

# London Borough of Camden

## Camden Development Plan

### Annual Monitoring Report 2007/08





# Annual Monitoring Report 2007/08

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## Executive Summary

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.

The Annual Monitoring Report (AMR) 2007/2008 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 fourth AMR. The AMR comprises the following:

There are 58 indicators of which 21 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.

### Section A

**Camden's contextual indicators** - 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);

### Section B

**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 2007 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.

An assessment of how policies are used in deciding planning applications and the robustness of policies at appeal is also included here.

### Section C

**Key Indicators of policy performance by subject area** - setting out the results, indicators, measuring the Council's planning policies and assessing their performance. New core indicators were introduced in July 2008, replacing the indicators from 2005. This has resulted in wording amendments and removal of some indicators, as well as two new additions:

- Net additional pitches (Gypsy and Traveller);
- Housing Quality – Building for Life Assessments Design.

Several local indicators have been amended from last year to enable the information that is collected to be relevant to the policy rather than a simple counting exercise. For instance, instead of simply reporting total number of 'car free housing' agreements signed, this year the location of those schemes is assessed as well, as the priority is to identify appropriate locations rather than simply to increase the total number of agreements.

In recognition of our commitment to continuous improvement in data collection, some indicators have again been included where data has been unavailable in 2007/08, such as Lifetime Homes and wheelchair dwellings and a new indicator on housing quality. It is however hoped that procedures will be in place for the data to be analysed for the 2008/09 AMR.

**Key Achievements:** Out of the 48 output indicators 39 have targets and 9 indicators had no target in 2007/08. Of the 39 indicators with a target, 32 met or part met their target, 5 targets were not met and 2 had no available data (though information for these is being collected for 2008/09). The key achievements in 2007/08 were:

### Housing

- 625 new dwellings built, of which all were on previously developed (brownfield) land;
- 271 new affordable homes were built (net), representing 45% of all homes built;
- Camden is on track to meet its London Plan housing delivery target of 437 per year between 2007/08 and 2017/18.

### Sustainable Development

- Camden has continued to increase the number of mixed use schemes built, thus encouraging sustainable communities;
- Per capita reduction in domestic carbon dioxide emissions (2006 compared to 2005) but an increase in total per capita emissions;
- Reduction in Particulate Matter, Ozone and Carbon Monoxide emissions but an increase in Nitrogen Dioxide and Sulphur Dioxide.

### Built and Natural environment

- Two council managed parks were awarded Green Flag status as a mark of the quality of the open space. These were Talacre Garden and Russell Square. Three additional spaces, not under council management, were also awarded this status;
- Two buildings were removed from the English Heritage Buildings at Risk Register, although the overall number on the register remains at 60.

### Transport

- 363 completed dwellings were car free or capped;
- While there has been an increase in total motor vehicle traffic between 2006 and 2007, there has been a significant decrease since 1995;

### Town centres, retail, community and leisure

- There has been an increase of 1,790 sqm of A1 (retail) floorspace, an increase of 1,281 sqm in A2 (financial and professional services) and a small loss (-621 sqm) in D2 (leisure) floorspace;
- Camden exhibits a vacancy level of 7% of ground floor units in Central London Town Centres and Neighbourhood Centres. This is unchanged from 2006/07.
- There was an increase of 'community' floorspace of 5,333 sqm.

### Economic activities

- Camden saw a net decrease in B1 (business) floorspace (-12,336 sqm), B2 (general industrial) floorspace (-1,165 sqm) and B8 (storage or distribution) floorspace (-3,025 sqm);
- All new employment development took place on previously developed land;
- Camden has seen a net increase in VAT registered businesses compared with the last monitoring year.

## 1. Introduction

- 1.1 This is Camden's fourth Annual Monitoring Report (AMR) and covers the financial year from 1st April 2007 to 31st March 2008. 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 the their planning policy documents and the extent to which their planning policies are being achieved.
- 1.2 The monitoring process is intended to:
- Help the Council 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.
- 1.3 This report is divided into three main parts
- Camden context;
  - Local Development Scheme monitoring; and
  - Assessment of performance against planning monitoring indicators.

### **Camden in Context**

- 1.4 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.

### **Policy Framework**

- 1.5 Camden's Local Development Scheme (LDS) sets out the timetable and programme for the production of the Council's planning policy documents in the three-year period up to September 2010. 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.
- 1.6 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**

- 1.7 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).

- 1.8 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 2007/08 covers the financial year from 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008. Therefore new policies introduced by the Replacement UDP were not adopted in time to significantly influence the monitoring results included in the AMR 2006/07 and 2006/07. The AMR 2007/08 will provide a fuller picture of the performance of the policies in the Replacement UDP.
- 1.9 In line with government good practice guidance, 58 indicators have been selected. There are three types: contextual indicators (see para 1.4 above), core indicators and local indicators.
- 1.10 Core indicators form the basis of all policy monitoring. They have been set by the government and are to be measured by all local authorities. The government gives particular importance to the monitoring of housing, through 'housing trajectories', which show past and estimate future performance in house building.
- 1.11 Local indicators have been developed by the Council to monitor matters relevant to Camden's policies and local circumstances that are not covered by the core indicators. The indicators used in this report are based on those set out in Camden's Key Issues documents (2003), which were devised to monitor the Replacement Unitary Development Plan. It is not possible to include an indicator for every policy in the UDP due to data availability, resource constraints and the nature of some policies, which do not lend themselves to quantitative measures. Therefore indicators have been identified to provide a measurable assessment of the key objectives of the UDP.
- 1.12 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**

- 1.13 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.
- 1.14 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.



### Summary of Indicators

There are a total of 58 indicators in the 2007/08 AMR (10 of these are contextual indicators to which targets are not applicable). Of the 39 indicators with a target, 32 met or part met their target, 5 targets were not met and 2 had no available data (though information for these is being collected for 2008/09 on both).

### Key

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

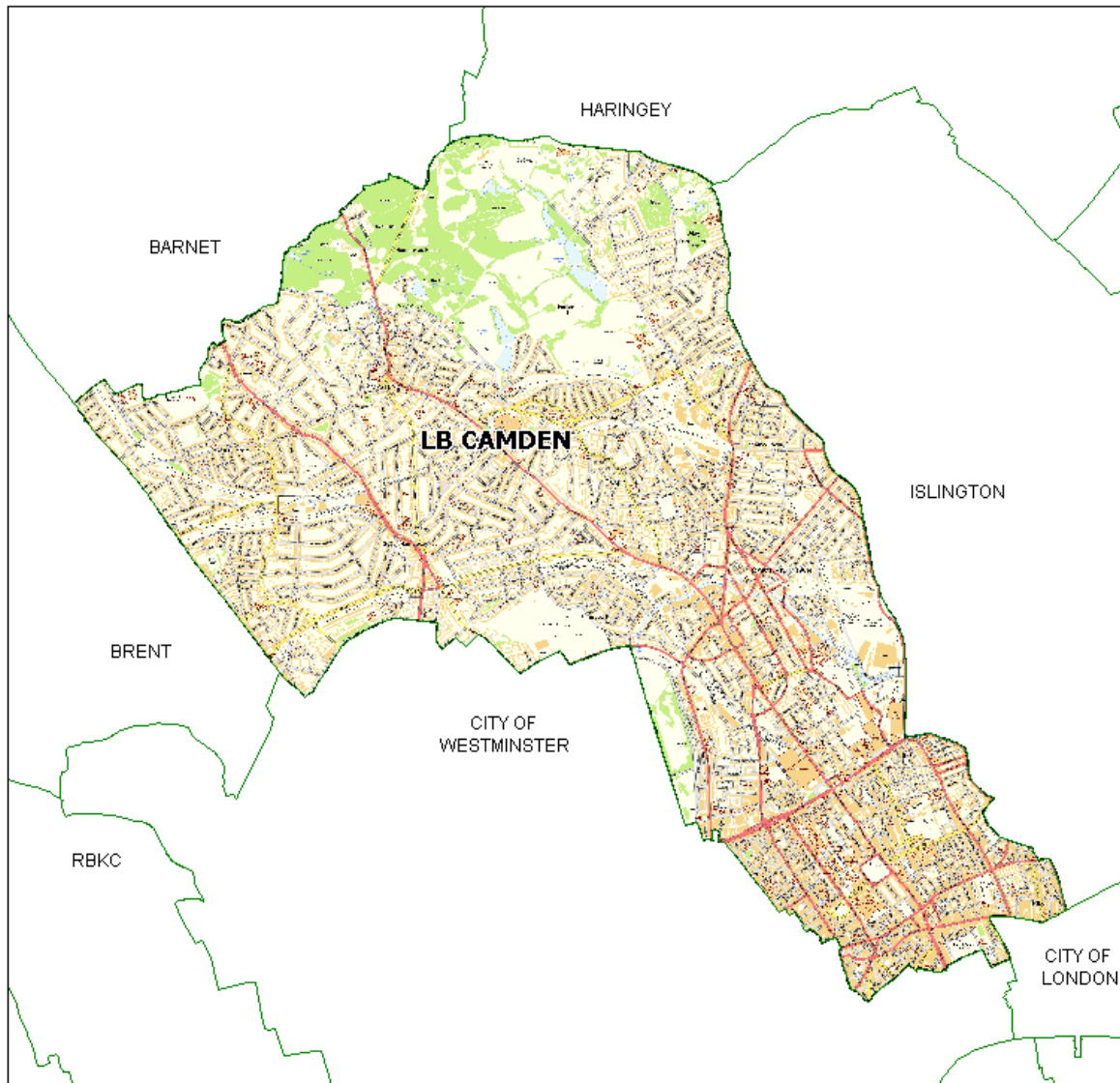
Indicator Type	Description	Target	Met
<b>Housing</b>			
Core	Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target	2007/08 437 additional dwellings	✓
Core	Percentage of new and converted dwellings on previously developed land	All dwellings on previously developed land	✓
Core	Affordable housing completions (gross and net)	50% of all dwellings in schemes of 15 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 40 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	Net additional pitches (Gypsy and Traveller)	No net loss of gypsy traveller sites	✓
<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 s106 agreements	All relevant developments to include a sustainability plan	✓
Local	Per capita reduction in CO <sub>2</sub> emissions	Year on year reduction in CO <sub>2</sub> emissions	✓✗

Indicator Type	Description	Target	Met
Core	Renewable Energy Generation	Major schemes to achieve 10% of energy from renewable sources	✓
Local	Air Quality	Reduction in the level identified air pollutants in the National Air Quality Strategy	✓✗
Core	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	✓
Local	Provision of waste management facilities	Development of waste management facilities needed to meet EU and national targets	✓
Local	Waste Arisings	Recycle or compost at least 30% of household waste	✗
Core	Minerals: production of primary land won aggregates and 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	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 and populations 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 Register	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually	✗
Local	Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required	No target	⊖
Core	Housing Quality – Building for Life Assessments	No target	⊖
Local	Number of Tree Preservation Orders	No target	⊖

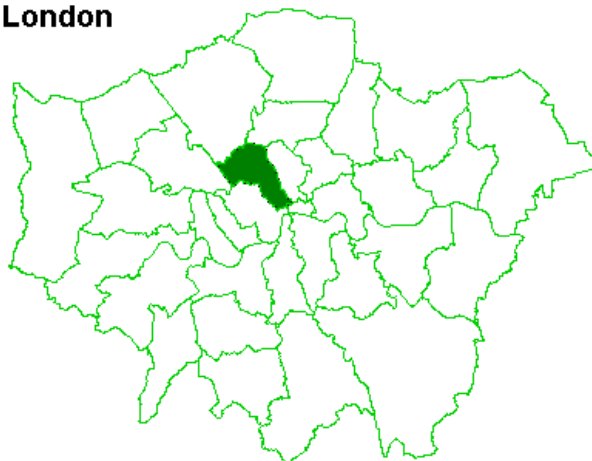
Indicator Type	Description	Target	Met
<b>Transport</b>			
Local	Car free housing and car capped housing	Locating car free and car capped housing in areas with good transport links and significant traffic and parking stress	✓
Local	Planning consents completed for major travel demand generating schemes 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 s106 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	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	Total amount of additional employment floorspace - by type	No target	⊖
Local	Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town	No target	⊖
Local	Amount of completed employment floorspace – small units	To minimise the net loss of small business accommodation	✓

Indicator Type	Description	Target	Met
Core	Total amount of employment floorspace on previously developed land – by type	All employment floorspace created on previously developed land	✓
Core	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	✓

## **Section A: Camden Context**



### Camden in Greater London



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## 2. Camden Context

### Overall Size and Composition

- 2.1 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

- 2.2 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
Indicator type	Contextual

- 2.3 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 (+29,000, +14.5%) to mid-2007. Local demographic projections produced by the Greater London Authority (that incorporates local housing stock information) and modeling 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.
- 2.4 Resident population under the Further Alterations to the London Plan projected 207,800<sup>1</sup> people in Camden at mid-2008. This is an increase of 5,300 (2.6%) from 2001. Population projections constrained by dwelling capacity translates into a growth of 12,200 people, a 5.9% increase 2008-2017.

**Table 2a: Projected Population, 2008-2017**

Year	Population	Period	Population change	Change (%)
2001	202,600			
2008	207,800	2001-08	5,300	2.6%
2012	211,500	2008-12	3,700	1.8%
2017	220,000	2012-17	8,500	4.0%
		2008-17	12,200	5.9%

Source: GLA 2006 Round of Demographic Projections (RLP High), © GLA, 2007

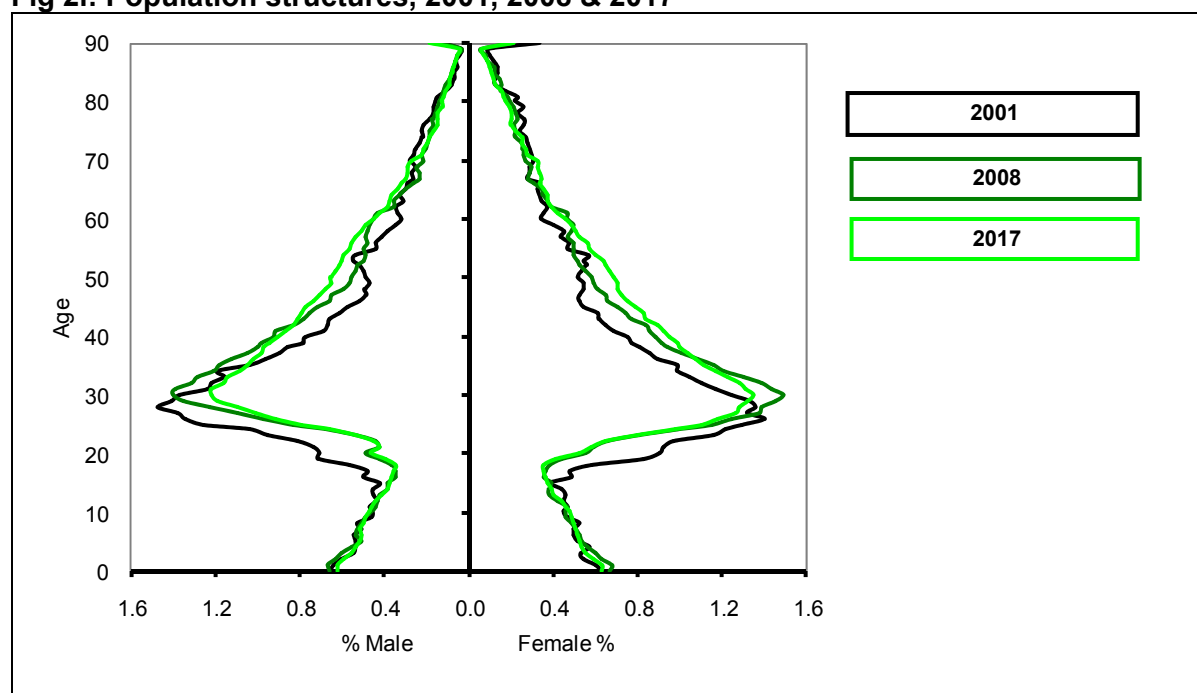
- 2.5 **Resident and workplace Population.** At the time of the 2001 Census, only 40% (36,396) of Camden resident workers had jobs in Camden; more than 55,000 (60% of Camden resident workers) were working outside the Borough. There are more than five times more people commuting into Camden (191,273 or 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

<sup>1</sup> 2006 Round GLA demographic projections RLP High

population). This asymmetry has implications for the Council's policies on transport and business uses.

- 2.6 **Age and Sex.** Camden has a relatively young age structure: at 2008, 16% of the population is aged under 16 years and 70% of the population aged younger than 45 years old. The mean age is 36.5 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.

**Fig 2i: Population structures, 2001, 2008 & 2017**



Source: GLA 2006 Round of Demographic Projections (RLP High), © GLA, 2007

- 2.7 Over the period of the projection to 2017, age and sex proportions change. The population pyramid above presents the progression of population from 2001 to 2008 and 2017. It depicts a general ageing of the population, with proportionally fewer children, progression to more middle-aged people (aged 35-60) and broadly similar proportions of elderly aged 70 and over. Mean age rises by almost a year to 37.3 years.
- 2.8 **University students.** In 2001<sup>2</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 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 students resident by local authority area.
- 2.9 **Ethnicity.** Between the 1991 and 2001 censuses Camden's black and minority ethnic population<sup>3</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

<sup>2</sup> Table KS13, 2001 Census

<sup>3</sup> All people excluding *White*.



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>4</sup> and 27% elsewhere in the world.

- 2.10 Camden has a large proportion of people in the *White Other* group. This is an amorphous group containing people from many different origins<sup>5</sup>: (in order of magnitude): Europe, North America, Oceania, South America, Asia, Africa and South America. In common with other inner London boroughs, there are small but growing communities of migrants who are refugees or seeking asylum.
- 2.11 GLA ethnic group projections show the proportion of Black and Minority Ethnic groups increasing from a projected 29.9% in 2008 to 31.3% by 2017.

Indicator 2	Household Size and total
Indicator type	Contextual

- 2.12 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.
- 2.13 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.
- 2.14 The GLA's Further Alterations to the London Plan projection (RLP High) is based on projected growth figures of approximately<sup>7</sup> 7,400 households (7.5%) 2008-17, based on growth in the dwelling stock. The projections provide output by type of household, which show (by interpolation) continued shrinkage *in married couple households* 2008-17 (-3,400, -19%). All other types are growing: the largest increase 2008-17 is in *one person households* (6,000, 13%), followed by *cohabiting couple households* (2,900, 26%), *lone parent households* (1,500, 16%) and *other multi-person households* (1,000, 8%).

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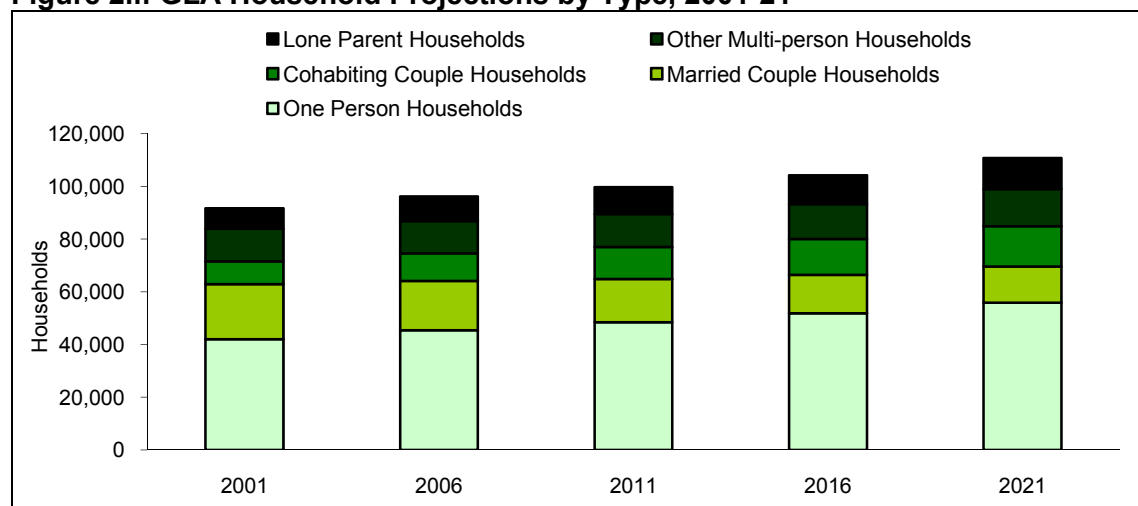
<sup>4</sup> EU15, as constituted on Census Day, 29 April 2001.

