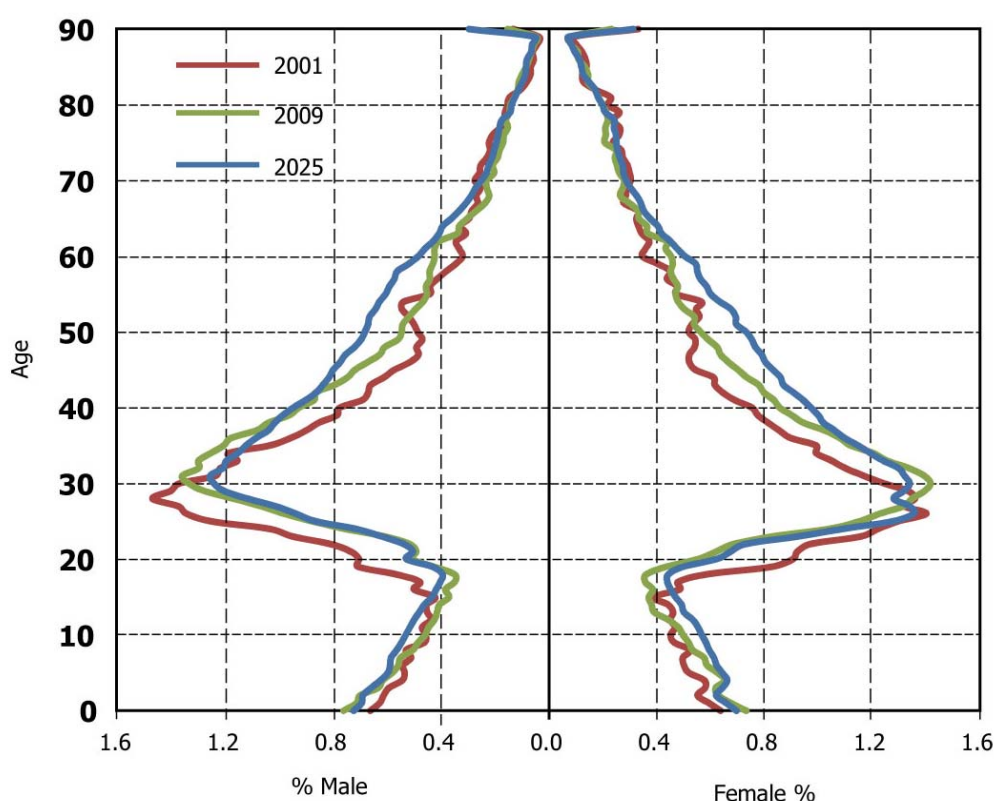
- 3.4 The most recent set of demographic projections produced by GLA in spring 2009 projected 209,000 people in Camden at mid-2009. This is an increase of 6,200 (3%) from 2001. Population projections constrained by dwelling capacity translates into a growth of 28,700 people, a 13.7% increase 2009-2025, the current horizon for the Local Development Framework (LDF).

**Table 1. Projected Population, 2009-2025**

Year	Population	Period	Population change	Change (%)
2001	202,600			
2009	209,000	2001-09	6,200	3.0%
2015	216,500	2009-15	7,500	3.5%
2020	226,600	2015-20	10,000	4.4%
2025	237,700	2020-25	11,200	4.7%
		2009-25	28,700	13.7%

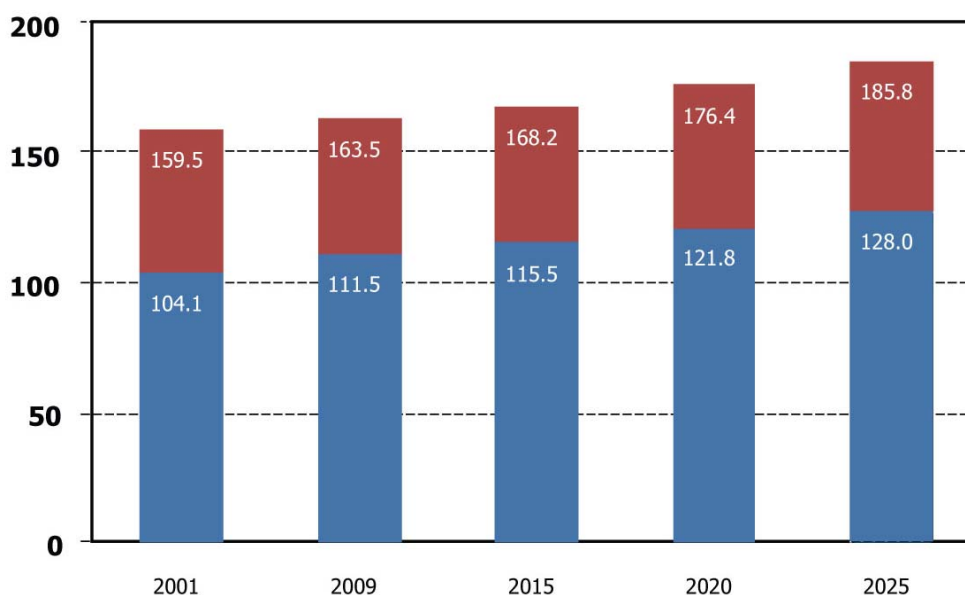
*Source: GLA 2008 Round of Demographic Projections - High, © GLA, 2009*

- 3.5 **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.
- 3.6 **Age and Sex.** Camden has a relatively young age structure: at mid-2009, 17% of the population is aged under 16 years and 70% of the population aged under 45 years. The mean age is 36.2 years. Consequently there are relatively few older people, with only 12% of the population above current retirement age (60 for women and 65 for men). The main concentration of population is in the working ages, including a high proportion of students.

**Figure 2. Population structures, 2001, 2009 & 2025**

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

- 3.7 **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 2009 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.
- 3.8 **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-2009, up from 65% in 2001. The resident workforce has grown by 7% in that time.
- 3.9 Between 2009 and 2025, economic activity rates are projected to rise marginally, though this masks a small decline in the male and an increase in the female participation rate. However, the workforce is set to grow 2009-25 by 15% as a result of a larger - though ageing - working-age population. This is depicted in Figure 3 below.

**Figure 3. Population and Workforce Projection, 2001-2025 (thousands)**

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

- 3.10 **University students.** In 2001<sup>1</sup> Camden had the largest proportion of full-time resident students in London (11.2%), compared to the Greater London (6.4%) or England & Wales (4.3%) averages. Expansion of university places in recent years means that it is likely that the proportion of Camden resident students has grown. An estimate using Higher Education Statistics Agency (HESA) data of Central London institutions indicates a 26% rise in the number of students in the six years since the Census (2000-01 to 2006-07), demonstrating a stronger university presence in Central London. From 2008 HESA has been collecting student data by borough of residence, the analysis of which should provide more accurate figures on the number of resident students by local authority area. A data sharing agreement planned between HESA and ONS may soon allow aggregate data on resident students to be made available in future years.
- 3.11 **Ethnicity.** Between the 1991 and 2001 censuses Camden's black and minority ethnic population<sup>2</sup> 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 countries<sup>3</sup> and 27% elsewhere in the world.
- 3.12 Camden has a large proportion of people in the *White Other* group. This is an amorphous group containing people from many different origins<sup>4</sup>: (in order of magnitude): Europe, North America, Oceania, South America, Asia, Africa

<sup>1</sup> Table KS13, 2001 Census

<sup>2</sup> All people excluding *White*.

<sup>3</sup> EU15, as constituted on Census Day, 29 April 2001.

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

and South America. In common with other inner London boroughs, there are small but growing communities of migrants who are refugees or seeking asylum.

- 3.13 GLA ethnic group projections<sup>5</sup> show the overall proportion of Black and Minority Ethnic groups in the population is increasing from a projected 29.5% in 2009 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

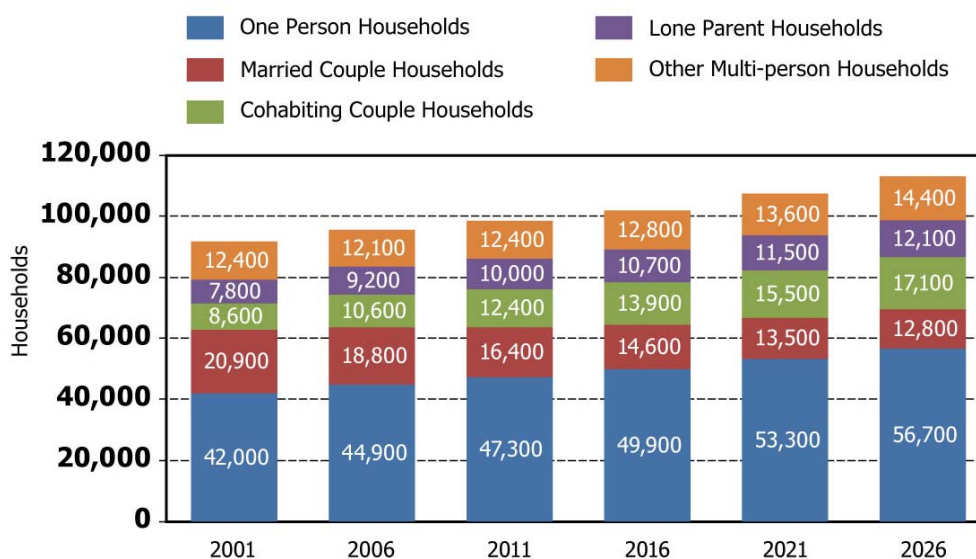
TYPE:	Contextual
-------	------------

- 3.14 The 2001 Census recorded 91,603 households (with residents). These contained 188,724 residents,<sup>6</sup> giving an average household size of 2.06 persons per household.
- 3.15 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.
- 3.16 The GLA's latest projection (2008 Round - High) shows projected growth of approximately 14,000 households (14%) 2009-25<sup>7</sup>, 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* 2009-25 (-4,400, -25%). All other types are growing: the largest increase 2009-25 is projected to be *one person households* (9,700, 21%), followed by *cohabiting couple households* (5,200, 44%), *lone parent households* (2,300, 24%) and *other multi-person households* (2,000, 16%).

<sup>5</sup> GLA 2008 Round-based Ethnic Group Projections - High

<sup>6</sup> 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)

<sup>7</sup> GLA household projections are produced for every fifth year (2006, 2011, 2016, 2021 and 2026). Figures for 2009, 2015, 2020 and 2025 have been interpolated.

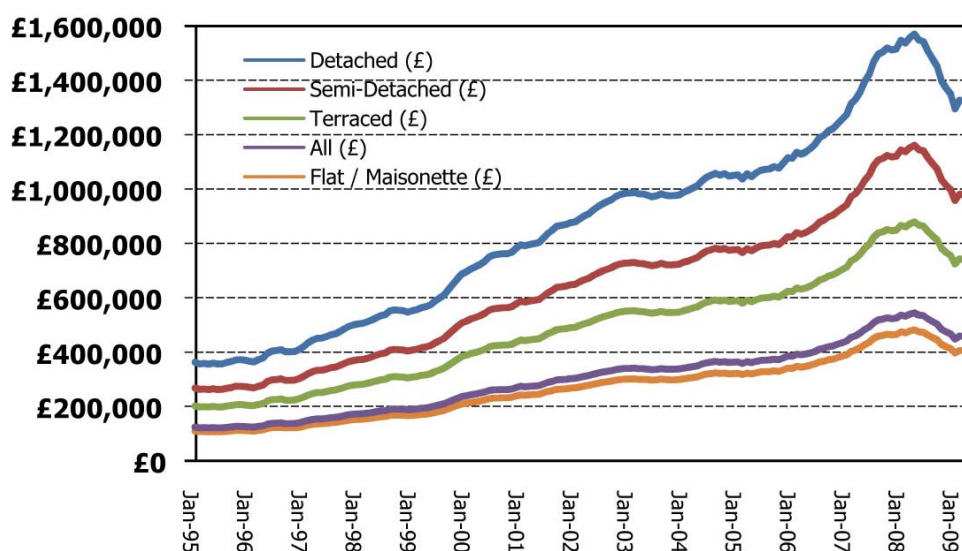
**Figure 4. GLA Household Projections by Type, 2001-21**

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

### Indicator 3. House Prices

TYPE: Contextual

- 3.17 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 and the large fall over the reporting year 2008/09.

**Figure 5. Average house prices by type, monthly since 1995**

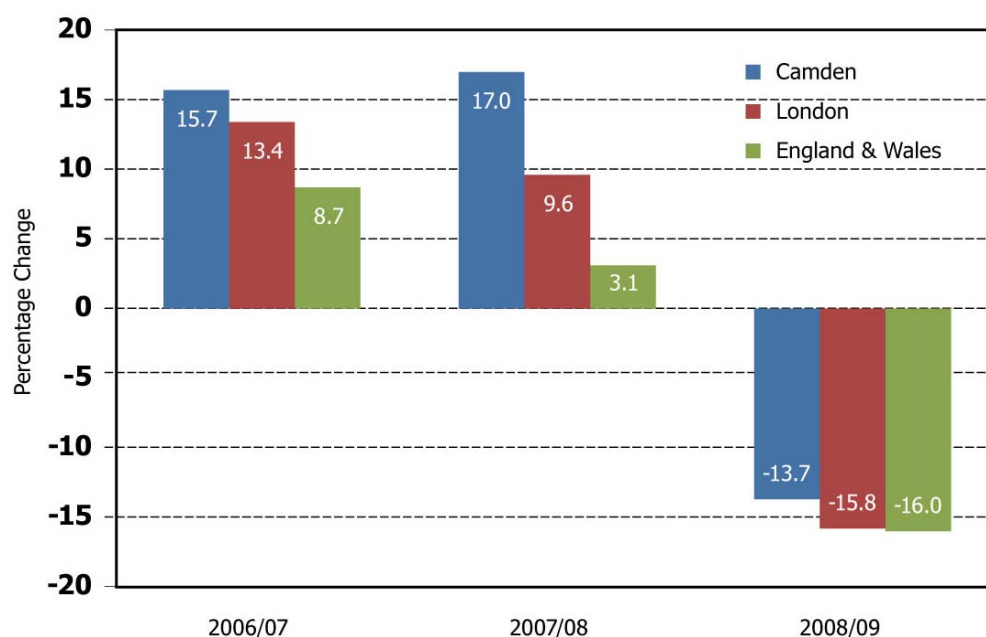
Source: Land Registry, © Crown Copyright 2009

- 3.18 Data for the current reporting year 2008/09 show that average house prices have decreased in Camden by 13.7% in the year to March 2009. This



compares to a fall of 15.8% in London and 16% in England and Wales. Average house prices were still increasing in Camden until May 2008, where they reached a peak of £547,935, since when they have dropped month-by-month to February 2009. March 2009 saw the first average house price rise in Camden in almost a year, to £463,058. 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 times higher than the national (England and Wales) average.

**Figure 6. Annual change in average house prices, 2006/07 to 2008/09**



Source: Land Registry, © Crown Copyright 2009

- 3.19 **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.
- 3.20 **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).

#### Indicator 4. Households

TYPE: Contextual

- 3.21 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.

- 3.22 Over time Camden has sold stock under the tenants 'right to buy' scheme. This reached a peak of 761 dwellings in 2000/01. Since then, the amount of housing stock that the council has sold has been decreasing, with just 13 sold in 2008/09 under the scheme. The total number of units sold by the Council since 1980 is 9,705.

**Table 2. Council stock sold through the Right to Buy scheme**

1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Total
560	761	671	477	518	433	137	100	114	13	3,784

Source: Camden Housing & Adult Social Care, © 2009

- 3.23 Housing stock as measured by the HSSA return equivalent showed an increase of 1,797 (1.8%) during 2008-09. The private sector share in 2009 is 63%. Local Authority housing saw a slight increase this year (0.4%) and maintains its overall share of 24%. Registered Social Landlords (RSL) stock has increased marginally. However, the RSL share of overall stock has fallen from 11.5% in 2008, to 11.3% in 2009.

**Table 3. Housing Tenure 2006 to 2009 (% of stock and % change)**

Period	Local Authority	RSL	Private Sector	Total dwellings
<b>March 2006</b>	23,997	10,840	62,035	96,872
	25%	11%	64%	100%
<b>March 2007</b>	23,517	11,843	62,553	97,913
	24%	12%	64%	100%
<b>March 2008</b>	23,707	11,400	63,900	99,007
	24%	12%	65%	100%
<b>March 2009</b>	24,085	11,415	63,304	100,804
	24%	11%	63%	100%
<b>Change 2008-2009</b>	378	15	-596	1,797
	1.6%	0.1%	-0.9%	1.8%
<b>Change 2006-2009</b>	88	575	1,269	3,932
	0.4%	5.0%	2.0%	4.1%

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

## Indicator 5. Employment Structure of the Borough

TYPE: Contextual

- 3.24 ONS estimate 296,000 jobs<sup>8</sup> in total for Camden in 2007, including employees, self-employed, HM Forces and government-supported trainees. Of these, 256,000 (88%) were employee jobs.<sup>9</sup>

<sup>8</sup> NOMIS Labour Market Profile, September 2009.

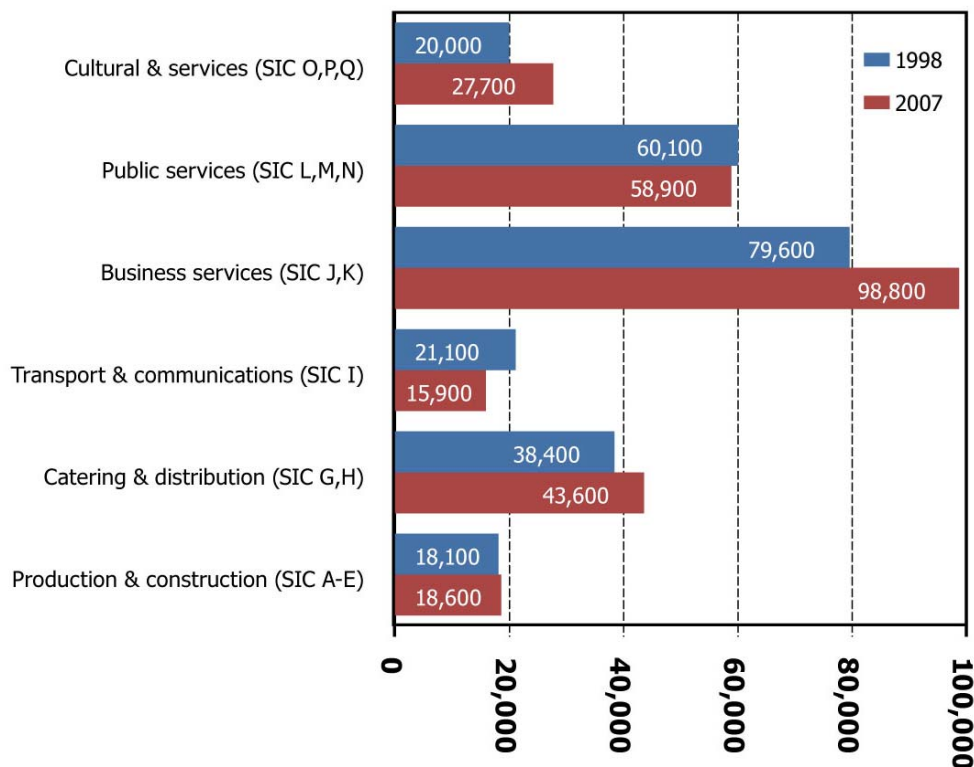
- 3.25 The Annual Business Inquiry 2007 (ABI)<sup>10</sup> allows analysis of the majority aspect of jobs relating to employees. Camden's 263,500 employee jobs is the third largest number among London local authorities, after Westminster and the City, and eighth largest in Britain. Camden has 6.5% of London's employee-jobs and 1% of Britain's.
- 3.26 ABI 2007 shows that employment growth in Camden has increased 6% since 2003 and 11% since 1998. Note that these figures relate to the latest estimates for 2007 and, therefore, do not take into account the economic downturn which started to affect the economy in 2008.
- 3.27 GLA Economics projections that underpinned the final revisions to the London Plan (2008) showed employment growth for Camden with 33,000 jobs 2006-16 (12%), higher than the London average (10%) and similar growth to central London, though not as fast as Docklands, Westminster or the City. GLA Economics latest projections (October 2009) show even higher levels of employment growth despite the economic downturn – comparative forecasts now show Camden growth of 40,000 employees (15%) 2006-16 and 24% 2006-26.
- 3.28 ABI 2007 estimates that at 23,700 Camden has the second largest number of businesses in London (after Westminster), fourth largest in Britain after Westminster, Birmingham and Leeds. Three-quarters of all Camden employment units employ fewer than five people. The average size of business service enterprises is 11 employee jobs; the public sector average is 39. Half of the employee-jobs are taken by men (52%), while three-quarters of employees work full-time (76%).
- 3.29 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, 51% of employees work in businesses or services that employ 100 or more, while 24% are employed in the 56 Camden enterprises that employ 500 or more. The average number of employee jobs per employment data unit is 11, compared with 6 in Barnet, 12 in Westminster and 19 in the City.
- 3.30 Services, including wealth-creating services, dominate the Camden economy, most notably *Professional, financial and business services* with 99,000 employee jobs. *Education, health and public administration* have 59,000 jobs, *Distribution, hotels and restaurants* 44,000, *Cultural and personal services* have 28,000 jobs while *Transport* has more than 16,000. *Production and construction* has dropped to 19,000. These sectors serve a far wider market than the local residents and bring wealth into the borough and into the wider London and UK economies.
- 3.31 Individual economic sectors employing more than 10,000 people in Camden are *higher education, labour recruitment, legal work, activities supporting surface transport, health services, business management consultancy* and jobs in *architectural, engineering and related technical activities*. The number

<sup>9</sup> These calculations break total workforce jobs into employee jobs, self-employment jobs, HM Forces and Government-supported trainees. Employee jobs are therefore those people not in self-employment, not in HM Forces, and who are not Government-supported trainees.

<sup>10</sup> NOMIS 2009

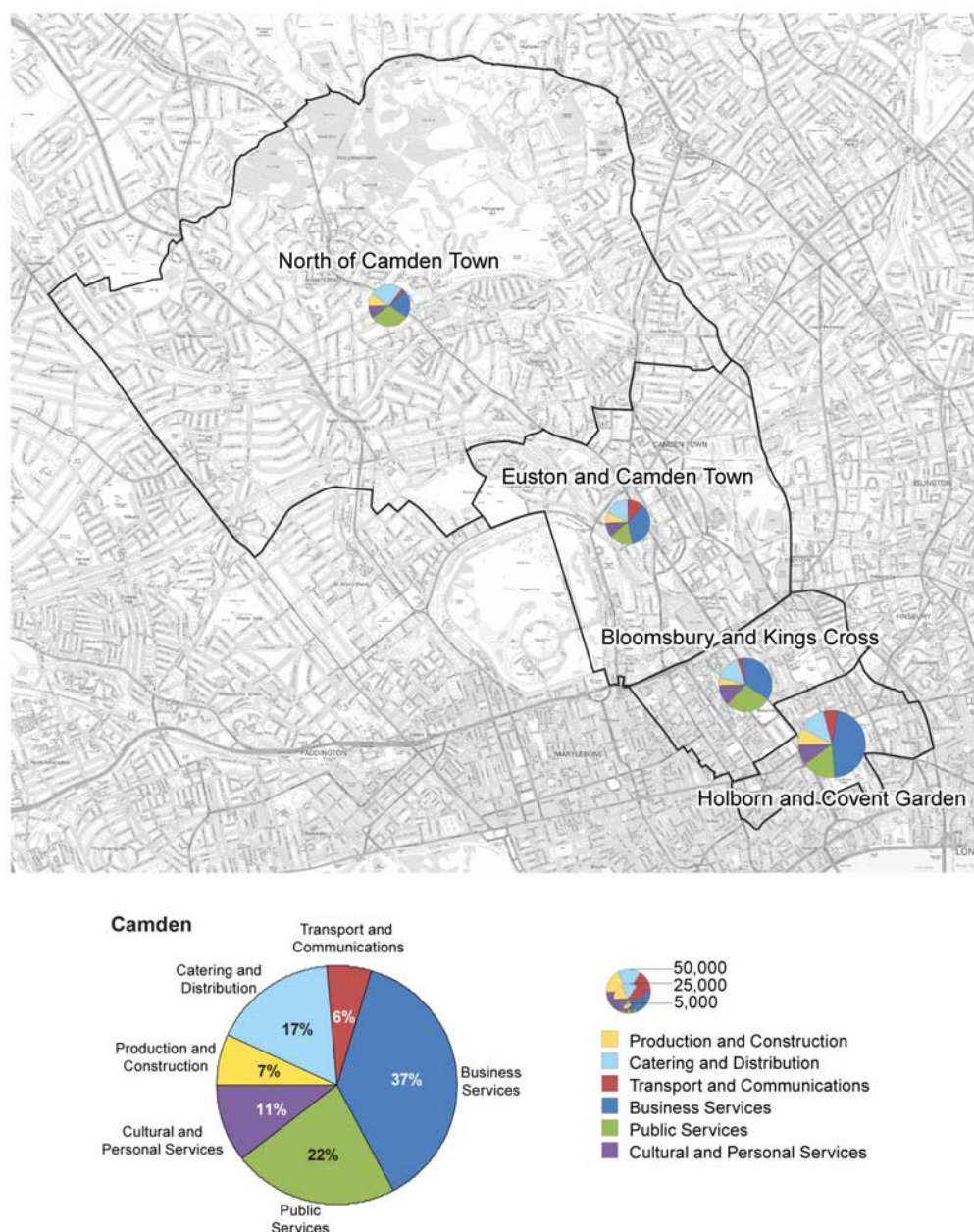
of employee jobs in *restaurants* has dropped below 10,000 having risen above 11,000 in 2002 and 2003. In the broader economic divisions, *hotels* and *restaurants* together, *retailing*, and *manufacturing* all employ more than 10,000. The largest manufacturing group is *publishing* (briefly more than 10,000 in 2001), notably *journals or periodicals and books*.

**Figure 7. Employees in Camden by Broad Industrial Group 1998–2007**



Source: Annual Business Inquiry (ABI) 2007, ONS © 2009

- 3.32 Of Camden's estimated 23,300 businesses and services, 21,030 businesses were registered for VAT at the end of 2007, though many others will be below the threshold for registration (it is estimated that Camden has another 20,000 businesses below the VAT threshold).
- 3.33 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.
- 3.34 In the central London part of the borough there is a concentration of jobs in small business services. A total of 166,000 employee jobs (63% of Camden jobs) are located in the area south of Euston Road, and a further 19% in the Camden Town, Euston, Regents Park and Somers Town areas. The remaining fifth (18%) of Camden's employment is scattered across town centres and employment sites in the more northerly parts of the borough including Hampstead, Kentish Town and Swiss Cottage.