<sup>5</sup> 2001 Census Standard Table ST102: Ethnic group by place of birth, Crown Copyright, © 2004.

<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). Figures for 2007 and 2017 have been interpolated.

**Figure 2ii: GLA Household Projections by Type, 2001-21**

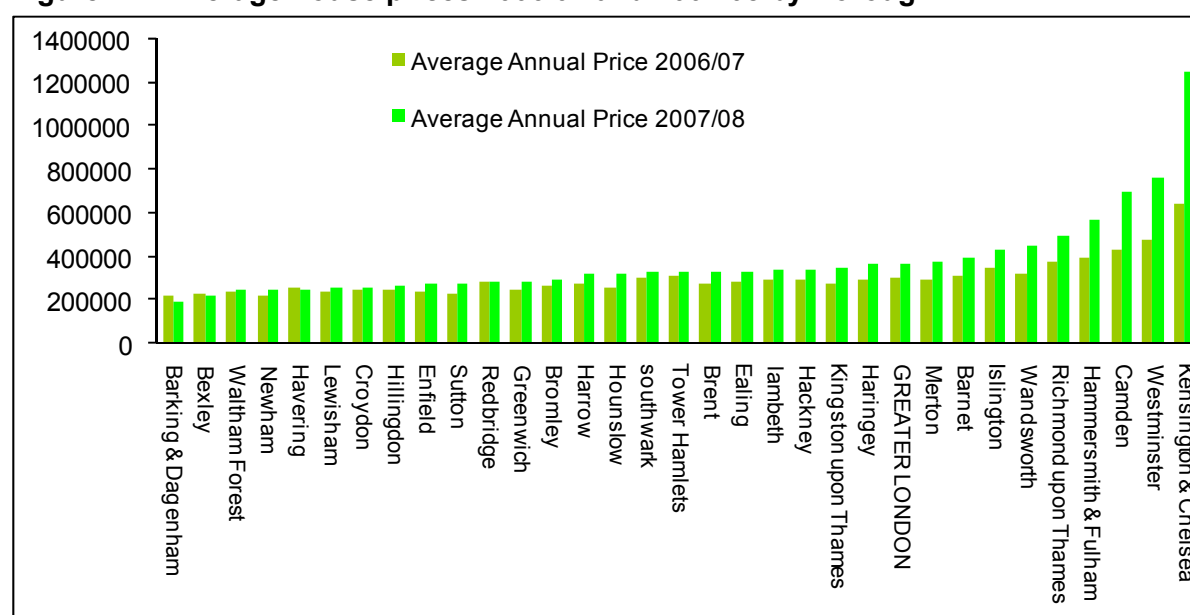


Sources: GLA 2006 Round Projections (RLP High), © 2007

<b>Indicator 3</b>	<b>House Prices</b>
Indicator type	Contextual

2.15 The Land Registry provides information on completed house sales. For 2007/08 Camden continued to be the 3<sup>rd</sup> most expensive London borough with an annual average house price of £699,849. Only Kensington & Chelsea (£1,251,166) and Westminster (£767,790) had higher average house prices. Camden is well above the Greater London average of £369,446. Average house prices have increased in Camden by 62% on the previous year (2006/07), compared to 21% for Greater London.

**Figure 2iii: Average house prices 2006/07 and 2007/08 by Borough**



Source: Land Registry, © Crown Copyright 2008

2.16 **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 are 17,553 key workers in Camden. The unmet need for affordable housing in Camden is estimated to be nearly 2,400 households (LB Camden Housing Needs Survey 2004).

<b>Indicator 4</b>	<b>Households</b>
Indicator type	Contextual

2.17 In 2001, the census showed that 35% of Camden households were owner-occupiers, compared with a London figure of 56% and 69% for England & Wales. All other forms of housing tenure were above the London and national averages. 11% of Camden households rented from a housing association, almost a quarter (24%) were renting from a private landlord; 26% renting from the Council and 4% were renting from an employer, relative or friend or living rent-free.

2.18 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 reducing slowly. 114 dwellings were sold in 2007/08 under the scheme.

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

1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	Total
462	507	560	761	671	477	518	433	137	100	114	4,740

Source: Camden Housing & Adult Social Care, © 2008

2.19 The breakdown of tenure in Camden in the past year has shown a 2.2% increase in private sector stock. The private sector share in 2008 is 64.5%. Local Authority housing saw a slight increase this year (0.8%), reversing a falling trend over the previous 2 years, though the overall share of this tenure has continued to fall to just under 24% in 2008. Registered Social Landlords (RSL) stock has fallen 3.7% over the past year, but still shows a 20% rise on 2005. RSL share of overall Camden stock is 11.5% in 2008, compared to 12.1% a year ago.

**Table 2c: Housing Tenure 2005 to 2007 (% of stock and % change)**

Period	Local Authority	RSL	Other Public Sector	Private Sector	Total dwellings
Mar-05	23,921	9,487	0	62,585	95,993
	25%	10%	0%	65%	100%
Mar-06	23,997	10,840	0	62,035	96,872
	25%	11%	0%	64%	100%
Mar-07	23,517	11,843	0	62,553	97,913
	24%	12%	0%	64%	100%
Mar-08	23,707	11,400	0	63,900	99,007
	24%	12%	0%	65%	100%
Change 2007-2008	0.8%	-3.7%	0%	2.2%	
Change 2005-2008	-0.9%	20.2%	0%	2.1%	

Source: Housing Investment Return (HIP) 2005-2008

<b>Indicator 5</b>	<b>Employment structure of the borough</b>
Indicator type	Contextual

- 2.20 ONS estimate 292,000 jobs<sup>8</sup> in total for Camden in 2005, including employees, self-employed, HM Forces and government-supported trainees. Of these, 256,000 (88%) were employee jobs.<sup>9</sup>
- 2.21 The Annual Business Inquiry 2006 (ABI)<sup>10</sup> allows analysis of the majority aspect of jobs relating to employees. Camden's 252,000 employee jobs is the third largest number among London local authorities, after Westminster and the City, and eighth largest in Britain. Camden has 6% of London's employee-jobs and 1% of Britain's.
- 2.22 Employment growth in Camden faltered in 2003 and 2004, but now appears to be back on an upward track with a 1% increase since 2003, 6% since 1998; correcting for the effect of a misallocation of restaurant jobs on total employment, the estimated job gain 2003-2006 increases from 1.3% to 2.5%.
- 2.23 Looking to the future, GLA Economics projections of employment show a growth of 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.
- 2.24 Camden has the second largest number of businesses in London (after Westminster) and after the City the third largest number of employee jobs. 75% of all Camden employment units employ fewer than five people. The biggest 1% of Camden enterprises provides 40% of the jobs; conversely, three-quarters of all Camden employment units employ fewer than five people. The average size of business service enterprises is 8 employee jobs; the public sector average is 40. Half of the employee-jobs are taken by men, while three-quarters of employees work full-time.
- 2.25 Economic sectors employing more than 10,000 people in the borough are higher education; transport and communications; retailing; recreational, cultural and sporting activities; public administration; legal work; health services; labour recruitment; manufacturing; business and management consultancy; computer and related activities. The largest manufacturing group is printing (mainly publishing), followed by consumer durables (mainly jewellery, with some furniture manufacture) and clothing.
- 2.26 Camden has a significant number of employees in the professional, financial and business services sector (38% employed), up slightly from last year. Banking, finance and insurance saw a large increase in employees in Camden between 2003 and 2006 when the total number increased from below 87,000 to over 95,000 (10%). Transport and Communications also enjoyed a slight increase over this period of 300 people employed.
- 2.27 57,700 people (23%) were employed in the public administration, education and health sector, a slight decrease on the 2003 figure of 58,000 and no change from last year. The presence of University College Hospital and the Royal Free Hospital along with a substantial part of University College London contribute a large proportion of the employment in this

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<sup>8</sup> Total jobs estimate was due to be updated to 2006 in April. NOMIS Labour Market Profile, June 2008.

<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 2006

sector. The council is also a major employer in this sector with offices and depots reaching into every part of Camden.

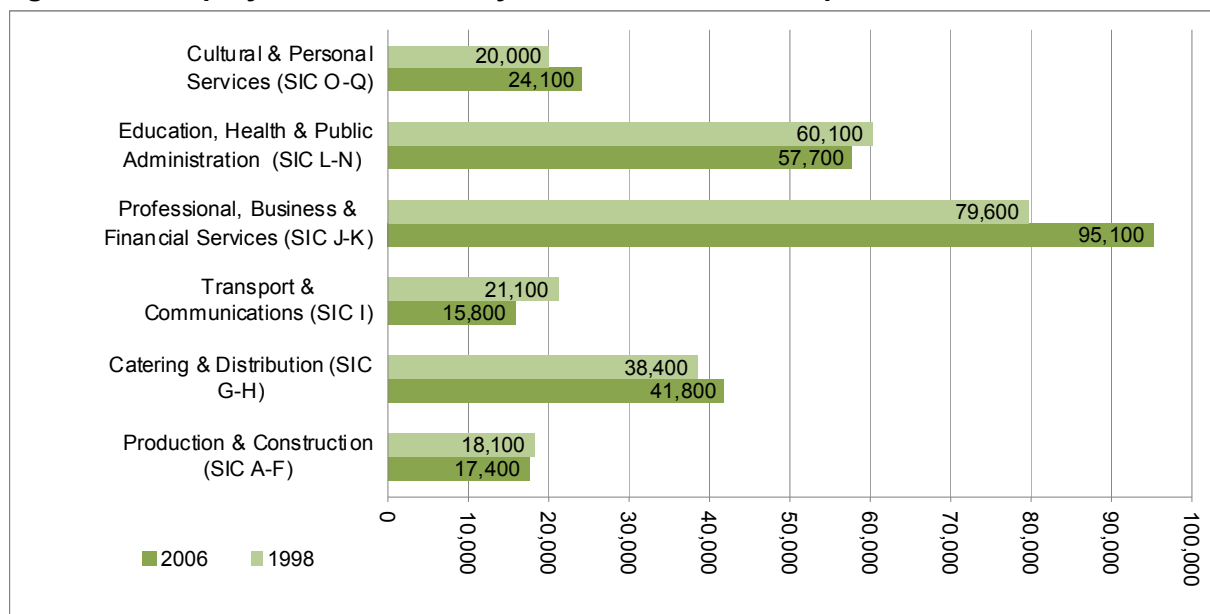
2.28 Creative industries account for 46,000 jobs, 18% of all employee jobs in Camden.

2.29 Offices and workshops account for only half of all employee jobs in the borough.

2.30 Of Camden's estimated 23,300 businesses and services, 19,845 were registered for VAT at the end of 2006 (up 320 on last year), though many others will be below the threshold for registration.

2.31 There are only 50 employment data units in Camden with more than 500 employees, though together these businesses and services employ a quarter (24%) of Camden employees. Three quarters of all Camden employment units (75%) employ fewer than five people; 97% fewer than 50. 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.

**Figure 2iv: Employees in Camden by Broad Industrial Group 1998–2006**

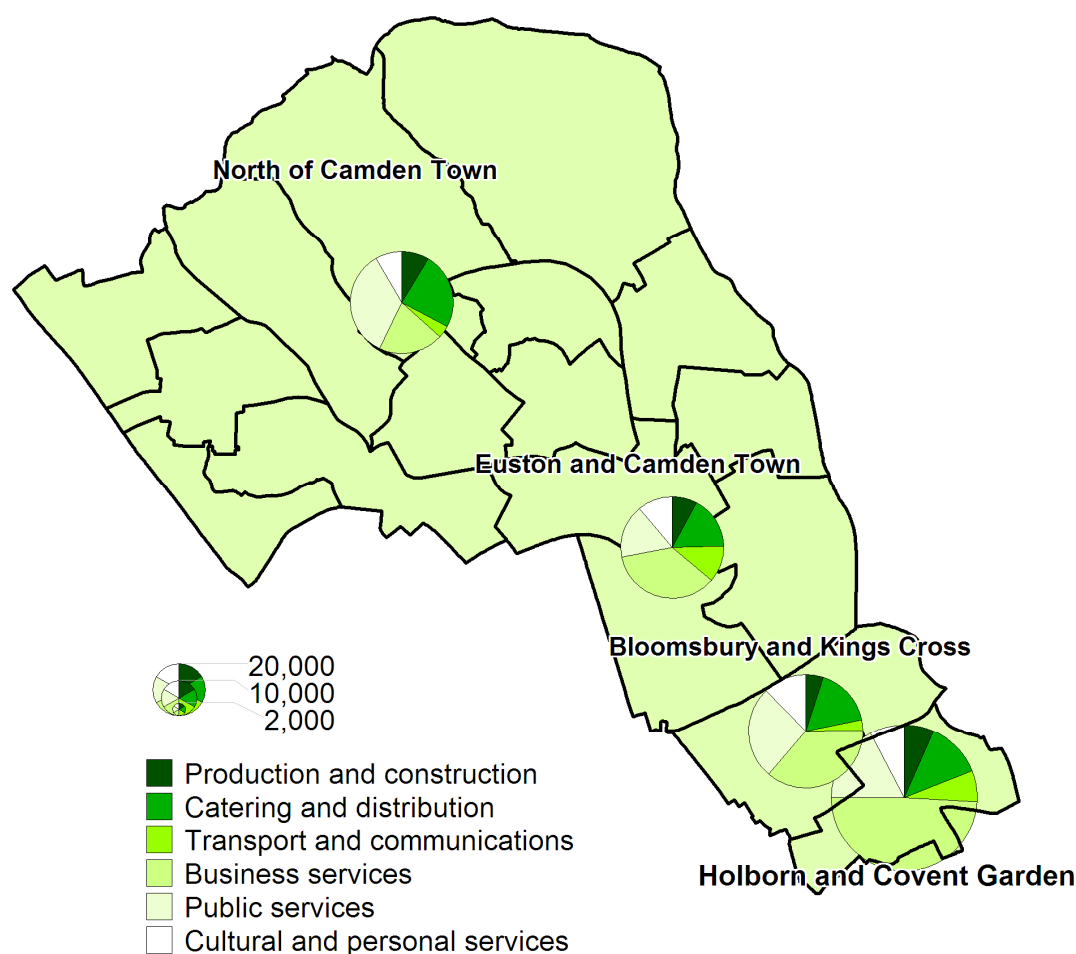


Source: Annual Business Inquiry (ABI), ONS © 2008

2.32 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.

2.33 Employment continues to be heavily concentrated south of Euston Road (61%), 40% in Holborn & Covent Garden and 21% in Bloomsbury & King's Cross. North of Euston Road, employment is more scattered but with local concentrations. 20% of employment is in the Euston & Camden Town zone and the remaining 20% of employment found in the more residential areas north of Camden Town.

**Figure 2v: Employee Jobs by Broad Industrial Groups and Location, 2006**



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

<b>Indicator 6</b>	<b>Unemployment</b>
Indicator type	Contextual

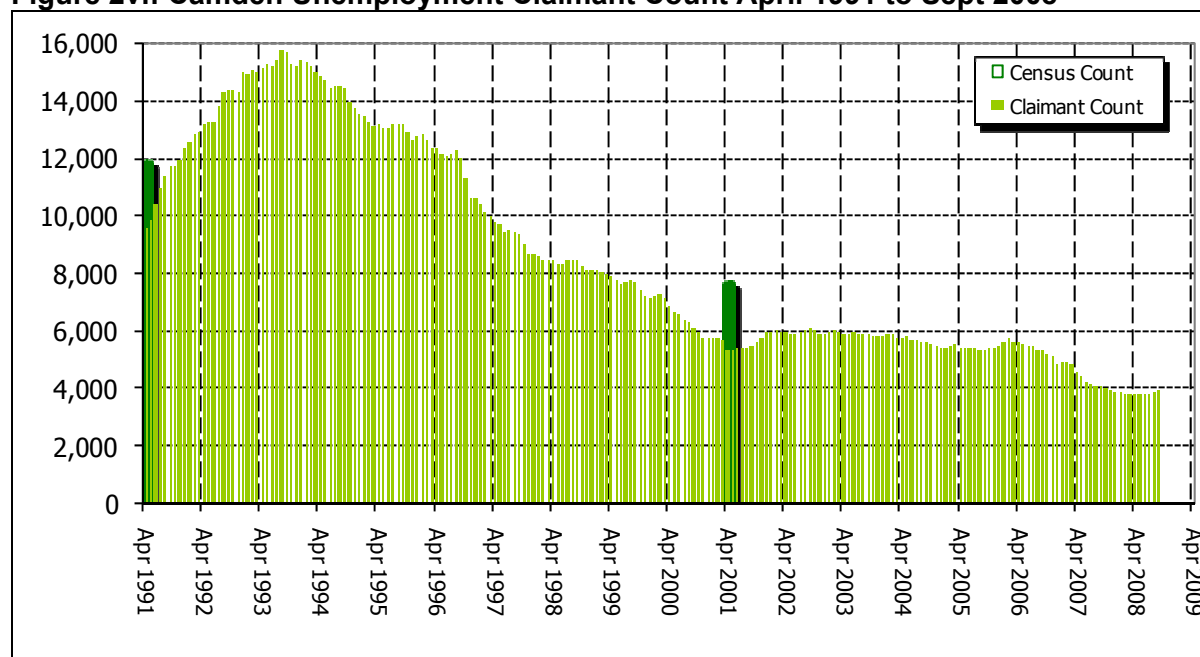
2.34 In April 2008, unemployment<sup>11</sup> in Camden reached its lowest level in 25 years (since the current series claimant counts began in 1983) – at 3,781 persons (3.8%). This has since risen to 3,956 claimants in September 2008.

2.35 Camden's overall claimant count unemployment rate<sup>12</sup> at September 2008 (4.0%) is closer now to the London rate of 3.9% and the national rate of 3.4% than it was a year ago. Camden's profile has shifted from being a high unemployment inner London borough to one of a lower level unemployment borough more typical of outer London. In September 2008, the Camden female rate fell below the London average for the first time.

<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.

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

**Figure 2vi: Camden Unemployment Claimant Count April 1991 to Sept 2008**



Source: Office for National Statistics (Jobcentre Plus administrative system) © Crown copyright, GLA estimates, © 2008.

<b>Indicator 7</b>	<b>Economic Activity of residents aged 16-74</b>
Indicator type	Contextual

2.36 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. 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 2d: Economic Activity breakdown**

Economic Activity of Residents Aged 16-74	Camden		Greater London	
	No.	%	No.	%
All People Aged 16 to 74	155,165	100%	5,300,332	100%
<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



- 2.37 Camden's economically active population<sup>13</sup> (resident workforce) is projected to grow by 8,300 between 2007 and 2017, an increase of 7.5%. The larger part of this growth (5,900, +12%) is projected to be women. The economic activity rate for men is projected to fall slightly from 74.5% to 73.7% between 2008 and 2017. Women's economic activity rate increases 61.9% to 63.7%.

<b>Indicator 8</b>	<b>Deprivation</b>
Indicator type	Contextual

- 2.38 The Indices of Deprivation 2007 (ID 2007) provide measures for different dimensions of deprivation<sup>14</sup>, updating the previous set (ID 2004).
- 2.39 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.
- 2.40 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.
- 2.41 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.
- 2.42 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.
- 2.43 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.
- 2.44 There are no Camden LSOAs within the 20% least deprived in England. The least deprived LSOA is in Hampstead Town ward.
- 2.45 Mapping of IMD (Figure 2vii) 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.
- 2.46 There is still a good correlation between deprivation described by the Indices of Deprivation 2007 and the Council's identified neighbourhood renewal areas.

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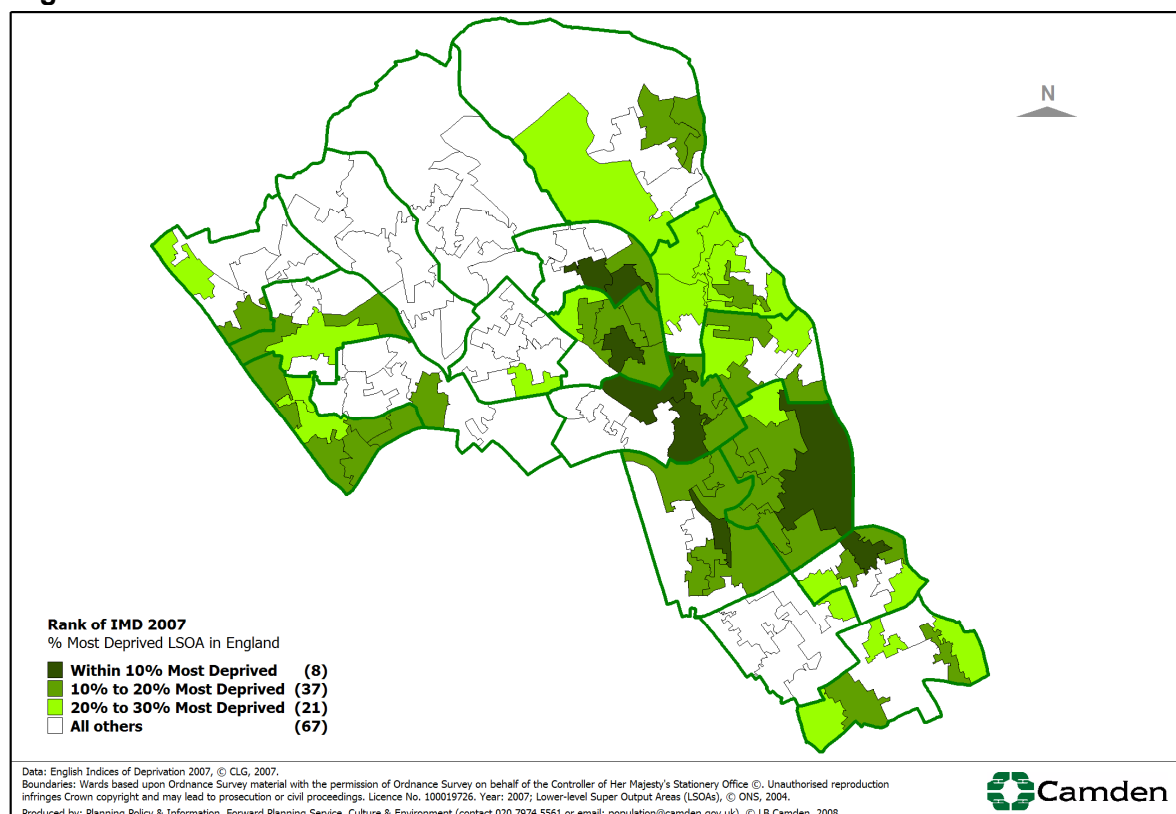
<sup>13</sup> GLA 2006 Round-based Economically Active Projections (RLP High), © GLA, 2007.

<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>.

<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.



**Figure 2vii: Index of Multiple Deprivation 2007, LSOAs within 30% Most Deprived in England**



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

<b>Indicator 9</b>	<b>Household income</b>
Indicator type	Contextual

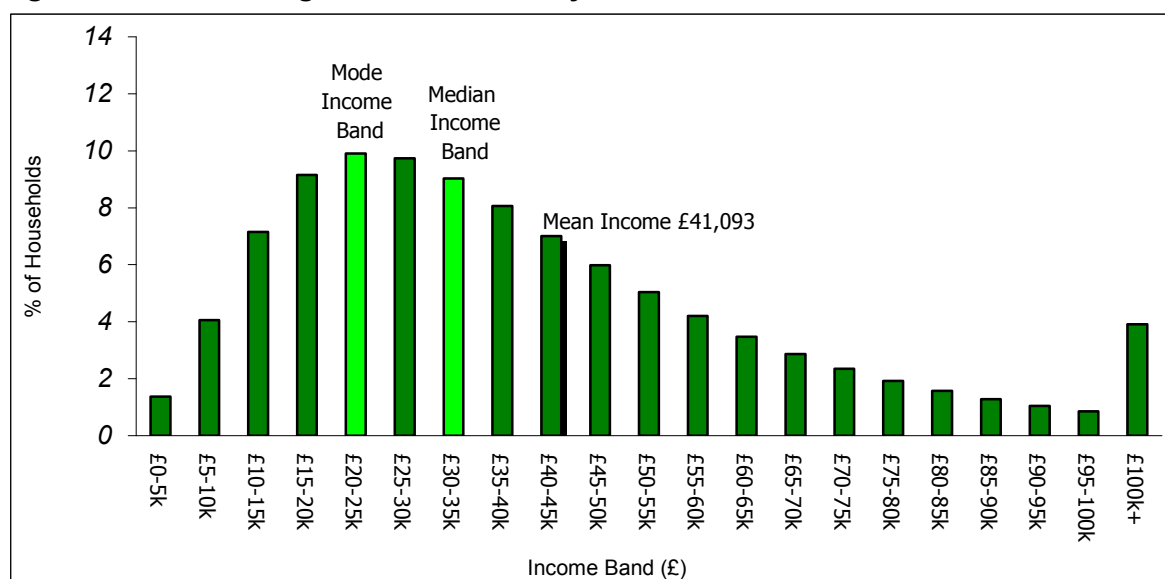
2.47 PayCheck is modelled annual household income data produced by CACI<sup>16</sup> which summarises income (from all sources) for Camden, Camden wards and how this compares with Greater London and Great Britain.

2.48 2008 household income data shows the average Camden household has a mean annual income of £41,093, an increase compared to 2006 (£39,040). Camden's mean annual household income is higher than the Greater London average of £39,892 and well above the Great Britain average of £34,417.

2.49 Figure 2viii shows the distribution of household incomes in Camden by income band at borough level. While the mean household income for Camden is £41,093, the large number of households (3.9%) with income above £100,000 skews the mean. The Median household income (middle) is between £30,000-35,000 and gives a more realistic picture. The mode (most common) household income band is between £20,000-25,000.

<sup>16</sup> CACI PayCheck 2008

**Figure 2viii: Percentage of Households by Annual Income Band, 2008**



Source: 'PayCheck' Modelled Household Income Data, © CACI Ltd, 2008

<b>Indicator 10</b>	<b>Crime</b>
Indicator type	Contextual

2.50 Camden's Annual Residents Survey 2008 indicates again that crime is the primary concern in for residents (45%), followed by the level of council tax (28%) and lack of affordable housing (25%). However, there has been a reduction of the level of concern accorded to crime, down from 46% in 2007 and from 52% in 2006. The level of concern about crime is significantly lower in Camden than for London (54%).

2.51 In the 12 months to April 2008, 34,933 crimes were reported in Camden, a decrease of 18% on the previous year 2006-07 and compared to a 6% reduction for London as a whole.

2.52 **Crime & Planning.** 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 (partnership working play a very important part in successfully implementing initiatives). For example, development schemes are required to be designed to reduce opportunities for crime through crime impact assessments. To update 2006/07 information, design advice to reduce the opportunity for crime and disorder was offered on 49 'sites' within the hotspot areas in 2007/08<sup>17</sup>. A notable example of such projects is the Inverness Street works. The project was implemented in June 2007. However data collected up to August 2007 has indicated the project was successful in the following outcomes:

Quantitative process and outcome evaluations were conducted which showed:

- A reduction in recorded drugs offences (CRIS data);
- A reduction in drugs related incidents (CCTV data); and
- A reduction in calls for service (DARIS data).

<sup>17</sup> Project Team, Urban Design and Renewal

Qualitative feedback from surveys and local business showed:

- A reduction in perceived level of crime;
- An increase in perceived levels of police in the area; and
- An increased perception of safety in the area.

**Table 2e: Reported Crime in Camden**

	Year to April 2008		Change from previous year (05/06)	
	Camden	Met Total	Camden	Met Total
<b>Total Crimes</b>	34,933	859,298	-17.8%	-6.3%

Source: Metropolitan Police, 2008.

## Conclusions

- 2.53 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. Continuing increases in house prices (even in the economic downturn) 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 has bottomed out, though the impact of the economic slowdown has yet to make an impact. 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 12,200 people, 5.9% increase to 220,000 persons in 2017;
- Projected household growth of 7,400 households, 7.5% increase to 105,200 in 2017;
- Employment fell in Camden in 2006 by 1%, though shows an increase of 6% increase since 1998;
- In the past year Claimant unemployment in Camden reached its lowest level in 25 years (since the current series began in 1983) with 3,781 claimants at April 2008;
- Camden's economically active population (resident workforce) is projected to grow by 8,300 between 2007 and 2017, an increase of 7.5%;
- 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 £41,093, higher than the Greater London average of £39,892 and well above the Great Britain average of £34,417 in 2008;
- The level of concern over crime has decreased since the previous year.



## **Section B: Policy Framework**

### 3. Local Development Framework Implementation

#### Introduction

- 3.1 Under the Planning and Compulsory Purchase Act 2004, all local authorities have to produce a Local Development Scheme (LDS). This is a public statement that provides information on the documents that the Council intends to produce to form its planning policy framework. The Camden LDS sets out the timetable and programme for production of planning policy documents over a three year period.
- 3.2 Camden's policy framework currently comprises of:
- Camden Unitary Development Plan; and
  - The London Plan.
- 3.3 In addition numerous Supplementary Planning Guidance/Documents have been produced to supplement policies:
- 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)
  - St Giles Court Planning Brief (2004)
  - Denmark Place Planning Brief (2004)
  - Planning Brief for 21-31 New Oxford Street (former Post Office Site) (2004)
  - London Electricity Site at 7-15 Whitfield Street Planning Brief (2002)
  - London Electricity Site at 2-16 Betterton Street Planning Brief (2002)
  - Midland Road Site - Land to the rear of the British Library - Planning Brief (2003)
  - Phoenix Place Planning Brief (2002)
  - Athlone House Planning Brief (1999)
  - Kingsway College, Sidmouth Street Planning Brief (2000)

#### Changes to planning policy in 2007/08

- 3.4 In February 2008 the Further Alterations to the London Plan were formally adopted by the Greater London Authority (GLA). These alterations have introduced a number of policy changes that have implications for planning authorities in London. Key to these, which have taken effect since its adoption, are:
- a) Affordable housing: Policy 3A.11 requires local authorities to seek affordable housing on sites of 10 or more units. This supersedes part of UDP policy (H2) which required affordable housing to be provided on sites of 15 or more dwellings or of 0.5 ha or more in size.

- b) Renewable energy: Policy 4A.7 requires local authorities to seek a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. This supersedes part of the UDP which provides for a 10% contribution (para 1.64, Camden Replacement UDP, June 2006)

- 3.5 In addition to these changes to policy, the Council has adopted three SPDs between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008. Two are revised area based guidance relating to food, drink and entertainment uses in Camden and Central London respectively, the other is a planning brief for Camden Town Underground Station. The latter was subject of a legal challenge late in 2007. This has since been resolved in favour of the Council and no changes have taken place that affect the document's adopted status.

#### **Transitional arrangements**

- 3.6 Under the transitional arrangements set out in the 2004 Act, local authorities automatically have their development plan policies saved for a period of three years from the commencement of the 2004 Act, or from their adoption if this was later. Since the UDP was adopted in June 2006, the Council will be required to apply to the Secretary of State to save UDP policies beyond June 2009.

#### **Monitoring LDS implementation**

- 3.7 The Planning and Compulsory Purchase Act 2004 stipulates that local authorities must produce a Local Development Scheme (LDS) what sets out the Local Development Documents (LDDs) it will produce and to what timetable.
- 3.8 Camden's first LDS was approved by the Government Office for London in June 2005. The current LDS was approved in June 2007. This document, the 2007/08 AMR, monitors the progress of document production against these milestones.
- 3.9 Tables 3i and 3ii show that all milestones were met in the 2007/08 monitoring year. The Core Strategy and Development Policies were both published for issues and options consultation in October/November in accordance the LDS timetable. Similarly the North London Waste Plan (a joint DPD with six other north London local authorities) was also published for issues and options consultation in January/February 2008 in accordance with the LDS.
- 3.10 The Council has delayed the publication of the Core Strategy and Development Policies DPD (Preferred Options) and Site Allocations DPD (Issues and Options), which fall within next year's monitoring period. The original publication date of June-July 2008 has been shifted back in order to allow further evidence to be gathered from partner organisations and infrastructure providers, in accordance with the requirements set out in paragraph 4.27 of PPS12. All three DPDs were published for public consultation purposes between October and November 2008. This should not significantly delay the adoption of the DPDs although it will affect when the plans are submitted to the government.
- 3.11 The Council has also made considerable progress in furthering its evidence base, with a number of new studies being commissioned and/or completed in the current monitoring year:
- Camden Housing Needs Survey (Fordham Research);
  - Camden Retail Study (Roger Tym and Partners);
  - Camden Employment Land Review (Roger Tym and Partners);
  - Camden Open Space, Sport and Recreation Study Update (Atkins);
  - Delivering a Low carbon Camden – Carbon Reduction Scenarios to 2050 (SEA-Renue);
  - North London Waste Plan Strategic Flood Risk Assessment (Mouchel).

**Table 3i: Progress of Development Plan Documents 2007/08**

Camden LDF – DPDs	Stage	LDS Milestone	Milestone reached	Commentary
Core Strategy	Initial preparation	July - Sept 2007	✓	The Issues and Options report was published in accordance with the LDS timetable. Since this time, it has been deemed necessary to delay the publication of preferred options in order to gain further evidence from partner organisations and infrastructure providers. Publication of preferred options took place between October and November 2008.
	<b>Consultation on issues / options</b>	<b>October - November 2007</b>	✓	
	Consultation on preferred options*	June - July 2008	✗	
	Submission to Secretary of State*	April 2009		
	Public examination	October 2009		
	Inspector's report*	March 2010		
Development Policies	Adoption by Council*	September 2010		
	Initial preparation	July 2006 - Sept 2007	✓	The Issues and Options report was published in accordance with the LDS timetable. Since this time, it has been deemed necessary to delay the publication of preferred options in order to gain further evidence from partner organisations and infrastructure providers. Publication of preferred options took place between October and November 2008
	<b>Consultation on issues / options</b>	<b>October - November 2007</b>	✓	
	Consultation on preferred options*	June - July 2008	✗	
	Submission to Secretary of State*	April 2009		
	Public examination	December 2009		
	Inspectors report*	June 2010		
Site Allocations	Adoption by Council*	September 2010		
	<b>Initial preparation</b>	<b>Sept 2007 - May 2008</b>	✓	Preparation of the Site Allocations DPD has taken place in accordance with the LDS timetable in 2007/08.  See above for explanation of delay in publishing issues and options report
	Consultation on issues / options	June - July 2008	✗	
	Consultation on preferred options*	February - March 2009		
	Submission to Secretary of State*	December 2009		
	Public examination	June 2010		
	Inspector's report*	November 2010		
North London Waste Plan	Adoption by Council*	February 2011		
	Initial preparation	January – December 2007	✓	Published in accordance LDS timetable.
	<b>Consultation on issues / options</b>	<b>January – February 2008</b>	✓	
	Consultation on preferred options*	January – February 2009		
	Submission to Secretary of State*	September 2009		
	Public examination	March 2010		
	Inspector's report*	August 2010		
	Adoption by Council*	December 2010		



Section B  
Chapter 3. Local Development Framework Implementation

Camden LDF – DPDs	Stage	LDS Milestone	Milestone reached	Commentary
Statement of Community Involvement	Preparation/scoping Consultation on draft scoping* SCI agreed by members Submission/further consultation Examination Inspector's Report* Adoption by Council*	Spring 2005 September-October 2005 December 2005 January 2006 July 2006 September 2006 December 2006		The SCI was adopted in November 2006, slightly in advance of the LDS timetable.

**Table 3ii: Progress of Supplementary Planning Documents 2007/08**

Camden LDF – SPDs	Stage	LDS Milestone	Milestone reached	Commentary
Revised Planning Guidance for Central London - Food, Drink and Entertainment, Specialist and Retail Uses	Preparation November <b>Draft agreed by members</b> <b>Consultation on draft document</b> <b>Adoption by Council</b>	January - February 2007 <b>April 2007</b> <b>May - June 2007</b> <b>October 2007</b>	✓ ✓ ✓ ✓	This document was adopted in October 2007 in accordance with the LDS timetable.
Revised Planning Guidance for Camden Town - Food, Drink and Entertainment Uses	<b>Preparation/sustainability appraisal</b> <b>Draft agreed by members</b> <b>Consultation on draft document</b> <b>Adoption by Council</b>	<b>June 2007</b> <b>September 2007</b> <b>Sept - October 2007</b> <b>February 2008</b>	✓ ✓ ✓ ✓	A draft of the revised guidance was adopted in accordance with the LDS timetable.
Camden Town Underground Station Planning Brief	Preparation Draft agreed by Members Consultation on draft document <b>Adoption by Council</b>	May - June 2006 December 2006 January - February 2007 <b>September 2007</b>	✓ ✓ ✓ <b>Delayed – October 2007.</b>	The preparation, agreement of a draft brief and consultation took place in accordance with the LDS timetable. The brief was adopted by the Council at the beginning of October 2007. It was subsequently subject of a legal challenge, which has been resolved in favour of the Council.

Section B  
Chapter 3. Local Development Framework Implementation

Camden LDF – SPDs	Stage	LDS Milestone	Milestone reached	Commentary
Euston Area Planning Framework	<b>Preparation</b>	<b>March-June 2008</b>	✓	This Planning Brief does not feature in the LDS. It needs to be produced prior to the adoption of the LDF due to the likely timescale for submission of planning applications on the main sites. It will therefore rely on UDP saved policies. It is not anticipated there will be any fundamental change to the policy approach as a result of the LDF.
	Draft Agreed by Members	July 2008	✓	
	Consultation on draft document	August-October 2008	✓	
	Programmed adoption by Council	February 2009		
Hawley Wharf Area Planning Framework	Preparation	April – August 2008	✓	This Planning Brief does not feature in the LDS. It needs to be produced prior to the adoption of the LDF due to the likely timescale for submission of planning applications on the main sites. It will therefore rely on UDP saved policies. It is not anticipated there will be any fundamental change to the policy approach as a result of the LDF.
	Draft Agreed by Members	September 2008	✓	
	Consultation on draft document	October – November 2008	commenced	
	Programmed adoption by Council	February 2009		

\* Key milestone as defined in PPS12

Stages highlighted in **bold green** apply to the 2007/08 monitoring year

### **Infrastructure provision**

- 3.12 Government guidance recommends that Councils should identify in AMRs how infrastructure providers have performed against the programme for infrastructure set out in support of the Core Strategy, and to reprioritise any assumptions if necessary. Camden's Core Strategy is still being developed and the Council is continuing to liaise with partner organisations to identify their key programmes over the plan period. An indicative list has however been produced and was published as part of the Core Strategy Preferred Options public consultation.
- 3.13 Since the Core Strategy has not been adopted and this list remains indicative, the Council will not be monitoring progress in this report. However, this is something that the Council will seek to undertake once the Core Strategy is adopted, and when partner organisations can provide more complete information of their future programmes and strategies. A copy of the list of key programmes is available to view on the Council's website: [www.camden.gov.uk/ldf](http://www.camden.gov.uk/ldf)

### **Key Achievements**

- Consultation on the issues/options for the core strategy, development policies, site allocations, north London waste plan;
- Adoption by Council of the Revised Planning Guidance for Central London - Food, Drink and Entertainment, Specialist and Retail Uses;
- Adoption by the Council of the Revised Planning Guidance for Camden Town - Food, Drink and Entertainment Uses;
- Adoption by the Council of the Camden Town Underground Station Planning Brief;
- Preparation of the Euston Area Planning Framework.

## 4. Policy Usage and Development Control

### Development control statistics – an overview

- 4.1 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.
- 4.2 Between April 2007 and March 2008 Camden **received** 3,938 applications, a 12% increase on the 2006/07 figure. Over the same period the Council **determined** a total of 3,366 planning applications; this represents an increase of 12% in the number of decisions made in the previous year (3,049). 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 will be withdrawn prior to determination.
- 4.3 Camden **approved** 81% of all applications. Although this represents a fall from the 84% approval rate in the previous two years, it remains above the average for London Boroughs.