**Figure 8. Employee Jobs by Broad Industrial Groups and Location, 2007****Indicator 6. Unemployment**

TYPE:	Contextual
-------	------------

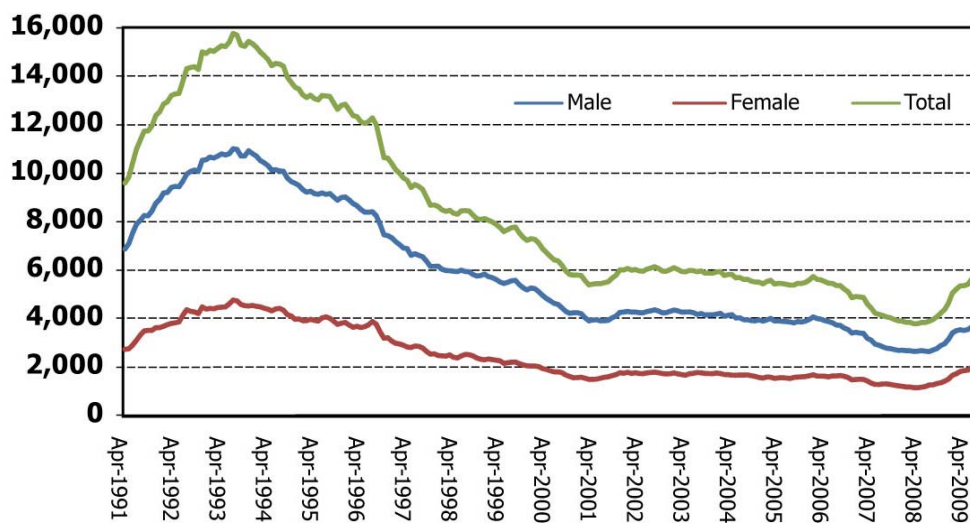
- 3.35 In April 2008, unemployment<sup>11</sup> in Camden reached its lowest level in 25 years since the current series claimant counts began in 1983 – at 3,781 persons (3.8%). This has since risen to 5,839 claimants in September 2009, a 54%

<sup>11</sup> Department of Work and Pensions (DWP) count of 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.

increase since April 2008. Camden's overall claimant count unemployment rate<sup>12</sup> at September 2009 is 5.9% (6.9% for men and 4.6% for women).

- 3.36 Over the reporting period April 2008 to March 2009 the number of claimants on unemployment-related benefits rose from 3,782 to 5,209 (+1,427, 38%).
- 3.37 Over the past few years Camden has shifted away from being a typically higher unemployment inner London borough to being more typical of outer London. As the economic down turn has bitten, Camden appears to have fared better than some other London boroughs, though unemployment is still rising.

**Figure 9. Camden Unemployment Claimant Count April 1991 to September 2009**



Source: Office for National Statistics (Jobcentre Plus administrative system) © Crown copyright, GLA estimates, © 2009.

<sup>12</sup> Rate calculated as a proportion of the resident economically active population, as calculated by GLA.



## Indicator 7. Economic Activity of residents aged 16-74

TYPE: Contextual

- 3.38 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 4. Economic Activity breakdown**

<b>Economic Activity of Residents Aged 16-74</b>	<b>Camden No.</b>	<b>%</b>	<b>Greater London No.</b>	<b>%</b>
All People Aged 16 to 74	155,165	100%	5,300,332	100%
<b>Economically active people</b>	<b>100,582</b>	<b>64.8%</b>	<b>3,580,386</b>	<b>67.6%</b>
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%
<b>Economically inactive people</b>	<b>54,583</b>	<b>35.2%</b>	<b>1,719,946</b>	<b>32.4%</b>
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

- 3.39 Camden's economically active population<sup>13</sup> (resident workforce) is projected to grow by 16,400 between 2009 and 2025, an increase of 15%. The larger part of this growth (10,600, +20%) is projected to be women (5,900, +10% for men). The economic activity rate for men is projected to fall slightly from 74.3% to 73.5% between 2009 and 2025. Women's economic activity rate is forecast to increase from 62.4% 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

- 3.40 The Indices of Deprivation 2007 (ID 2007) provide measures for different dimensions of deprivation<sup>14</sup>, updating the previous set (ID 2004). There have been no further updates since the previous Annual Monitoring Reports for 2006-07 and 2007-08.

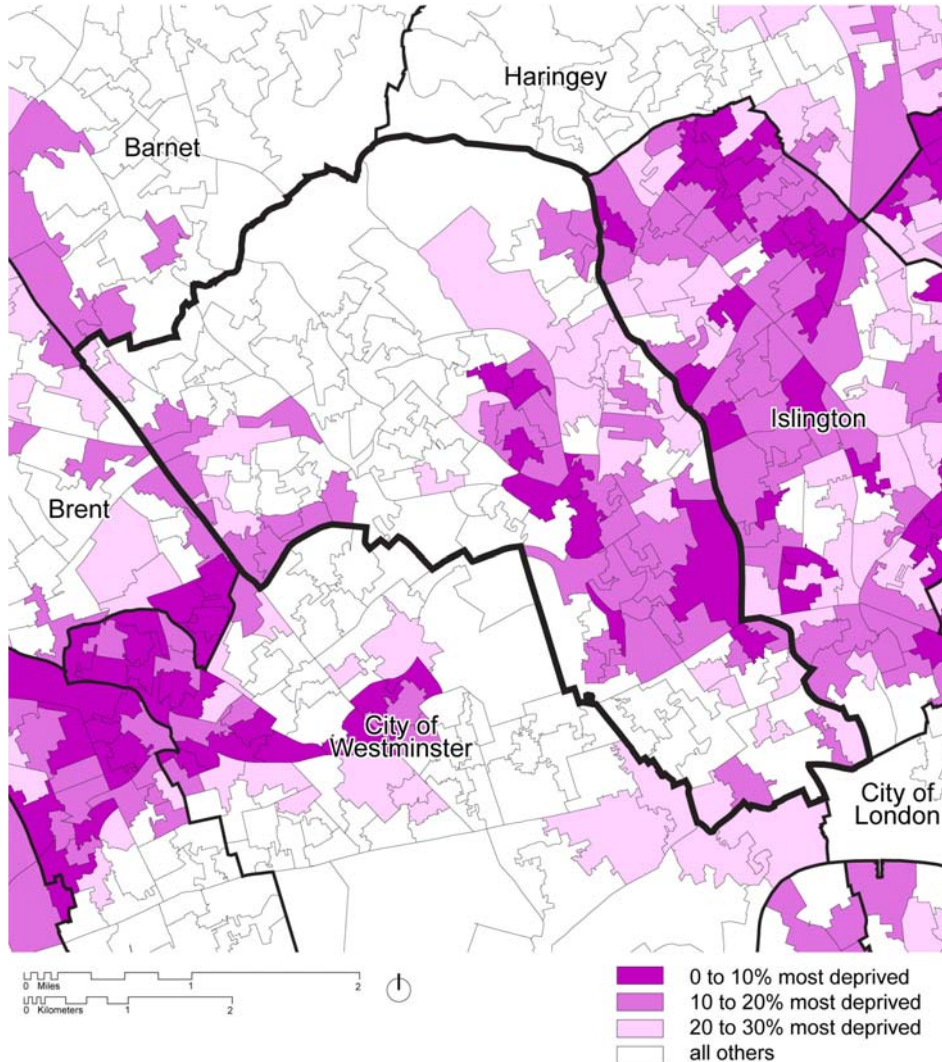
<sup>13</sup> GLA 2008 Round-based Economically Active Projections - High, © GLA, 2009.

<sup>14</sup> 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>.



- 3.41 The indices are compiled for Lower-level Super Output Areas (LSOAs)<sup>15</sup> 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 354 is the least deprived.

**Figure 10. Index of Multiple Deprivation 2007, LSOAs within 30% Most Deprived in England**



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

- 3.42 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.
- 3.43 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 43<sup>rd</sup> and 47<sup>th</sup> respectively.

<sup>15</sup> 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.

- 3.44 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.
- 3.45 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.
- 3.46 There are no Camden LSOAs within the 20% least deprived in England. The least deprived LSOA is in Hampstead Town ward.
- 3.47 Mapping of IMD (Figure 10) 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.

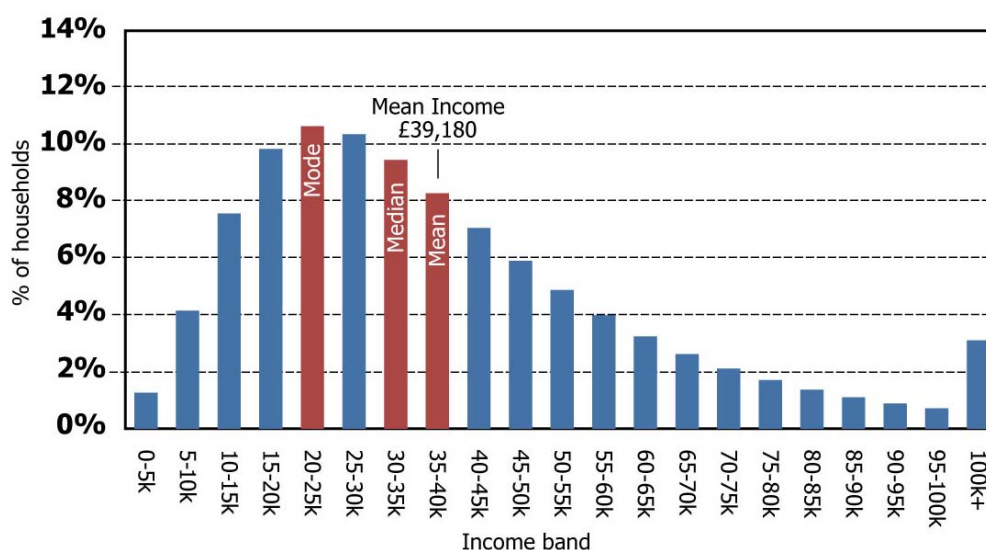
### Indicator 9. Household income

TYPE:	Contextual
-------	------------

- 3.48 *PayCheck* is modelled annual household income data produced by CACI<sup>16</sup> which summarises income (from all sources) for Camden and how this compares with Greater London and Great Britain.
- 3.49 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.
- 3.50 Figure 11 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.

---

<sup>16</sup> CACI *PayCheck* 2008

**Figure 11. Percentage of Households by Annual Income Band, 2008**

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

## Indicator 10. Crime

TYPE:	Contextual
-------	------------

- 3.51 Camden's Annual Residents Survey 2009 indicates again that crime is the primary concern in for residents (41%), followed by the level of council tax (28%) and lack of affordable housing (23%). However, there has been a reduction of the level of concern accorded to crime, down from 45% in 2008, 46% in 2007 and from 52% in 2006. The level of concern about crime is significantly lower in Camden than for Greater London (51%).
- 3.52 In the 12 months to April 2009, 34,176 crimes were reported in Camden, slightly fewer than 2007-08 when 35,466 were reported. Both are a significant improvement on 2006/07 when 42,435 crimes were reported in Camden.
- 3.53 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.
- 3.54 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.

## Place Shaping

- 3.55 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 2006 Local Government White Paper, 'Strong and Prosperous Communities,' referred to local government as *"a strategic leader and place shaper"*.

- 3.56 Place shaping as a term was introduced by Sir Michael Lyons in 'The Lyons Report on Local Government' (March 2007). While its main recommendations on the financing of local government have not been implemented, the report was influential in arguing for a strengthened leadership role for local authorities. The Lyons Inquiry called Place Shaping: *"The creative use of powers and influence to promote the general wellbeing of a community and its citizens"*. Place Shaping is, therefore, seen as the responsibility of local government and all the local partners in the public, voluntary and business sectors. It is about creating attractive, prosperous, vibrant, safe and strong communities where people want to live, work and do business.
- 3.57 The Local Government Association (LGA) described Place Shaping as "... how local government can work with residents to develop and deliver high-quality public services that meet the needs and preferences of local people. The place-shaping role is the basis for everything that a leader of localities sets out to do."

### Place Shaping in Camden

- 3.58 Place Shaping is important for Camden, where the focus is on the joining-up of services and investment around the needs and opportunities in places, for people. It is increasingly important for councils to have a coherent sense of place to attract investment and this fits well with the emerging Local Development Framework and infrastructure planning, which provides a solid basis for the direction and balance of growth in Camden.
- 3.59 Place Shaping was established as a priority in Camden in 2008 and the approach approved by the Executive in October 2009. Place Shaping in Camden will operate through three interrelated work-streams:
- **Local Development Framework (LDF):** long term planning vision and strategy for Camden
  - **Area reviews:** medium term, determining the future of specific council-owned buildings
  - **Place-shaping:** medium term, focus on particular areas of opportunity

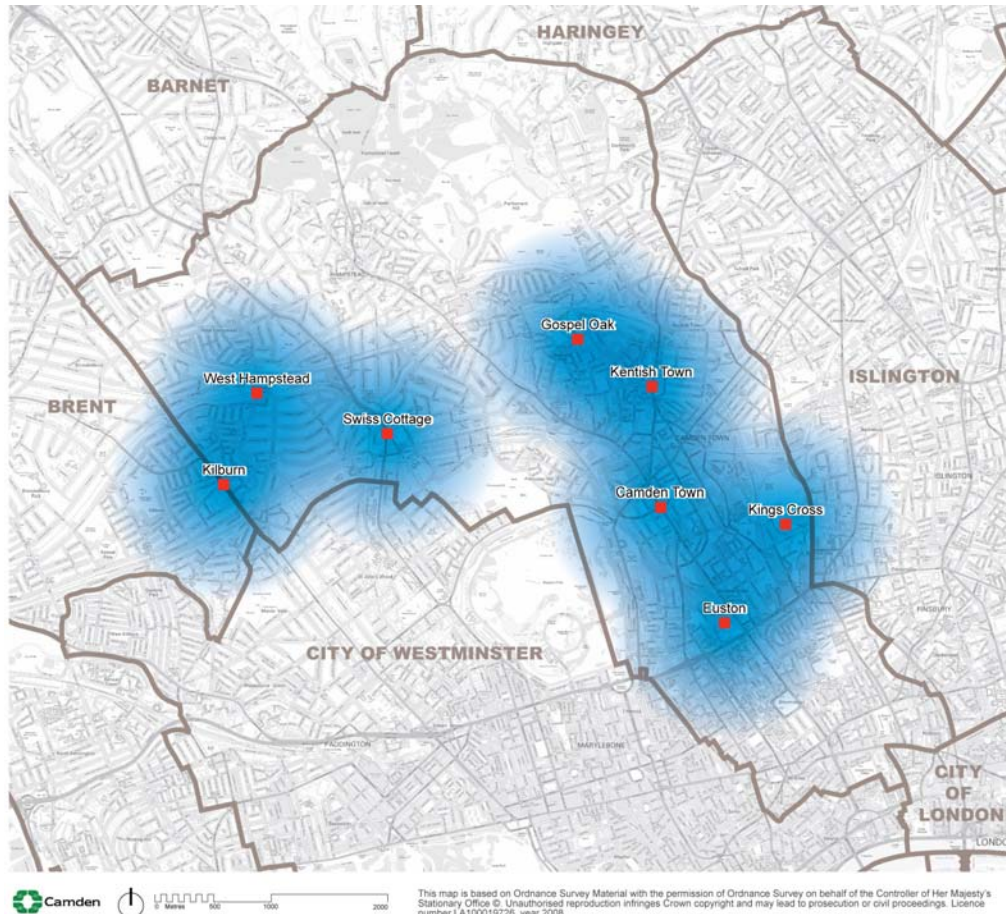
### Areas of focus

- 3.60 Place Shaping has prioritised six *areas of focus*, with a wider ambition to improve the way the Council works across the borough:
- King's Cross
  - Euston
  - Camden Town
  - Swiss Cottage
  - West Hampstead
  - Gospel Oak



- 3.61 These areas of focus have been chosen because of significant public and private investment that is expected to take place in these areas and, with the exception of Gospel Oak, all are Local Development Framework designated 'growth areas' or other highly accessible areas in the Local Development Framework *Core Strategy*. Gospel Oak was selected because of the significant proposals for public sector investment in the area. Two further areas Kentish Town and Kilburn are being considered for the possible inclusion in the future. Areas of focus are intentionally concentrating on the centre of an area with a dissipation outwards.

**Figure 12. Place Shaping current and proposed 'areas of focus'**



### Indicators and monitoring

- 3.62 Place Shaping and areas of focus are new concepts and will require some thought as to how to select appropriate indicators. It has not been possible to introduce Place Shaping indicators for the current monitoring period, but is the intention that they should be included in the future.
- 3.63 There is a potential problem with monitoring the areas due to the ambiguity of the boundaries - with areas that overlap and, in the case of Kilburn, covering an area outside the borough. Background profiles that have been produced for each of the Place Shaping areas used area definitions based on Lower-level Super Output Areas (LSOAs). These could be used as the basis from which to extract data for indicators. However, it will be necessary to emphasise that the areas are not all mutually exclusive and that, in

aggregate, there would be an element of double-counting. That said, it should be possible in future Annual Monitoring Reports to draw out key indicators of Place Shaping areas of focus performance.

## 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 28,700 people, 13.7% increase to 237,700 persons in 2025;
- Projected household growth of approximately 14,000 households, a 14% increase to 111,600 in 2025;
- Employment increased in Camden in 2007. The number of employee jobs has increased by 6% since 2003 and 11% since 1998;
- Over the reporting period April 2008 to March 2009 the number of claimants on unemployment-related benefits rose from 3,782 to 5,209 (+1,427, 38%);
- Camden's economically active population (resident workforce) is projected to grow by 16,400 between 2009 and 2025, an increase of 15%;
- 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 4th consecutive year.





## **4 Local Development Framework Implementation**

### **Monitoring LDS implementation**

- 4.1 The Council's programme for producing its planning policy documents is set out in the Camden Local Development Scheme (LDS). Early in 2009, the Council's Executive (Environment) Sub-Group approved a revised version of Camden's LDS to replace the LDS from April 2007. This update reflected new regulatory requirements which require local authorities to publish their Local Development Framework (LDF) documents for comment before they submit them to the government for public examination, as well as increased evidence requirements (e.g. for affordable housing viability). Camden's Revised LDS 2009 received Mayor's approval at end of October 2009.
- 4.2 This Annual Monitoring Report for 2008/09 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**

- 4.3 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. The two documents have been prepared in parallel, although following submission to the government they will be subject to separate public examinations.
- 4.4 As noted in the AMR 2007/08, publication of our preferred approach to the Core Strategy and Development Policies LDF documents was delayed to allow further evidence to be gained from partner organisations and infrastructure providers. Consultation took place in October-November 2008, rather than June-July 2008 as expected in the LDS 2007.
- 4.5 The proposed submission versions of both documents were published in October 2009, in accordance with the LDS 2009, and submission of both documents is expected in January 2010 in line with the LDS 2009 timetable.

### **Site Allocations**

- 4.6 Our Site Allocations LDF document sets out the Council's proposals for locations in the borough that are expected to experience significant change. To allow further evidence and information to be gathered, consultation on key issues and options took place in October and November 2008, rather than June-July 2008 as per the LDS 2007. Preferred options for the Site Allocations document were published for consultation in November 2009, in accordance with the LDS 2009.

### **North London Waste Plan**

- 4.7 Camden is preparing the North London Waste Plan with its six partner boroughs in the North London Waste Authority area. Consultation on preferred options for the Plan took place across the seven boroughs in January-February 2008 in line with the published timetable in 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.

### **Supplementary planning documents**

- 4.8 Two supplementary planning documents were formally adopted by the Council in 2009:
- the Euston Area Planning Framework - April 2009; and
  - the Hawley Wharf Area Planning Framework - February 2009.
- 4.9 These documents were not included in the LDS 2007 as their production was brought forward in response to the likely timescale for the submission of planning applications at these locations. They were subsequently included in the LDS 2009.

### **Evidence base**

- 4.10 The Council has continued to develop evidence to support the production of its planning policy documents. The following studies were completed or commissioned in the current monitoring year:
- Camden Infrastructure Study 2009 (URS)
  - Camden Affordable Housing Viability Study 2009 (DTZ)
  - North London Strategic Housing Market Assessment (ORS).
- 4.11 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).

### **Current planning documents**

- 4.12 The statutory 'development plan' for Camden, which forms the basis for our planning decisions, currently comprises 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).
- 4.13 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 (2009)
- Hawley Wharf Area Planning Framework (2009)
- Revised Planning Guidance for Camden Town – Food, Drink and Entertainment Uses (2008)
- Revised Planning Guidance for Central London – Food, Drink and Entertainment, Specialist and Retail Uses (2007)
- Camden Town Underground Station Planning Brief (2007)
- Camden Planning Guidance (2006)
- Sites of Nature Conservation Importance in Camden (2006)
- King's Cross Opportunity Area Planning and Development Brief (2004)
- Supplementary Planning Document for West Hampstead - Retail, Food, Drink and Entertainment Uses (2005)
- Planning Guidance for Finchley Road / Swiss Cottage - Retail, Food, Drink and Entertainment Uses (2005)
- Planning Framework for Tottenham Court Road Station & St Giles High Street Area (2004)
- Denmark Place Planning Brief (2004)
- Planning Brief for 21-31 New Oxford Street (former Post Office Site) (2004)
- Midland Road Site - Land to the rear of the British Library - Planning Brief (2003)
- London Electricity Site at 2-16 Betterton Street Planning Brief (2002)
- Phoenix Place Planning Brief (2002)

4.14 The following supplementary planning documents have been removed from this list since the last Annual Monitoring Report:

- St Giles Court Planning Brief (2004) - redevelopment scheme currently being constructed;
- London Electricity Site at 7-15 Whitfield Street Planning Brief (2002) - scheme currently being constructed;
- Kingsway College, Sidmouth Street Planning Brief (2000) - site partially developed/brief out of date;
- Athlone House Planning Brief (1999) - site partially developed/brief out of date.

### **Saved Policies**

4.15 Under the Planning and Compulsory Purchase Act 2004, boroughs are required to apply to the government to be able to 'save' their existing policies for use beyond three years after their adoption. As the Camden UDP was adopted in June 2006, our policies needed to be 'saved' from June 2009.

4.16 Following approval by the Executive, in December 2008 the Council sent a submission to the Government Office for London (GOL) setting out the UDP policies that we wished to save beyond June 2009 (based on the criteria set by the government). In June 2009, GOL issued a direction setting out the policies that the Council could save, and which those which it could not. The direction accepted the vast majority of recommendations set out in the Council's submission.

- 4.17 Until the UDP is replaced by our emerging Local Development Framework documents, planning applications have to be assessed against the saved UDP policies. For each of the policies that have not been saved, the Council will use other UDP policies, the London Plan, national planning policy statements/guidance and relevant legislation to ensure that the issues covered by those policies are still addressed. An advice note setting out relevant alternative policy, guidance and legislation for each policy that will not be saved is available on the Camden website via the planning link at [www.camden.gov.uk](http://www.camden.gov.uk).

### **The London Plan**

- 4.18 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.
- 4.19 In summer/autumn 2010 an examination in public (EIP) will be held on the draft Replacement Plan, chaired by a government-appointed panel. 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.
- 4.20 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 5. Progress of Development Plan Documents 2008/09

Camden LDF – DPDs	Stage	LDS Milestone	Milestone reached	Commentary
<b>Core Strategy</b>	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.
	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		
<b>Development Policies</b>	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. Although Development Policies will be submitted to the government at the same time as the Core Strategy, examination hearings into the document will not take place until after the Core Strategy has been examined and found sound.
	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		
<b>Site Allocations</b>	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 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		
<b>North London Waste Plan</b>	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		

**Table 6. Progress of Supplementary Planning Documents 2008/09**

<b>Camden LDF – SPDs</b>	<b>Stage</b>	<b>Milestone</b>	<b>Milestone reached</b>	<b>Commentary</b>
<b>Euston Area Planning Framework</b>	Preparation	May-June 2008	✓	This Planning Brief did not feature in the LDS 2007 as production was brought forward due to the likely timescale for submission of planning applications on the main sites. It was included in the 2009 LDS.
	Draft Agreed by Members	July 2008	✓	
	Consultation on draft document	August-October 2008	✓	
	Further consultation	November-December 2009	✓	
	Adoption by Council	April 2009	✓	
<b>Hawley Wharf Area Planning Framework</b>	Preparation	April–August 2008	✓	This Planning Brief did not feature in the LDS 2007 as production was brought forward due to the likely timescale for submission of planning applications on the main sites. It was included in the 2009 LDS.
	Draft Agreed by Members	September 2008	✓	
	Consultation on draft document	October–November 2008	✓	
	Adoption by Council	February 2009	✓	

### **Infrastructure provision**

- 4.21 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 Proposed Submission version of the Core Strategy contains a table of key infrastructure programmes and projects, setting out the main items of infrastructure needed to support the strategy.
- 4.22 Since the Core Strategy has not been adopted, the Council will not be monitoring progress on infrastructure provision in this report. However, this is something that we will seek to undertake once the Core Strategy is adopted.

#### **Key Achievements 2008/09**

- consultation and engagement on our preferred approach to Camden's Core Strategy and Development Policies
- consultation and engagement on issues and options for our Site Allocations LDF document
- adoption of the Euston Area Planning Framework.
- adoption of the Hawley Wharf Area Planning Framework





## 5 Policy Usage and Development Control

### Introduction

#### Development control statistics – an overview

- 5.1 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.
- 5.2 Between April 2008 and March 2009 Camden **received** 3,293 applications, a 16% drop from the 2007/08 figure of 3,938 and a 4% drop from the 2006/07 figure of 3,516. Over the same period the Council **determined** a total of 2,883 planning applications; this represents a fall of 14% from the number of decisions made in the previous year (3,366). 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.
- 5.3 Camden **approved** 84% of all planning applications. The approval rate is consistent with previous years' figures and it remains above the average for London Boroughs.

**Table 7. Planning decisions by type 2005-2008**

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

Source: Development Control, LB Camden

- 5.4 In Camden major<sup>17</sup> developments accounted for less than 1% of decisions (unchanged from previous year), minor<sup>18</sup> developments 27% (unchanged from 2007/08 and 3% less than 2006/07), and other<sup>19</sup> developments 72% (unchanged from 2007/08 and 4% more than 2006/07). Householder applications accounted for just 28% of all decisions in 2008/09 (the same as 2007/08 and 2% more than 2006/07). Although, there has been a 16% drop from 2007/08 in the number of this type of application decided, it is in line with

<sup>17</sup> 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.