**Table 4a: Planning decisions by type 2005-2008**

Period	Major	% granted	Minor	% granted	Other	% granted	All	% granted
2007/08	30	50%	910	78%	2,426	83%	3,366	81%
2006/07	45	84%	928	83%	2,076	85%	3,049	84%
2005/06	57	77%	958	83%	2,080	85%	3,095	84%

Source: Development Control, LB Camden

- 4.4 In Camden major<sup>18</sup> developments accounted for 1% of decisions (unchanged from 2006/07), minor<sup>19</sup> developments 27% (3% less than in 2006/07), and other<sup>20</sup> developments 72% (4% more than in 2006/07). Householder applications accounted for just 28% of all decisions in 2007/08 (2% more than 2006/07), although there has been a 19% increase since 2006/07 in the number of this type of application decided (946 in 2007/08 against 792 in 2006/07). Change of use applications accounted for 4% of decisions in Camden, unchanged from 2006/07.
- 4.5 The **overall refusal rate was 16% for full planning permission** and 12% for listed building consent.
- 4.6 **Camden met all the targets in relation to the speed of decision-making**, deciding 93% of major developments within 13 weeks, 76% of minor developments and 81% of other decisions within 8 weeks. In 2006/07 Camden decided 82% of major developments within 13 weeks, 84% of minor developments and 89% of other decisions within 8 weeks.
- 4.7 **Camden made 95% of decisions using delegated powers** in 2007/08, compared to 93% in 2006/07.
- 4.8 **Camden issued 56 Enforcement Notices** (a 33% increase on the 2006/07 figure of 32), 6 Breach of Condition Notices (unchanged from 2006/07) and 35 Planning Contravention Notices (down from 69 in 2006/07, a 49% decrease). Camden has not issued any Stop Notices in 2007/08 or 2006/07.

<sup>18</sup> Major developments are those comprising: 10 or more dwellings, or industrial/retail developments of more than 1,000 sqm, or developments on sites of 1 ha or greater.

<sup>19</sup> Minor developments are those under the threshold for major developments

<sup>20</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.

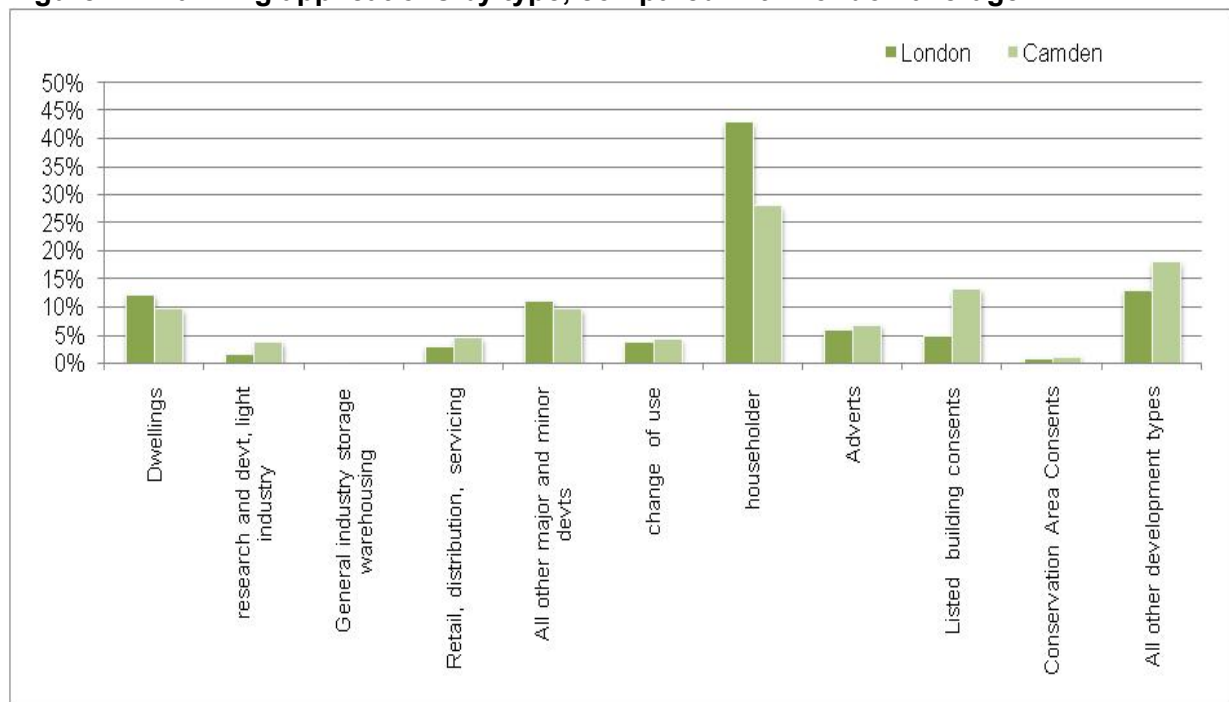
- 4.9 A total of **446 listed building decisions were made in 2007/08**, an increase of 3% compared with 2006/07. 87% of these applications were granted permission.

**Table 4b: Planning applications received in Camden and London**

	London	London %	Camden	Camden%
Dwellings	11,142	12%	326	10%
R&D, light industry	1,432	2%	131	4%
General industry storage warehousing	235	0%	2	0%
Retail, distribution, servicing	2,821	3%	155	5%
All other major and minor	10,158	11%	326	10%
Change of use	3,403	4%	146	4%
Householder	39,409	43%	946	28%
Adverts	5,494	6%	233	7%
Listed building consents	4,524	5%	448	13%
Conservation Area Consents	784	1%	40	1%
All other development types	11,920	13%	613	18%
Total	91,323		3,366	

Source: CLG, 2008

**Figure 4i: Planning applications by type, compared with London average**



Source: Development Control, LB Camden

## Policy Usage Analysis

- 4.10 This section examines the usage of policies 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.
- 4.11 Camden's **UDP policies were cited a total of 3,339 times** in the determination of planning applications between the 1 April 2007 and 31 March 2008<sup>21</sup>. The analysis below examines the number of times policies were cited over this period.

**Table 4c: Frequency of policies usage 2007/08**

	Not cited	Between 1 and 10 times	Between 11 and 25 times	Between 26 and 100 times	More than 100 times	Total
No. of policies	31	30	15	9	6	91
Percentage	34.1%	33.0%	16.5%	9.9%	6.6%	100.0%

Source: Development Monitoring, LB Camden

- 4.12 34% of policies were not cited in decisions. Of those policies that were cited, most (30 policies, 33%) were cited less than 10 times, while 15 were cited between 11 and 25 times (15 policies, 16.5%). Six policies were cited more than 100 times, and these are listed below in table 4d.

**Table 4d: Policies cited more than 100 times in 2007/08**

Policy	Approval	%	Refusal	%	Total
B3 Alterations and extensions	495	63.9%	280	36.1%	775
B7 Conservation Areas	224	40.4%	330	59.6%	554
B1 General design principles	225	41.4%	318	58.6%	543
B6 Listed Buildings	208	63.6%	119	36.4%	327
SD6 Amenity for occupiers and neighbours	46	28.6%	115	71.4%	161
T8 Car free housing and car capped housing	43	40.2%	64	59.8%	107

Source: Development Monitoring, LB Camden

- 4.13 Four of the six policies cited more than 100 times are from the Built Environment chapter of the UDP. The remaining two are from the Sustainable Development and Transport chapter respectively.
- 4.14 The policy cited in the most approved decisions was policy B3 (Alterations and Extensions). The policy cited the most times for refused decisions was policy B7 (Conservation Areas). However, as policy SD6 (Amenity for occupiers and neighbours) was cited the most times for refused decisions at 71%.
- 4.15 31 policies were not cited in 2007/08 and these are listed in table 4e below. Twelve (38%) of these are area-based policies relating to either King's Cross or Regent's Canal, two (6%) refer to site schedules, and the remaining 17 relate to policies in a numerous chapters.

<sup>21</sup> Planning decisions can quote more than one policy in decision notices

**Table 4e: Policies not cited in decision notices 2007/08**

Chapter	Policy	
Sustainable Development	SD5	Location of development with significant travel demand
Sustainable Development	SD11	Waste management facilities
Sustainable Development	SD13	Aggregate facilities
Housing	H4	Protecting affordable housing
Housing	H5	Conversion to short stay accommodation
Housing	H9	Hostels
Housing	H10	Accommodation providing an element of care
Housing	H11	Gypsies and travellers
Natural Environment	N3	Protecting open space designations
Natural Environment	N6	Nature conservation sites
Natural Environment	N7	Protecting species and their habitats
Transport	T13	Adoption of highways and other access routes
Transport	T14	Local area transport treatments and traffic calming
Town Centres, Retail and Entertainment	R4	Markets
Town Centres, Retail and Entertainment	R5	Car boot sales
Community Use, Leisure and Tourism	C3	New leisure uses
Community Use, Leisure and Tourism	C5	Tourism uses
King's Cross Opportunity Area - Area Action Plan	KC1	Mixed use development
King's Cross Opportunity Area - Area Action Plan	KC2	Prioritisation
King's Cross Opportunity Area - Area Action Plan	KC3	Economic activities
King's Cross Opportunity Area - Area Action Plan	KC4	Housing
King's Cross Opportunity Area - Area Action Plan	KC5	Transport
King's Cross Opportunity Area - Area Action Plan	KC6	Transport accessibility and safety
King's Cross Opportunity Area - Area Action Plan	KC7	Parking
King's Cross Opportunity Area - Area Action Plan	KC10	Open space
King's Cross Opportunity Area - Area Action Plan	KC12	Integration, regeneration and community development
Regent's Canal	RC1	Character and vitality of Regent's Canal
Regent's Canal	RC2	Building use along Regent's Canal
Regent's Canal	RC3	Permanent mooring of boats
Land Use Proposals	LU1	Schedule of land use proposals
Transport Proposals	TP1	Schedule of transport proposals

Source: Development Monitoring, LB Camden

- 4.16 Below is a summary of the frequency of policy usage by UDP chapter (see figure 4ii for a summary of key statistics).
- 4.17 **Sustainable Development** policies were used 347 times in 2007/08. Of this number, 26% (89) were cited as part of refused applications while 74% (258) were cited as part of approved applications. The most cited policy was SD6 Amenity for occupiers and neighbours) (161, 46%) and least cited SD5 (Location of development with significant travel demand), SD11 (Waste management facilities) and SD13 (Aggregate facilities) (0).



- 4.18 **Housing policies** were used 148 times during the 2007/08 period. Of this number 68% (101) were cited in approved decisions and 32% (47) in refused decisions. The most cited policy was H7 (Lifetime homes and wheelchair housing) (78, 53%) and least cited policies were H4 (Protecting affordable housing), H5 (Conversion to short stay accommodation), H9 (Hostels), H10 (Accommodation providing an element of care) and H11 (Gypsies and travellers) (0).
- 4.19 **Built Environment** policies had the highest number of citations at 2,299 during the 2007/08 period. Of this number, 1,198 (52%) were cited in approved decisions and 1,101 (48%) in refused decisions. The most cited policy was B3 (Alterations and extensions) (34%, 775), though policies B7 (Conservation areas), B1 (General design principles) and B6 (Listed buildings) were well used. The least cited policy was B8 (Archaeological sites and monuments) (1).
- 4.20 **Natural Environment** policies were cited 71 times during the 2007/08 period, 34 of which being for approved decisions and 37 for refused. The most cited policy was N5 (Biodiversity) (35%, 25) closely followed by N8 (Ancient woodlands and trees) (34%, 24). The least cited policies were N3 (Protecting open space designations), N6 (Nature conservation sites) and N7 (Protected species and their habitats) (0).
- 4.21 **Transport** policies were cited 346 times during the 2007/08 period. Of this 109 (32%) were cited in approved decisions and 237 (68%) were cited in refused decisions. The most cited policy was T8 (Car free housing and car capped housing) (31%, 107) and least cited T13 (Adoption of highways and other access routes) and T14 (Local area transport treatments and traffic calming) (0).
- 4.22 **Town Centres, Retail, and Entertainment** policies were cited 84 times during the 2007/08 period. Of this number 38 (45%) were cited in approved decisions and 46 (55%) in refused decisions. The most cited policy was R3 (Assessment of food and drink uses and licensed entertainment) (29%, 24) closely followed by R2 (General impact of retail and entertainment uses) (27%, 23) and least cited policies R4 (Markets) and R5 (Car boot sales) (0).
- 4.23 **Economic Activities** policies were used 24 times during the 2007/08 period. Of this 16 (67%) citations were in approved decisions and 8 (33%) in refused decisions. The most quoted policy was policy E2 (Retention of existing business uses) (58%, 14) and least cited policy E4 (Live/work units) (4%, 1).
- 4.24 **Community Use, Leisure and Tourism** policies were used 15 times during the 2007/08 period. Of this number, 11 (73%) were cited in approved decisions and 4 (27%) in refused. The most cited policy was C1 (New community uses) (53%, 8) and least cited were policies C3 (New leisure uses) and C5 (Tourism uses) (0).
- 4.25 **King's Cross Opportunity Area – Area Action Plan** policies were used 5 times during the 2007/08 period. Two (40%) of these citations were in approved decision notices and 3 (60%) in refused. Policies KC8 (Design) and KC9 (Design of transport services and features) were cited twice and policy KC11 (Heritage) cited once.
- 4.26 Policies in the **Regent's Canal**, **'Land Use Proposals'** and **'Transport Proposals'** chapters were not used in 2007/08.



### Appeals analysis

- 4.27 This section provides an overview of appeal decisions in Camden and goes on to analyse how effect policies have been when tested at appeal in 2007/08. 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.
- 4.28 Of the total number of applications going to appeal during 2007/08 60 (44%) were upheld/allowed, and 74 (64%) were dismissed. The percentage of appeals being allowed is above that of the previous 2 years (27%). The majority (50%) of appeals decided were in relation to a refusal of planning permission, 20% were in relation to an enforcement notice, 9% in relation to listed building consent and 7% in relation to advertisement consent. The remaining 14% can be attributed to, amongst other things; conservation area consents and listed building enforcement notices.

**Table 4f: Appeal decisions 2005-2008**

	Total	Dismissed	Upheld/Allowed	% Dismissed	% Allowed
Camden 2007/08	134 <sup>22</sup>	74	60	<b>55%</b>	<b>45%</b>
Camden 2006/07	124	90	34	<b>73%</b>	<b>27%</b>
Camden 2005/06	168	122	46	<b>73%</b>	<b>27%</b>

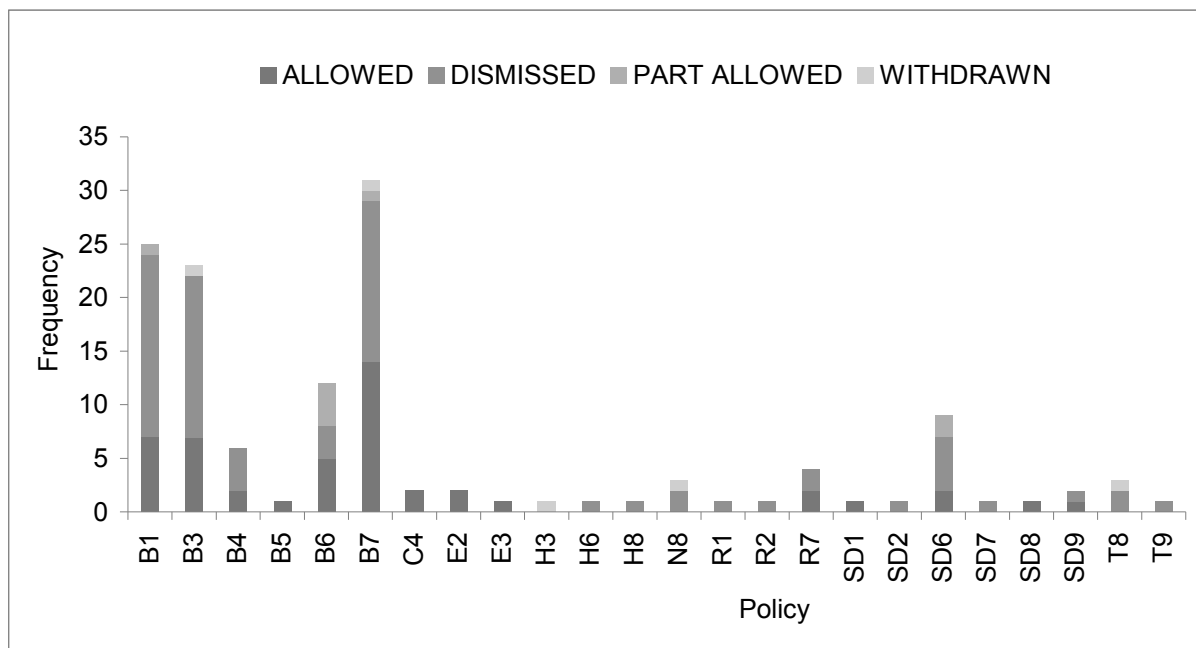
Source: Development Database, LB Camden. Planning Inspectorate

- 4.29 The **Built Environment** policies have been cited most out of all UDP policies. Figure 4iii, 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 25 times in Inspectors' decisions, with 68% being dismissed. This is higher than the Camden average for 2007/08 but lower than that of previous two years.
- 4.30 **Policy B3** sets out the criteria for which applications for alterations and extensions are assessed. This policy was cited 23 times, with 30% were allowed and 65% dismissed. Again this is lower than the Camden average for the current year but higher than that of the preceding two. **Policy B4** sets the criteria for which applications for shop-fronts, advertisements and signs are assessed. This policy was cited just 6 times in appeals, with 33% being allowed and 67% dismissed. This is below the average for Camden in 2007/08.
- 4.31 **Policy B6** sets out the Council's approach to assessing applications for listed buildings. It was cited five times in appeal decisions, with 75% (9) being allowed or part allowed. This is significantly higher than the average for Camden in 2007/08.
- 4.32 **Policy B7** provides Camden's approach to applications in Conservation Areas. It was cited the most times out of all policies in 2007/08 – 31. Half of these were allowed or part allowed, and half dismissed. The performance of this policy at appeal is therefore below the average for Camden 2007/08.
- 4.33 **Policy SD6** on amenity for occupiers and neighbours was cited nine time in appeals – 5 (56%) being dismissed and 4 allowed or part allowed (44%). The proportion dismissed is marginally better than the Camden average for 2007/08, but someway off that achieved in the preceding two years.
- 4.34 The remaining policies were cited fewer than five times in appeals, resulting in a mixture of allowed and dismissed decisions.

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<sup>22</sup> This figure excludes an application where 'no further action' was taken.

**Figure 4ii: Appeal decisions by policy 2007/08**



Source: Development Monitoring, LB Camden

#### **Summary of Section 106 Agreements Signed in 2007/08**

- 4.35 This section provides an outline of planning agreements signed in 2007/08. A total of 167 Section 106 Agreements were signed containing 404 obligations (heads of terms). This included:
- 120 car free or car capped developments;
  - 26 construction management plans;
  - 14 sustainability plans;
  - 10 renewable energy plans;
  - 7 required provision of affordable housing;
  - 4 related to local labour and recruitment;
  - 3 requiring application of lifetime homes standards;
  - 3 related to community safety and crime prevention; and
  - a range of other obligations of a very site-specific nature (e.g. restrictions on use).
- 4.36 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 (£767,000).
- 4.37 The second and third largest contributions, £650,000 for Environmental Improvements and £175,000 for cycle storage were negotiated as part of the redevelopment of King's Cross station (see below).
- 4.38 A single contribution of £545,000 was negotiated as a payment in lieu of providing affordable housing on site for the scheme at 64-78 Kingsway. The majority of affordable housing is provided on site by the developer and is not listed in the figures below. The remaining contributions received are summarised below:
- 4.39 The redevelopment of King's Cross has resulted in the most extensive Section 106 agreement of 2007/08 and provides for a range of community and environmental benefits. These were obtained under 25 clauses, the most notable are as follows:
- sustainability measures, renewable energy, waste and recycling management;

- local employment and training, creation of a construction training centre including a £75,000 contribution to operate the centre, skills and recruitment measures, provision for local procurement;
- a contribution of £650,000 for environmental improvements, a public realm strategy and design competition;
- a £175,000 contribution for cycle storage;
- improvements to access and mobility; and
- mitigation of construction impacts.

#### Summary of Section 106 Agreements contributions received in 2007/08

- 4.40 In 2007/08 Camden received £8.6 million in contributions from planning agreements, more than in previous years. This is more than in previous years and reflects the input from large projects such as King's Cross.

**Table 4g Section 106 Financial Activity 2002/03 to 2007/08**

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

Source: Sites Development Team, Camden Planning Department

- 4.41 A number of other large financial contributions were received for major schemes in 2007/08 as summarised below:

#### **St Giles Court, 1-13 St Giles High Street (2005/0259/P)**

Comprising 26 obligations (heads of terms) and 11 contributions. The larger contributions were:

- £2,611,556 highways and street works;
- £411,377 community fund;
- £257,110 public open space at Phoenix Gardens and St Giles Courtyard;
- £205,688 community safety; and
- £197,975 heritage.