<sup>18</sup> Minor developments are those under the threshold for major developments

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

2006/07 figures (795 in 2008/09 against 946 in 2007/08 and 792 in 2006/07). Change of use applications accounted for 4% (125) of decisions in Camden, unchanged from previous two years.

- 5.5 The **overall refusal rate was 16% for full planning permission** and 11% for listed building consent.
- 5.6 This year Camden observed a fall in the performance of decision-making speed when compared to previous years' figures. Camden decided 78% of major applications within 13 weeks (93% in 2007/08), 62% minor applications and 71% of other decisions within 8 weeks (76% and 81% in 2007/08). In 2006/07 Camden decided 82% of major developments within 13 weeks, 84% of minor developments and 89% of other decisions within 8 weeks.
- 5.7 **Camden made 95% of decisions using delegated powers** in 2008/09, unchanged from 2007/08 and 2% more than 2006/07.
- 5.8 **Camden issued 28 Enforcement Notices** (a 50% drop from the 2007/08 figure of 56 and 12% drop from the 2006/07 figure of 32), no Breach of Condition Notices (6 in 2007/08) and 16 Planning Contravention Notices (down from 35 in 2007/08 and 69 in 2006/07). Camden has not issued any Stop Notices for the last three years.
- 5.9 A total of **425 listed building decisions were made in 2008/09**, down 5% compared with 2007/08. 89% of these applications were granted permission.

**Table 8. Planning applications by type received Camden, London and England**

	Camden	%	London	%	England	%
Dwellings	295	10.2%	9,904	12.7%	64,655	13.2%
Offices, research and development, light industry	118	4.1%	973	1.2%	5,429	1.1%
General industry storage warehousing	7	0.2%	285	0.4%	4,397	0.9%
Retail distribution, servicing	120	4.2%	2,330	3.0%	11,903	2.4%
Gypsy and Traveller pitches	-	0.0%	3	0.0%	193	0.0%
All other major and minor developments	266	9.2%	9,061	11.6%	65,030	13.3%
Mineral Processing	-	0.0%	-	0.0%	119	0.0%
Change of Use	126	4.4%	3,094	4.0%	25,522	5.2%
Householder developments	795	27.6%	32,345	41.5%	234,381	47.9%
Advertisements	184	6.4%	4,405	5.7%	22,545	4.6%
Listed building consents (to alter/extend)	423	14.7%	4,230	5.4%	29,657	6.1%
listed building consents (to demolish)	2	0.1%	83	0.1%	735	0.2%
Conservation area consents	39	1.4%	686	0.9%	3,481	0.7%
Certificate of lawful development	508	17.6%	10,297	13.2%	19,023	3.9%
Notification	-	0.0%	226	0.3%	2,040	0.4%
Total	2,883	100.0%	77,922	100.0%	489,110	100.0%

Source: Development Control Statistics – England, CLG October 2009

## Appeals analysis

- 5.10 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.
- 5.11 Of the total number of applications going to appeal during 2008/09 35 (28%) were upheld/allowed, and 92 (65%) were dismissed. During 2008/09 14 appeal applications were withdrawn. The percentage of appeals being allowed is below that of 2007/08 (45%) but in line with 2006/07 and 2005/06 (27%). The majority (67%) of appeals decided were in relation to a refusal of planning permission, 8.5% in relation to a listed building consent, 8.5% in relation to conservation area consent, 15% were in relation to an enforcement notice, and 1% in relation to tree applications.

**Table 9. Appeal decisions 2005-2009**

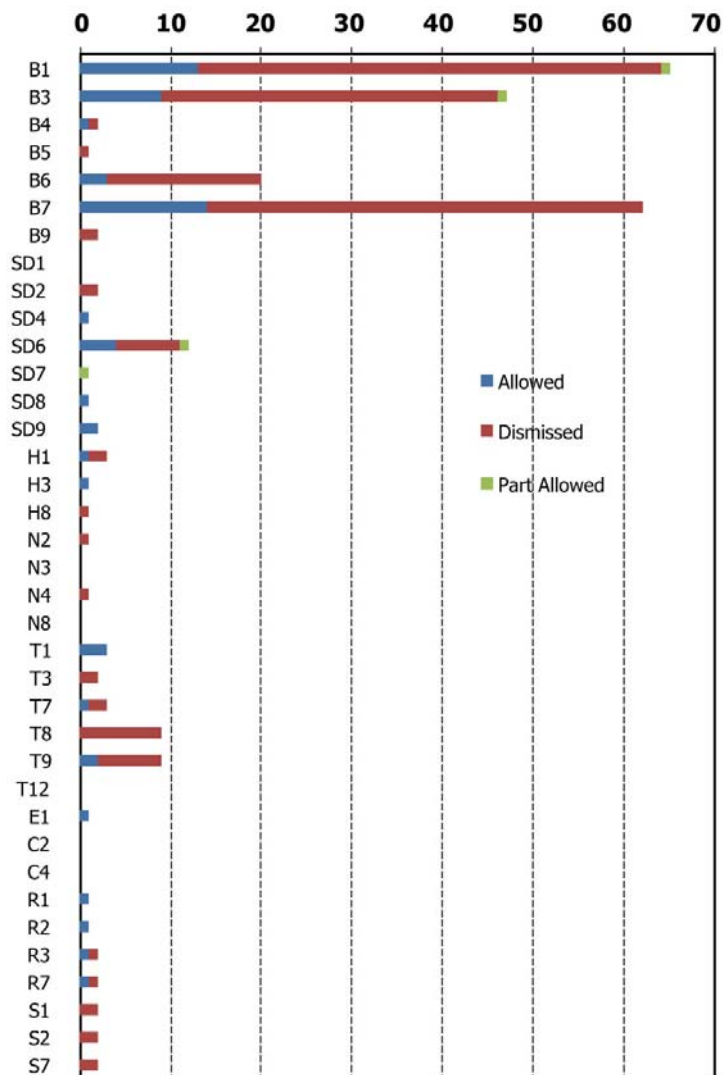
	Total	Dismissed	%	Upheld/ Allowed	%
Camden 2008/09	141	92	65%	35	28%
Camden 2007/08	134	71	55%	58	45%
Camden 2006/07	124	90	73%	34	27%
Camden 2005/06	168	122	73%	46	27%

*Source: Development Control Database, LB Camden.*

- 5.12 **Policy B1** the Built Environment policies have been cited most out of all UDP policies. Figure 13, below, summarises the performance of policies when tested at appeal. Policy B1 sets out the Council's approach with regard to the design of new development. This policy was cited 65 times in Inspectors' decisions, with 78% being in dismissed appeals. This is higher than the Camden average for the previous 4 years.
- 5.13 **Policy B3** sets out the criteria for which applications for alterations and extensions are assessed. This policy was cited in 47 appeals, 19% were allowed and 79% dismissed.
- 5.14 **Policy B6** sets out the Council's approach to assessing applications for listed buildings. It was cited 20 times in appeal decisions, with 85% (17) being dismissed. This is significantly higher than the average for Camden in 2008/09.
- 5.15 **Policy B7** provides Camden's approach to applications in Conservation Areas. This was the second most cited policy out of all appeal policies in 2008/09. It was cited 62 times. 77% of these were dismissed, and remaining 23% allowed. The performance of this policy at appeal is therefore higher than average for Camden 2007/08.
- 5.16 **Policy SD6** on amenity for occupiers and neighbours was cited twelve times in appeals – 7 (58%) being dismissed and 5 allowed or part allowed (42%). The proportion dismissed is below the Camden average for 2008/09. This policy did not perform as expected in 2007/08 as well.

- 5.17 **Policy T8** on car-free housing was cited 9 times all being dismissed. Policy T9 on impact of development on street parking was cited 9 times – 7 (78%) dismissed and 2 (22%) allowed. These two policies have performed quite well.
- 5.18 The remaining policies were cited fewer than five times in appeals, resulting in a mixture of allowed and dismissed decisions.

**Figure 13. Appeal decisions by policy 2008/09**



Source: Development Monitoring, LB Camden

### Section 106 Agreements Signed in 2008/09

- 5.19 A total of 145 Section 106 Agreements were signed containing 364 obligations (heads of terms). This included:
- 112 car-free or car-capped developments;
  - 41 construction management plans;
  - 24 highways contributions;
  - 21 sustainability plans (BREEAM / Code for Sustainable Homes);
  - 21 parks and open spaces contributions;
  - 20 education contributions;
  - 10 service management plans;
  - 7 requiring application of Lifetime Homes standards;
  - 7 travel plans;
  - 3 community facilities contributions;
  - 2 renewable energy plans (provision of 10% renewable energy on site); and
  - a range of other obligations of a very site-specific nature (e.g. restrictions on use).
- 5.20 Table 10 below shows the contributions negotiated in 2008/09 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 10. Section 106 Financial Contributions Negotiated in 2008/09**

Spend Category	Sum
Highways and Street Works	£ 1,209,971
School Places	£ 577,073
Environment and Open Space	£ 478,886
Regeneration	£ 185,000
D1 and Leisure Facilities	£ 100,000
Community Facilities	£ 93,000
Affordable Housing	£ 65,000
Other	£ 53,600
Total	£ 2,762,531

Source: Sites Development Team LB Camden

### Section 106 Agreements contributions Received in 2007/08

- 5.21 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. For example King's Cross Central, King's Cross Station, and St Giles Court have each involved contributions of millions of pounds. Camden received an unusually high £8.6 million during the financial year 2007/08 including a total of £4.2 million for St Giles Court (Planning Ref. 2005/0259/P).
- 5.22 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.

- 5.23 In 2008/09 Camden received approximately £3.5 million and spent almost £1.3 million in Section 106 contributions. Table 11 below shows the financial activity from 2002/03 to 2008/09.

**Table 11. Section 106 Financial Activity 2002/03 to 2008/09**

<b>Year</b>	<b>Opening Balance £000s</b>	<b>Received in Year £000s</b>	<b>Expenditure £000s</b>	<b>Closing Balance £000s</b>
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

*Source: Sites Development Team, Camden Planning Department*

- 5.24 A number of other large financial contributions were received for major schemes in 2007/08 as summarised below. In 2008/09 a total of £610,306 was received for the Argent King's Cross Railway Lands Site (Planning Reference 2004/2307/P). A further £547,107 was received for the King's Cross Network Rail Station redevelopment (Planning Ref. 2006/3387/P).

## 6 Housing

### Introduction

- 6.1 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.

### Policy Summary

#### UDP Aims

- 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

#### Policies Relevant UDP

	Indicator									
	Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target	New and converted dwellings on previously developed land	Gross affordable housing completions	Vacant dwelling returned to use	Non self contained	Hostels and care homes	Lifetime Homes and wheelchair accessibility dwellings	Mix of dwellings in developments	Protecting housing stock	Net additional pitches (Gypsy and Traveller)
<b>H1. New Housing</b> Meet and exceed the strategic housing target for the borough	•	•	•	•	•			•	•	•
<b>H2. Affordable Housing</b> All residential development with a capacity for over 15 or over dwellings and residential development sites that are over 0.5 or more make a contribution to the supply of affordable housing	•	•	•						•	
<b>H3. Protecting existing housing</b> No net loss of residential floorspace	•	•	•	•	•				•	
<b>H4. Protecting affordable housing</b> No net loss of affordable housing floorspace	•					•				
<b>H6. Protection of houses in multiple occupation</b> No net loss of housing in multiple occupation	•				•					
<b>H7. Lifetime Homes and wheelchair housing</b> All new housing built to 'Lifetime Homes' standards and 10% of new housing should be wheelchair accessible units	•						•			
<b>H8. Mix of units</b> Residential developments should provide an appropriate mix of units	•							•		
<b>H9. Hostels</b> No net loss of hostel accommodation in the borough						•				

**Policies Relevant UDP**

	<b>Indicator</b>									
	Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target	New and converted dwellings on previously developed land	Gross affordable housing completions	Vacant dwelling returned to use	Non self contained	Hostels and care homes	Lifetime Homes and wheelchair accessibility dwellings	Mix of dwellings in developments	Protecting housing stock	Net additional pitches (Gypsy and Traveller)
<b>H10. Accommodation providing an element of care</b> Provision of accommodation providing an element of care						•				
<b>H11. Gypsies and Travellers</b> Provision of sites for gypsies and travellers										•

**Supplementary Planning Guidance**

- Camden Planning Guidance Sections 3. Affordable housing & housing in mixed use development, 40. Residential development standards

**Local Strategies**

- Camden Together: Camden's Sustainable Community Strategy
- Housing Strategy 2005-2011

**London Plan Policies**

- London Plan, Housing Capacity Study 1999 and 2004

**Other**

- Planning Policy Statement 3: Housing



**Indicator 11. Plan period and housing targets**

TYPE:	Core H1
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	Please see Table 12
TARGET MET:	<b>Yes</b>

**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:	<b>Not applicable</b>

**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) 597 self-contained (NI 154 - LAA)
TARGET MET:	<b>Yes</b>

**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 (London Plan) 597 self-contained (NI 154 – LAA 2008/11)
TARGET MET:	<b>London Plan - On course/ NI 154 LAA - May not</b>

**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:	<b>Yes</b>

- 6.2 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 886 self-contained dwellings completed in 2008/09. 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 2024/25, which brings it in line with Camden's draft 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.

- 6.3 Table 12 shows the targets for housing. Table 13 and 15 display the housing capacity achieved in Camden up to 2008/09 and gives a projection of likely provision set against the GLA housing target. Figure 14 illustrates that Camden will exceed its long-term target of 5,970 by 2017/18. Detailed Housing Trajectory can be found as an appendix to this document.

**Table 12. 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	1,791 self-contained dwellings	Local Area Agreement

**Table 13. London Plan Housing Provision Annual Target and 2008/09 Provision**

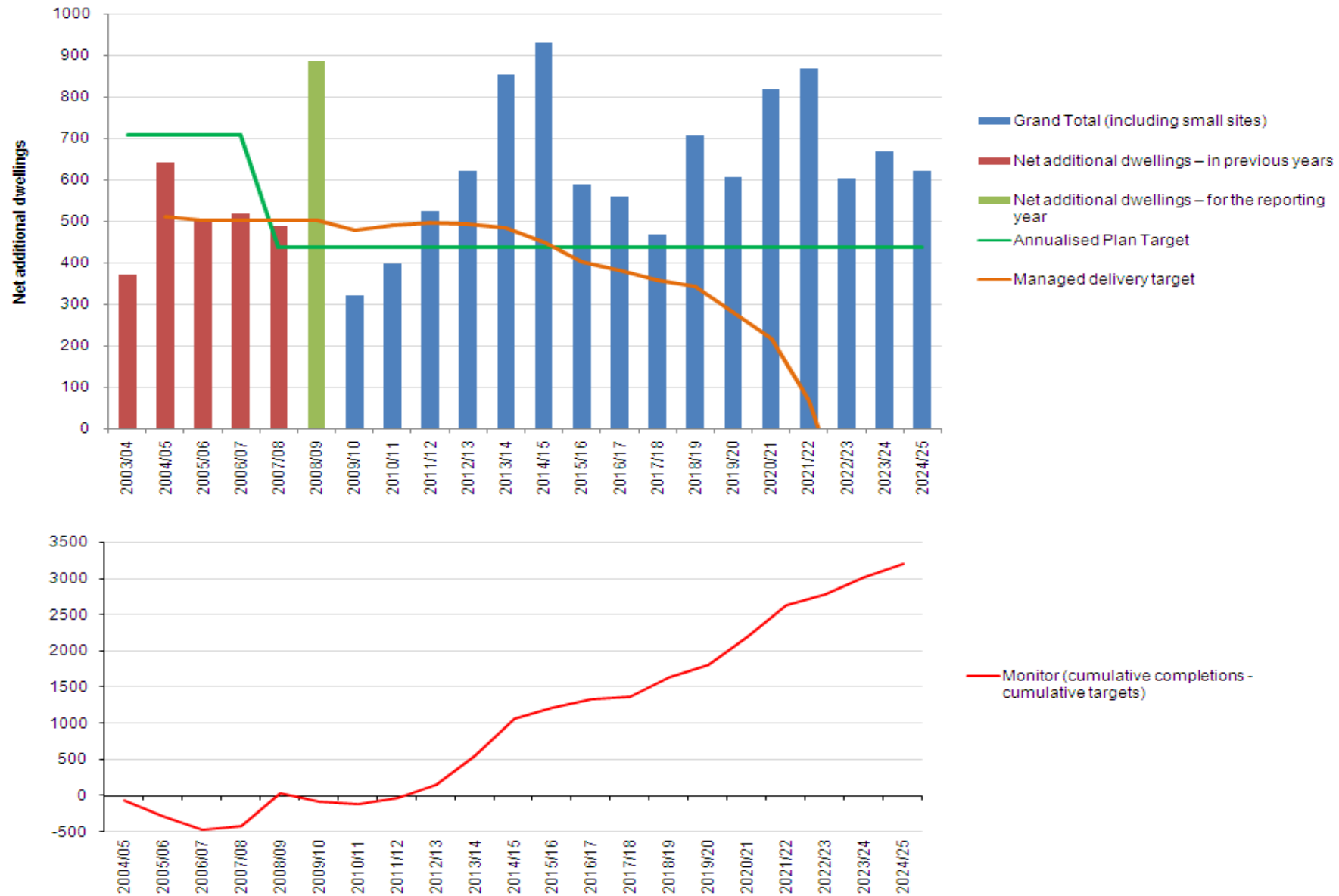
Plan Period	London Plan Target	2008/09 Camden Provision
Conventional Supply	437	886
Non self-contained household spaces (e.g. Halls of residence, hostels)	100	480
Long-term vacant properties returned to use	59	319
Total	595	1,685

Table 14. Housing Trajectory

	Indicator	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
H2(a)	Net additional dwellings – in previous years	372	641	503	518	489																	
H2(b)	Net additional dwellings – for the reporting year						886																
	Allocated Sites							72	148	206	265	383	320	200	295	248	500	400	400	481	200	379	259
	Emerging Sites							0	0	67	105	221	401	180	57	13	0	0	132	100	115	0	74
	Permissions							250	250	250	250	250											
	Windfall Projection (small sites)												208	208	208	208	208	208	208	208	208	208	208
H2(c)	Net additional dwellings – in future years							322	398	523	620	854	929	588	560	469	708	608	820	869	603	667	621
H2(c)(i)	Area (in hectares)							3.623	4.989	4.769	4.464	5.264											
H2(c)(ii)	Annualised Plan Target	709	709	709	709	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	2,127	2,564	3,001	3,438	3,875	4,312	4,749	5,186	5,623	6,060	6,497	6,934	7,371	7,808	8,245	8,682	9,119	9,556	9,993	
	Cumulative Completions	641	1144	1662	2151	3037	3,359	3,757	4,280	4,900	5,754	6,683	7,271	7,831	8,300	9,008	9,616	10,436	11,305	11,908	12,575	13,196	
	Monitor (cumulative completions - cumulative targets)	-68	-274	-465	-413	36	-79	-118	-32	151	568	1060	1211	1334	1366	1637	1808	2191	2623	2789	3019	3203	
H2(d)	Managed delivery target	510	503	503	502	503	479	490	496	494	484	450	402	381	359	343	282	217	67	-201	-603	-1873	

Source: Development Monitoring &amp; Sites Development Team LB Camden

Figure 14. Camden's Housing Trajectory December 2009



- 6.4 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).

**Table 15. 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

- 6.5 The 2004 Study has been replaced by the 2009 Housing Capacity Study 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
- 6.6 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.
- 6.7 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.
- 6.8 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, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.
- 6.9 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 3,116 units (or 623 units per annum).** This exceeds the target of 437 units per annum. Table below 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 2009. They include 25 sites that each provide 10 additional homes or more and have been assessed as deliverable: 21 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 870 homes in total. However sites providing fewer than 10 dwellings represent over 90% of existing permissions and more than 30% 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 (70%). Sites with permission for 10 or fewer additional homes are expected to deliver 380 homes in total. The total number of deliverable homes (1,250) has been divided equally between the 5 years from 2009/10 to 2013/14, giving 250 net additional homes per year. Since NI 159 analysis covers the next 5 years, it does not include permissions analysis for 2014/15.

**Table 16. Five year housing delivery 2010/11 – 2014/15**

Address	Ward	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Kings Cross Railway Lands	St Pancras and Somers Town			200	150	200	550
187-99 West End Lane NW6 (West End Lane 1)	West Hampstead				90	90	180
St Giles Court, 1-13 St Giles High St WC2H	Holborn and Covent Garden	50	59				109
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
Kingsway College, Grays Inn Rd, Sidmouth St WC1	King's Cross		37				37
Former BR Staff Club, College Lane	King's Cross		30				30
154 Loudoun Road	Swiss Cottage		22				22
7-15 Whitfield St, W1P	Bloomsbury	22					22
Arthur Stanley House, 44-50 Tottenham St, W1						16	16
Land adjacent to Barrow Hill Rervoir, 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
Kings Cross Railway Lands	St Pancras and Somers Town			200	150	200	550
187-99 West End Lane NW6 (West End Lane 1)	West Hampstead				90	90	180
St Giles Court, 1-13 St Giles High St WC2H	Holborn and Covent Garden	50	59				109

Allocated Sites Total	148	206	265	383	320	1,322
Emerging Sites	0	67	105	221	401	794
Permissions	250	250	250	250		1,000
Projected Completions	398	523	620	854	721	3,116
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:	<b>Yes</b>

- 6.10 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.
- 6.11 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:	<b>Yes</b>

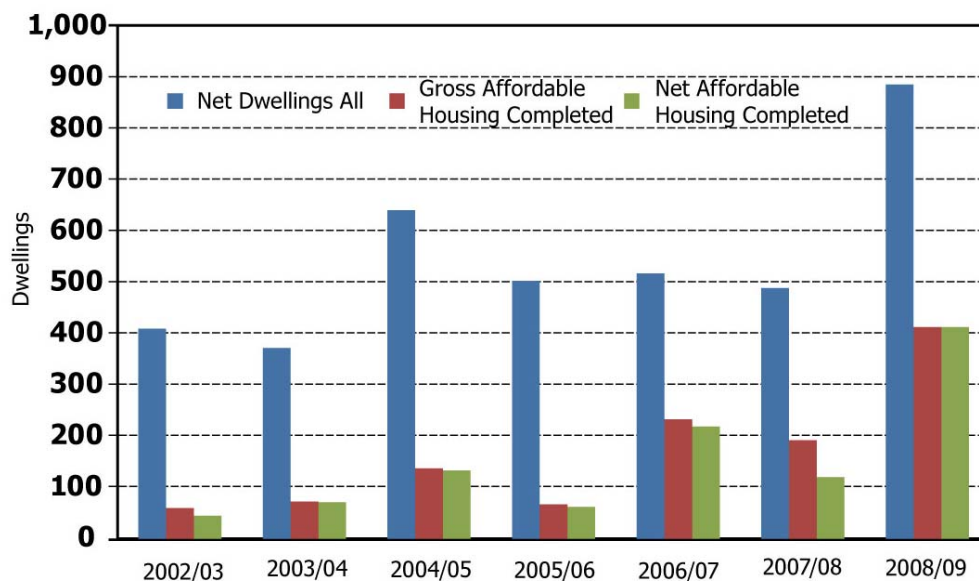
- 6.12 The Further Alterations to the London Plan were published by the Mayor on 19 February 2008, when they became part of Camden's development plan. London Plan Policy 3A.11 expects that affordable housing is provided on sites with a capacity to provide 10 or more homes. This supersedes the 15-unit 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.
- 6.13 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.
- 6.14 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.

- 6.15 **In 2008/09, 413 affordable dwellings were completed, 41% of the total number of completed dwellings.** These are gross figures and do not reflect loss of existing residential units on sites.
- 6.16 However, if we only consider schemes of 10 or more units, then the percentage of affordable housing provided increases to 53% exceeding our affordable housing target above.

**Table 17. Affordable Housing completed 2000/01 to 2007/08**

Financial Year	Total number of completed dwellings		Affordable Housing Completed	
	Gross	Net	Gross	Net
2002/03	n/a	410	60	45
2003/04	n/a	341	72	71
2004/05	n/a	680	137	133
2005/06	n/a	495	67	62
2006/07	775	518	233	219
2007/08	841	489	192	120
2008/09	1018	886	413	413

**Figure 15. Affordable Housing, 2002/03 – 2008/09**



Source: Development Monitoring, LB Camden

- 6.17 However **90% 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 69% were in schemes of 10 dwellings or more. Table below illustrates that 53% of units in schemes of 10 dwellings or more were affordable. In contrast overall affordable housing only contributed to about 40% 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 (320 units), where securing affordable housing is very difficult.



**Table 18. Affordable housing by number of dwellings in development completed 2008/09 (Gross)**

<b>Scheme size</b>	<b>Residential Units</b>	<b>Residential Units %</b>	<b>Affordable Housing</b>	<b>Affordable Housing %</b>
15 and over	568	56%	352	85%
10 to 14	130	13%	21	5%
Under 10	320	31%	40	10%
<b>Grand Total</b>	<b>1018</b>	<b>100%</b>	<b>413</b>	<b>100%</b>

Source: Development Monitoring, LB Camden

- 6.18 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:	<b>Yes</b>

- 6.19 The London Plan target for Camden was to return 60 dwellings to use for the period 2008/09. According to Camden's Housing Strategy Statistical Appendix 2009, as of 1 April 2009 there were 544 properties that have been vacant for more than 6 months. This is an increase of 53 vacant units when compared to last year's figure of 491. However in this period Camden managed to return from vacant 319 dwellings: 27 through Empty Property case work and Environmental Health Intervention and 292 through Camden's private renting scheme. This was an increase of 93 dwellings from 2007/08's total (226) and 114 dwellings from 2006/07's total (205).

### **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:	<b>Yes</b>

- 6.20 In 2008/09, 480 non self-contained units (net) were gained in Camden, mostly through student accommodation. This represents a sharp increase from previous year's figure of 21 non self-contained units.
- 6.21 The Housing Capacity Study 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).

## 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:	<b>No</b>

- 6.22 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.
- 6.23 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 2010<sup>20</sup>. Consequently, we expect a reduced need for hostel places, and changes in the type of accommodation required.
- 6.24 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 homes<sup>21</sup>. Provision for people with mental illnesses is expected to involve remodelling existing facilities with a limited amount of new development.
- 6.25 In the context of these changing strategies for supported housing, targets based on the UDP policies cannot always be met. From 1 April 2008 to 31 March 2009 Camden observed a net loss of 77 hostel bedrooms. This is in contrast to an increase of 36 units of hostel accommodation in 2007/08 but in line with 2006/07 where 32 hostel bedrooms were lost.