#### **6-10 Whitfield Street (2006/3275/P)**

- £514,137 off site affordable housing.

#### **35 Oval Road (2006/3009/P)**

- £299,249 education; and
- £203,249 highways and street works

#### **360-376 Euston Road, 1-56 Osnauburgh Street, 23-24 Longford Street (2004/1700/P)**

Comprising 36 Obligations (heads of terms) and 9 financial contributions, the largest being:

- £259,116 community fund contribution; and
- £173,765 highways and design checks.

**Table 4h All Section 106 Agreements by Spend Category to March 2008**

Purpose	Total Spent	Balance	Example of Commitments
Affordable Housing	£1,265,653	£2,994,621	*
Camden Town - Town Centre Management (TCM)	£83,563	£83,332	
Canal Improvements	£10,000	-	
Community safety	-	£340,413	£205k for safety initiatives around St Giles
D1 Use and Leisure Facilities	£1,093,610	£303,408	£259k for Samuel Lithgow Youth Centre Improvement Project
Environment and Open Space Improvements	£1,526,298	£1,340,422	*
External Parties	-	-	
Finchley Road TCM	£261,017	£12,312	
Health Care	-	-	
Kilburn TCM	£25,000	£15,000	
Monitoring and Other Planning Costs	£20,000	£104,178	
Other Mitigation and Environmental Works	£235,043	£245,479	£179k for heritage works at St Giles Church
Other Public and Community Facilities	£200,000	£504,377	£400k for St Giles Community Chest
Public Art	£122,463	£120,008	
Public Transport Initiatives	£378,759	£599,433	£150k for improvements around Camden Town
Regeneration	£808,155	£881,321	*
School Places	£88,264	£2,772,941	*
Street Trees	-	£1,500	
Street Works	£3,641,257	£6,193,762	
Tourism	-	-	
Transport Surveys	£7,800	£7,200	
Total	£9,766,881	£16,519,706	

Note. The difference in the end of year balance from Table 1 and Table 2 is due to the updating procedures between databases and financial reconciliation.

### Conclusions

- 4.42 Camden has continued to make excellent progress in the production of its LDF, publishing three DPDs for issues and options consultation and adopted three SPDs. The Council also met all milestones set out in LDS for the 2007/08 financial year.
- 4.43 Analysis into development control decisions, appeals and policy usage have revealed that Camden is performing well in terms of performance but there are areas that may require further attention in future years. The key findings from this section are presented subsequently.

### Key findings

- The Core Strategy, Development Policies and North London Waste Plan were published in accordance with the LDS timetable;
- SPDs relating to Camden Town, Central London and Camden Town Underground Station were adopted in accordance with the timetable set out in the LDS;
- There have been readjustments in the programme for production of the Core Strategy and Development Policies DPD (Preferred Options) and Site Allocations DPD (Issues and Options) which will affect the achievement of milestones to be published in next year's AMR;
- Camden received and approved 12% more applications than in 2006/07;
- Camden's UDP policies were used 3,339 times in the determination of planning applications;
- In 2007/08 Camden received £8.6 million in contributions from planning agreements.



## **Section C: Key Indicators of Policy Performance by Subject Area**

## 5. Housing

### Introduction

- 5.1 Housing is the priority land use in the Unitary Development Plan. Camden will seek to supply and protect housing in the borough for the 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> That 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	●				●	●				



Section C  
Chapter 5. Housing

<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						●				
<b>H10. Accommodation providing an element of care</b> Provision of accommodation providing an element of acre						●				
<b>H11. Gypsies and Travellers</b> Provision of sites for gypsies and travellers										●
<b>Supplementary Planning Guidance</b>										
	Camden Planning Guidance Sections 3. Affordable housing & housing in mixed use development, 40. Residential development standards									
<b>Local Strategies</b>										
	Camden Together: Camden's Sustainable Community Strategy									
	Housing Strategy 2005-2011									
<b>London Plan Policies</b>										
	London Plan, Housing Capacity Study 1999 and 2004									
<b>Other</b>	Planning Policy Statement 3: Housing									

<b>Indicator 11</b>	<b>Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	2007/08 437 additional dwellings
<b>Target Met</b>	<b>Yes</b>

- 5.2 The housing trajectory relates to the creation of self-contained dwellings through the planning process. The target for 2007/08 to 2016/17 is 437 (597 including non-self contained and returned from vacant). Camden recorded 625 self-contained dwellings completed in 2007/2008, with over 1,000 either started or due for completion in the next two financial years.
- 5.3 The following tables 5a and 5b and figure 5i display the housing capacity achieved in Camden up to 2007/08 and gives a projection of likely provision set against the GLA housing target. Figure 5i illustrates that Camden will exceed its long-term target of 5,970 by 2017/18.

**Table 5a Plan period and housing targets**

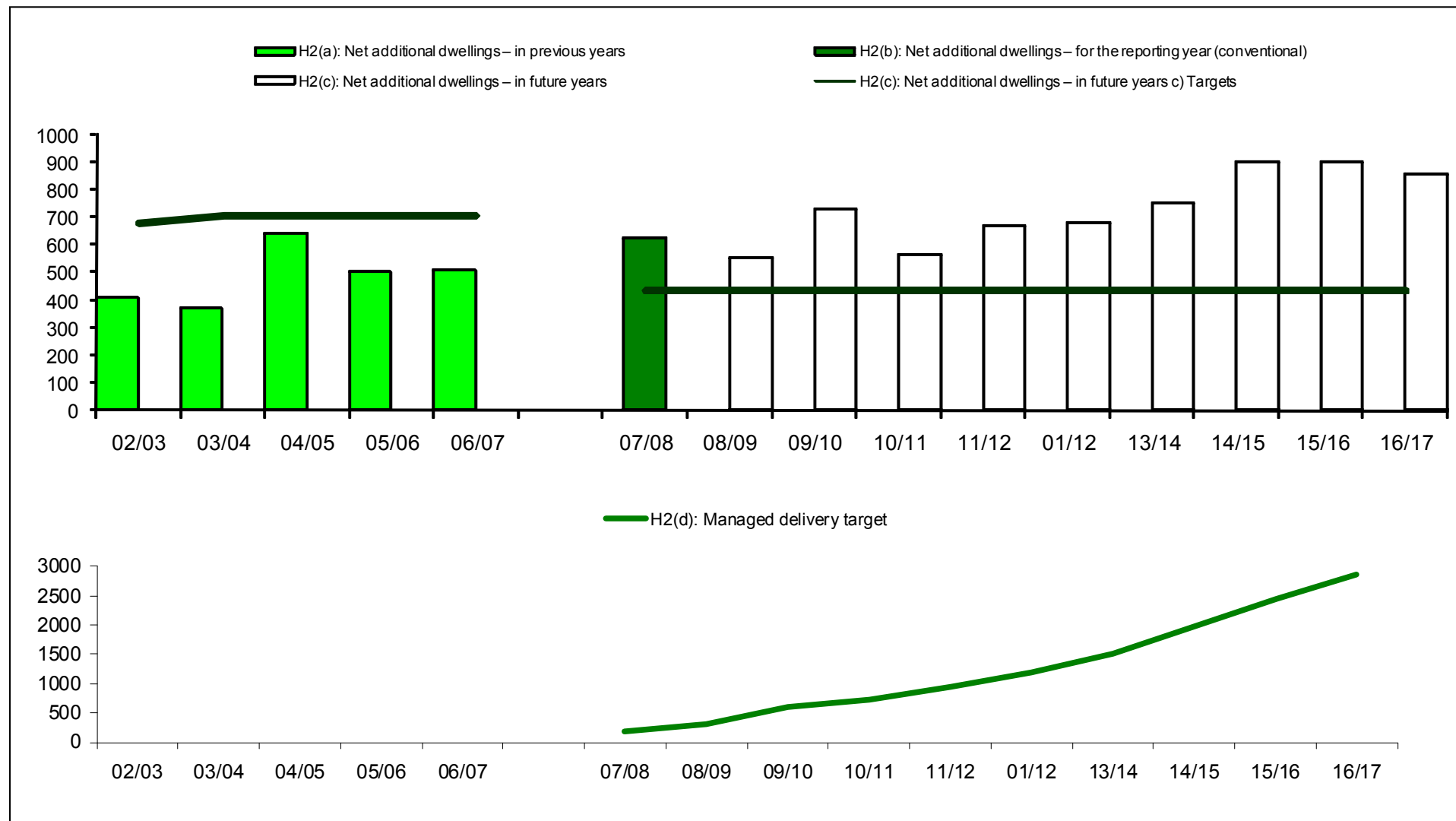
	Start of Plan Period	End of Plan Period	Total housing required	Source of plan Target
H1: Plan period and housing targets	2007/08 to 2016/17	2016/17	5,970	The Mayor of London's Spatial Development Strategy (London Plan)

**Table 5b Housing Trajectory**

		2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
<b>H2(a): Net additional dwellings – in previous years</b>		409	372	641	503	507											
<b>H2(b): Net additional dwellings – for the reporting year</b>	<b>conventional</b>						625										
<b>H2(c): Net additional dwellings – in future years</b>	<b>Net additions</b>							649	553	727	561	668	682	754	899	903	854
	<b>Targets</b>							437	437	437	437	437	437	437	437	437	437
<b>H2(d): Managed delivery target</b>								188	304	594	718	949	1,194	1,511	1,973	2,439	2,856

Source: Development Monitoring & Sites Development Team LB Camden

**Figure 5i Housing Trajectory**



- 5.4 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 5c. 2004 London Housing Capacity Study - Housing targets, 2007/08 to 2016/17**

	Large Site Capacity	Small Site Allowance	Conventional Capacity (Large and Small site)	Non Self-contained	Vacants	Non conventional Capacity (Non self-contained and vacant)	Total Capacity
Camden	1,432	2,940	4,372	998	602	1,600	<b>5,972</b>
Annual	143.2	294	437	99.8	60.2	160	597.2
%	24%	49%	73%	17%	10%	27%	100%

Source: Housing Capacity Study 2004

- 5.5 The 2004 Study will be replaced by the 2009 Housing capacity Study when the updated housing targets will be incorporated into the draft alterations to the London Plan for publication.
- 5.6 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.
- 5.7 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 next five years, although the housing trajectory will be annually reassessed. The proportion of dwellings being created on identified sites however will fluctuate.
- 5.8 Camden has concluded that because most of the capacity is coming from unidentified sites, windfalls have to be taken into account - Planning Policy Statement 3: Housing states that "allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified". Thus Camden's windfall is based upon robust evidence from the previous five years of data in which non-identified sites provided the bulk of housing built in the borough.
- 5.9 Taking into account all of the sources mentioned above, Camden's five-year supply **(2009/10 – 2013/14) of deliverable sites for housing amounts to 3,191 units (or 638 units per annum)**. This exceeds the target of 595 units per annum. Over the ten-year period the projection, it is expected that Camden will exceed its target of 437 units per annum.

- 5.10 Table 5d outlines the proposed sites that Camden expects to be developed in the next five years. Five prior years of planning data was used to calculate a reasonable total proxy for future windfall totals.

**Table 5d. Five year housing delivery 2009/10 – 2013/14**

Address	Ward	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Middlesex Hospital Annex, Cleveland St WC1	Bloomsbury		98				98
7-15 Whitfield St, W1P	Bloomsbury	12					12
Hawley Wharf	Camden Town with Primrose Hill		25	26			51
37-63 Fortune Green Road	Fortune Green						0
1-5 Harmond Grove	Haverstock						0
2-12 Harmond Street	Haverstock		10				10
Athlone House, Hampstead Lane, N6	Highgate						0
Royal Mail Sorting Office, 21-31 New Oxford St WC1	Holborn and Covent Garden		34				34
St Giles Court, 1-13 St Giles High St WC2H	Holborn and Covent Garden	59					59
Former BR Staff Club, College Lane	King's Cross		30				30
Kingsway College, Grays Inn Rd, Sidmouth St WC1	King's Cross						0
Lighthouse Block, Pentonville Road	King's Cross			1			1
BHS Warehouse, 132-40 Hampstead Rd, NW1	Regent's Park		76				76
107-119 Hampstead Road	Regent's Park			13			13
Elizabeth Garrett Anderson Hospital, 124-54 Euston Rd WC1	St Pancras and Somers Town			47			47
King's Cross Railway Lands	St Pancras and Somers Town				200	150	350
154 Loudoun Road	Swiss Cottage	14					14
Land adjacent to Barrow Hill Reservoir, St Edmunds Terrace	Swiss Cottage			20			20
14 Blackburn Road	West Hampstead	14					14
187-99 West End Lane NW6 (West End Lane 1)	West Hampstead					51	51
156 West End Lane NW6 (West End Lane 2)	West Hampstead					27	27
Sub-Station, Lithos Road	West Hampstead				14		14
Small scale unidentified windfalls		294	294	294	294	294	1,470
Identified Sites		99	273	107	214	228	921
Projected Completions		553	727	561	668	682	3,191
Total Capacity exc. vacancies and non self contained		437	437	437	437	437	2,185
Unconventional supply - non self contained and vacants		160	160	160	160	160	800
PLAN - Strategic Allocation (annualised)		597	597	597	597	597	2,985

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

<b>Indicator 12</b>	<b>Percentage of new and converted dwellings on previously developed land</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	All dwellings on previously developed land
<b>Target Met</b>	<b>Yes</b>

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

<b>Indicator 13</b>	<b>Affordable housing completions (gross and net)</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Meeting the housing needs of Camden’s population
<b>Target</b>	50% of all dwellings in schemes of 15 dwellings or more to be affordable
<b>Target Met</b>	<b>Yes</b>

- 5.13 The Further Alterations to the London Plan were published by the Mayor on 19 February 2008, when they became part of Camden’s development plan. London Plan Policy 3A.11 expects that affordable housing is provided on sites with a capacity to provide 10 or more homes. This supersedes the 15-unit threshold in UDP policy H2 although the rest of the policy remains. However since the threshold for the majority of the year monitored was 15 dwellings the indicator will remain unchanged until the 2008/09 AMR when analysis of affordable take up will be undertaken at both thresholds for both permissions and implementations.
- 5.14 The Council will now expect residential developments providing 10 or more units to make a contribution to the supply of affordable housing. The Council will seek to negotiate 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.
- 5.15 Notwithstanding the above, it should be made clear that the onus is on the applicants to provide a thorough viability statement outlining why the 50% target of the London Plan and/or provision on-site of affordable housing cannot be met.
- 5.16 **In 2007/08, 286 affordable dwellings were completed, 46% of the total number of completed dwellings.**

**Table 5e. Affordable Housing completed 2000/01 to 2007/08**

Financial Year	Net Dwellings	Gross Affordable Housing Completed	Net Affordable Housing Completed
2000/01	824	202	165
2001/02	1089	125	105
2002/03	410	60	45
2003/04	341	72	71
2004/05	680	137	133
2005/06	495	67	62
2006/07	507	300	190
2007/08	625	286	271

Source: Development Monitoring, LB Camden

- 5.17 However **87% of affordable housing completed was in schemes of 15 dwellings or more**. This is in contrast to the profile of total number of dwellings completed overall in Camden, in which 66% were in schemes of fewer than 15 dwellings.

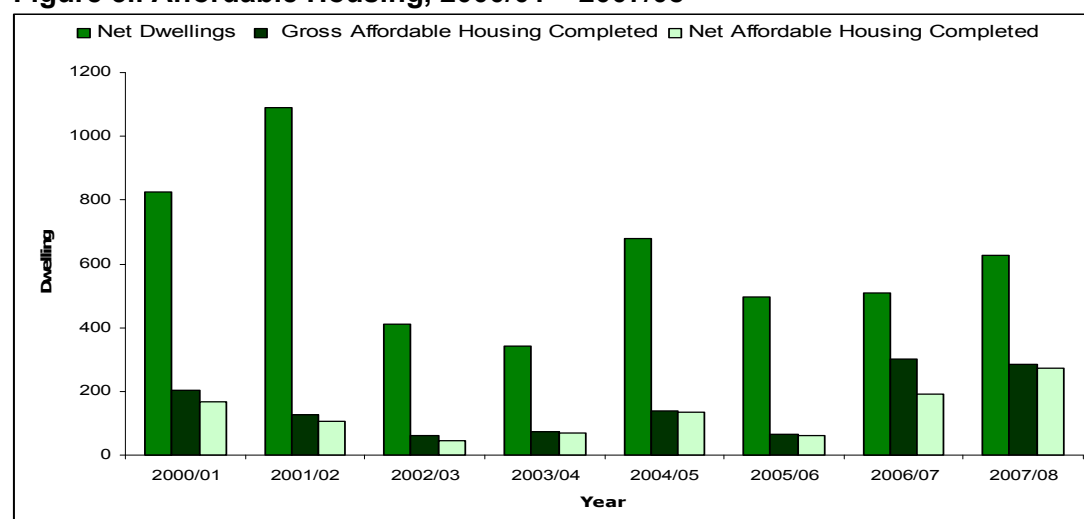
**Table 5f. Affordable housing by number of dwellings in development completed 2007/08 (Gross)**

Scheme size	Proposed Residential Units	Proposed %	Affordable Housing Proposed	Affordable Housing Proposed %
10 to 14	190	22.5%	23	8.0%
15 and Over	286	33.8%	250	87.4%
Under 10	370	43.7%	13	4.6%
Grand Total	846		286	

Source: Development Monitoring, LB Camden

- 5.18 In Camden's 2008 Annual Resident Survey (ARS), housing was a major concern among Camden residents and a lack of affordable housing was the third biggest issue.

**Figure 5ii Affordable Housing, 2000/01 – 2007/08**



Source: Development Monitoring, LB Camden

<b>Indicator 14</b>	<b>Vacant dwelling returned to use</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	Meeting and exceeding the strategic target for returning vacant dwellings to residential use
<b>Target Met</b>	<b>Yes</b>

- 5.19 The target for Camden was to return 60 dwellings to use for the period 2007/08. In this period Camden managed to return from vacant 226 dwellings: 68 through Empty Property case work and Environmental Health Intervention, 130 through Camden's private renting scheme and 28 through Housing Initiatives and Temporary Accommodation placements. This was an increase of 19 dwellings from 2006/07's total.

<b>Indicator 15</b>	<b>Non self-contained units</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	Gain of 100 non self-contained dwellings a year
<b>Target Met</b>	<b>No</b>

- 5.20 In 2007/08, 21 non self-contained units (net) were gained in Camden. Although there have been a low level of implementations this year, the indications through planning permissions, planning applications and pre-application discussions all suggest that there is a growth expected in non self-contained units, especially arising from the demand for student accommodation.
- 5.21 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).
- 5.22 Under the provisions of the Housing Act 2004 it has been a requirement to register a range of HMOs. The registration scheme, known as The London Borough of Camden (Registration of Houses in Multiple Occupation) Control Scheme 1999 came into effect on the 3 March 1999.

<b>Indicator 16</b>	<b>Net change in hostels and care homes</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	No net loss of hostel or care home accommodation
<b>Target Met</b>	<b>Yes</b>



- 5.23 Special needs accommodation, such as hostels and care homes, can make a valuable contribution towards meeting the housing requirements of people in the greatest need. The loss of such accommodation without replacement where there is an established need can lead to an increase in homelessness for people for whom alternative sources of accommodation are severely limited.
- 5.24 The Government has set targets to halve the number of households in hostel accommodation by 2010. In line with this the Council has also adopted a policy to reduce the amount of long term hostel accommodation and replace it with a smaller number of hostels in which occupants will receive assessment and support as part of a pathway approach to enable them to move to various tenures of accommodation according to what best suits their needs. Therefore, the Council's need for such a large portfolio of temporary accommodation is likely to decline. Alternative uses for these properties need to be considered which address the identified needs for residential accommodation<sup>23</sup>.
- 5.25 36 units of hostel accommodation were gained in 2007/08. No net change was recorded for any change in residential homes. This is an improvement on 2006/07 when a net loss of 32 hostel units was experienced.