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

<sup>21</sup> Homes for Older People – Report to Camden Executive 23-07-08

### 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:	<b>No</b>

- 6.26 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 standard<sup>22</sup> and for 10% of all new housing to be wheelchair accessible.<sup>23</sup> 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 2008/09 were checked and 469 of 661 new builds were found to be designed to Lifetime Homes standards. This equates to 71% of all new build housing completions. 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:	<b>Yes</b>

- 6.27 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".
- 6.28 Table 19 shows that **47% of all dwellings completed in 2008/09 are one bedroom dwellings, 30% two bedrooms and 20% three or more bedrooms**. Overall there is a good mix of housing sizes across all tenures.
- 6.29 According to Camden Planning Guidance, social rented housing within a development should ideally include 50% dwellings with three or more bedrooms and 30% with two bedrooms. Actual figures are very close to the ones outlined in guidance.

<sup>22</sup> see Camden Planning Guidance 24.1- 24.10

<sup>23</sup> see Camden Planning Guidance 24.12- 24.14

**Table 19. Mix of dwellings in developments in 2008/09**

No. of Bedrooms	Market			Intermediate			Social Rented			Total	
	No.	%	% of Total	No.	%	% of Total	No.	%	% of Total	No.	%
studio	30	5%	3%	0	-	-	0	-	-	30	3%
1	240	40%	23%	200	79%	20%	38	24%	4%	478	47%
2	194	32%	19%	54	21%	5%	57	36%	6%	305	30%
3	97	16%	9%	0	-	-	40	25%	4%	137	13%
4	25	4%	2%	0	-	-	24	15%	2%	49	5%
5 +	19	3%	2%	0	-	-	0	-	-	19	2%
Total	605	100%	59%	254	100%	25%	159	100%	16%	1018	100%

Source: Development Monitoring, LB Camden

### Indicator 23. Protecting existing housing stock

TYPE:	Local
OBJECTIVE:	Meeting the housing needs of Camden's population
TARGET:	Reduction in the number of dwellings in net loss developments
TARGET MET:	<b>Yes</b>

- 6.30 According to policy H3, the Council will resist the net loss of residential floorspace, refusing planning permission for schemes where there is a net loss of two or more dwellings. However, policy H3 was only 'active' – i.e. given weight in the development control decision making process – in the first quarter 2006 as the UDP was not adopted until June 2006. In 2007/08 there was a 72 dwelling difference in the number of dwellings in net loss schemes compared to 140 in 2006/07.
- 6.31 Table 20 shows that in 2008/09 total of 42 dwellings were lost in net loss schemes compared to 72 last year and 140 the year before. This suggests that policy H3 (seeking to reduce loss of housing accommodation) is working. Table 20 below suggests there were 34 net loss schemes resulting in net loss of 42 units. However, only three schemes had net loss of two or more dwellings resulting in net loss of 11 units.

**Table 20. Developments involving Net loss of dwellings 2008/09**

No. of dwellings lost (net)	No. of developments	Total
1	31	-31
2	1	-2
3	0	0
4	1	-4
5	1	-5
Total	34	-42

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:	<b>Yes</b>

- 6.32 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 three permanent gypsy and traveller sites in the borough providing six pitches. Two of these sites are managed by Camden Council and one site is privately owned. Camden's policy H11 ensures that any additional sites provide appropriate living accommodation in suitable locations. **In 2008/09 there was no loss of gypsy accommodation in the borough.**

## Conclusion

- 6.33 Camden has been very successful in attaining the housing target set, exceeding the conventional target in 2008/09 by 449 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, while the introduction of policy H3 is now being shown to protect the level of housing. 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.

## Key Findings

- Camden has exceeded its London Plan housing target by 449 dwellings in 2008/09;
- 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;
- Camden collecting data on Lifetime Homes and wheelchair housing required to monitor accessibility;
- Reduction in number of units lost through net loss schemes





Relevant UDP Policies	AMR Indicators								
	Number of completed mixed use developments	Number of BREEAM assessments secured through Section 106	Waste Management	Per capita reduction in CO <sub>2</sub>	Waste Arisings	Air Quality	Renewable Energy	Flood Protection & Water Quality	Minerals
<b>SD11. Waste management facilities</b> Existing waste management facilities will be safeguarded unless compensatory facilities provided elsewhere			•		•				
<b>SD12. Development and construction waste</b> Require development to provide sorting/storage of waste materials			•		•				
<b>SD13. Aggregate facilities</b> To safeguard aggregate handling depots and facilities for bringing aggregates and other buildings materials into London by rail			•						•
<b>T1.Sustainable Transport</b> Encourage travel by walking, cycling and public transport and decrease other travel demand		•				•			
<b>E1. Location of business uses</b> Office development permissions prioritised in locations accessible by a choice of means of transport	•					•			

### Supplementary Planning Guidance

- 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

### Local Strategies

- 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 Policies

- 4A.1 Tackling Climate Change
- 4A.2 Mitigating Climate Change
- 4A.3 Sustainable Design and Construction
- 4A.4 Energy assessment
- 4A.5 Provision of heating and cooling networks
- 4A.6 Decentralised Energy: Heating, Cooling and Power
- 4A.7 Renewable Energy
- 4A.8 Hydrogen Economy
- 4A.9 Adaptation to Climate Change
- 4A.10 Overheating
- 4A.11 Living Roofs and Walls
- 4A.12 Flooding
- 4A.13 Flood risk management



- 4A.14 Sustainable drainage
- 4A.15 Rising groundwater
- 4A.16 Water supplies and resources
- 4A.17 Water quality
- 4A.18 Water and sewerage infrastructure
- 4A.19 Improving air quality
- 4A.21 Waste strategic policy and targets
- 4A.22 Spatial policies for waste management
- 4A.24 Existing provision - capacity, intensification, re-use and protection
- 4A.25 Borough level apportionment of municipal and commercial/ industrial waste to be managed
- 4A.26 Numbers and types of recycling and waste treatment facilities
- 4A.28 Construction, excavation and demolition waste
- 4A.30 Better use of aggregates
- 4A.31 Spatial policies to support the better use of aggregates
- 4A.32 Land won aggregates

#### National Policies

- National Air Quality Strategy, DETR (2000)
- Government Waste Strategy 2004
- PGG2 Green Belts, ODPM (1995)
- PPG3 Housing, ODPM (2000)
- 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)

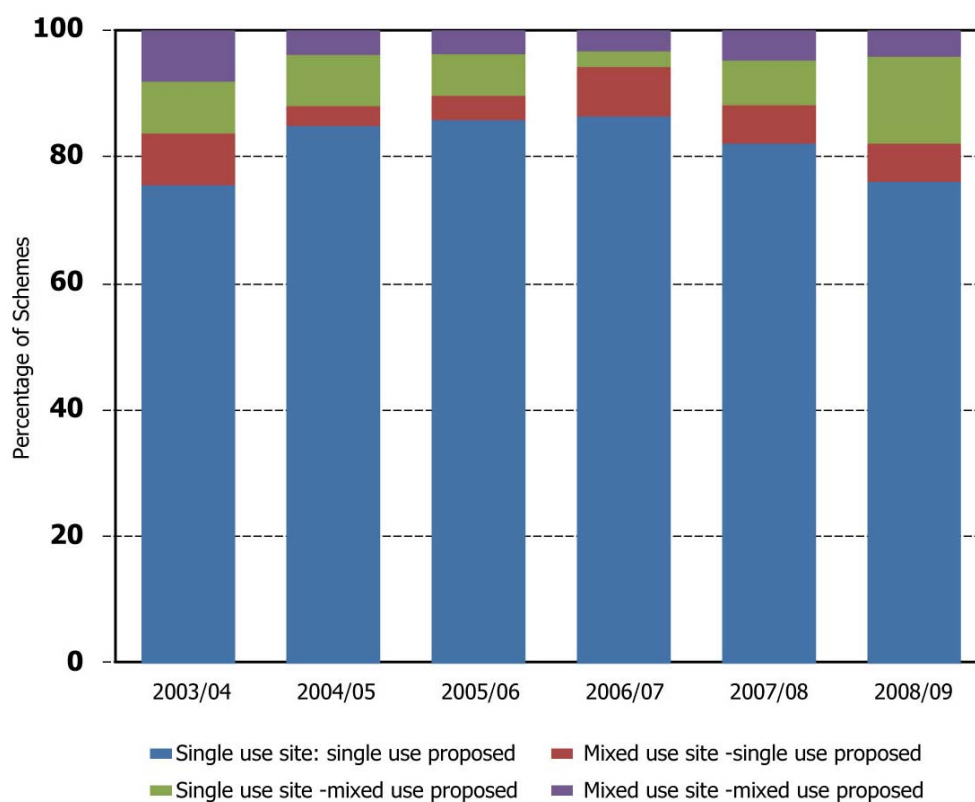
#### Indicator 25. Total number of mixed use developments completed in the borough

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:	<b>Yes</b>

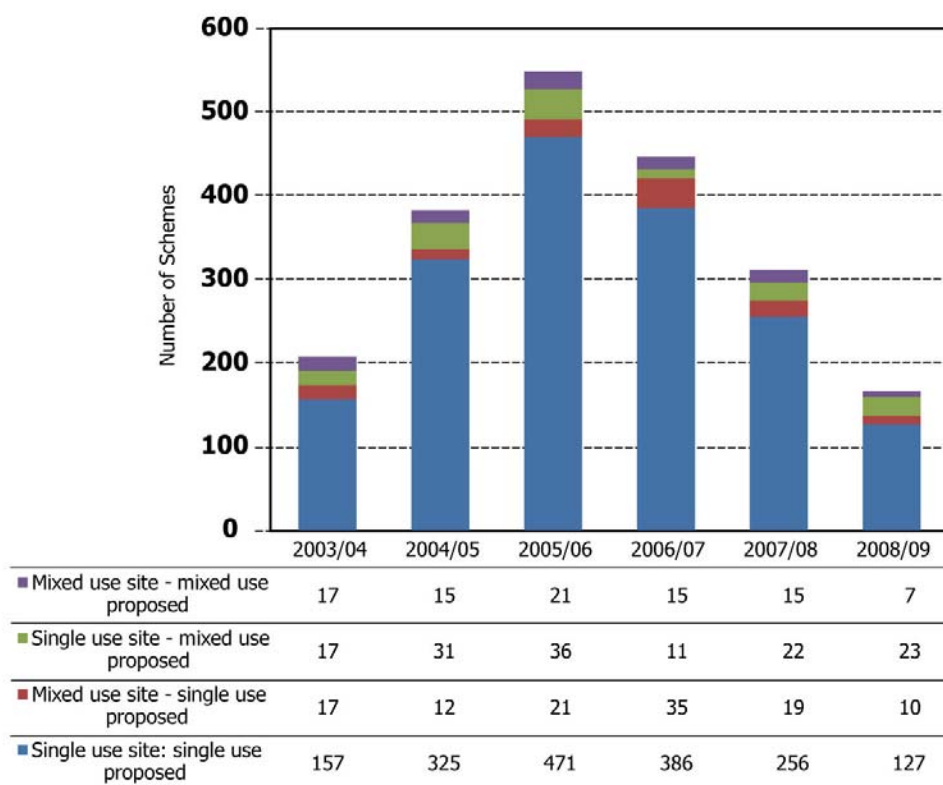
- 7.3 Mixed use developments, combining homes, jobs and local services, provide a positive contribution to the achievement of sustainable development by reducing the need to travel. The Council promotes the development of mixed-use schemes through policy SD3.
- 7.4 Figure 16 indicates that for 2008/09 **new mixed-use development ('single use site – mixed use proposed) have increased to 14% of applications compared with 7% for with last year**, an improvement over the last five years. Figure 17 shows the overall numbers of mixed use schemes. Two

applications were refused in 2008/09 for being contrary to policy SD3 on mixed-use development. These are described in Table 21.

**Figure 16. Type of Scheme completed 2003/04 to 2008/09 (percentages)**



Source: Development Monitoring, LB Camden

**Figure 17. Type of Scheme completed 2003/04 to 2008/09 (overall figures)**

Source: Development Monitoring, LB Camden

**Table 21. Mixed Use Refusals**

Development Address	Development Description	Reason for Refusal
Land Bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row & Brownlow Street, London WC1V 6RL 2008/2956/P	The erection of a new eight storey building to accommodate A1 (Retail), flexible A3/A4 (Restaurant/Drinking Establishment) and B1 (Office) space. Creation of: - 3x single family dwellings at 46-48 Bedford Row, - 15x residential units at 45 Bedford Row and 49-51 Bedford Row, - 10x residential units (affordable housing) at Brownlow House and - 22 student units at 23 Hand Court.	The proposed development, without adequate justification would fail to provide a satisfactory contribution to housing (Class C3) as part of the mix of uses, contrary to policy SD3 (Mixed-use development) of the London Borough of Camden Replacement Unitary Development Plan 2006.
16 Upper Woburn Place London WC1H 0AF 2009/0607/P	Extension of the roof to form a double mansard at 4th and 5th floor level to provide additional office accommodation.	The proposed development, in the absence of a contribution to the supply of housing, would be contrary to the Councils objective of seeking a balanced mix of uses and increasing the supply of housing as set out in policy SD3 (Mixed use development) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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:	<b>Yes</b>

- 7.5 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'. A sustainability plan can be a BREEAM, Eco Homes or Code for Sustainable Homes Assessment. The Council typically requires developments of more than 1,000 sq m floorspace or of more than five dwellings to meet BRE sustainability standards. These are secured through the use of planning obligations (Section 106 agreements).
- 7.6 In 2008/09 21 planning obligations were signed requiring the preparation of Sustainability Plan such as an EcoHomes or BREEAM assessment, one more than the 2007/08 figure of 20. In 2006/07 the figure was higher at 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 CO<sub>2</sub> emissions

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	Year on year reduction in CO <sub>2</sub> emissions
TARGET MET:	<b>Yes</b>

- 7.7 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
- 7.8 According to data provided by the Department of Energy and Climate Change on carbon dioxide emissions, Camden has the second lowest domestic CO<sub>2</sub> emissions in London at 1.75 tonnes per person – 70 kilograms per person lower than 2006 and 100 kilograms per person lower than 2005. Total per capita emissions have also decreased from 7.7 tonnes per person in 2006 to 7.3 tonnes per person in 2007, 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.

**Table 22. End User Local and Regional Estimates of Carbon Emissions, 2007**

	Industry and Commercial	Domestic	Road Transport	Total	Population (mid-year estimate 2006)	Per capita emissions (t)	Domestic per capita emissions (t)
Camden 2005	1,039	413	171	1,624	222.8	7.3	1.85
Camden 2006	1,161	415	169	1,857	227.5	7.7	1.82
Camden 2007	1,118	406	170	1,726	231.9	7.3	1.75
London 2005	19,793	16,593	9,037	45,477	7,456	6.1	2.23
London 2006	21,180	16,652	8,884	46,769	7,513	6.2	2.22
London 2007	20,344	16,225	8,860	45,486	7,557	6	2.15
UK Total 2005	238,045	149,568	137,186	522,866	60,240	8.7	2.48
UK Total 2006	238,210	150,782	135,036	522,212	60,587	8.6	2.49
UK Total 2007	232,945	145,725	136,361	513,216	60,975	8.4	2.39

Source: Department for Energy and Climate Change, November 2009

## 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:	<b>Part met</b>

- 7.9 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 this 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.
- 7.10 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 2008/09. 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 14 schemes assessed, 6 schemes proposed to achieve 20% or more of their energy from renewable energy sources, 5 schemes proposed less than 20% of their energy from renewable energy sources and 1 scheme did not propose any usage of renewable energy sources due to impracticalities of site. Two permissions were outline and renewable energy generation information was not supplied

with. King's Cross Station (2006/3387/P), for example, has the potential to achieve a 26% reduction in carbon while Africa House (2007/4108/P) has the potential for a 35% reduction in carbon.

- 7.11 Summary table provided in the appendix illustrates the types of renewable energy methods for planning applications decided in 2008/09.

## 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:	<b>Part Met</b>

- 7.12 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 (NO<sub>2</sub>) and fine particles (PM<sub>10</sub>). 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.
- 7.13 Six airborne pollutants are measured in Camden: Sulphur Dioxide (SO<sub>2</sub>), Nitrogen Dioxide (NO<sub>2</sub>), Fine Particles (PM<sub>10</sub>), Ozone, Carbon Monoxide, and Benzene. These are presented in Table 23.

**Table 23. Air Pollutants measured in Camden**

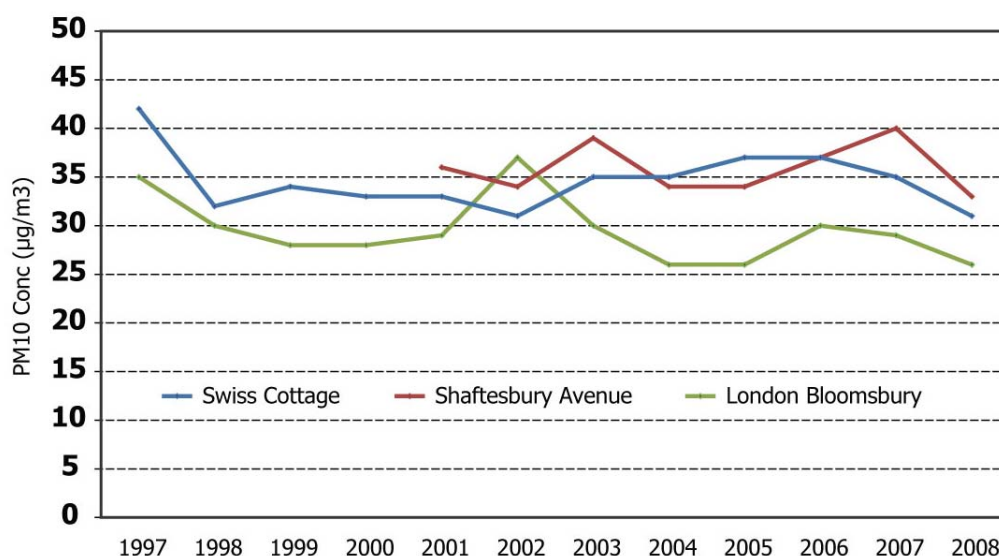
Pollutant	Target	Achieved in 2005?	Achieved in 2006?	Achieved in 2007?	Achieved in 2008?
Nitrogen Dioxide (NO <sub>2</sub> )*	Annual Mean Objective of 40 µg/m <sup>3</sup>	No	No	No	No
	Hourly Objective of 200 µg/m <sup>3</sup>	Yes	Yes	No	No
Sulphur Dioxide (SO <sub>2</sub> )**	Hourly mean of no more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

Source: Air Quality Projects & Policy, LB Camden

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

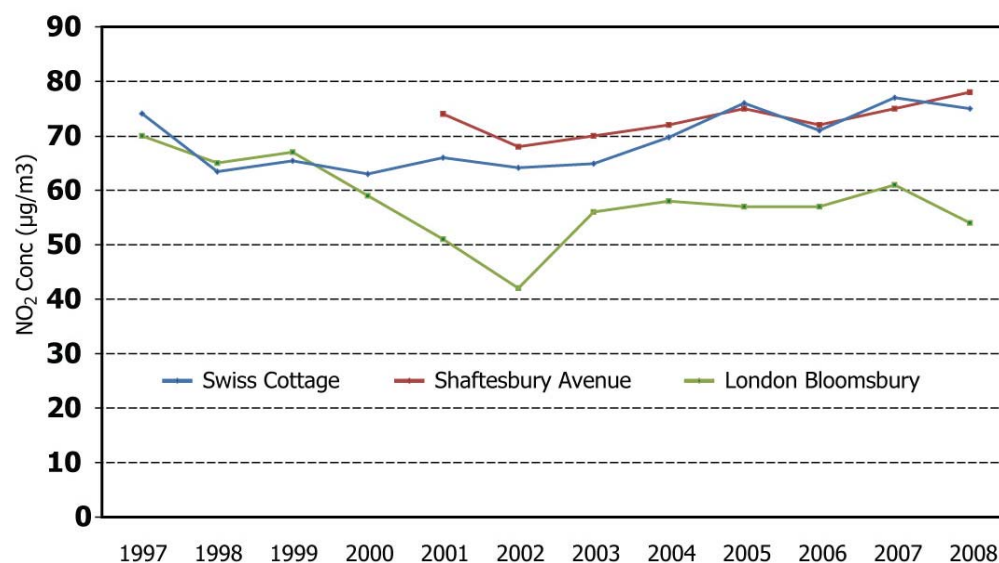
\*\* Measurement from Bloomsbury Monitoring Site

**Figure 18. Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Corporate Sustainability Team, LB Camden

**Figure 19. Annual mean NO<sub>2</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Corporate Sustainability Team, LB Camden

- 7.14 The annual mean objective for nitrogen dioxide was not achieved in 2008. However, the annual mean concentration has decreased since 2007 at two out of three monitoring stations<sup>24</sup> in Camden. Long term trends show a minor increase in annual mean NO<sub>2</sub> concentrations at all sites since 2003. The annual mean PM<sub>10</sub> objective has been achieved at all three monitoring sites in 2008. Annual mean PM<sub>10</sub> 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 PM<sub>10</sub>

<sup>24</sup> Swiss Cottage, Shaftesbury Avenue, Bloomsbury

concentration. In 2008 all pollutant measured in Camden, except nitrogen dioxide, complied with the Government's air quality objectives.

- 7.15 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 9 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:	<b>Yes</b>

- 7.16 No Planning permissions were granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds during 2008/09. The Environment Agency did not object to any planning application in Camden on flood risk grounds or on water quality grounds between 01/04/2008 and 31/03/2009.

**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:	<b>Yes</b>

- 7.17 No new waste management facilities were permitted or constructed in 2008/09. 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.
- 7.18 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. Work on the NLWP began in January 2007 with the Issues and Options Report, published for public consultation in January and February 2008 and following earlier formal consideration by each of the boroughs.

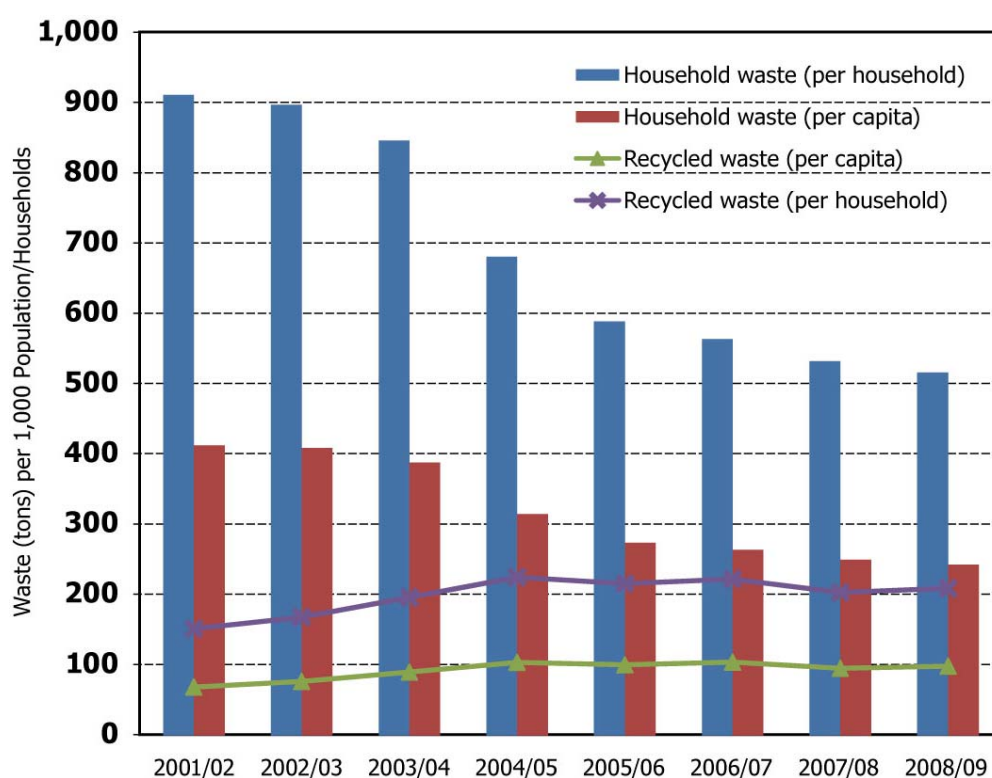


### Indicator 32. Waste Arisings

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

- 7.19 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.
- 7.20 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.
- 7.21 The Council's recycling initiatives have been successful in seeing the household recycling rate nearly doubling from 14% in 2001/02 to 28% in 2008/09.
- 7.22 The total amount of municipal waste arisings in Camden has decreased by almost 6% since 2001/02, and by nearly 4% since 2007/08. In fact, since 2001/02, despite the population increasing, the amount of household waste being produced within Camden has decreased by nearly 40%.
- 7.23 Furthermore, the residual waste from the borough that is not recycled is disposed of through the North London Waste Authority. In 2008/09, the NLWA disposed of 33% of household waste to landfill, 39% to incineration with energy recovery, 19% was recycled (including reuse) and 9% was composted.

Figure 20. Camden Municipal waste per capita and per household



Source: Street Environment Services, LB Camden

Table 24. Camden Municipal Waste Arisings by type to 2008/09 (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%
2002/03	83,135	36,503	135,225	13,857	0	16%
2003/04	78,868	34,955	132,105	16,486	0	19%
2004/05	63,782	48,641	133,494	19,788	0	25%
2005/06	55,990	58,108	134,914	19,580	305	27%
2006/07	54,231	57,978	135,697	21,248	2,096	28%
2007/08	51,753	57,010	131,426	19,607	2,902	27%
2008/09	50,532	53,135	126,589	20,391	2,452	28%

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:	<b>Not Applicable</b>

**Indicator 34. Minerals: production of secondary/recycled aggregates**

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

- 7.24 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 2008/09**. There is an aggregates site safeguarded at King's Cross that is on the UDP proposals map.

**Conclusions**

- 7.25 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.
- 7.26 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.

**Key Findings**

- Proposals for mixed use development have increased compared with 2008/09;
- All relevant applications included a sustainability plan; with comparable numbers being agreed compared with 2007/08;
- Camden ranked second (lowest emissions) out of all Greater London boroughs for domestic CO<sub>2</sub> emissions per capita;
- No new waste management facilities were constructed in 2008/09; Work of the NLWA continues with Camden as lead borough;
- Recycling rate has increased but still under the 2008/09 target;
- The total amount of waste produced in the borough is down compared with 2007/08;
- Air pollution targets were met for 7 out of the 10 measures;
- 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 2008/09.



## 8 Built and Natural Environment

### Introduction

- 8.1 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.

### Policy Summary

#### UDP Aims:

- 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

#### AMR Indicators

	Change in the total amount of open space	Open space to Green Flag award standard	New open space and nature conservation sites	Change in areas of Biodiversity Importance	Playing Fields and outdoor recreation spaces	Change in priority habitats identified in the BAP	Conservation Areas	Buildings at risk	Archaeological Investigations	Protection of trees	Housing quality
<b>SD1. Quality of Life – A. Sustainable Communities, B. Regeneration, D. Community Safety</b> Development that fosters sustainable communities, including special needs and characteristics of individual areas and communities	•	•	•		•	•				•	•
<b>SD2. Planning Obligations</b> Secure measures, directly related in scale or kind to the development proposal, to meet the needs of existing and planned provision of infrastructure, facilities and services.	•		•	•							
<b>B6. Listed buildings</b> Preserve or enhance the character of listed buildings as buildings of special character or architectural interest							•				•
<b>B7. Conservation Areas</b> Preserve and enhance the special character of Conservation Areas							•			•	•

## Relevant UDP Policies

## AMR Indicators

	Change in the total amount of open space	Open space to Green Flag award standard	New open space and nature conservation sites	Change in areas of Biodiversity Importance	Playing Fields and outdoor recreation spaces	Change in priority habitats identified in the BAP	Conservation Areas	Buildings at risk	Archaeological Investigations	Protection of trees	Housing quality
<b>B8. Archaeological sites and monuments</b> Physical preservation of archaeological features and their settings									•		
<b>N1. Metropolitan Open Land</b> Protect existing / Allow only appropriate development	•		•	•	•	•				•	
<b>N2. Protecting open space</b> Protect open space	•			•							
<b>N3. Protecting open space designations</b> Protect open space designations	•		•	•							
<b>N4. Providing public open space</b> Allow development that increases use and supply of public space; Seeking a Borough-wide standard contribution from development of 9 sq m / person	•		•		•	•					
<b>N5. Biodiversity</b> Conserve and enhance biodiversity			•	•						•	
<b>N6. Nature conservation sites</b> Seek creation of and prevent harm of designated and other nature conservation sites	•		•	•							
<b>N7. Protected species and their habitats</b> Prevent development that would harm protected species and their habitats		•		•							
<b>N8. Ancient woodlands and trees</b> Prevent development that would harm Ancient Woodland sites	•			•						•	
<b>C3. New leisure uses</b> To ensure appropriate sites/locations for leisure developments			•		•	•					
<b>C4. Protecting existing provision</b> No loss of existing leisure facilities					•	•					
<b>RC1. Character and vitality of Regent's Canal</b> Allow development that maintains vitality of Regent's Canal	•			•							

**Relevant UDP Policies****AMR Indicators**

	Change in the total amount of open space	Open space to Green Flag award standard	New open space and nature conservation sites	Change in areas of Biodiversity Importance	Playing Fields and outdoor recreation spaces	Change in priority habitats identified in the BAP	Conservation Areas	Buildings at risk	Archaeological Investigations	Protection of trees	Housing quality
<b>RC3. Permanent mooring of boats</b> Allow permanent mooring of boats where appropriate	•										

**Supplementary Planning Documents:**

- Camden Planning Guidance 2006 Sections 6. Biodiversity, 10. Conservation Areas, 11. Construction and demolition, 12. Contaminated Land, Daylight and Sunlight, 15. Design, 16. Designing safer environments, 23. Landscaping and trees, 26. Listed buildings, 27. Materials and resources, 32. Planning obligations, 34. Planning obligations – Community facilities, local infrastructure and open space, 35. Planning obligations – Environmental impacts, 36. Planning obligations – Public realm, highways works and public art, 39. Public Open space

**Local Strategies:**

- 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 Realising the value of open space and green infrastructure
- 3D.9 Green Belt
- 3D.10 Metropolitan Open Land
- 3D.11 Open space provision in DPDs
- 3D.12 Open space strategies
- 3D.13 Children and Young People's Play and informal recreation strategies
- 3D.14 Biodiversity and nature conservation
- 3D.15 Trees and woodland
- 3D.16 Geological Conservation
- 3D.17 London's countryside and the urban fringe
- 3D.18 Agriculture in London
- 3D.19 Burial space

**National Policies**

- PPG15 Planning and the Historic Environment
- PPS9 Biodiversity and Geological Conservation
- PPG17 Planning for Open Space, Sport and Recreation

## 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:	<b>Yes</b>

- 8.2 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. It is important to note that the categories and therefore the total amount of open space, differs slightly from last year's figure because this AMR is using the typologies set out in PPG17. For a list of open space (by typology) see Table 25, below.

**Table 25. Open Space Typologies in Camden 2008**

Typology	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens <sup>1</sup>	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 <sup>2</sup>	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
<b>Total</b>	<b>1,102</b>	<b>399</b>	<b>170</b>	<b>127</b>	<b>280</b>	<b>527</b>

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

<sup>2</sup> Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

- 8.3 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.
- 8.4 Although there were no new applications approved that involved the gain or loss of open space, there was a planning application completed that included a contribution of open space to Hampstead Heath. This is presented below:



**Table 26. New open space completed in 2007/08**

<b>App No</b>	<b>Description</b>	<b>New open space (ha)</b>
2006/1412/P	Alterations, extensions and conversion of Athlone House to 1 x 7 bedroom house; The Coach House to 2 x 2-bed units; The Gate House to 1 x 1-bed house and Caen Cottage to 1 x 3-bed house: Erection of 3 new blocks to provide 22 flats with underground parking (4 x 2 beds, 12 x 3-beds and 6 x 4 beds): Donation of 0.98 hectare of land as extension to Heath and significant landscaping.	0.98

Source: Development Monitoring, LB Camden

**Figure 21. Location of Designated Open Spaces**

### **Indicator 36. 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:	<b>Yes</b>

- 8.5 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.
- 8.6 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.<sup>25</sup>
- 8.7 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 27 below shows Camden's progress over the last five years. No open space has lost a Green Flag Award to date.

<sup>25</sup> Parks and Open Spaces, LB Camden

**Table 27. 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

Source: Parks and Open Spaces, LB Camden

Green Flag Awards in Camden 2008/09 (Managed by LB Camden):

- Bloomsbury Square
- Brunswick square
- Russell Square
- St George's Gardens
- St Martin's Gardens
- Talacre Gardens
- Waterlow Park

Green Flag Awards in Camden 2008/09 (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 37. 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:	<b>Yes</b>

- 8.8 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).
- 8.9 In 2008/09 there were no new areas of open space designated and there will not be any potential for formal additions to the schedule of open spaces until the LDF process is complete. The total area of deficiency in Camden is 489.42 ha, representing 22.54% of the borough. This remains unchanged from last year.
- 8.10 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 28. Open spaces and nature conservation sites that have been improved in areas of deficiency (2007/08)**

Name	Designation	Area (Ha)
Russell Square Gardens	London Square	2.49
Brunswick Square Gardens	London Square	0.89
St George's Gardens	None	0.81
Queen Square Garden	London Square	0.42
Crabtree Fields	None	0.12
Maygrove Peace Park	None	0.80

Source: Parks and Open Spaces (LB Camden)

**Table 29. Open spaces and nature conservation sites that have been improved but not in areas of deficiency (2008/09)**

Name	Designation	Area (Ha)
Waterlow Park	Metropolitan Open Land	10.16
Talacre Public Open Space	None	1.66
Swiss Cottage Public Open Space	None	0.83
Fortune Green	None	0.82
St Martin's Garden	None	0.70
Cumberland Market	None	0.51
Harrington Square	London Square	0.47
Clarence Gardens	None	0.30
Camden Gardens	London Square	0.23
Munster Square	None	0.22
Chalcot Square	None	0.17
Sumatra Road Playground	None	0.11

Source: Parks and Open Spaces (LB Camden)

- 8.11 On sites where open space could not be provided £478,886 in financial contributions were agreed from developers in 2008/09. This is higher than the figure for 2007/08 of £260,000 but in line with the £450,000 obtained in 2006/07. £300,000 was gained in 2005/06.

### Indicator 38. 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:	<b>Yes</b>

- 8.12 Natural habitats and species are protected by UDP policies N5, N6, N7 and N8. Planning applications that may impact on biodiversity and natural habitat are submitted to Parks & Open Spaces (LBC) for comments, and in 2007/08

approximately 10 applications were reviewed<sup>26</sup>. Data is unavailable for the 2008/09 period.

- 8.13 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. **2008/09 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 2007/08 and 2008/09.**

**Table 30. Areas of biodiversity importance 2008/09**

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) 2009

### **Indicator 39. 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:	<b>Yes</b>

- 8.14 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.
- 8.15 GiGL provides data annually on National Biodiversity Action Plan (BAP) habitat areas. Table 31, 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. There is no change in these habitat areas since 2007/08.

<sup>26</sup> Please note revised figure for 2006/07 was 28, not 50 as stated in the 2006/07 AMR.

**Table 31. Biodiversity Action Plan Habitat Areas in Camden 2008/09**

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 2171ha

#### **Indicator 40. 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:	<b>Yes</b>

- 8.16 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 (1.5% 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 was no change in the provision of outdoor sports pitches in 2008/09.

#### **Indicator 41. Area of the borough covered by Conservation Areas**

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

- 8.17 There are 39 designated conservation areas within Camden, varying in size from Strand (0.4 ha) to Bloomsbury (154 ha). Excluding Hampstead Heath, the conservation areas cover some 50% of the borough. These areas are protected by policy B7 of the UDP.
- 8.18 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 32. Conservation Areas size**

<b>Conservation Areas</b>	<b>Area (ha)</b>	<b>Conservation Areas</b>	<b>Area (ha)</b>
Alexandra Road	6.2	Kelly Street	1.1
Bartholomew Estate	20.5	Kentish Town	3.4
Belsize Park	61.2	King's Cross St Pancras	44.2
Bloomsbury	154.2	Kingsway	3.8
Camden Broadway	2.4	Mansfield	22.1
Camden Square	28.1	Parkhill	16.8
Camden Town	30.6	Primrose Hill	31
Charlotte Street	8.6	Priory Road	6
Dartmouth Park	58.5	Redington/Frognaal	73.6
Denmark Street	3.2	Regents Canal	26.6
Elsworthy	16.3	Regents Park	48.3
Eton	8.7	Rochester	3.7
Fitzjohns Netherhall	57.4	Seven Dials (Covent Garden)	11.1
Hampstead	96.4	South Hill Park	12.8
Harmood Street	2.5	St Johns Wood	3.8
Hatton Garden	23	The Strand	0.4
Highgate Village	80.4	Swiss Cottage	59
Holly Lodge Estate	23	West End Green Parsifal Rd	20.6
Inkerman	7.6	West Kentish Town	5.9
Jeffrey's Street	4.5		
<b>Summary</b>	<b>Area (Ha)</b>		
Total	1,087.5		
LB Camden total area	2,171		
% of Borough excluding Hampstead Heath	50%		

Source: Conservation and Urban Design, LB Camden

## **Indicator 42. 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:	<b>Part met</b>

- 8.19 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 2009 register showed a total of 55 buildings at risk in Camden – one less than the 2008 figure.
- 8.20 In 2008/09, four buildings/sites were removed from the register as a result of repairs and/or being brought back into use, and three buildings were added, having been identified through an informal survey by the Council's Conservation and Urban Design Team.

## Removed:

- 35 Conway Street
- 10 Fitzroy Park
- Gloucester Gate Bridge
- Cutting Catacombs, Highgate Cemetery

## Added:

- Gasholder No 8, Goods Way, Kings Cross
- Highgate Cemetery (monuments generally)
- Railings to Water Reservoir, Upper Terrace, Hampstead Grove, Hampstead

- 8.21 Table 33 below shows the number of buildings added and removed from the list since 2006.

**Table 33. Buildings at Risk in Camden 2006–2009**

Year	Buildings at Risk	Added since previous year	Removed from list since previous year
2005	57	+6	-10
2006	53	0	-4
2007	60	+12	-5
2008	56	?	?
2009	55	+3	-4

Source: *Buildings at Risk 2009*, English Heritage

**Indicator 43. 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:	<b>Not applicable</b>

- 8.22 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. Data for 2008/09 is forthcoming.

**Indicator 44. Housing Quality – Building for Life Assessments**

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

- 8.23 The Government has recently 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.

- 8.24 This year Camden planning officers undertook 17 informal building for life assessments. One scheme received 14 points, ten schemes were awarded between 10 and 14 points, and the remaining six schemes scored less than 10. Analysis concluded that 19% of dwellings scored less than 10 on the assessments, whereas 77.5% scored between 10 and 14. Total number of dwellings in the assessments was 650. Due to central location of Camden we have been promoting car-free and car-capped developments. However, this policy is not recognised in the assessment criteria and we have given a score of zero for relevant criteria in car-free developments. This of course had a negative effect on the scoring. To put in a perspective, 13 out of 17 assessed developments (76.5%) were car-free in line with our policies.

**Table 34. Building for Life Assessments 2008/09**

Building For Life Assessment of 16 or more			Building For Life Assessment of 14 to 15			Building For Life Assessment of 10 to 14			Building For Life Assessment of less than 10		
No. of sites	No. of dwellin gs on these sites	% of dwellin gs	No. of sites	No. of dwellin gs on these sites	% of dwellin gs	No. of sites	No. of dwellin gs on these sites	% of dwellin gs	No. of sites	No. of dwellin gs on these sites	% of dwellin gs
0	0	0	1	22	3.30%	10	504	77.50%	6	124	19%

Source: Development Monitoring, LB Camden

#### **Indicator 45. 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:	<b>Not applicable</b>

- 8.25 During 2008/09, Camden received 365 planning applications involving basements. **211 of these applications were for alterations to existing basements or creation of new ones.** 99 out of 211 applications were granted (12 subject to section 106 agreements), 19 refused, 1 non determination, and 45 withdrawn. 47 applications were awaiting decision as of 1 April 2009.
- 8.26 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.
- 8.27 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.

- 8.28 However, in certain circumstances small basement extensions to residential properties may not require planning permission and so some of the guidance will not apply.

#### Indicator 46. Number of Tree Preservation Orders

TYPE:	Local
OBJECTIVE:	Protecting and enhancing our environment
TARGET:	No target
TARGET MET:	<b>Not applicable</b>

- 8.29 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.
- 8.30 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 2008/09, 90 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

*Source: Conservation and Urban Design, LB Camden*

- 8.31 As summarised in the following table 1,317 applications involved protected trees in 2008/09. Of these, 47 were refused on the basis of a TPO already being in place and 242 were approved on trees with a TPO in place.

**Table 36. Applications involving TPOs, 2008/09**

<b>Decision type</b>	<b>Total</b>
Approve Works (TPO)	242
No Objection to Emergency Works (CA)	89
No Objection to Works to Trees (CA)	767
Objection to Works to Trees (CA)	61
Part Granted / Refused	20
Refuse Emergency Works (TPO)	0
Refuse Works (TPO)	47
Withdrawn Decision	91
<b>Total</b>	<b>1,317</b>

*Source: Performance and Support, LB Camden*

## Conclusions

- 8.32 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.
- 8.33 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.

## Key Findings

- Two further parks were 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 three buildings added to the Buildings at Risk Register.
- Majority of large scale housing developments awarded at least 10 out of 20 in Building For Life Assessments

## 9 Transport

### Introduction

- 9.1 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.

### Policy Summary

#### UDP Aims

- 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

#### Relevant UDP Policies

#### AMR Indicator

	Car-free housing and car-capped housing	Location of major travel demand generating schemes	Workplace travel plans	Traffic flows
<b>SD1. Quality of Life</b> A. Sustainable Communities, B. Regeneration, C. Access for all, D. Community safety Development that fosters sustainable communities, including special needs and characteristics of areas and communities	•	•		
<b>SD2. Planning Obligations</b> Secure measures, directly related in scale or kind to the development proposal, to meet the needs of existing and planned provision of infrastructure, facilities and services.	•		•	
<b>SD5. Location of development with significant travel demand</b> Locate development likely to increase travel demand that can be most easily reached by walking, cycling and public transport		•	•	•
<b>H1. New Housing</b> To meet and exceed the strategic housing target for the Borough	•	•		
<b>T1. Sustainable Transport</b> A. Sustainable transport development, B. Transport Assessments, C. Travel Plans, D. Clear Zone Region Encourage travel by walking, cycling and public transport and decrease other travel demand	•	•	•	•
<b>T2. Capacity of transport provision</b> Allow development only where all associated travel can be accommodated	•	•	•	•
<b>T3. Pedestrians and cycling</b> Allow development that makes satisfactory provision for pedestrians and cyclists	•	•	•	•

## Relevant UDP Policies

## AMR Indicator

	Car-free housing and car-capped housing	Location of major travel demand generating schemes	Workplace travel plans	Traffic flows
<b>T4. Public transport</b> Require development creating need for additional public transport capacity to ensure satisfactory provision	●	●	●	●
<b>T5. Transport interchanges</b> Ensure safe and efficient operation of transport interchanges		●		●
<b>T7. Off-street parking, city car clubs and city bike schemes</b> Encourage alternatives to private off-street parking and require development to comply with the council's Parking Standards	●		●	
<b>T8. Car-free housing and car-capped housing</b> Allow car-free housing in areas of on-street parking control	●			
<b>T9. Impact of parking</b> Prevent development where harm or increased demand for on-street parking conditions	●	●		
<b>T10. Public off-street and contract parking</b> Allow public off-street parking only where shown to meet need in area that cannot be met by public transport				
<b>T11. Alternative use of existing car parks</b> Allow redevelopment of existing car parking where surplus, and where provision maintained according to Council's Parking Standards	●			
<b>T12. Works affecting highways</b> Allow works that affect/create highway land where appropriate		●	●	●
<b>T13. Adoption of highways and other access routes</b> Require all new routes to be constructed to an appropriate standard		●	●	●
<b>T14. Local area transport treatments and traffic calming</b> Allow local area transport treatments and traffic calming measures in appropriate locations		●	●	●
<b>T15. Taxis, minicabs and coaches</b> Require adequate provision and access at appropriate locations; resist emergence of unplanned terminals		●	●	●
<b>T16. Movement of goods</b> Protect facilities for the movement of goods by rail and water where not harming environment				●
<b>R2. General impact of retail and entertainment uses</b> Allow retail and entertainment uses where appropriate		●		●
<b>E1. Location of business uses</b> Office development permission prioritised in locations accessible by a choice of means of transport		●	●	●
<b>C1. New community uses</b> Allow development of community uses in suitable locations		●		●
<b>C3. New leisure uses</b> Allow leisure development where appropriate		●		●
<b>C5. Tourism uses</b> Allow tourism-related development that does not harm residential amenity, the environment or transport systems		●		●

## Supplementary Planning Documents

- 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

## Local Strategies

- 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
- National Indicators 175, 177, 167

## London Plan Policies

- Mayor's Transport Strategy, The London Plan, Mayor's Air Quality Strategy

## Other

- 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

## Indicator 47. Car-free housing and car-capped housing

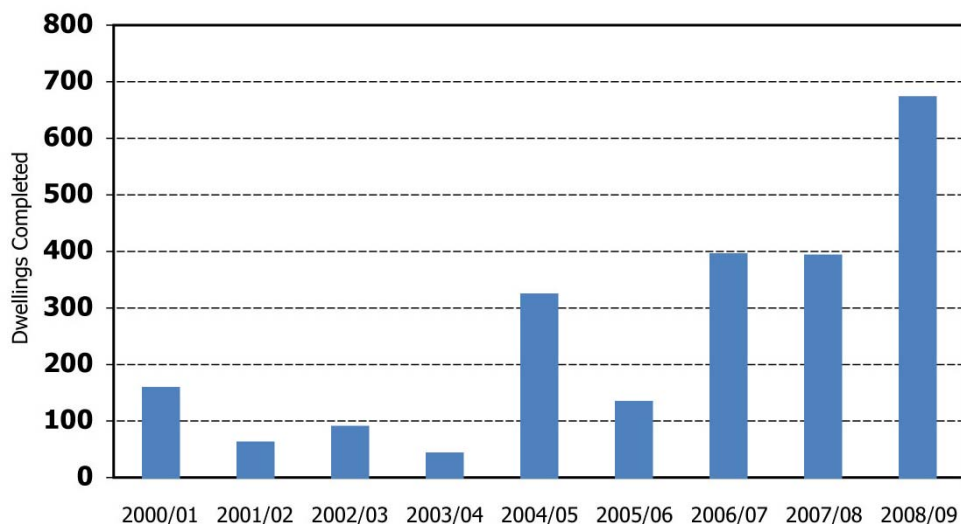
TYPE:	Local
OBJECTIVE:	Making sure that development meets our needs now and in the future
TARGET:	Locating car-free and car-capped housing in areas with good transport links and significant traffic and parking stress
TARGET MET:	<b>Yes</b>

- 9.2 The Council aims to promote sustainable lifestyles and to reduce the use of the private car. It has therefore promoted the development of car-free housing, 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).
- 9.3 The location rather than the number of agreements is monitored. The priority is to identify appropriate locations rather than simply to increase the total number of agreements, although this is a consideration.
- 9.4 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.
- 9.5 In Controlled Parking Zones (CPZs) the areas of parking stress within the CPZs have been identified rather than the CPZ as a whole when deciding on the merits of an application. 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 23 illustrates the number of completed dwellings with either car-free or car-capped housing built in areas with high Public Transport Accessibility Levels (PTAL).

- 9.6 The number of dwellings with a designated as car-free in 2008/09 was 676 an improvement on the previous years figure of 396 as shown in Figure 23, below.

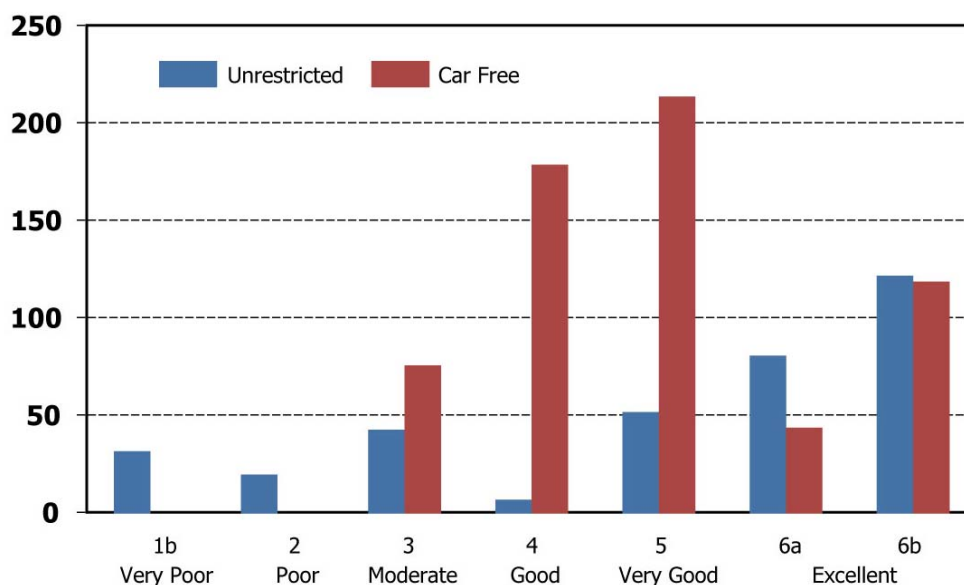
**Figure 22. Total number of car-free or car-capped housing 2000/01-2008/09**



Source: Development Monitoring, LB Camden

- 9.7 88% of dwellings completed in 2008/09 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 23, below.

**Figure 23. Count of Car-free housing completions 2008/09 by Public Transport Accessibility Levels (PTAL)**



Source: Development Monitoring, LB Camden

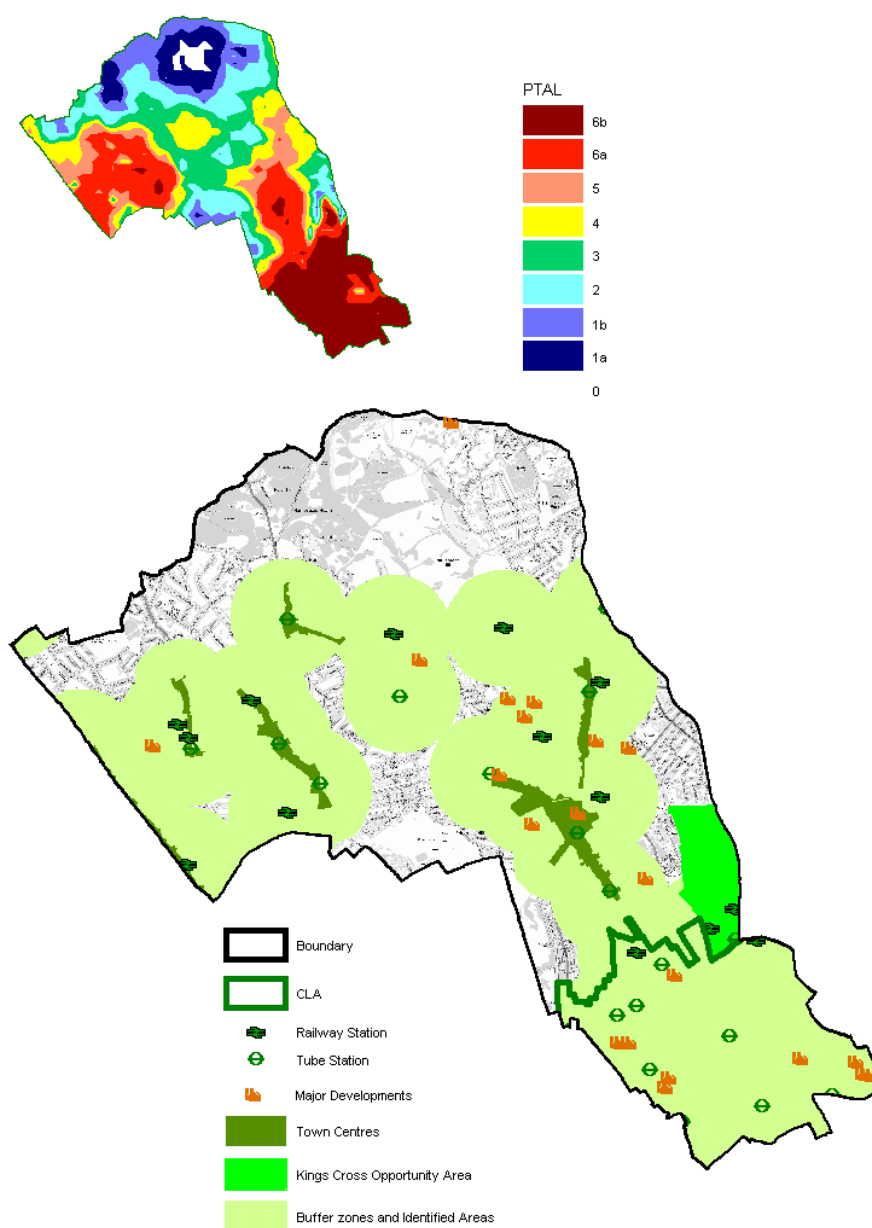
#### **Indicator 48. Planning consents completed for major travel demand generating schemes in accessible locations**

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:	<b>Yes</b>

- 9.8 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).
- 9.9 PPS6 'Planning for Town Centres' defines 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.
- 9.10 Figure 24 below indicates that only one significant travel generating scheme implemented in 2008/09 was outside the accessible location. 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 24. Significant travel generating schemes completed in 2008/09**



*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

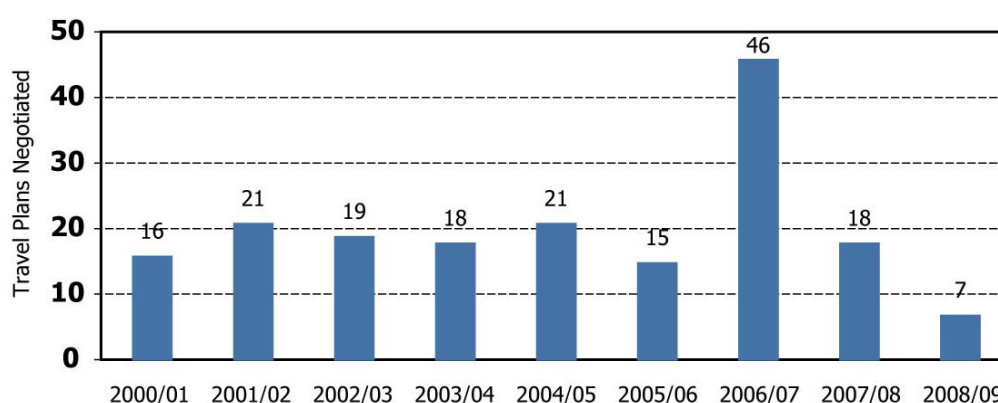


### Indicator 49. Travel plans

TYPE:	Local
OBJECTIVE:	Department of Transport; Streets Management, LB Camden; Transport Planning, LB Camden
TARGET:	Producing an environmentally sustainable pattern of land use and reducing the need to travel
TARGET MET:	<b>No</b>

- 9.11 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.
- 9.12 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.
- 9.13 Travel plans are secured through Section 106 legal agreements when planning permissions are granted. In 2008/09 7 travel plans were secured in total. This is a reduction from last year's figure, and reflects the reduction in major applications determined in the last year. In total 181 travel plans in total have been secured through Section 106 agreements since 2000/01.