<b>Indicator 17</b>	<b>Lifetime Homes and wheelchair accessibility dwellings</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	New housing to be 100% lifetime homes standard and 10% wheelchair housing
<b>Target Met</b>	<b>Data available 2008/09</b>

- 5.26 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>24</sup> and for 10% of all new housing to be wheelchair accessible.<sup>25</sup> Starting from 1<sup>st</sup> April 2008 Camden has formally started to collect data on both lifetime homes and wheelchair units, which will be available for the 2008/09 AMR.
- 5.27 Camden's 2008 update to the 2004 Housing Needs Survey indicated that 8,833 households (9.4% of all households) in Camden had one or more members with special housing needs.<sup>26</sup> Camden's PCT reports there are approximately 7,000 wheelchair users registered with a GP in Camden or Islington.<sup>27</sup>

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<sup>23</sup> Consultation on the Long Term Care and Support of Older People, Housing and Adult Social Care, LB Camden

<sup>24</sup> see Camden Planning Guidance 24.1- 24.10

<sup>25</sup> see Camden Planning Guidance 24.12- 24.14

<sup>26</sup> at least one of frail elderly, physical disability, learning disability, mental health problem, vulnerable young people and children leaving care, severe sensory disability, and 'other'

<sup>27</sup> Camden and Islington Wheelchair Services for Operational Policy, April 2007

<b>Indicator 18</b>	<b>Mix of dwellings in developments</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	To secure a range of housing types to meet housing needs
<b>Target Met</b>	<b>Yes</b>

- 5.28 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."
- 5.29 Table 5g shows that **41% of all dwellings completed in 2007/08 are one bedroom dwellings**. However there is a higher proportion of one-bedroom dwellings (67%) in social rented accommodation than in market (39%) or intermediate (20%) housing. This closely corresponds with the Council's housing waiting list requirement for one bed accommodation (63%).

**Table 5g. Mix of dwellings in developments in 2007/08**

Number of Bedrooms	Market	Intermediate	Social Rented	Grand Total
1	39%	20%	67%	41%
2	34%	59%	17%	33%
3	17%	22%	8%	16%
4	5%	0%	2%	4%
5	3%	0%	4%	3%
6	1%	0%	1%	1%
7	1%	0%	0%	1%
8	0%	0%	0%	0%
9	0%	0%	1%	0%

Source: Development Monitoring, LB Camden

**Table 5h. Total households on the housing waiting list at 1st April 2008**

Type	2005/06	2006/07	2007/08	Proportion of mix 2007/08
Households requiring 1 bedroom	6,305	7,251	7,357	63%
Households requiring 2 bedrooms	1,710	1,616	2,634	22%
Households requiring 3 bedrooms	849	849	925	8%
Households requiring more than 3 bedrooms	624	660	723	6%
Households requiring an unspecified number of bedrooms	74	66	73	1%
Total	9,562	10,442	11,712	

Source: Development Monitoring, LB Camden

<b>Indicator 19</b>	<b>Protecting existing housing stock</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	Reduction in the number of dwellings in net loss developments
<b>Target Met</b>	<b>Yes</b>

- 5.30 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. Camden has consistently lost an increasing amount of residential dwellings prior to the implementation of H3, ranging from 9% to 25% between 2001 and 2007.
- 5.31 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.
- 5.32 Tables 5i shows that **in 2007/08 there is a 72 dwelling difference in the number of dwellings in net loss schemes- compared to 140 last year**. This suggests that policy H3 (seeking to reduce loss of housing accommodation) is working.

**Table 5i Net loss of dwellings 2007/08**

Existing number of dwellings	Proposed number of dwellings				Grand Total
	None	1	3	4	
1	-4				-4
2		-53			-53
3		-6			-6
4		-6	-2		-8
5				-1	-1
Grand Total	-4	-65	-2	-1	-72

Source: Development Monitoring, LB Camden

<b>Indicator 20</b>	<b>Net additional pitches (Gypsy and Traveller)</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Meeting the housing needs of Camden's population
<b>Target</b>	No net loss of gypsy traveller sites
<b>Target Met</b>	<b>Yes</b>

- 5.33 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. Camden's policy H11 ensures that sites are provided with appropriate living accommodation in Camden. In 2007/08 there was **no loss of gypsy accommodation in the borough**.

### Conclusion

- 5.34 Camden has been very successful in attaining the housing target set, exceeding the conventional target by 188 dwellings, while also meeting the affordable 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 trajectory identifies that Camden will be able to meet capacity. 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. Any surplus should

be utilised for other appropriate uses. The mix of units has also shown that Camden is attaining a level of accommodation appropriate to the housing needs of the borough.

- 5.35 Notably, Camden is represented on the 2008 Housing Capacity Study Working Group to ensure that appropriate levels of housing are commensurate to the balances of uses in the borough.

### Key Findings

- Camden has exceeded its housing target by 188 dwellings in 2007/08;
- 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 for 2008/09 on Lifetime Homes and wheelchair housing required to monitor accessibility;
- Reduction in number of units to be lost through dwelling conversion/reconfiguration approved in 2007/08.

## 6. Sustainable Development

### Introduction

- 6.1 The planning system has, in recent years, placed an increased emphasis on promoting sustainability in all forms of development. The Council's UDP pursues this approach through policies that seek to reduce transport use, promote sustainable building design and minimize resource use. This chapter considers specifically policies relating to environmental sustainability.
- 6.2 The indicators in this chapter aim to measure the direct impact of planning policy. This is done through a combination of development monitoring and the use of wider, secondary, data to ascertain 'significant effects'. The table below summarises the linkages between the indicators, UDP policies and other strategies and plans.

### 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									
Providing facilities for all members the community									
Improving economic prosperity and diversity									
Protecting and improving Camden town centres									
Balancing the needs of residents with borough's London wide role									
Relevant UDP Policies	AMR Indicators								
	Number of completed mixed use developments	Number of BREEAM assessments secured through s106	Waste Management	Per capita reduction in CO <sub>2</sub>	Waste Arisings	Air Quality	Renewable Energy	Flood Protection & Water Quality	Minerals
<b>SD1. Quality of Life</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>SD3. Mixed Use Development</b> Seek mix of uses in development, including a contribution to the supply of housing	●								

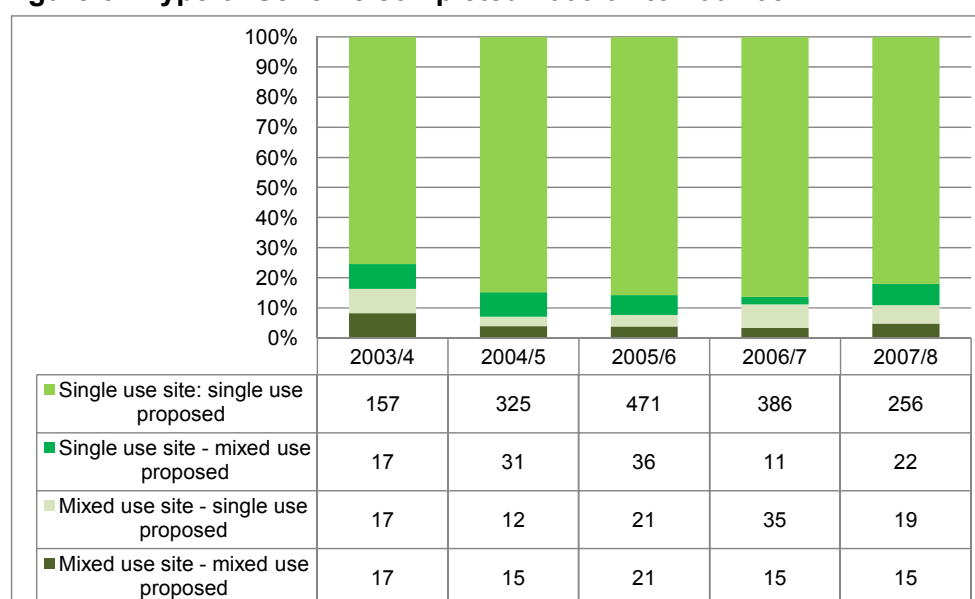
<b>SD9. Resources and Energy</b> Assess, mitigate, reduce impact on air quality; ensure adequate provision for water supply and waste treatment; seek developments that conserve energy and resources		●	●	●	●	●	●	●	●
<b>SD11. Waste management facilities</b> Existing waste management facilities will be 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		●				●			
<b>Supplementary Planning Guidance</b>									
	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								
<b>Local Strategies</b>									
	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)								
<b>London Plan Policies</b>									
	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
<b>National Policies</b>	
	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)

<b>Indicator 21</b>	<b>Total number of mixed use developments completed in the borough</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Producing an environmentally sustainable pattern of land use and reducing the need to travel
<b>Target</b>	Net increase in the number of planning permissions implemented for mixed use developments on single use sites
<b>Target Met</b>	<b>Yes</b>

- 6.3 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.
- 6.4 Data for 2007/08 indicates that new **mixed-use development ('single use site – mixed use proposed) have increased compared with last year** (7% of applications compared with 3%), although this is a typical proportion over the last five years. Three applications were refused in 2007/08 for being contrary to policy SD3 (on mixed-use development). These are presented below.

**Figure 6i: Type of Scheme completed 2003/04 to 2007/08**



Source: Development Monitoring, LB Camden

**Table 6a: Mixed Use Refusals**

Application number	Development address	Decision	Reason for refusal
2007/1305/P	114-118 Southampton Row	Refused	The introduction of either an A3 (restaurants and cafés) or A4 (drinking establishments) use in this location would be detrimental to the character and vitality of the area. The proposal would add to what is currently considered a proliferation of A3 and A4 (drinking establishments) uses, harming the diversity and variety of land use
2007/2801/P	Site to the rear of 202 - 204 Finchley Road	Refused	The proposed development by reason of its provision of solely Class B1 office accommodation would not provide a mix of uses contrary to policy SD3 (mixed-use development) of the London Borough of Camden Unitary Development Plan 2006.
2007/5412/P	Land Bounded by 50-57 High Holborn, 18-25 Hand Court , 45-51 Bedford Row & Brownlow Street	Refused	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

Source: Development Monitoring, LB Camden



<b>Indicator 22</b>	<b>Number of sustainability plans secured through s106 agreements</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	All relevant developments to include a sustainability plan
<b>Target Met</b>	<b>Yes</b>

- 6.5 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 sqm floorspace or of more than five dwellings to meet BRE sustainability standards. These are secured through the use of planning obligations (s106 agreements).
- 6.6 In 2007/08 **20 planning obligations** were signed requiring the production of BREEAM assessment or other sustainability plan – this is slightly fewer than the number secured in 2006/07 (36 applications). This does 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.

<b>Indicator 23</b>	<b>Per capita reduction in CO<sub>2</sub> emissions</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	Year on year reduction in CO <sub>2</sub> emissions
<b>Target Met</b>	<b>Part Met</b>

- 6.7 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
- 6.8 According to data provided by the Department of Business, Enterprise and Regulatory Reform on carbon dioxide emissions, **Camden has the second lowest domestic CO<sub>2</sub> emissions in London at 1.86 tonnes per person** - 0.02 tonnes per person lower than 2005. However, total per capita emissions have increased from 7.7 tonnes per person in 2005 to 8.16 tonnes per person in 2006, the sixth highest in London. Although this increase should not be welcomed, it is an illustration of the level of commerce and business in the borough, which serves a population well beyond that of Camden.

**Table 6b: End User Local and Regional Estimates of Carbon Emissions, 2006**

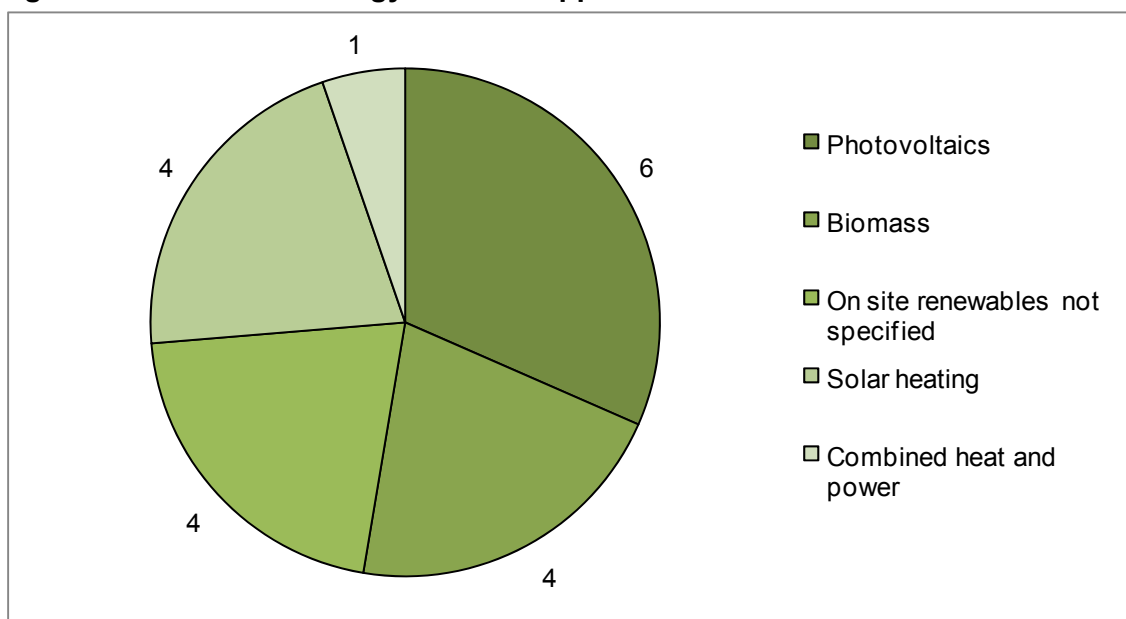
	Industry and Commercial	Domestic	Road Transport	Total	Population (mid-year estimate 2006)	Per capita emissions (t)	Domestic per capita emissions (t)
Camden 2006	1,189	422	246	1,857	228	8.16	1.86
Camden 2005	1,060	417	249	1,726	222.8	7.75	1.87
<i>Camden Change</i>	<i>129</i>	<i>5</i>	<i>-3</i>	<i>131</i>	<i>5</i>	<i>0.41</i>	<i>-0.02</i>
London 2006	15,792	13,912	11,172	40,876	5,607	7.3	2.48
London 2005	15,557	13,646	11,336	40,539	5,563.0	7.3	2.45
<i>London Change</i>	<i>235.25</i>	<i>266.40</i>	<i>-163.93</i>	<i>337.72</i>	<i>43.80</i>	<i>0.00</i>	<i>0.03</i>

Source: DEFRA/BERR, 2008

<b>Indicator 24</b>	<b>Renewable Energy Generation</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	Major schemes to achieve 10% of energy from renewable sources
<b>Target Met</b>	<b>Yes</b>

- 6.9 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.
- 6.10 Unfortunately the Council does not currently have the systems in place to monitor this indicator. We are continuing to seek to identify ways in which this can be sufficiently monitored in future AMRs in coordination with the Council's corporate sustainability team. However, as a proxy measure the Council has examined all major applications decided in 2007/08. In doing so this gives an indication of the type of renewable energy installations that are likely to be installed in the borough. Solar photovoltaic panels are most frequently proposed, but there are also proposals for wood pellet fired boilers and ground source heat pumps. Approved applications provide at least 10% of their predicted energy from renewable sources, but some schemes propose to far exceed this. 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.
- 6.11 Figure 6ii, below, illustrates the types of renewable energy methods for planning applications decided in 2007/08.

**Figure 6ii: Renewable energy methods applications for determined in 2007/08**



Source: Planning Policy and Information Team, Camden Planning Department

<b>Indicator 25</b>	<b>Air Quality</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	Reduction in the level identified air pollutants in the National Air Quality Strategy
<b>Target Met</b>	<b>Part Met</b>

6.12 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 drawn up an Air Quality Action Plan that identifies actions to reduce the level of pollutants in the. This initiative supports policy SD9 and can also be used to illustrate any significant effects from the application of UDP policy T1.

6.13 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 6c.

**Table 6c: Air Pollutants measured in Camden**

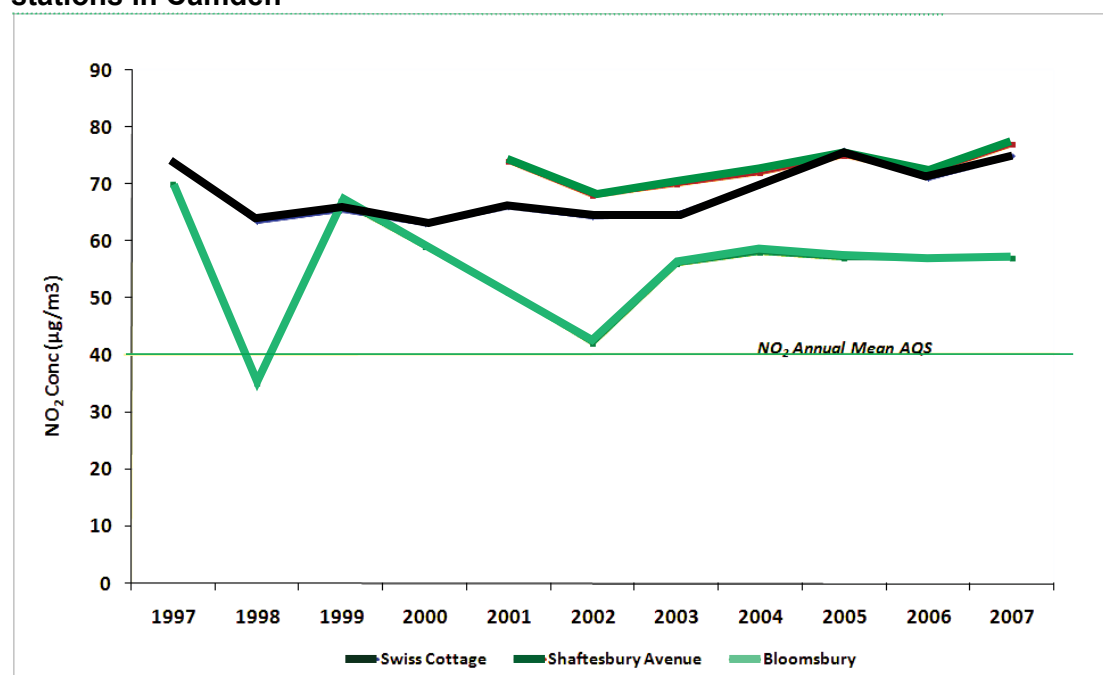
Pollutant	Target	Achieved in 2005?	Achieved in 2006?	Achieved in 2007?
Nitrogen Dioxide (NO <sub>2</sub> )*	Annual Mean Objective of 40 µg/m <sup>3</sup>	No	No	No
	Hourly Objective of 200 µg/m <sup>3</sup>	Yes	Yes	No
Sulphur Dioxide (SO <sub>2</sub> )**	Hourly mean of no more than 24 occurrences greater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

Source: Air Quality Projects & Policy, LB Camden

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

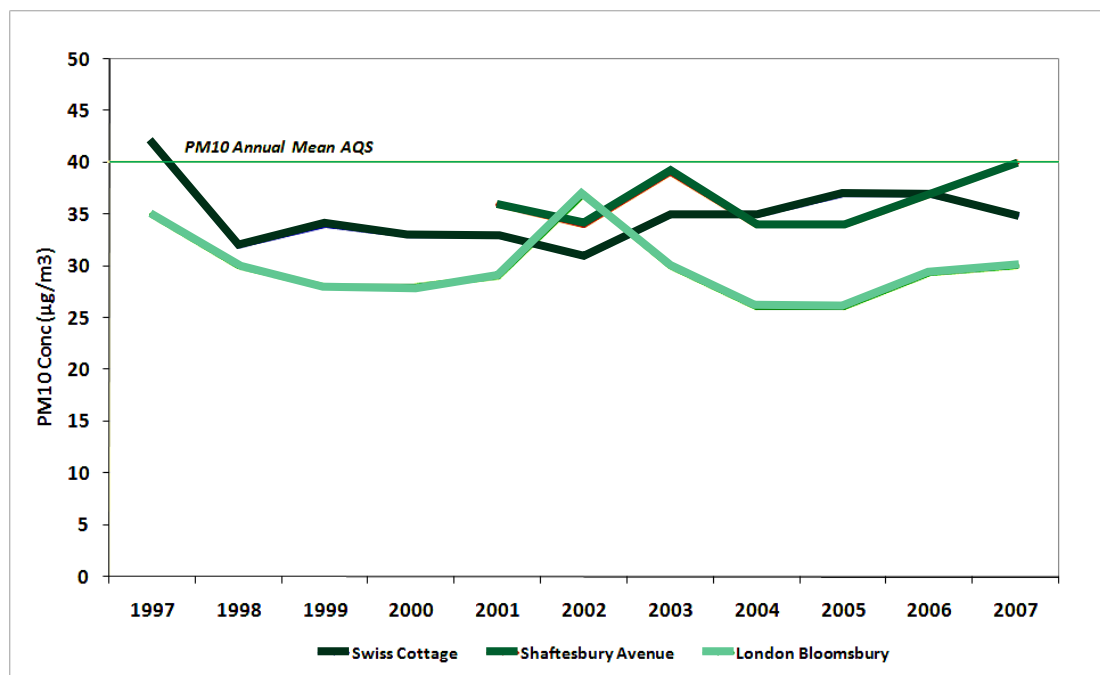
\*\* Measurement from Bloomsbury Monitoring Site

**Figure 6iii: Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Environmental Health, LB Camden

**Figure 6iv: Annual mean NO<sub>2</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Environmental Health, LB Camden

- 6.14 The annual mean objective for Nitrogen Dioxide was not achieved in 2007. However, the **annual mean has decreased since 1997 at two out of three monitoring stations<sup>28</sup>** in Camden. Annual mean for particulate matter has decreased since 1997 at one out of three measurement stations, although the average of the three stations does meet the annual target. **On average all pollutants met the Council's pollutant reduction target with the exception of Sulphur Dioxide and Benzene, which were not measured.**
- 6.15 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 the Transport chapter.

<b>Indicator 26</b>	<b>Flood Protection &amp; Water Quality: Number of planning permissions granted contrary to advice of Environment Agency on grounds of either flood defence or water quality</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	No applications granted contrary to Environment Agency advice on water quality or flood risk grounds
<b>Target Met</b>	<b>Yes</b>

<sup>28</sup> Swiss Cottage, Shaftesbury Avenue, Bloomsbury

- 6.16 **No Planning permissions were granted contrary to the advice of the Environment Agency** on either flood defence or water quality grounds during 2007/08. The Environment Agency was asked to comment on eight applications in 2007/08 (up from seven applications in 2006/07) in relation to sustainable site drainage systems and other water issues.

<b>Indicator 27</b>	<b>Provision of waste management facilities</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment.
<b>Target</b>	Development of waste management facilities needed to meet EU and national targets
<b>Target Met</b>	<b>Yes</b>

- 6.17 No new waste management facilities were permitted or constructed in 2006/07. 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.
- 6.18 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 deal with the waste using a mix of technologies. 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; to date, a Sustainability Appraisal Scoping Report has been produced and the Issues and Options Report was published for public consultation in January and February 2008, following earlier formal consideration by each of the boroughs.

<b>Indicator 28</b>	<b>Waste Arisings</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	Recycle or compost at least 30% of household waste
<b>Target Met</b>	<b>No</b>

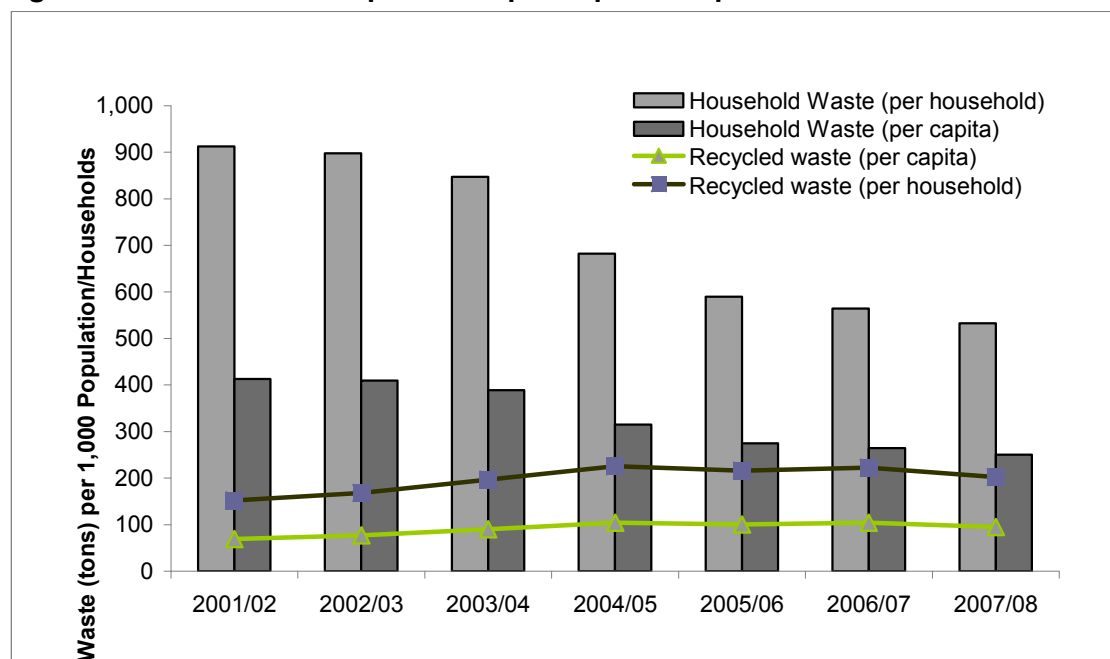
- 6.19 The Household Waste Recycling Act 2003 requires all English waste collection authorities to collect at least two types of recyclable waste from all households in their area. The intended effect being that recycling in the country will increase significantly.
- 6.20 Government targets require local authorities to recycle or compost at least 35% of waste by 2008/09 and 40% by 2009/10. Efforts to increase the recycling rate support policy SD11.
- 6.21 The Council's recycling initiatives have been successful in seeing **an increase in the total amount of recycling, with household recycling nearly doubling from 15%**

since 2001/02 to 27% in 2007/08. Despite this improvement, the total tonnage of recycled waste collected has decreased slightly compared with last year. The key reason for this decline was the temporary closure (for 6 months) of the Regis Road Recycling Centre for refurbishment. This meant that no garden waste could be recycled through this facility while refurbishment was underway.

6.22 The total amount of waste arising in Camden has decreased by almost 20% since 2001/2, and by 3% since 2006/07. In fact, since 2001/02, despite the population increasing, the amount of household waste being produced within Camden has decreased by 40%.

6.23 Furthermore, the waste from the borough that is not recycled is disposed of through the North London Waste Authority. In 2007/08, the NLWA disposed of 36% of household waste to landfill, 40% to incineration with energy recovery, 17% was recycled and 7% was composted.

**Figure 6v: Camden Municipal waste per capita and per household**



Source: Street Environment Services, LB Camden

**Table 6d. Camden Municipal Waste by type to 2007/08 (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	85,748	36,921	135,202	12,533	0	14.5
2002/03	86,019	36,503	136,379	13,857	0	16.1
2003/04	84,683	34,955	136,124	16,486	0	19.2
2004/05	69,559	48,641	137,988	19,788	0	25.2
2005/06	55,990	58,108	133,883	19,580	205	27.1
2006/07	54,231	57,978	112,208	21,248	2,096	28.2
2007/08	51,753	57,010	108,763	19,607	2,902	27.1

Source: Street Environment Services, LB Camden

<b>Indicator 29</b>	<b>Minerals: production of primary land won aggregates and of secondary/recycled aggregates</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

6.24 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 2007/08**. There is an aggregates site safeguarded at King's Cross that is on the UDP proposals map.

### Conclusions

- 6.25 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.
- 6.26 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
<ul style="list-style-type: none"> <li>Proposals for mixed use development have increased compared with 2006/07;</li> <li>All relevant applications included a sustainability plan; although slightly fewer were agreed compared with 2006/07;</li> <li>Camden ranked second (lowest emissions) out of all Greater London boroughs for domestic CO<sub>2</sub> emissions per capita;</li> <li>No new waste management facilities were constructed or permitted in 2007/08; Work of the NLWA continues with Camden as lead borough;</li> <li>Recycling rate is currently just 3% under the 2007/08 target;</li> <li>The total amount of waste produced in the borough is down compared with 2006/07;</li> <li>Air pollution targets were met for 7 out of the 10 measures;</li> <li>Improvements to monitoring systems on renewable energy in major developments are under consideration;</li> <li>No planning permissions were granted contrary to the advice of the Environment Agency (on flood defence and water quality grounds) in 2007/08.</li> </ul>



## 7. Built and Natural Environment

### Introduction

- 7.1 The built and natural environment makes significant contributions to the urban environment. 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
<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							●			●
<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	●		●	●	●	●				●

Section C  
Chapter 7. Built and Natural Environment

<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 sqm / 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	●			●							
<b>RC3.Permanent mooring of boats</b> Allow permanent mooring of boats where appropriate	●										
<b>Supplementary Planning Documents</b>											
	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										
<b>Local Strategies</b>											
	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										
<b>London Plan Policies</b>											
	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										
<b>National Policies</b>											

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

<b>Indicator 30</b>	<b>Change in open space</b>
<b>Indicator type</b>	Local
<b>Objective</b>	To protect and enhance the Borough's open spaces
<b>Target</b>	No net loss of open space
<b>Target Met</b>	<b>Yes</b>

- 7.2 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 figure 7a, below.

**Table 7a: Open Space Typologies in Camden**

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

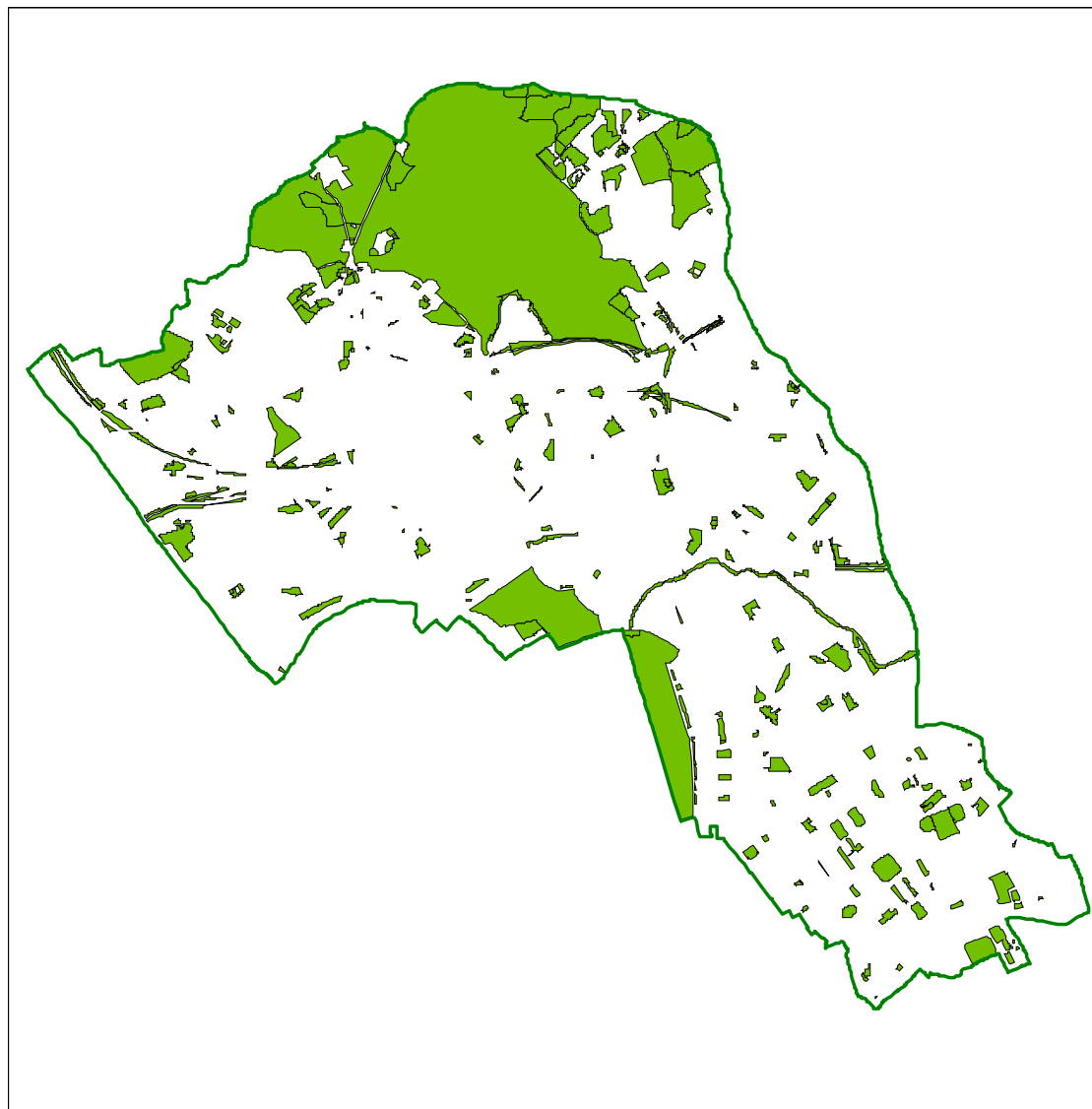
- 7.3 Open space in Camden is protected by policy N2 and UDP designations protected by policy N3. Provision of open space is encouraged by policies N4 and SD2.
- 7.4 Although there **were no new applications approved that involved the gain or loss of open space**, there was a planning application completed that included a contribution of open space to Hampstead Heath. This is presented below:

**Table 7b: New open space completed in 2007/08**

App No	Description	New open space (ha)
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 7i: Location of Designated Open Spaces**

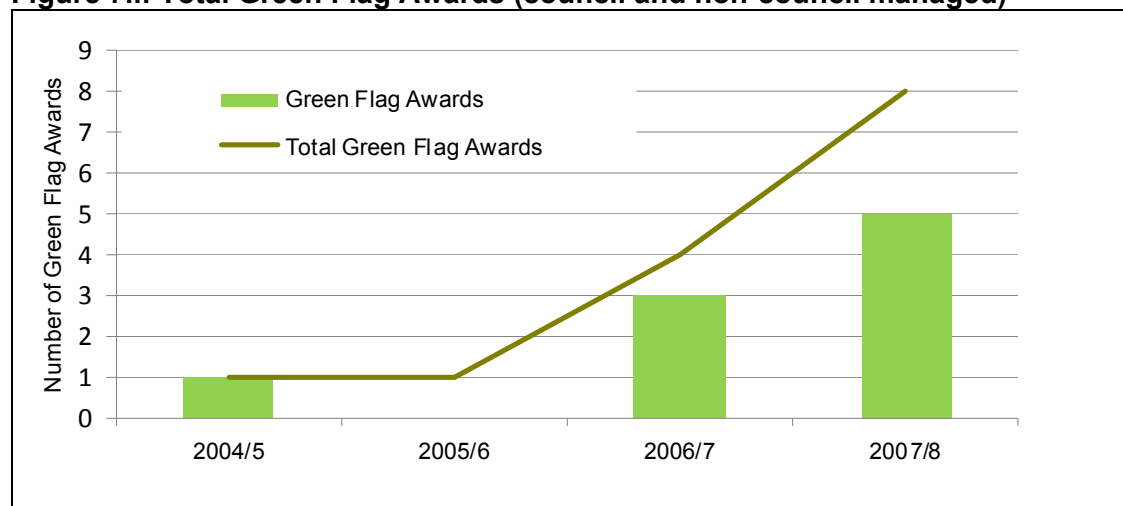


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<b>Indicator 31</b>	<b>Percentage of eligible open spaces managed to Green Flag award standard</b>
<b>Indicator type</b>	Local
<b>Objective</b>	To protect and enhance the Borough's open spaces
<b>Target</b>	Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)
<b>Target Met</b>	<b>Yes</b>

- 7.5 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.
- 7.6 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>29</sup>
- 7.7 In 2007/08 **an additional two spaces were awarded this status** – Talacre Gardens and Bloomsbury Square – bringing the total number of Council-managed spaces with this award to five. This means **Camden is continuing to meet its target of achieving an additional Green Flag Award each year** between 2006 and 2011 (as set out in the Open Space Strategy for Camden).
- 7.8 It is also worth noting that an additional three open spaces have also been awarded Green Flag status – Camley Street Nature Reserve, Hampstead Heath and Regent's Park – although these are not under Council management.

**Figure 7ii: Total Green Flag Awards (council and non-council managed)**



Source: Parks and Open Spaces, LB Camden

<sup>29</sup> Parks and Open Spaces, LB Camden

<b>Indicator 32</b>	<b>Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment.
<b>Target</b>	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency/ Improvement of open spaces in areas of deficiency
<b>Target Met</b>	<b>Yes</b>

- 7.9 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).
- 7.10 In 2007/08 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.
- 7.11 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 7c: Open spaces and nature conservation sites that have been improved in areas of deficiency (2007/08)**

Name	Designation	Area (Ha)	Improvement	SNCI?
Bloomsbury Square	London Square	0.7	Planting	No
Regents Square	London Square	0.3	Planting and infrastructure	No
Russell Square	London Square; Site of Nature Conservation Importance; Park & Garden of Special Historic Interest	2.5	Planting	Yes
<b>Spaces improved but not in areas of deficiency</b>				
Argyle Square	London Square	0.3	Planting	No
Leighton Crescent	London Square	0.1	Planting	No
Montpellier Gardens	None	0.4	Planting	No
Pond Square	London Square	0.3	Planting	No
St Martins Garden	None	0.7	Planting	No

Source: Parks and Open Spaces (LB Camden)

- 7.12 On sites where open space could not be provided just over £260,000 in financial contributions were agreed from developments. This is lower than the £450,000 obtained in 2006/07 and £300,000 gained in 2005/6. This slightly lower contribution is largely due to the fact fewer residential schemes were permitted.

<b>Indicator 33</b>	<b>Change in areas of biodiversity importance</b>
<b>Indicator type</b>	Core
<b>Objective</b>	To protect and enhance our environment
<b>Target</b>	No net loss in area and populations of biodiversity
<b>Target Met</b>	<b>Yes</b>

- 7.13 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>30</sup>.

- 7.14 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. This year's data show 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 2006/07 and 2007/08.

**Table 7d: Change in areas of biodiversity importance 2007/08**

Designation type	Number of sites	Area (ha)	Annual change Sites	Annual change Area
Sites of Special scientific Interest	1	16.2	0	0
Sites of Metropolitan Importance	5	322.8	0	0
Sites of Borough Importance Grade 1	7	39.6	0	0
Sites of Borough Importance Grade 2	9	31.8	0	0
Sites of Local Importance	15	18.4	0	0
<b>TOTAL</b>	<b>37</b>	<b>428.8</b>		

Source: Greenspace Information for Greater London (GiGL) 2008

<b>Indicator 34</b>	<b>Change in priority habitats identified in the Biodiversity Action Plan</b>
<b>Indicator type</b>	Local
<b>Objective</b>	To protect and enhance our environment
<b>Target</b>	No net loss in area and populations of biodiversity
<b>Target Met</b>	<b>Data available 2008/09</b>

- 7.15 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

<sup>30</sup> Please note revised figure for 2006/07 was 28, not 50 as stated in the 2006/07 AMR.



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

- 7.16 GiGL provides data annually on National Biodiversity Action Plan (BAP) habitat areas. Figure 7e, 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. Unfortunately, it is not possible to compare this with that provided in the 2006/07 AMR, as the data typologies have been revised this year to match those of the National BAP. GiGL have informed the Council that **data will be available for next year's AMR to enable meaningful analysis to be undertaken** using 2007/08 as a baseline.

**Table 7e: Biodiversity Action Plan Habitat Areas in Camden 2007/08**

Habitat	2007/08 Area (ha)	% of borough (total area = 2,171 ha)
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%
Rivers	0.02	0.00%
Lowland meadows	0.01	0.00%
Coastal saltmarsh	0.00	0.00%
Coastal and floodplain grazing marsh*	0.00	0.00%
Eutrophic standing waters	0.00	0.00%
Fens*	0.00	0.00%
Intertidal mudflats	0.00	0.00%
Lowland calcareous grassland	0.00	0.00%
Open mosaic habitats on PDL*	0.00	0.00%
Traditional orchards	0.00	0.00%
Wet woodland	0.00	0.00%
Wood-pasture and parkland*	0.00	0.00%
<b>Total</b>	<b>153.17</b>	<b>7.06%</b>

Source: Greenspace Information for Greater London (GiGL)

<b>Indicator 35</b>	<b>Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	No loss of existing playing fields and outdoor recreational spaces
<b>Target Met</b>	<b>Yes</b>

- 7.17 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 2007/08**.