**Figure 25. Travel plans for new developments 2000/01 to 2008/09**



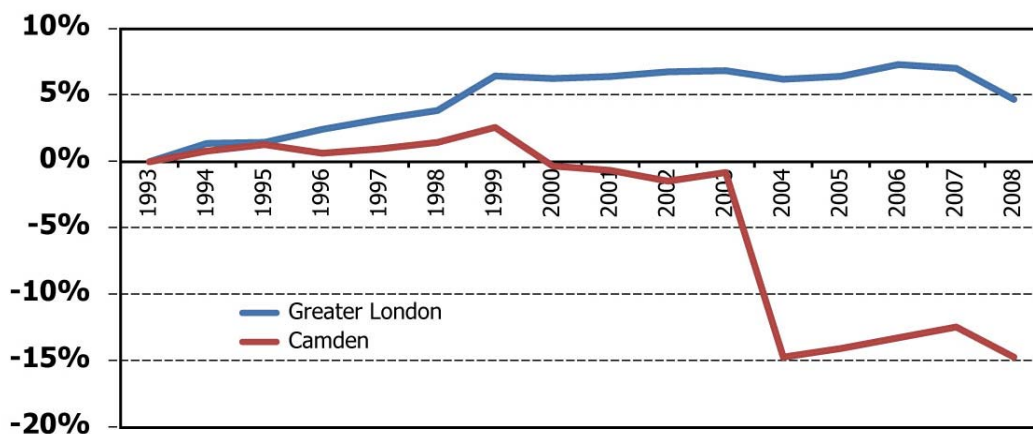
Source: LB Camden Development Monitoring

## Indicator 50. Traffic Flows

TYPE:	Local
OBJECTIVE:	Department of Transport; Streets Management, LB Camden; Transport Planning, LB Camden
TARGET:	Producing an environmentally sustainable pattern of land use and reducing the need to travel
TARGET MET:	<b>Yes</b>

- 9.14 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.
- 9.15 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 2008. As the following table shows, Camden has been very successful in reducing the total number of vehicles using borough roads.
- 9.16 Camden's has decreased its traffic flow (km) significantly since 1993 despite there having been a slight increase this year compared with 2006. In fact, since 1993 compared to other London boroughs, Camden decreased the most (ranked 1 out of 33 boroughs, or 15%). Over the same period 13 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 in Figure 26 below may be due to the introduction of the Congestion Charging Zone in February 2003 which affects the southern portion of the borough.

Figure 26. Traffic flow rates compared to 1993 levels



**Table 37. Total motor vehicle traffic: 1993-2008 (million vehicle kilometres)**

	<b>Greater London</b>	<b>Camden</b>
1993	30,712	619
1994	31,138	624
1995	31,161	627
1996	31,461	623
1997	31,695	625
1998	31,897	628
1999	32,694	635
2000	32,635	617
2001	32,682	615
2002	32,791	610
2003	32,817	614
2004	32,619	528
2005	32,686	532
2006	32,958	537
2007	32,872	542
2008	32,154	528

Source: Department of Transport's Road Traffic Statistics for Local Authorities: 1993-2008 (June 2009)

- 9.17 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 five years, to a greater extent than 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 38. Road transport consumption statistics 2002-07 (combined) – Thousands of tonnes of fuel.**

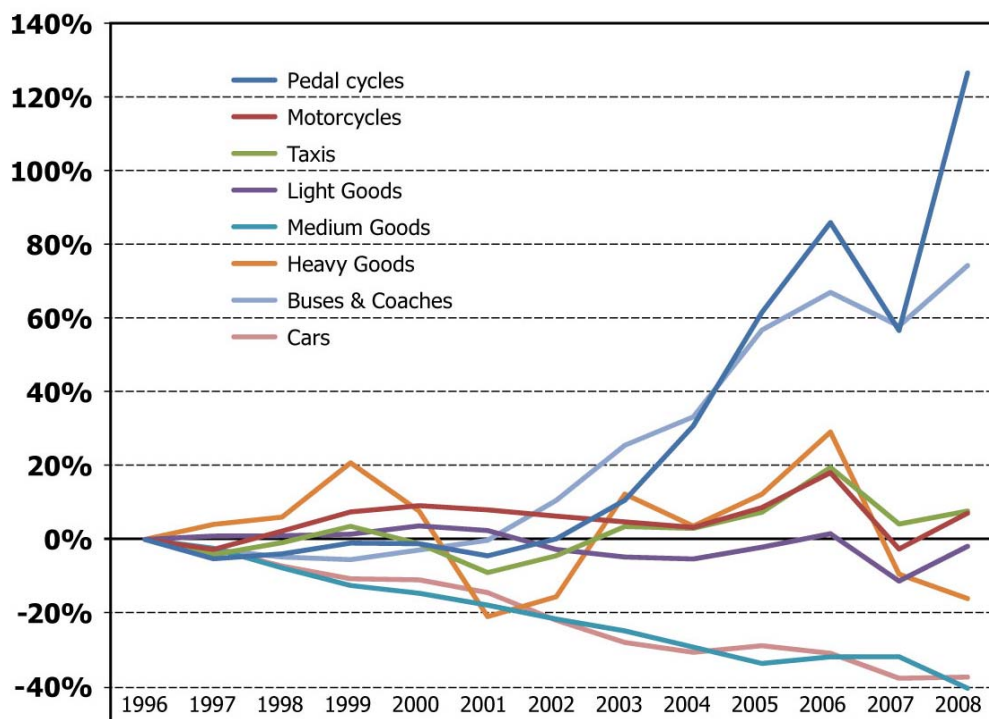
							<b>Change 2005- 2007</b>
<b>Camden</b>	<b>2002*</b>	<b>2003*</b>	<b>2004*</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	
Buses	8.1	8.4	7.9	4.4	4.5	4.5	3.6%
Diesel Cars	7	7.6	7.8	5.9	6.5	6.8	13.7%
Petrol Cars	42.1	40.5	38	24.4	24	22.8	-6.4%
Motor-cycles	1.4	1.5	1.3	1.2	1.2	1.3	9.1%
HGV*	6.8	6.5	6.7	3.4	3.4	3.5	2.4%
Diesel LGV*	9.5	10	10	7.3	7.6	8.5	16.3%
Petrol LGV*	1.5	1.3	1.2	0.6	0.6	0.6	-2.1%
Personal*	58.6	58	55	35.9	36.2	35.4	-1.3%
Freight*	17.8	17.8	17.9	11.4	11.7	12.7	11.1%
<b>Camden Total</b>	<b>76.5</b>	<b>75.8</b>	<b>72.9</b>	<b>47.3</b>	<b>47.9</b>	<b>48.1</b>	<b>1.7%</b>
<b>Greater London</b>	<b>3,309.60</b>	<b>3,263.20</b>	<b>3,261.30</b>	<b>2,497.90</b>	<b>2,514.60</b>	<b>2,501.30</b>	<b>0.9%</b>
<b>Great Britain</b>	<b>39,191.60</b>	<b>39,350.40</b>	<b>39,448.90</b>	<b>36,918.10</b>	<b>37,189.20</b>	<b>37,450.60</b>	<b>0.9%</b>

Source: Department for Energy and Climate Change (Published June 2009)

\* Experimental Figures

- 9.18 There has also been a considerable change in mode of transport within the borough, with a clear decrease in car usage and increases in bicycle and taxi travel. Cycle use in Camden has more than doubled since 2001.

**Figure 27. Change in transport mode in Camden (4 screenlines)**



Source: Streets Management, LB Camden

- 9.19 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 a strong economy (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,<sup>27</sup> and the spread of parking controls (CPZs) across the borough.

<sup>27</sup> 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).

## 10 Town Centres, Retail, Community and Leisure

### Introduction

- 10.1 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 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.
- 10.2 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. 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).

### Policy Summary

#### UDP Aims

- Providing facilities for all members the community
- Improving economic prosperity and diversity
- Protecting and improving Camden town centres
- Balancing the needs of residents with the Borough's London-wide role

#### Relevant UDP Policies

#### AMR Indicators

	Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.	Amount of completed retail, office and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres	Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	Total number of vacant units within town centres, central London frontages and neighbourhood centres	Total of new community facilities floorspace completed	Schemes completed and in the planning pipeline involving a loss or gain of hotel facilities
<b>R1. Location of new retail and entertainment uses</b> Majority of A1 (retail) and A2 (financial and professional services) floorspace permitted in Central London Frontages, Town Centres and Neighbourhood Centres	●	●	●	●		

<b>R2. General impact of retail and entertainment uses</b> A1 (retail), A3 (restaurants and cafés), A4(drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) and SG uses permitted in appropriate locations	●	●	●	●		
<b>R3. Assessment of food and drink uses and licensed entertainment</b> Restricting A3 (restaurants and cafés), A4 (drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) and SG uses to appropriate locations	●	●				
<b>R6. Other town centre uses</b> To maintain the character, amenity, function, vitality and viability of a centre	●	●		●		●
<b>R7. Protection of shopping frontages</b> and local shops Resist the net loss of A1 retail) floorspace	●	●	●	●		
<b>E1. Location of business uses</b> Locating business uses in appropriate locations	●	●				
<b>E2.Retention of existing business uses</b> Protection of existing business uses	●	●				
<b>E3. Specific business uses and areas</b> Protection of specific business uses and areas	●	●				
<b>E4. Live work units</b> To ensure appropriate sites/locations for live work	●	●				
<b>C2. Protecting community uses</b> Protection of community facilities and appropriate alternative uses					●	
<b>C3. New leisure uses</b> To ensure appropriate sites/locations for leisure developments		●				
<b>C4. Protecting existing provision</b> No loss of existing leisure facilities		●				
<b>C5. Tourism uses</b> To ensure appropriate sites/locations for tourism related developments						●

### Supplementary Planning Guidance

- 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

### Local Strategies

- Camden Together – Camden's Sustainable Community Strategy

### London Plan Policies

- London-wide Town Centre Health Checks 2006 Analysis, Jan 2007
- Policy 2A.5 Town Centres – Town Centres should be sustained and their vitality and viability enhanced. Economic and housing growth should be accommodated through intensification and selective expansion
- Managing the night time economy – Best practice guidance, March 2007

**Indicator 51. 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:	<b>Not applicable</b>

**Indicator 52. 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:	<b>Not applicable</b>

- 10.3 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.<sup>28</sup> The three types of designations are as follows:
- Central London Frontages: 3 centres
  - Town Centres: 6 centres
  - Neighbourhood Centres: 36 centres
- 10.4 Further guidance on three of the Town Centres has been produced<sup>29</sup> as well as extensive guidance on the Central London Area.<sup>30</sup> 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.
- 10.5 For the last 5 years (2004-2009) 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 last 5 years. However, amount of completed net floorspace within D2 (assembly and leisure) have not followed a trend over the same period. **During 2008/09, overall there has been a 4,060sq m increase of A1 (retail) floorspace.** With regard to A2 (financial and professional services) and D2 (assembly and leisure) there has been an increase of 649 sq m in A2 (financial and professional services) uses and a reduction of 365 sq m of D2 (assembly and leisure) floorspace – however there was no loss of leisure floorspace within the designated centres.

<sup>28</sup> Camden Replacement UDP Policy R7 Protection of shopping frontages and local shops.

<sup>29</sup> West Hampstead, Finchley Road / Swiss Cottage, Camden Town.

<sup>30</sup> Central London: Food, Drink and Entertainment, Specialist and Retail Uses.

**Table 39. 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
Central London Frontage	Net A1	1,762	-364	200	76	1,486	3	3,180
	Net A2	0	364	308	0	0	128	504
	Net D2	1,084	0	0	0	0	0	0
Town Centre	Net A1	-2,522	-5,134	-543	-1,709	3,315	2,736	-20
	Net A2	149	98	127	39	422	310	59
	Net D2	28	1,645	0	-2,847	2,175	0	0
Neighbourhood Centre	Net A1	-656	-198	-648	72	12,893	-516	-942
	Net A2	269	104	172	480	463	187	-40
	Net D2	0	0	-112	-59	-142	0	0
Rest of Borough	Net A1	-4,166	-1,783	5,334	2,155	1,708	-433	1,842
	Net A2	-57	-308	1,014	0	-1,992	656	126
	Net D2	-651	7,463	936	-2,711	-1,493	-61	-365
Camden Total	Net A1	-5,582	-7,479	4,343	594	19,402	1,790	4,060
	Net A2	361	258	1,621	519	-1,107	1,281	649
	Net D2	461	9,108	824	-5,617	540	-61	-365

Source: Development Monitoring LB Camden

### Indicator 53. 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:	<b>Yes</b>

- 10.6 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 the amount of retail floorspace has shown a net loss 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.
- 10.7 Therefore Camden undertakes an Annual Retail Survey to measure the change at ground floor level within designated centres in the borough. The Central London Frontages (CLF), High Holborn and Euston Road 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.<sup>31</sup> These areas have many more units of A2 financial services and A3 restaurant units. Overall there was a wide variation.

<sup>31</sup> Camden Retail Study, Roger Tym & Partners 2004.



- 10.8 The SPG for Central London seeks to protect existing A1 (retail) units and give further particular specialist retail units (e.g. book shops in Museum Street) that merit further protection.

**Table 40. Retail units in town centres, neighbourhood centres and central London frontages**

Designation	2009										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	15	29%	9	18%	13	25%	4	8%	1	2%	2	4%	51	20	39%
High Holborn	59	40%	20	13%	16	11%	11	7%	3	2%	0%	149	30	20%	
Tottenham Court Road	112	63%	11	6%	12	7%	9	5%	1	1%	2	1%	179	24	13%
Central London SPD															
Denmark Street	14	88%	0	0%	1	6%	1	6%		0%	0%	16	2	13%	
Covent Garden	179	72%	3	1%	37	15%	9	4%		0%	1	0%	250	47	19%
Fitzrovia	57	34%	5	3%	54	32%	6	4%		0%	0%	170	60	35%	
Hatton Garden	78	73%	4	4%	3	3%	2	2%		0%	0%	107	5	5%	
Museum Street	35	60%	3	5%	10	17%	3	5%		0%	0%	58	13	22%	
Neighbourhood Centre															
Albany Street	15	79%		0%		0%		0%	1	5%	0%	19	1	5%	
Belsize Village	13	45%	1	3%	7	24%	1	3%		0%	0%	29	8	28%	
Brecknock Road York Way	19	59%	4	13%	1	3%		0%	4	13%	0%	32	5	16%	
Brunswick Centre	24	67%	2	6%	8	22%		0%		0%	0%	36	8	22%	
Chalcot Road	12	46%	4	15%	3	12%	1	4%		0%	0%	26	4	15%	
Chalton Street	12	46%	4	15%	6	23%		0%		0%	0%	26	6	23%	
Chester Road Nc	5	36%		0%	1	7%		0%	1	7%	0%	14	2	14%	
Cleveland Street	9	26%		0%	12	35%	1	3%		0%	0%	34	13	38%	
Cricklewood Broadway	20	47%	4	9%	10	23%	2	5%		0%	0%	43	12	28%	
Crowndale Road	7	54%	1	8%	1	8%		0%		0%	0%	13	1	8%	
Drummond Street	10	32%		0%	10	32%	1	3%	2	6%	0%	31	13	42%	
Englands Lane	22	65%	3	9%	5	15%	1	3%		0%	0%	34	6	18%	
Eversholt Street North	11	48%	3	13%	5	22%		0%	1	4%	0%	23	6	26%	
Eversholt Street South	12	40%	4	13%	4	13%	1	3%		0%	1	3%	30	6	20%
Fairfax Road	17	57%	3	10%	6	20%		0%		0%	1	3%	30	7	23%
Finchley Road/West End Lane	14	54%	7	27%	1	4%		0%		0%	0%	26	1	4%	
Fortess Road	19	39%	5	10%	12	24%		0%	7	14%	0%	49	19	39%	
Fortune Green Road	10	31%	5	16%	5	16%		0%	1	3%	0%	32	6	19%	
Goodge Street	31	72%	1	2%	8	19%	2	5%		0%	0%	43	10	23%	
Haverstock Hill	28	62%	6	13%	7	16%	1	2%		0%	1	2%	45	9	20%
Highgate High Street	18	58%	9	29%		0%	2	6%		0%	0%	31	2	6%	
Highgate Road	12	55%	1	5%	3	14%	1	5%		0%	0%	22	4	18%	
Lambs Conduit Street	27	63%	1	2%	7	16%	2	5%		0%	0%	43	9	21%	
Leather Lane	38	61%	1	2%	13	21%	1	2%	1	2%	0%	62	15	24%	
Lismore Circus	3	50%		0%		0%		0%		0%	0%	6	0	0%	
Mansfield Road	6	55%		0%		0%		0%	2	18%	0%	11	2	18%	
Marchmont Street Leigh Street	27	46%	7	12%	12	20%	2	3%		0%	0%	59	14	24%	
Mill Lane	37	59%	6	10%	4	6%	1	2%		0%	1	2%	63	6	10%
Murray Street	2	29%	2	29%	1	14%	1	14%		0%	0%	7	2	29%	

Designation	2009												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	38	73%	1	2%	5	10%		0%	3	6%	1	2%	52	9	17%
Regents Park Road	40	58%	3	4%	10	14%	1	1%		0%		0%	69	11	16%
Royal College Street Camden Road	30	57%	3	6%	6	11%	2	4%	3	6%		0%	53	11	21%
South End Green	20	65%	2	6%	7	23%		0%	1	3%		0%	31	8	26%
Store Street	9	64%	1	7%	1	7%		0%		0%		0%	14	1	7%
Swains Lane	16	73%	3	14%	3	14%		0%		0%		0%	22	3	14%
York Rise Chetwynd Road	9	47%	1	5%	3	16%	1	5%		0%		0%	19	4	21%
Town Centre															
Camden Town	298	49%	44	7%	86	14%	33	5%	16	3%	7	1%	614	142	23%
Finchley Road	123	53%	26	11%	35	15%	5	2%	3	1%	6	3%	234	49	21%
Hampstead Town	128	52%	24	10%	34	14%	4	2%		0%	1	0%	246	39	16%
Kentish Town Road	105	45%	24	10%	33	14%	7	3%	9	4%	3	1%	234	52	22%
Kilburn High Road	95	54%	16	9%	16	9%	8	5%	3	2%	3	2%	177	30	17%
West Hampstead	74	45%	20	12%	34	21%	5	3%	9	5%	2	1%	164	50	30%
Total	2014	53%	307	8%	571	15%	132	3%	72	2%	32	4%	3828	807	21%
Source: Development Monitoring LB Camden															

Source: Development Monitoring LB Camden

- 10.9 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.
- 10.10 2006/07 was the first time the impact of the Central London Guidance has been 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 change overall in Camden (53%).** All areas with the exclusion of Fitzrovia have retail proportions of over 60% (Fitzrovia having a larger proportion of A3 (restaurants and cafés) uses – the impact and further expansion having being identified for control in the Central London SPD).
- 10.11 The Neighbourhood Centres have **experienced a minor decline in the proportion of retail units from 55.08% in 2007 to 54.36% in 2008 but increased slightly to 54.45% in 2009.**

**Table 41. Proportion of ground floor Retail in centres**

<b>Designation</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
<b>Central London Frontage</b>			
Covent Garden	67%	69%	72%
Denmark Street	89%	89%	88%
Fitzrovia	32%	33%	34%
Hatton Garden	69%	70%	73%
Museum Street	63%	64%	60%
<b>Central London Frontage</b>			
Euston Road	29%	30%	29%
High Holborn	43%	43%	40%
Tottenham Court Road	63%	62%	63%
<b>Neighbourhood Centre</b>			
Albany Street	81%	81%	79%
Belsize Village	48%	52%	45%
Brecknock Road York Way	79%	59%	59%
Brunswick Centre	63%	65%	67%
Chalcot Road	46%	46%	46%
Chalton Street	31%	41%	46%
Chester Road	43%	43%	36%
Cleveland Street	26%	26%	26%
Cricklewood Broadway	52%	48%	47%
Crowndale Road	50%	50%	54%
Drummond Street	29%	35%	32%
Englands Lane	68%	68%	65%
Eversholt Street North	54%	54%	48%
Eversholt Street South	37%	37%	40%
Fairfax Road	62%	59%	57%
Finchley Road/West End Lane	55%	52%	54%
Fortess Road	35%	35%	39%
Fortune Green Road	41%	32%	31%
Goodge Street	72%	72%	72%
Haverstock Hill	64%	64%	62%
Highgate High Street	61%	61%	58%
Highgate Road	59%	59%	55%
Lambs Conduit Street	61%	61%	63%
Leather Lane	63%	63%	61%
Lismore Circus	50%	50%	50%
Mansfield Road	55%	55%	55%
Marchmont Street Leigh Street	46%	46%	46%
Mill Lane	56%	55%	59%
Murray Street	38%	38%	29%
Queens Crescent	74%	74%	73%
Regents Park Road	59%	59%	58%
Royal College Street Camden Road	50%	50%	57%
South End Green	67%	67%	65%
Store Street	64%	64%	64%
Swains Lane	67%	67%	73%
York Rise Chetwynd Road	42%	42%	47%
<b>Town Centre</b>			
Camden Town	52%	51%	49%
Finchley Road	56%	56%	53%
Hampstead Town	55%	55%	52%
Kentish Town Road	46%	46%	45%
Kilburn High Road	54%	55%	54%

Designation	2007	2008	2009
West Hampstead	47%	46%	45%
<b>Grand Total</b>	<b>53%</b>	<b>53%</b>	<b>53%</b>

Source: Development Monitoring, LB Camden

#### Indicator 54. 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:	<b>No</b>

- 10.12 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 42. Total number of vacant units within Town Centres, Central London frontages and Neighbourhood Centres**

Designation	2007			2008			2009		
	Vacant No.	Vacant %	Total Units	Vacant No.	Vacant %	Total Units	Vacant No.	Vacant %	Total Units
<b>Central London SPD</b>									
Covent Garden	21	8%	262	18	7%	262	12	5%	262
Denmark Street	0	0%	18	0	0%	18	2	11%	18
Fitzrovia	6	3%	174	8	5%	174	12	7%	174
Hatton Garden	9	8%	118	8	7%	118	10	8%	118
Museum Street	5	8%	67	10	15%	67	9	13%	67
Total	41	6%	639	44	7%	639	45	7%	639
<b>Central London Frontage</b>									
Euston Road	18	26%	70	18	26%	70	18	26%	70
High Holborn	21	11%	185	20	11%	185	36	19%	185
Tottenham Court Road	13	7%	188	12	6%	188	19	10%	188
Total	52	12%	443	50	11%	443	73	16%	443
<b>Neighbourhood Centre</b>									
Albany Street	2	10%	21	1	5%	21	2	10%	21
Belsize Park/Haverstock Hill	2	4%	45	2	4%	45	2	4%	45
Belsize Village	1	3%	29	1	3%	29	1	3%	29
Brecknock Road York Way	9	23%	39	5	13%	39	10	26%	39
Brunswick Centre	7	16%	43	4	9%	43	6	14%	43
Chalcot Road	2	8%	26	1	4%	26	2	8%	26
Chalton Street	2	7%	29	5	17%	29	5	17%	29
Chester Road	3	21%	14	3	21%	14	4	29%	14
Cleveland Street	1	3%	34	5	14%	35	1	3%	35
Cricklewood Broadway	2	4%	46	1	2%	46	5	11%	46

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

Source: Development Monitoring, LB Camden

- 10.13 Overall there has been a small increase in the vacancy rate across the designated centres in Camden specially from 2008 to 2009, 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). Retail surveys took place during June and July 2009. As at July 2009 the overall vacancy rate for Camden's Town Centres, Central London Frontages and Neighbourhood Centres stood at 9.2% an increase of more than 1.5% on the previous year. However, please note the vacancy

levels also include refurbishments and redevelopments which made up of 17% of all vacancies.

### Indicator 55. 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:	<b>No</b>

- 10.14 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.
- 10.15 Within the 2008/09 financial year there has been a **net loss of 209 sq m of community facilities** (D1 use class).
- 10.16 However, regardless of net loss of D1 use in the borough, there have been redevelopment projects. One such example is the demolition of the Kentish Town Health Centre and the erection of a new 3 storey integrated care centre with on site parking. In this particular development net floorspace gain was around 1600sq m however the outcome is a brand new facility with 3,800 sq m of D1 floorspace.

**Table 43. 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

Source: Development Monitoring, LB Camden

## Indicator 56. 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:	<b>Yes</b>

- 10.17 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.
- 10.18 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.
- 10.19 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.<sup>32</sup> 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.
- 10.20 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.

---

<sup>32</sup> Source: STEAM report, 2003

**Table 44. Cultural Facilities by type for boroughs of Central London Arts Partnership<sup>33</sup>**

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

- 10.21 The UDP directs hotel development to Town Centres (excluding Hampstead), the King's Cross Opportunity Area and the Central London Area.<sup>34</sup>
- 10.22 During 2008/09 there have been no completions of hotel developments. However as of 1 April 2009 a total of 190 net hotel rooms were under construction and developments with permissions for 98 net hotel rooms are awaiting start of construction.

### Conclusion

- 10.23 Generally the policies set out in the retail, community and leisure chapter of the UDP and the supplementary guidance are achieving their objectives. Even though, within the 2008/09 financial year there has been a net loss of community facilities. Hospital and healthcare facilities experienced growth of additional floorspace.
- 10.24 Camden has been very successful in maintaining and increasing the total retail floorspace completed in 2008/09 compared to 2006/07 with around 4,000 sq m of new floorspace completed. This coupled with no net loss of retail in designated town centres indicates that Camden's policy framework, both in the UDP and any subsequent amended Supplementary Planning Documents have been successful in maintaining a retail function in Camden.

### Key Findings

- Increase in the amount of net retail floorspace completed in 2008/09 compared to 2007/08;
- No change in the proportion of ground floor retail units in designated centre in 2008/09 compared to 2007/08 and 2006/07;

<sup>33</sup> The Central London Arts Partnership (CLAP) includes Kensington and Chelsea, Lambeth, Southwark, Westminster and Camden

<sup>34</sup> C5 – Tourism Uses



- A small Increase in the level of vacancy in designated shopping areas in 2008/09;
- Some loss of community floorspace completed in Camden in 2008/09;
- No completed hotel accommodation in Camden 2008/09 but a pipeline of 288 net hotel rooms.



## 11 Economic Activities

### Introduction

- 11.1 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.
- 11.2 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.

### Policy Summary

#### UDP Aims

- Improving economic prosperity and diversity
- Balancing the needs of residents with borough's London wide role

#### Relevant UDP Policies

	Total amount of additional employment floorspace – by type	Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town	Total amount of employment floorspace on previously developed land – by type	Amount of completed employment floorspace – small units	Employment land available by type	Number of vacant commercial units	Change in VAT Registered Businesses	Live Work floorspace
<b>E1. Location of business uses</b> Employment uses appropriate locations	●	●	●		●		●	
<b>E2. Retention of existing business uses</b> Reducing the loss of a business use on a site where there is potential for that use to continue.	●					●	●	
<b>E3. Specific business uses and areas</b> Protect the development of Industry in the Industry Area, Central London Area and Kentish Town Area; Protection of accommodation for small firms; Retention and protection of creative and environmental sectors	●	●		●	●			
<b>E4. Live/work units</b> Live/work units in appropriate locations	●							●

#### Supplementary Planning Guidance

- No relevant guidance

#### Local Strategies

- Camden Together – Camden's Sustainable Community Strategy

### London Plan Policies

- 3B.1 Developing London's economy
- 3B.2 Office demand and supply
- 3B.3 Mixed use development
- 3B.4 Strategic Industrial Locations
- 3B.6 Improving London's ICT infrastructure
- 3B.5 Supporting innovation
- 3B.7 Promotion of e-London
- 3B.8 Creative industries
- 3B.9 Tourism industry
- 3B.10 Environmental industries
- 3B.11 Improving employment opportunities for Londoners
- 5G.2 Strategic priorities for the Central Activities Zone
- 5G.3 Central Activities: Offices
- 5G.4 Central Activities: Retailing
- 5G.5 Predominantly Local Activities in the Central Activities Zone

### Indicator 57. Total amount of additional employment floorspace - by type

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

- 11.3 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.
- 11.4 In **2008/09 a total of 16,553 sq m of B1 (business) floorspace was lost.** This follows a trend set by the previous two years. **There were no losses in the B2 (general industrial) but a net loss of 181 sq m of B8 (storage or distribution) uses.** 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. As Table 45 shows, there is considerable employment floorspace in the pipeline that will result in significant new office provision in the borough once implemented.

**Table 45. Completed employment floorspace in Camden**

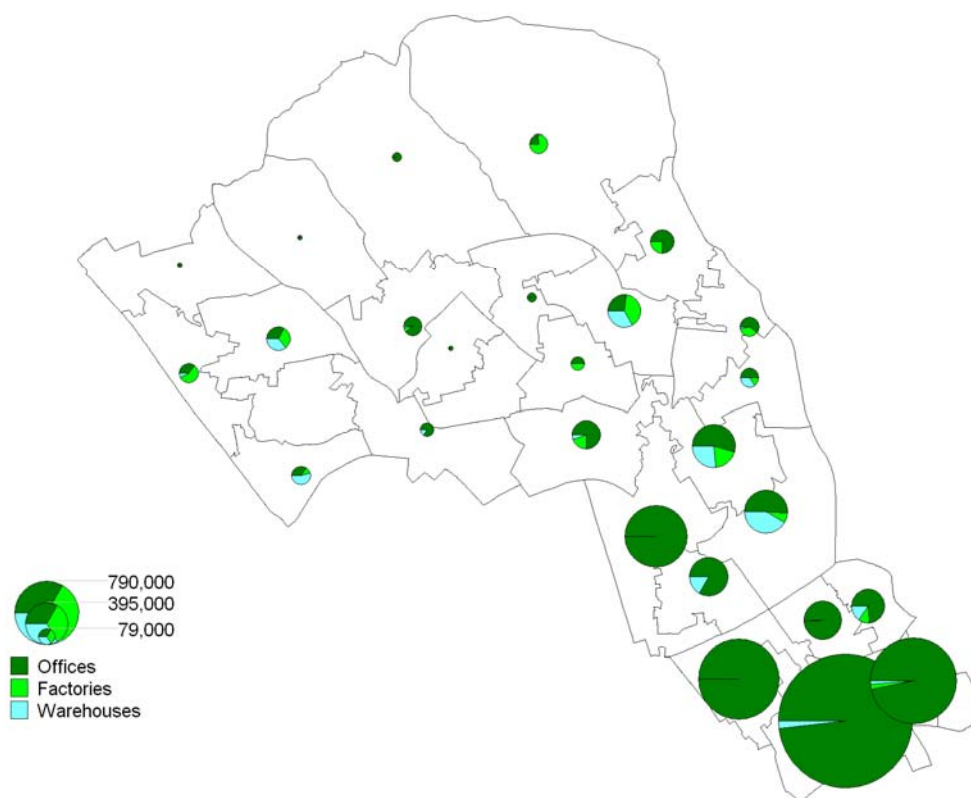
<b>Year</b>	<b>B1 gross</b>	<b>B1 net</b>	<b>B2 gross</b>	<b>B2 net</b>	<b>B8 gross</b>	<b>B8 net</b>	<b>No. of Completed Sites</b>
2003/04	105,319	23,777	2,300	2,300	3,287	1,310	45
2004/05	111,299	-5,413	0	-2,174	2,964	123	129
2005/06	33,431	4,187	84	-781	1,430	-3,981	54
2006/07	37,386	-8,007	-11,907	-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

Source: Development Monitoring, LB Camden

- 11.5 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 floorspace<sup>35</sup>. As shown in Figure 28, the majority of this floorspace is located south of Euston Road within the defined Central London Area.
- 11.6 Of those sites that resulted in losses of floorspace, 6 applications resulted in net losses of more than 1,000 sq m. The most significant of these was to 19-29 Woburn Place which saw the loss of 12,300 sq m to student accommodation (C2) use.
- 11.7 Camden has recently updated its employment land review. This will be used to inform the Council's future approach to employment floorspace in the borough.

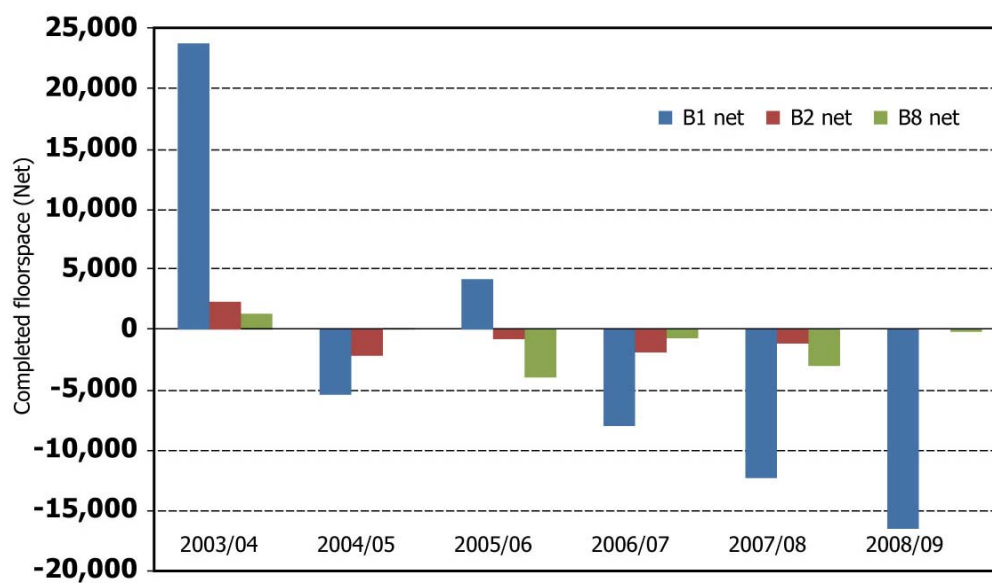
<sup>35</sup> Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 as at 01 April 2008. Valuation Office Agency (VOA), <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

Figure 28. Commercial and Industrial Floorspace in Camden 2005



Source: Valuation Office 2005

Figure 29. Completed employment floorspace (net) 2003 - 2009



Source: Development Monitoring, LB Camden

### Indicator 58. 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:	<b>Not applicable</b>

- 11.8 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.
- 11.9 In 2008/09 there were no completions thus no loss of employment floorspace in the **Industry Area**. In 2007/08 there was a net increase of 2,579 sq m in this area.
- 11.10 **Kentish Town** has seen slight reduction in B8 (storage or distribution) floorspace. Only one scheme has resulted in a loss of 54 sq m of B8 floorspace.
- 11.11 Most of the completions involving employment uses were in **Central London** where we have observed significant losses in B1 (business) floorspace of 14,855 sq m and slight a loss in B8 (storage or distribution) of 117 sq m. 32 applications were implemented in Central London for employment uses; this represents 70% of all implemented employment applications in the borough.
- 11.12 Policy E3 aims to restrict the loss of light industry (B1c) and local distribution warehousing (B8) in Central London and Kentish Town. **Throughout 2008/09 there was a slight loss of B8 (storage or distribution) floorspace in Kentish Town.** There was however a significant loss of B1 (business) floorspace in Central London, but much of this floorspace is categorised as B1a (offices) as opposed to B1c (light industry).

**Table 46. Completed employment floorspace in employment areas 2008/09**

	<b>B1 gross</b>	<b>B1 net</b>	<b>B2 gross</b>	<b>B2 net</b>	<b>B8 gross</b>	<b>B8 net</b>	<b>No. of schemes</b>
Industry Area	0	0	0	0	0	0	0
Kentish Town	0	0	0	0	0	-54	1
Central London	23,274	-14,855	0	0	0	0	32

Source: Development Monitoring, LB Camden

### Indicator 59. 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:	<b>Yes</b>

- 11.13 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.

- 11.14 A total of **8 schemes were completed on accommodation between 0 and 120 sq m, and all of these were on schemes between 50 and 120 sq m.** Overall there has been a loss of 79 sq m of employment floorspace within this threshold, the majority of which being in use class B8 (storage or distribution). Employment floorspace was mainly lost for residential uses. This is an improvement from last year's (2007/08) findings where Camden observed a loss of 1,416 sq m of employment floorspace.

#### **Indicator 60. 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:	<b>Yes</b>

- 11.15 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 61. Employment land available - by type**

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

- 11.16 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 that are unimplemented or without an approved planning permission.
- 11.17 An analysis of the planning permissions pipeline involving a net change of employment floorspace has been provided in Table 47 below. **Total employment supply – including King's Cross – is 58.7 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 18 ha.
- 11.18 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 10d, 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, and which have not been subject to a planning application and where a net increase in floorspace is envisaged – here London Plan job targets have been translated into floorspace figures<sup>36</sup> 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 47. 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	94,288	57,486	206	-4,505	2,904	-20,885
Under construction	633,440	487,239	1959	-8,420	14,498	-28,200
Grand Total (sq m)	832,228	649,225	2,165	-12,925	17,402	-49,085
Grand Total (Ha)	83.2	64.9	0.22	-1.30	1.74	-4.90

Source: Development Monitoring, LB Camden

## Indicator 62. Number of vacant commercial units

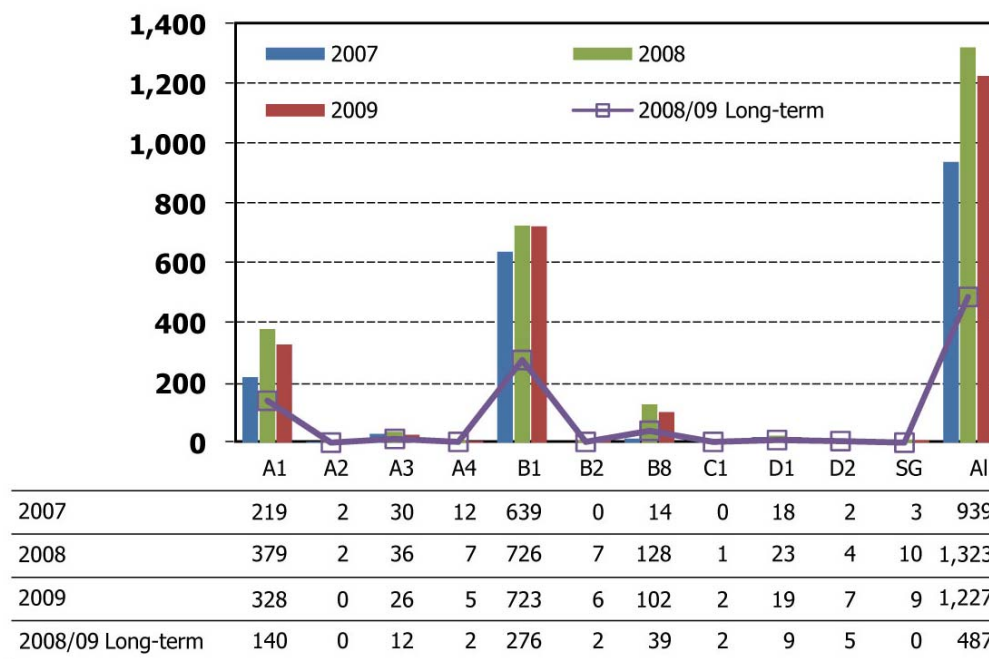
TYPE:	Local
OBJECTIVE:	Improving economic prosperity and diversity
TARGET:	Reduction in the number of vacant business units
TARGET MET:	<b>Yes</b>

- 11.19 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 2009), there has been **a decrease of nearly 100 vacant units to 1,227 between 2008 and 2009**. The largest falls have been in A1 (retail) vacancies (down 51 units, -13%) and in B8 (storage or distribution) vacancies (down 26 units, -20%). Change in other uses were negligible – 10 units or under, though increased vacancy was recorded in two instances, in C1 (Hotels) and D2 (leisure) uses.
- 11.20 487 vacancies can be classed as long-term vacant (i.e. also being vacant in the previous monitoring year) - 40% of all vacancies where a use class can be determined. Currently 43% of A1 (retail) vacancies and 38% of B1 (business) vacancies can be classified as being long term vacant. These are higher than in the previous reporting period, 2007/08.

<sup>36</sup> 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.

- 11.21 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 30. Vacant commercial units in Camden 2007-2009, by use class**



Source: Non Domestic Business Rates, LB Camden.

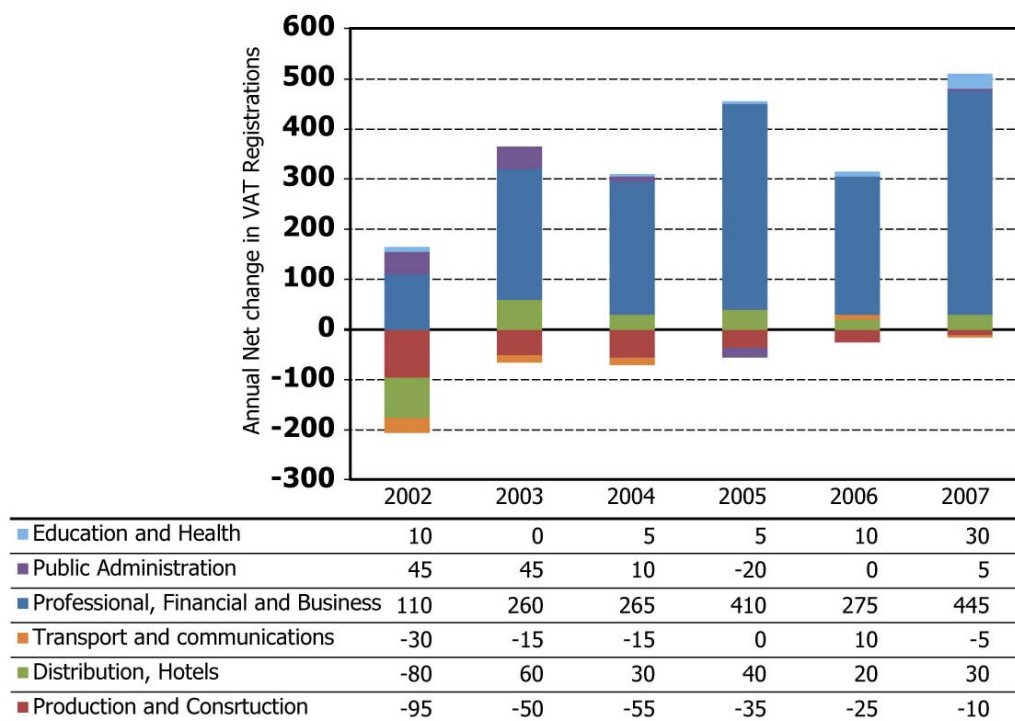
### Indicator 63. Change in VAT Registered Businesses

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

- 11.22 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 2008/09 financial year, the VAT threshold for businesses was an annual turnover of £67,000. It is estimated that there are a further 20,000 Camden businesses that fall below the VAT threshold.
- 11.23 In Camden the overall stock of businesses at the end of 2007 was 21,000; 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.
- 11.24 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 31. Net change in VAT registrations by Standard Industrial Classification (SIC)**



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

- 11.25 Camden's importance to the national economy cannot be underestimated 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 in 2006 (latest available)). This is an increase the national share of GVA, from 1.41% in 2005, when Camden ranked 5<sup>th</sup> 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:	<b>Yes</b>

- 11.26 There were three permissions implemented in 2008/09 that involved either loss or gain of live/work floorspace. All three were for gains resulting in 5 live/work units, with previous use being B1 (business) in all three cases.

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

<b>Address</b>	<b>Application No.</b>	<b>Loss or gain</b>	<b>Previous or implemented use</b>
8-9 Fitzroy Mews W1T 6DH, Bloomsbury	2007/2000/P	Gain of two units	B1 (business)
18-20, Laystall Street, EC1R 4PG, Holborn And Covent Garden	2006/1813/P	Gain of two units	B1 (business)
11-13, Gilbert Place, WC1A 2JD, Holborn And Covent Garden	2007/5110/P	Gain of one unit	B1 (business)

*Source: Development Monitoring, LB Camden*

## Conclusions

- 11.27 Our monitoring has shown that there has been a net loss of employment floorspace for the last five years. However, there is substantial employment floorspace in the planning pipeline that will ensure any 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

### Key Findings

- Large supply of employment land in the borough at 58.7 hectares net (including King's Cross) down from 61.78 hectares in 2007/08;
- There has been a net loss of completed employment floorspace in 2008/09, reflecting a trend that has taken place since 2004/5;
- Overall net loss of small units amounted to 79 square metres;
- All completions took place on previously developed land;
- There has been no loss of floorspace in the Industry Area but significant losses of B1 (business) floorspace 14,855 sq m in Central London;
- There has been an increase in the number of vacant commercial units;
- There has been an increase in number of business start ups.

## 12 Conclusions

### Overview

- 12.1 This, Camden's fifth 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.
- 12.2 Camden has continued to monitor a number of indicators that cover a wide range of policy areas. The following deserve particular recognition in 2008/09:
- Completing 886 new homes (net) – twice our London plan housing target of 437;
  - A demonstrable five year housing supply, in line with the Government's requirements under Planning Policy Statement 3 (Housing);
  - Completing 413 new affordable homes (net), representing 41% of all completions and 53% of units in schemes of 10 or more;
  - An increase of 4,060 sqm of retail (A1) floorspace and increase of 649 sqm of financial/professional services floorspace (A2);
  - 363 dwellings were car-free or car-capped;
  - Increase in the number of mixed use development compared with last year;
  - 59 ha of employment land available.

Please see table 11a for a detailed analysis of indicators, targets and outcomes.

### Future improvements

- 12.3 The Council is continually renewing its approach to monitoring. In fact, as part of the public consultation into the Core Strategy and Development Policies Preferred Options DPDs a framework of draft 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](http://www.camden.gov.uk/ldf).
- 12.4 It is important to note that these indicators will be revised as the LDF evolves as a result of the consultation process. It may however be the case that these indicators incorporated into the AMR prior to the formal adoption of the Core Strategy and Development Policies DPDs to enable a data baseline to be established.



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

**Table 49. Indicators, targets and performance 2008/09**

Type	Ref.	Description	Target	Met	Details	Remediation
<b>Contextual</b>						
	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	⊖		
<b>Housing</b>						
Core H1/ National 154/ LAA	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)	✓	886 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 597 self contained units.	✓	886 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 597 self contained units (2008/11).	✓✗	Likely to meet five year land supply target of 2,185 units but may be slightly lower than LAA target of 1,791 units (2008/11)	Re consider LAA target
Core H2(d)	15	Managed delivery target	To keep the managed delivery target below the annual housing target set by the London Plan	✓	Housing trajectory indicated 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
		dwellings on previously developed land	developed land		developed land	
Core H5/ National 155	17	Affordable housing completions (gross and net)	50% of all additional dwellings to be affordable	✓	413 (gross) affordable dwellings, representing 41% of all gross completions	Not required
Local	18	Vacant dwellings returned to use	Meeting and exceeding the strategic target for returning vacant dwellings to residential use	✓	319 vacant dwellings returned to use	Not required
Local	19	Non self-contained units	Gain of 100 non self contained dwellings a year	✓	400 on-self contained units gained	Not required
Local	20	Net change in hostels and care homes	No net loss of hostel or care home accommodation	×	77 hostel accommodation units lost	Evidence indicates a buoyant pipeline for hotel accommodation through planning applications, unimplemented permissions
Local	21	Lifetime Homes and Wheelchair accessibility dwellings	New housing to be 100% Lifetime Homes standard and 10% wheelchair housing	×	71% 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 criteria gets implemented.
Local	22	Mix of dwellings in developments	To secure a range of housing types to meet housing needs	✓	47% 1 bedroom, 30% 2 bedroom, 13% 3 bedroom, 7% 4+ bedroom.	Not required
Local	23	Protecting existing housing stock	Reduction in the number of dwellings in net loss developments	✓	A net loss of 42 dwellings were lost in net loss developments down from 2007/08 figure of 72	Not required
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
<b>Sustainable development</b>						
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 sites	✓	23 new mixed use developments completed an increase of one from previous year	Not required
Local	26	Number of Sustainability plans secured through Section 106	All relevant developments to include a sustainability plan	✓	21 planning obligations were signed requiring the	Not required



Type	Ref.	Description	Target	Met	Details	Remediation
		agreements			preparation of Sustainability Plan such as an EcoHomes of BREEAM assessment, one more than the 2007/08 figure of 20	
Local/ National 186/LAA	27	Per capita reduction in CO <sub>2</sub> emissions	Year on year reduction in CO <sub>2</sub> emissions.	✓	Latest figures indicate per capita reduction of 70 kilograms in CO <sub>2</sub> emissions	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 not available. The Council are continuing to explore ways in which provide this in future years.	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 30% of household waste	x	28% 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. 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
Core M1	33	Minerals: (M1) production of primary land won aggregates	No target	⊖		Not required
Core M2	34	Minerals: production of secondary/	No target	⊖		Not required

Type	Ref.	Description	Target	Met	Details	Remediation
recycled aggregates						
<b>Built &amp; Natural Environment</b>						
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)	✓	Two additional open spaces received Green Flag Award bringing the total to 7.	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	⊖	1,088ha / 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 3 added. Net units removed equal 2%.	In 2008/09, four buildings/sites were removed from the register as a result of repairs and/or being brought back into use, and three buildings were added, having been identified through an 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	⊖		Not required
Core H6	44	Housing Quality – Building for Life	Majority of major developments	✓	11 out of 17 schemes were	Not required

Type	Ref.	Description	Target	Met	Details	Remediation
		Assessments	awarded at least 10 out of 20		awarded 10 or more points. 81% of all units in assessed schemes were in developments with a score of 10 or more.	
Local	45	Number of planning applications received for alterations to existing basements or creation of new ones	No target	⊖	During 2008/09, Camden received 365 planning applications involving basements. 211 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 2008/09, 90 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	Not required
<b>Transport</b>						
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	✓	313 completed in car-free areas	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 schemes located at key transport nodes in comparison to total number of major travel demand generating schemes	✓	Only one scheme outside key transport nodes	Not required
Local	49	Travel plans	Increase in the total amount of workplace travel plans agreed for new developments through Section 106 agreements	×	7 travel plans secured in 2008/09	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

Type	Ref.	Description	Target	Met	Details	Remediation
						experienced.
Local	50	Traffic flows	Producing an environmentally sustainable pattern of land use and reducing the need to travel	✓	528 million km this year as opposed to 542 million km the year before. Reduction in the motor vehicle travel since 1993	Not required
<b>Town centres, retail, community and leisure</b>						
Core BD4	51	Town centre uses	No target	⊖	Overall, 4,060 sqm more A1 floorspace than the year before. An increase of 642 sqm of A2 floorspace. Loss of 365 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	⊖	An increase of 2,218 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	✓	53% of all ground floor uses were for A1 uses. Remaining the same as 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 Centres	✗	Total number of vacant units within ground floors of the centres increased to 378. This represented 9.23% of all ground floor uses.	Vacancy levels also include refurbishments and redevelopments where they made up of 17% of all vacancies.
Local	55	Total of new community facilities floorspace completed	Net increase in the amount of new community facilities	✓	Increase of 5,333 sqm	Not required
Local	56	Schemes completed involving a loss or gain of hotel facilities	No net loss of hotel facilities in the Borough	✓	Increase of hotel accommodation by 9 rooms	Not required
<b>Economic Activities</b>						
Core BD1	57	Total amount of additional employment floorspace - by type	No target	⊖	In 2008/09 a total of 16,553 sq m of B1 (business) floorspace was lost. There were no losses in the B2 (general industrial) but a net loss of	Not required

Type	Ref.	Description	Target	Met	Details	Remediation
					181 sq m of B8 (storage or distribution) use class	
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 54 sqm of B8 in Kentish Town; loss of 14,855 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 79 sqm in 2008/09 as opposed to 1,400 sqm in 2007/08.	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	✓	58.7 hectares of net employment land available	Not required
Local	62	Number of vacant commercial units	Reduction in the number of vacant business units	✓	There has been a decrease of nearly 100 vacant units to 1,227 between 2008 and 2009	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	Not required
Local	64	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

Detailed Housing Trajectory

		Completions						Trajectory	5 years					10 years					15 years					Total
		2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
	Allocated Sites (UDP)																							0
	Kings Cross Railway Lands										200	150	200	200	200	200	200	100	100	150				1,700
	Euston Station																200	200	300	300	200	200		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
	St Giles Court, 1-13 St Giles High St WC2H								50	59														109
	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																72
	Elizabeth Garrett Anderson Hospital, 124-54 Euston Rd									47														47
	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
	154 Loudoun Road									22														22
	7-15 Whitfield St, W1P								22															22
	Odeon Site,Grafton Way															17								17
	Arthur Stanley House, 44-50 Tottenham St, W1												16											16
	Land adjacent to Barrow Hill Rervoir, St Edmunds										15													15
	14 Blackburn Road																							14
	Sub-Station, Lithos Road																					14		14
	1 Dumpton Place & Rear of Gloucester Avenue									11														11
																								0
	Emerging Sites (LDF Site Allocations)																							0
	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
	1-39 Drummond Crescent (Euston Traffic Garage)													80										80
	4 St Pancras Way																							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										18		20											20
	58-86 Chester Road and 41-71 Balmore Street																							18
	12-42 Southampton Row & 1-4 Red Lion Square												35											35
	103 Camley Street												37											37
	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 (2009/10 to 2013/14 only)							250	250	250	250	250												1,250
	Broad Location																							
	West Hampstead Intensification Area																		80	80	80	80	80	400
	Sub Total							322	398	523	620	854	721	380	352	261	500	400	612	661	395	459	413	7,871
H2(c)(ii)	Annual Target					437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	6,992
	Windfall projection (small sites)												208	208	208	208	208	208	208	208	208	208	208	2,288
	Grand Total (including small sites)							322	398	523	620	854	929	588	560	469	708	608	820	869	603	667	621	10,159
H2(a)	Net additional dwellings – in previous years	372	641	503	518	489																		2,523
H2(b)	Net additional dwellings – for the reporting year						886																	886
	Allocated Sites							72	148	206	265	383	320	200	295	248	500	400	400	481	200	379	259	4,756
	Emerging Sites							0	0	67	105	221	401	180	57	13	0	0	132	100	115	0	74	1,465
	Permissions							250	250	250	250	250												1,250
	Windfall Projection (small sites)												208	208	208	208	208	208	208	208	208	208	208	2,288
H2(c)	Net additional dwellings – in future years							322	<															

**Table 50. Deliverable sites with planning permission at 31 March 2009 – 10 or more additional homes (excluding allocated sites and emerging sites)**

Net additional homes = 870

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	Permission 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	
76	76	0.181	30	Oval Road	NW1 7DE	CAMDEN TOWN WITH PRIMROSE HILL	2006/1248/P	Full		16/04/2007
72	72	0.176	22/24	St Pancras Way	NW1 0QG	ST. PANCRAS AND SOMERS TOWN	2006/5700/P	Full		01/10/2007
68	68	0.406	St Pancras Chmbrs (Midland Grand)	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	11/01/2008	
44	44	0.099	1 - 5	St Pancras Way	NW1 0PB	ST. PANCRAS AND SOMERS TOWN	2008/4425/P	Full		08/07/2008
42	151	0.190	Site Comprising 360-376	Euston Road	NW1 3BL	REGENT'S PARK	2004/1700/P	Full		01/09/2007
41	41	0.065	100	Park Village East	NW1 3SR	REGENT'S PARK	2007/0911/P	Full		27/03/2008
35	35	0.158	Arlington House, 220	Arlington Road	NW1 7HE	CAMDEN TOWN WITH PRIMROSE HILL	2007/3283/P	Full		15/03/2008
27	27	0.106	71-91	Kings Cross Road	WC1X 9LN	KING'S CROSS	2006/3673/P	Full		24/10/2007
18	18	0.335	Fitzjohn's Lodge Hotel, 3, 5 & 7	Fitzjohn's Avenue	NW3 5JY	FROGNAL 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
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
11	13	0.035	64-70	Camden High Street	NW1 0LT	REGENT'S PARK	2005/5294/P	Full		27/03/2008
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 51. Major Planning Permissions (April 2008 to March 2009) – Renewable Energy Chart

Application Number	Date of permission decision letter release date)	Address	Development Description	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)
2008/0057/P	08/04/2008	Kings Cross Central Triangle Site York Way London N1	Erection of new temporary Construction Training Centre comprising workshops, classrooms, offices and ancillary accommodation with access from York Way.	No BREEAM needed as only temporary structure  Photovoltaic Panels (x9 'strips')  x2 wind turbines  12.6% Reduction in CO2 Emissions	10.9% from Renewable Energy  4.78 tonnes of CO2 reduction per annum.	8.0 kW photovoltaic panels  Two 6kW wind turbines	Granted Subject to a Section 106 Legal Agreement
2007/4426/P  2008/2972/P (energy strategy)	13/05/2008	Kentish Town Sports Centre Prince Of Wales Road London NW5 3LE	Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.	BREEAM (Sports Centre) – <b>Very Good to Excellent</b>  BRE Ecohomes – <b>Good</b>  Ground Water Heating and Cooling (via existing boreholes)  Building Management System	>49% reduction by Renewable Energy  Saving of 253 tonnes of CO2 per annum  Reduced annual energy consumption by 1,180 megawatts	Reduce annual energy consumption by 1,180 megawatts	Granted
2008/0718/P	15/05/2008	86-88 Delancey Street London NW1 7SA	Redevelopment of the site by the erection of a 5-storey building with office space (Class B1) at ground floor level and residential space above (Class C3) providing 14 self-contained units (4 x 1-bed, 5 x 2-bed and 5 x 3-bed units), including a detached 2-storey unit at rear providing office space (Class B1), 7 underground car parking spaces, a disabled parking space and vehicle waiting area at ground floor level for residents.	BREEAM – <b>Very Good</b>  22 m2 of Solar Panels = 10% Renewable Energy  Solar Thermal Tubes - up to 40% of Hot Water requirement  90.2% Efficient Condensing	10% from Renewable Energy  25% CO <sub>2</sub> Reduction	16,111 kw/hour from solar panels (22 panels 732 kw/hr each)	Granted Subject to a Section 106 Legal Agreement



Application Number	Date of permission decision letter release date)	Address	Development Description	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)
				Boilers			
2007/5204/P	30/05/2008	2-6 Southampton Row 118-120 High Holborn (First Floor-Fifth Floor) London WC1B 4AA	Conversion and alterations of the former Baptist Church Headquarters to create 84 bedroom hotel (Class C1) with restaurant, conference room, meeting/banqueting room, bar, spa and gym.	BREEAM – <b>Very Good</b>  Wood pellet boilers – 98% of hot water demand  Solar hot water – Remaining 2% of demand	24.5% from Renewable energy  15.3% CO <sub>2</sub> reduction	rapeseed oil biofuel boilers	Granted Subject to a Section 106 Legal Agreement
2008/1277/P	25/06/2008	Osborne House 111 – 113 Bartholomew Road, London NW5 2BJ	Redevelopment of the site including erection of part one, four and five storey building comprising Class B1 offices on ground floor and Sui Generis student accommodation (containing 54 selfcontained units plus shared facilities) on the ground and upper floors.	BREEAM – <b>Excellent</b>  Ground Source Heat Pumps	10% Carbon emission reduction  Carbon emissions reduction of 1957Kg per annum	78,272 kwh Ground Source Heat Pumps	Granted Subject to a Section 106 Legal Agreement
2008/0975/P	07/07/2008	100 West End Lane London NW6 2LU	Change of use of accommodation ancillary to the public house (Class A4) over part basement, part first, second and third floors to 14 self-contained flats (Class C3) comprising 9x studios, 2x 1 bed, 2x 2 bed and 1x 3 bed; together with alterations at roof level including new fenestration to provide additional accommodation at roof level, a second floor extension onto Broadhurst Gardens, and creation of new disabled access ramp onto Broadhurst Gardens.	BREEAM – <b>Very Good</b>  45m <sup>2</sup> of solar thermal collectors	>20% Renewable energy  >20% CO <sub>2</sub> reduction  CO <sub>2</sub> reduction of 4.23 tonnes per annum	4.275MWh solar PV  Or  24.75MWh from solar thermal collectors	Granted Subject to a Section 106 Legal Agreement
2008/1886/P	25/07/2008	18-28 Hatton Wall London EC1N 8JH	Demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28	BREEAM – <b>Very Good</b>  Ground source heating and cooling installation	>20% Renewable energy  14% CO <sub>2</sub> reduction	284,047 kwh energy saving a year ground source heating and cooling	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	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)
			Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works.				
2008/2981/P	23/09/2008	Site at 2-12 Harmond Street and 34 Chalk Farm Road Harmond Street London NW1 8DJ	Erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).	BREEAM – <b>Very good</b>  CHP combined with biomass boiler technology – 100% of hot water demand	28% Renewable energy  20% CO <sub>2</sub> reduction  CO <sub>2</sub> reduction of 45,700 kg per annum from 20% on-site renewables	150kw biomass = 150kwh  45kwe for CHP = 45kwh	Granted Subject to a Section 106 Legal Agreement
2008/3515/P	05/11/2008	South Camden Community School Charrington Street London NW1 1RG	Outline application for the proposed partial demolition, rebuilding & refurbishment and re-modelling of South Camden Community School to increase the school capacity from 1,062 to 1,550 pupils.	Not yet submitted	n/a	n/a	Granted
2008/3662/P	05/11/2008	Swiss Cottage School 80 Avenue Road London NW8 6HX	Outline application for proposed redevelopment of site for new UCL-sponsored 1150-pupil Academy and associated facilities including floodlighting (Class D1), replacement 230-pupil special educational needs school with associated facilities (Class D1) and 3,400sq m of residential accommodation (Class C3). Relocation of Frank Barnes School.	Not yet submitted	n/a	n/a	Granted

Application Number	Date of permission decision letter release date)	Address	Development Description	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)
2008/4425/P	09/12/2008	1 - 5 St Pancras Way London NW1 0PB	Redevelopment involving the demolition of existing warehouse buildings to provide a new 4-6 storey building comprising 44 residential flats (23 x 1bed, 19 x 2bed, 2 x 3bed) and 170 sqm B1 employment use.	Solar collector panels	17% CO <sub>2</sub> reduction corresponding to 8.2 tonnes of CO <sub>2</sub> reduction	Not found	Granted Subject to a Section 106 Legal Agreement
2008/4976/P	20/02/2009	Fitzjohn's Lodge Hotel 3, 5 & 7 Fitzjohn's Avenue London NW3 5JY	Demolition of existing hotel accommodation and redevelopment behind part retained facade of 3 Fitzjohns Avenue to provide a building of lower ground, ground and first to third floors and complete redevelopment of nos, 5 & 7 to provide two buildings comprising basement, lower ground, ground, first to third floor (re-creating the original front facade of the buildings) linked by a glazed extension at lower ground, ground and third floor comprising 18 self-contained residential units, excavation of basement to provide car and cycle parking and porters lodge within basement of no.3 Fitzjohns Avenue.	Not practical to provide renewable energy technologies on site  CHP and VRF installed instead to reduce CO <sub>2</sub>  28.56% CO <sub>2</sub> reduction  CO <sub>2</sub> reduction of 13,552 kg per annum  25,650kwh/ annum CHP	n/a	n/a	Granted Subject to a Section 106 Legal Agreement
2007/3736/P	23/03/2009	Former Elizabeth Garrett Anderson Hospital 126-144 Euston Road London NW1 2AP	Demolition of buildings on site (apart from listed wing building) and redevelopment to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping.	Offices BREEAM – <b>Excellent</b>  Heat recovery system  Residential BRE Eco Homes – <b>Very Good</b>  2 x Biomass boiler with limited solar panels	20% Renewable energy  11.8% Carbon reduction	2 biomass 60kw each	Granted Subject to a Section 106 Legal Agreement
2007/0823/P	25/03/2009	Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant),	Redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level	Office BREEAM – <b>Excellent</b>  Retail BREEAM – <b>Very good</b>	Option 1  0.1% renewable energy	Biomass 500kw	Granted Subject to a Section 106 Legal Agreement

Application Number	Date of permission decision letter release date)	Address	Development Description	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)
		Regents Place London NW1	podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square.	Residential CSH level 3	0.2% CO <sub>2</sub> reduction from renewables		
				Onsite Renewables Option 1	Option 2		
				Photovoltaic cell panels (200sqm) with 300kWe CHP	1.0% renewable energy		
				Onsite Renewables Option 2			
				Solar water heating from solar thermal panels (200sqm) with 300kWe CHP	0.8% CO <sub>2</sub> reduction from renewables		
				Biomass boiler 500 kW with 300 kWe CHP			

**Table 52. Infrastructure Table**

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
<b>Children and Education Services</b>						
<b>Early Years</b>	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
	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
<b>Primary Schools</b>	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
	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
	Expansion of provision (1 school / 2 FoE)	King's Cross		2012 / 13 earliest	S. 106 and Camden Council capital funds	CS2; CS9; CS10
	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	Demand generated in various locations – further detailed investigation required closer to		From 2011/12 to 2026	Funding not yet identified.	

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	to reflect various factors including impact of school expansions already planned under Primary Strategy for Change programme.)	time				
<b>Secondary Schools</b>	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
	Expansion of provision at Swiss Cottage Special School from 150 pupils to 230 pupils	Adelaide Road (Swiss Cottage Special School) (North West Camden)				CS3; CS10
	Expanded provision - 2 FoE 11-16 plus 100 new sixth form places	South Camden Community School (South sub-area)				CS2; CS3; CS4; CS9; CS10
	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		c. 2017-2026	Funding not yet identified.	CS9; CS10
<b>Further Education</b>	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.	CS10
<b>Adult Learning</b>	Expanded provision for 271 FTE Adult learner places	Borough wide (and within other London Boroughs)	Learning and Skills Council/ Skills Funding Agency	2011 – 2026	Funding not yet identified.	CS10
	Local provision required for					

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	the expanding residential population					
<b>Healthcare services</b>						
<b>Primary Health Care – GP Clinics</b>	1 GP Clinic	South (King's Cross)	Developer / in association with PCT/NHS	2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10; CS16
	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 PCT services:	CS2; CS3; CS9; CS10; CS16
	1 GP Clinic (3 GPs)	North East Camden		2006-2011		
	1 GP Clinic (3 GPs)	North West Camden		2021-2026	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.	
<b>Primary Health Care – Dental Surgeries</b>	Potential need for up to 3 Dentist Surgeries	South Camden	Camden PCT and private sector	2011-2026	Funding not determined – to be kept under review, given range of factors which underpin demand for dentist services.	CS9; CS10; CS16
	Potential need for up to 1 Dentist Surgery	North East Camden		2011-2026		CS10; CS16
	1 Dentist Surgery	North West Camden		2011-2026		CS10; CS16
<b>Secondary Health Care</b>	Demand led potential requirement for:  (i) 89 acute beds	Borough wide	NHS Camden and NHS Hospital Trusts	2011-2026	Funding not yet identified	CS10; CS16

[illegible]



Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
<b>Sport &amp; Leisure – Swimming Pool.</b>	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
<b>Sports &amp; Leisure - Sports Halls</b>	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
	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
<b>Child Play Spaces</b>	28 play spaces / MUGAs (out of total identified requirement for 50)	In areas currently deficient in access	Developers (via Section 106 / CIL) and LBC (via a DfCSF grant)	2010	28 play areas are planned for and funded.	CS10; CS15
<b>Outdoor Play Spaces.</b>	22 play spaces / MUGAs	Proximate to areas of deficiency and significant new development	Developers (via Section 106 / CIL) and LBC.	2011 - 2026	Funding not identified.	CS10; CS15
<b>Community Centres</b>	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
<b>Community Centres</b>	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 Section 106 /CIL) and LBC.	CS10
<b>Faith Facilities.</b>	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
<b>Emergency Services</b>						
<b>Police</b>	New Safer Neighbourhood Bases – to provide accommodation for each Safer Neighbourhood team currently housed in	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	CS10; CS17

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	temporary accommodation.				and relocation of facilities if required.	
					GLA funding.	
	New Custody Centre/Patrol Base.	Preferred Location: Camden Town Area.	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
	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
	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 required.	CS3; CS4; CS9; CS10; CS17
<b>London Fire Brigade accommodation needs</b>	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	LFEPa	2008 - Plan extends over 5 years	N/A	CS10

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	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
<b>Strategic Transport</b>						
<b>Crossrail</b>	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, including private investment. Crossrail Bill received Royal Assent July 2008. Mayor's Crossrail Levy.	CS2; CS9; CS11
<b>First Capital Connect (formerly Thameslink)</b>	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
<b>East Coast Mainline</b>	To provide additional capacity  Additional 12 car services on outer suburban commuter services. New station concourse at	King's Cross	Network Rail	by 2014	Committed Network Rail Scheme.	CS2; CS9; CS11

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
<b>CTRL Domestic Services</b>	King's Cross station. To provide high speed rail link	King's Cross - St Pancras	Network Rail	2009	Completed	CS2; CS9; CS11
	High speed trains on selected routes from Kent & Medway					
<b>London Underground capacity improvements</b>	Improvements in signalling, new train stock and higher frequency services to improve overall system capacity. <ul style="list-style-type: none"> <li>Jubilee line (25% capacity increase)</li> <li>Victoria Line (19% capacity increase)</li> <li>Northern Line (20% capacity increase)</li> <li>Piccadilly Line (25% capacity increase)</li> <li>Metropolitan Line (49% capacity increase)</li> <li>Circle &amp; Hammersmith and City Lines (49% capacity increase)</li> </ul>	Boroughwide	TfL	2009 - 2022	Committed schemes in TfL Business Plan.	CS2; CS3; CS9; CS11
<b>London Overground station capacity improvements</b>	Improve reliability and 50% more capacity overall <ul style="list-style-type: none"> <li>Refurbishment works, renewal of all systems and equipment (covering at least 90% of all publicly accessible space in the stations)</li> </ul>	West Hampstead Finchley Road/ Swiss Cottage Hampstead Kilburn High Road Kentish Town Road Camden Town	TfL	2009 – 2018.	Committed scheme  Funding available from London Over-ground funding to 2018	CS2; CS3; CS11
<b>Tottenham Court Road Station</b>	Enlargement of the Tottenham Court Road Underground Station ticket hall. Implementation of the proposed Crossrail 1 and Crossrail 2 schemes which	Tottenham Court Road.	TfL	2010 – 2017.	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	are planned to intersect at a new Tottenham Court Road Station likely to be constructed immediately to the south of the underground station to which it will be linked.					
<b>King's Cross St. Pancras Station.</b>	The redevelopment of King's Cross St. Pancras Tube station to provide a modern station with additional capacity and improved facilities, including: 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
<b>Camden Town Station</b>	Identified need for capacity, safety and access improvements.	Camden Town.	Transport for London.	2018-2021	Transport for London – funding not yet identified.	CS3; CS11
<b>Euston Station</b>	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
<b>West Hampstead Interchange</b>	West Hampstead is potentially a major interchange in northwest	West Hampstead.	Transport for London/Silverlink Metro/Chiltern	2016-2025	LB Camden funding in place for street level public realm improvements.	CS2; CS3; CS11

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	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.		Railways.		No funding/scheme design have been identified for more ambitious interchange proposals.	
<b>Other rail and underground station improvement schemes</b>	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.	CS2; CS3; CS9; CS11
<b>Bus</b>	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
<b>Road Network</b>	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	Boroughwide	TfL/Camden	2015 – 2026	TFL Business Plan/Camden LIP	CS7; CS11
<b>Cycle Hire Scheme</b>	71 Cycle hire stations	Central London.	TFL	By 2011	TFL Business Plan.	CS2; CS3; CS9; CS11

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
<b>Cycle Parking/Secure Cycle Stations.</b>	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
<b>Public Realm improvements.</b>	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
<b>Legible London</b>	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

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
<b>Utilities and Physical Infrastructure</b>						
<b>Electricity</b>  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
<b>Electricity</b>	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.	
<b>Gas</b>	Provision of additional 14,273 m3/hr and related local infrastructure.  LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required	Borough wide	National Grid	Unknown.	Unknown.	



Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	electricity. Based on limited information available, infrastructure is likely to be limited to extension of mains to new developments and on-site works.					
<b>Water and wastewater infrastructure in the Opportunity Areas and Areas of Intensification.</b>	<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"> <li>- education and metering to reduce consumption;</li> <li>- Victorian Mains Replacement programme - replacement of 400km per year of water mains over the period 2010 to 2015;</li> <li>- New desalination plant in Beckton;</li> <li>- New reservoir in Oxford to serve London.</li> </ul> <p>For Wastewater/Sewerage, the following measures are required:</p> <ul style="list-style-type: none"> <li>- Local infrastructure improvements in growth areas to</li> </ul>	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

Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*
	cope with increased sewerage/waste water. - New and refurbished pumping stations required - Thames Tideway Tunnel to Increase capacity for taking Sewerage to Beckton.					
	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

Indicator 1. Population .....	13
Indicator 2. Household Size and Total .....	17
Indicator 3. House Prices .....	18
Indicator 4. Households .....	19
Indicator 5. Employment Structure of the Borough .....	20
Indicator 6. Unemployment .....	23
Indicator 7. Economic Activity of residents aged 16-74 .....	25
Indicator 8. Deprivation .....	25
Indicator 9. Household income.....	27
Indicator 10. Crime .....	28
Indicator 11. Plan period and housing targets .....	49
Indicator 12. Net additional dwellings – in previous years .....	49
Indicator 13. Net additional dwellings – for the reporting year .....	49
Indicator 14. Net additional dwellings – in future years.....	49
Indicator 15. Managed delivery target.....	49
Indicator 16. Percentage of new and converted dwellings on previously developed land .....	55
Indicator 17. Affordable housing completions (gross and net).....	55
Indicator 18. Vacant dwelling returned to use.....	57
Indicator 19. Non self-contained units.....	57
Indicator 20. Net change in hostels and care homes.....	58
Indicator 21. Lifetime Homes and wheelchair accessibility dwellings.....	59
Indicator 22. Mix of dwellings in developments.....	59
Indicator 23. Protecting existing housing stock.....	60
Indicator 24. Net additional pitches (Gypsy and Traveller) .....	61
Indicator 25. Total number of mixed use developments completed in the borough ...	65
Indicator 26. Number of sustainability plans secured through Section 106 agreements .....	68
Indicator 27. Per capita reduction in CO <sub>2</sub> emissions.....	68
Indicator 28. Renewable Energy Generation .....	69
Indicator 29. Air Quality .....	70
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 .....	72
Indicator 31. Provision of waste management facilities .....	72
Indicator 32. Waste Arisings .....	73
Indicator 33. Minerals: production of primary land won aggregates .....	75
Indicator 34. Minerals: production of secondary/recycled aggregates.....	75
Indicator 35. Change in Open Space.....	80
Indicator 36. Percentage of eligible open spaces managed to Green Flag award standard.....	81
Indicator 37. Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency.....	82
Indicator 38. Change in areas of biodiversity importance .....	83
Indicator 39. Change in priority habitats identified in the Biodiversity Action Plan ....	84
Indicator 40. Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system .....	85
Indicator 41. Area of the borough covered by Conservation Areas .....	85
Indicator 42. Number of Buildings at Risk on the English Heritage Buildings at Risk Register .....	86
Indicator 43. Number of planning permissions granted in areas of national archaeological importance where archaeological investigation was required.....	87
Indicator 44. Housing Quality – Building for Life Assessments .....	87
Indicator 45. Number of planning applications received for alterations to existing basements or creation of new ones .....	88
Indicator 46. Number of Tree Preservation Orders.....	89
Indicator 47. Car-free housing and car-capped housing.....	93
Indicator 48. Planning consents completed for major travel demand generating schemes in accessible locations .....	95

Indicator 49. Travel plans.....	97
Indicator 50. Traffic Flows.....	98
Indicator 51. 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.....	103
Indicator 52. Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres ...	103
Indicator 53. Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres.....	104
Indicator 54. Total number of vacant units within town centres, central London frontages and neighbourhood centres.....	108
Indicator 55. Total of new community facilities floorspace completed.....	110
Indicator 56. Schemes completed involving a loss or gain of hotel facilities .....	111
Indicator 57. Total amount of additional employment floorspace - by type .....	116
Indicator 58. Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town.....	119
Indicator 59. Amount of completed employment floorspace – small units.....	119
Indicator 60. Total amount of employment floorspace on previously developed land – by type .....	120
Indicator 61. Employment land available - by type .....	120
Indicator 62. Number of vacant commercial units.....	121
Indicator 63. Change in VAT Registered Businesses.....	122
Indicator 64. Live/work floorspace .....	123