<b>Indicator 36</b>	<b>Area of the borough covered by Conservation Areas</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

7.18 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.

7.19 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 7f: Conservation Areas size**

Conservation Areas	Area (ha)	CA Statement
Alexandra Road	6.2	Available
Bartholomew Estate	20.5	Available
Belsize Park	61.2	Available
Bloomsbury	154.2	Available; West Side Bloomsbury Out to consultation
Camden Broadway	2.4	Available
Camden Square	28.1	Available
Camden Town	30.6	Available
Charlotte Street	8.6	Available
Dartmouth Park	58.5	Available
Denmark Street	3.2	Available
Elsworth	16.3	Available
Eton	8.7	Available
Fitzjohns Netherhall	57.4	Available
Hampstead	96.4	Available
Harmond Street	2.5	Available
Hatton Garden	23	Available
Highgate Village	80.4	Out to consultation
Holly Lodge Estate	23	Out to consultation
Inkerman	7.6	Available
Jeffrey's Street	4.5	Available
Kelly Street	1.1	Out to consultation
Kentish Town	3.4	Available
King's Cross St Pancras	44.2	Available
Kingsway	3.8	Available
Mansfield	22.1	Not available
Parkhill	16.8	Available
Primrose Hill	31	Available
Priory Road	6	Available

Conservation Areas	Area (ha)	CA Statement
Redington/Frognaal	73.6	Available
Regents Canal	26.6	Available
Regents Park	48.3	Out to consultation
Rochester	3.7	Available
Seven Dials (Covent Garden)	11.1	Available
South Hill Park	12.8	Available
St Johns Wood	3.8	Not available
The Strand	0.4	Not available
Swiss Cottage	59	Available
West End Green Parsifal Rd	20.6	Available
West Kentish Town	5.9	Available
<b>Total</b>	<b>1,087.5</b>	
<b>LB Camden total area</b>	<b>2,171</b>	
<b>% of Borough excluding Hampstead Heath</b>	<b>50%</b>	

Source: Conservation and Urban Design, LB Camden

<b>Indicator 37</b>	<b>Number of Buildings at Risk on the English Heritage Buildings at Risk Register</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually
<b>Target Met</b>	<b>No</b>

7.20 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 2008 register showed a total of 60 buildings at risk in Camden - the same as the 2007 figure.

7.21 In 2007/08, **two buildings were removed from the register** as a result of repairs and/or being brought back into use, and two buildings were added, having been identified through an informal survey by the Council's Conservation and Urban Design Team. These are Stanley Buildings South on Clarence Passage and 53 Marchmont Street, both of which are Grade 2 listed. These additions represent 3.3% of the total number on the register. Although this is below the target set in last year's AMR, the average over the four years since this has been monitored is 9.2%, significantly above this target level. It is also worth noting that just 57 buildings were removed from the register nationally this year.

7.22 Figure 7g demonstrates Camden's recent success in promoting the restoration of buildings at risk. It shows that over this period, on average 8.3% of the total number on the list were removed annually.

**Table 7g: Buildings at Risk in Camden 2006–2008**

Year	Buildings at Risk	Buildings added since previous year	Buildings removed from list since previous year
2005	57	+6	-10
2006	53	0	-4
2007	60	+12	-5
2008	60	+2	-2

Source: *Buildings at Risk 2008*, English Heritage

<b>Indicator 38</b>	<b>Number of planning permissions granted in areas of national archaeological importance where archaeological investigation was required</b>
<b>Indicator type</b>	Local
<b>Objective</b>	To ensure archaeological assessments are submitted prior to construction, where directed by English Heritage
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

7.23 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.

7.24 During 2007/08, 414 schemes were granted full planning permission and located within Archaeological Priority Areas (APAs) compared to 407 in the previous year. Of these schemes, **seven required an archaeological assessment** to be submitted to the Council.

<b>Indicator 39</b>	<b>Housing Quality – Building for Life Assessments</b>
<b>Indicator type</b>	Core
<b>Objective</b>	To show the level of quality in new housing development
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

7.25 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.

7.26 This indicator was introduced too late to enable the Council to provide data for this AMR. We are, however, exploring ways of providing data in future reports. It may not be until 2010/11 that this data can be collated and resourced.

<b>Indicator 40</b>	<b>Number of Tree Preservation Orders</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and enhancing our environment
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

7.27 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.

7.28 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 2007/08, 72 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 7h: 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

Source: Conservation and Urban Design, LB Camden

7.29 As summarised in the following table 1,418 applications involved protected trees in 2007/08. Of these, 65 were refused on the basis of a TPO already being in place and 260 were approved on trees with a TPO in place.

**Table 7i: Applications involving TPOs, 2007/08**

Application type	Total
Approve Works (TPO)	260
No Objection to Emergency Works (CA)	85
No Objection to Works to Trees (CA)	870
Objection to Works to Trees (CA)	43
Part Granted / Refused	32
Refuse Emergency Works (TPO)	0
Refuse Works (TPO)	65
Withdrawn Decision	63
Total	1,418

Source: Performance and Support, LB Camden

## Conclusions

7.30 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.

- 7.31 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. There do, however, remain some minor data collection issues but these should be resolved by the publication of the 2008/09 AMR.

### Key Findings

- Five parks were awarded Green Flag Award status, two of which are under Council management;
- There have been improvements to open spaces, achieved in part through obtaining s106 contributions;
- No loss of sites of biodiversity importance;
- Two buildings removed from the Buildings at Risk Register.

## 8. Transport

### Introduction

- 8.1 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> <b>A. Sustainable Communities, B. Regeneration, C. Access for all, D. Community safety</b> 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> <b>A. Sustainable transport development, B. Transport Assessments, C. Travel Plans, D. Clear Zone Region</b> 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	●	●	●	●
<b>T4. Public transport</b> Require development creating need for additional public transport capacity to ensure satisfactory provision	●	●	●	●

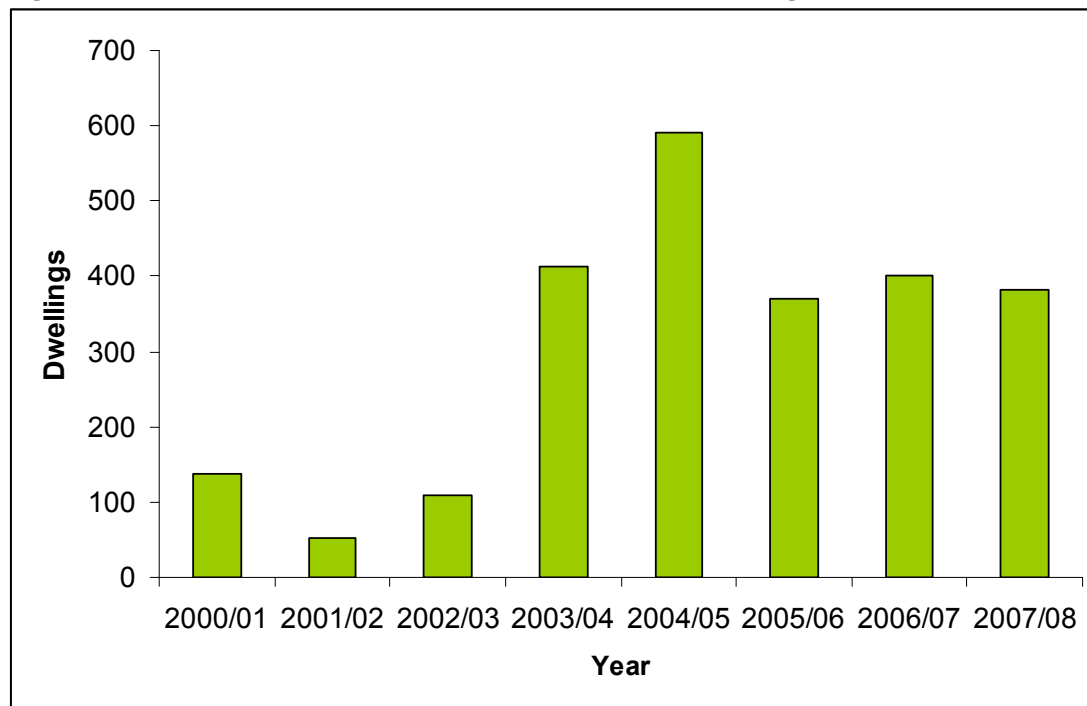
<b>T5. Transport interchanges</b> Ensure safe and efficient operation of transport interchanges		●		●
<b>T7. Off-street parking, city car clubs and city bike schemes</b> Encourage alternatives to private off-street parking and require development to comply with the council's Parking Standards	●		●	
<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		●		●
<b>Supplementary Planning Documents</b>				
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				
<b>Local Strategies</b>				
	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			
<b>London Plan Policies</b>				
	Mayor's Transport Strategy, The London Plan, Mayor's Air Quality Strategy			
<b>Other</b>				
	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			

<b>Indicator 41</b>	<b>Car free housing and car capped housing</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Making sure that development meets our needs now and in the future
<b>Target</b>	Locating car free and car capped housing in areas with good transport links and significant traffic and parking stress
<b>Target Met</b>	<b>Yes</b>

- 8.2 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).
- 8.3 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.
- 8.4 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.
- 8.5 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 8ii illustrates the number of completed dwellings with either car-free or car-capped housing built in areas with high Public Transport Accessibility Levels (PTAL).
- 8.6 When looking at total numbers of dwellings completed in schemes with car free housing only 50 dwellings were completed in schemes *outside* appropriate areas whilst the vast majority (313 dwellings) were completed within such areas.

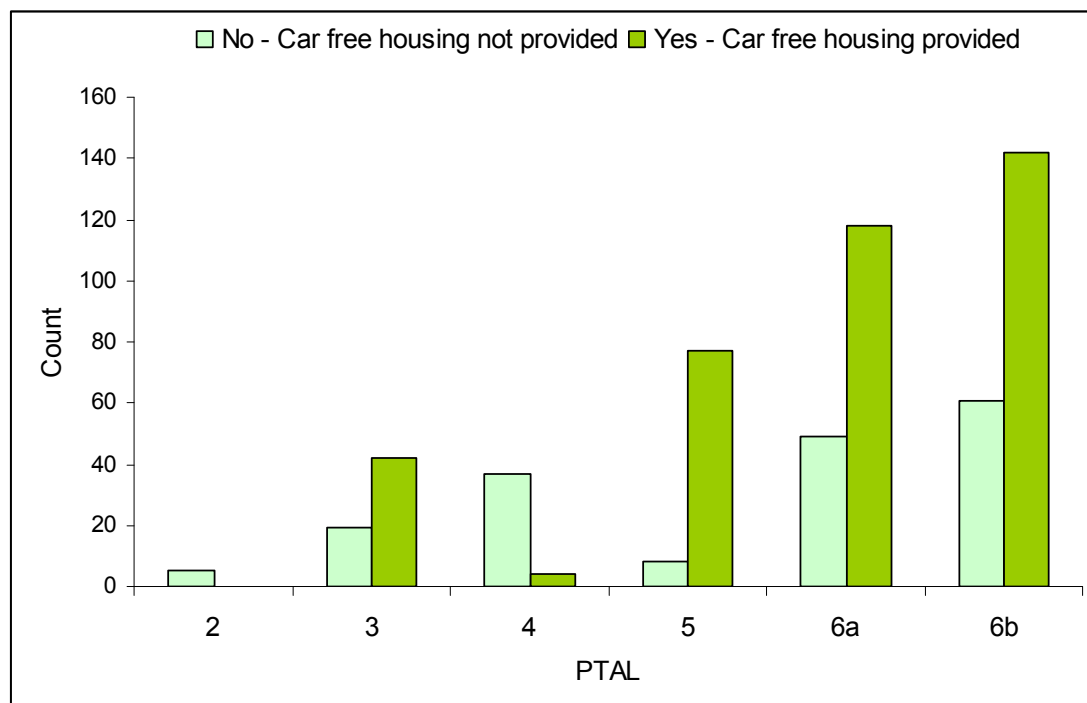


**Figure 8i: Total number of car free or car capped housing 2000-2008**



Source: Development Monitoring, LB Camden

**Figure 8ii: Count of Car Free housing completions 2007/2008 by Public Transport Accessibility Levels (PTAL)**



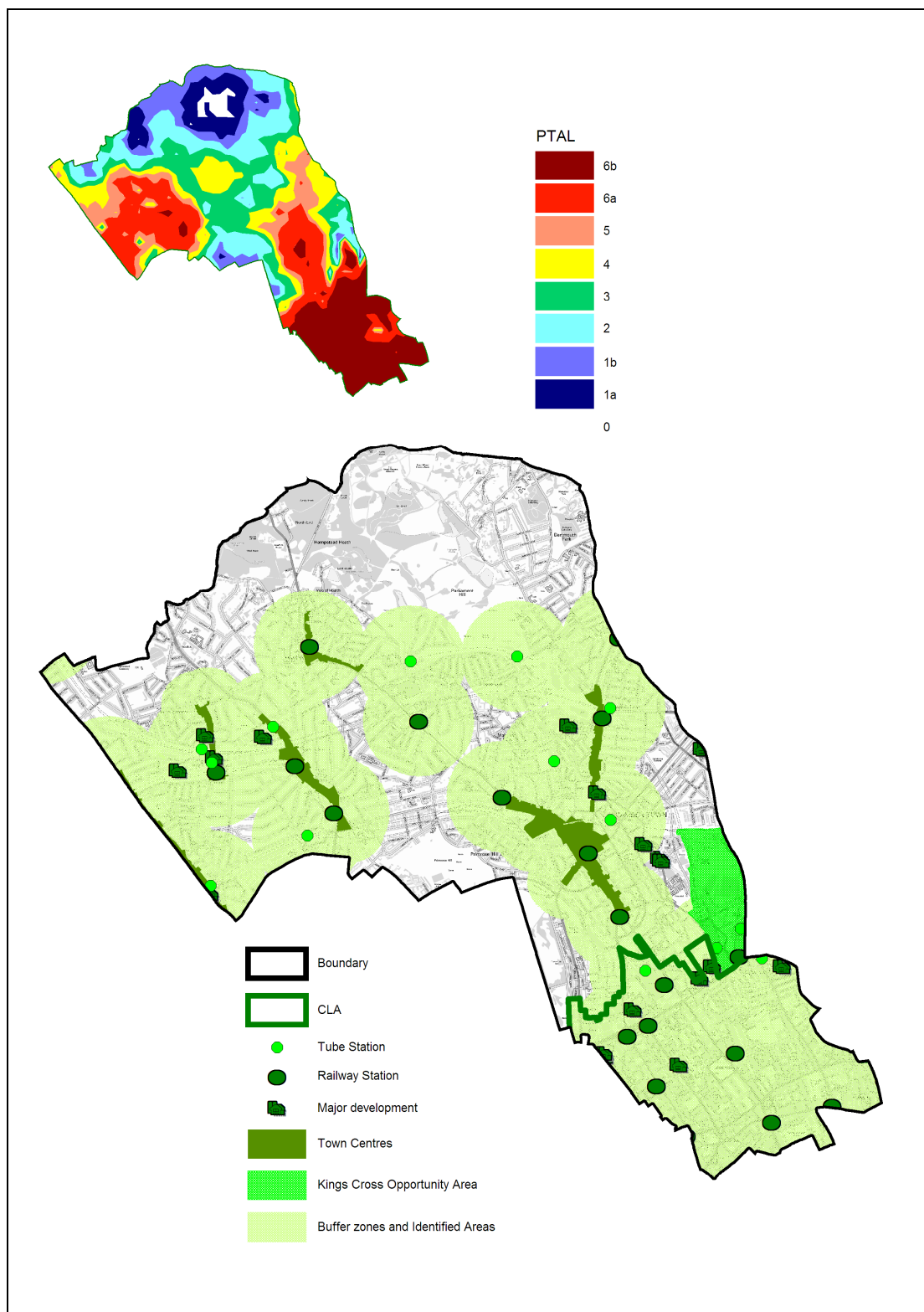
Source: Development Monitoring, LB Camden

<b>Indicator 42</b>	<b>Planning consents completed for major travel demand generating schemes in accessible locations</b>
<b>Indicator type</b>	Local
<b>Objective</b>	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
<b>Target</b>	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
<b>Target Met</b>	<b>Yes</b>

- 8.7 Large-scale major developments increase travel demand. The Council therefore seeks to ensure that developments creating significant levels of travel demand are located in places that are well served by public transport or can be easily reached by walking, cycling or public transport.<sup>31</sup> These areas are defined as King's Cross Opportunity Area, Central London Area, and Town Centres (except Hampstead).
- 8.8 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.
- 8.9 The map below indicates that only one significant travel generating scheme implemented in 2007/08 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.

<sup>31</sup> Policy SD5 Replacement UDP June 2006

**Figure 8iii: Significant travel generating schemes (2007/08 consent)**



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Source: Development Monitoring, LB Camden

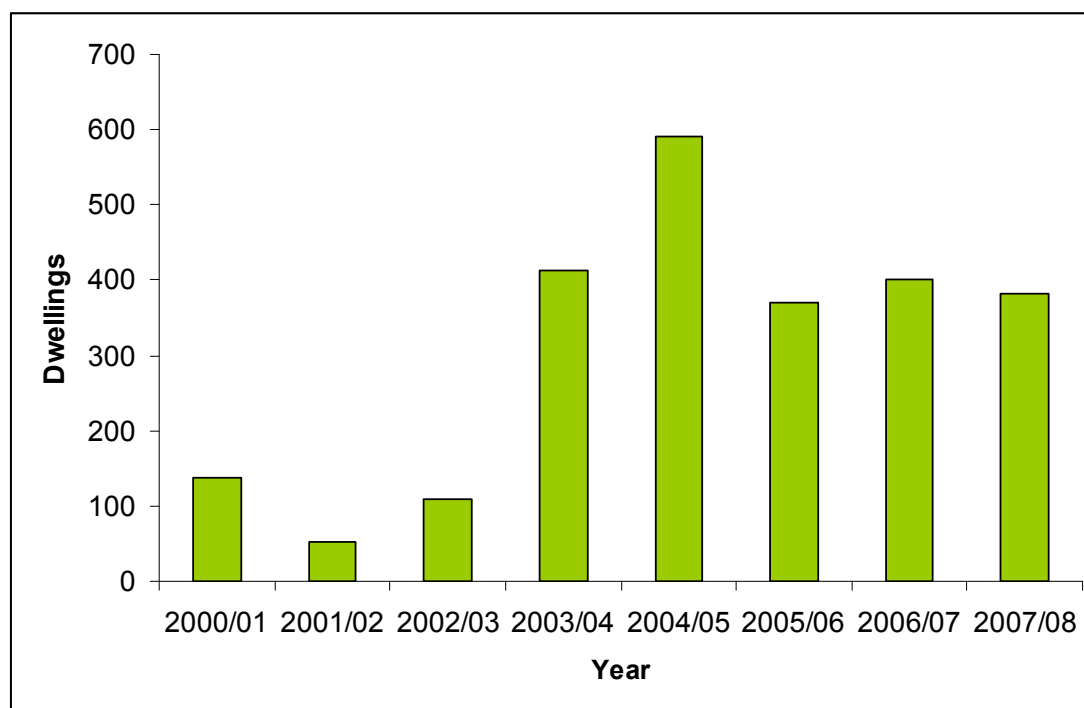
<b>Indicator 43</b>	<b>Travel plans</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Producing an environmentally sustainable pattern of land use and reducing the need to travel
<b>Target</b>	Increase in the total number of travel plans agreed for new developments
<b>Target Met</b>	<b>No</b>

8.10 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.

8.11 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.

8.12 Workplace travel plans are secured through legal agreements when planning permissions are granted. In 2007/08 13 travel plans were secured in total. This is a reduction of 38 from last year's figure, and reflects the reduction in major applications determined in the last year. In total 131 travel plans in total have been secured through Section 106 agreements since 2000/01.

**Figure 8iv: Travel plans for new developments (2001-2008)**



Source: Section 106 Monitoring, Sites Team, LB Camden

<b>Indicator 44</b>	<b>Traffic Flows</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Department of Transport; Streets Management, LB Camden; Transport Planning, LB Camden
<b>Target</b>	Producing an environmentally sustainable pattern of land use and reducing the need to travel
<b>Target Met</b>	<b>Yes</b>

- 8.13 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.
- 8.14 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 1995 to 2005. As the following table shows, Camden has been very successful in reducing the total number of vehicles using borough roads.

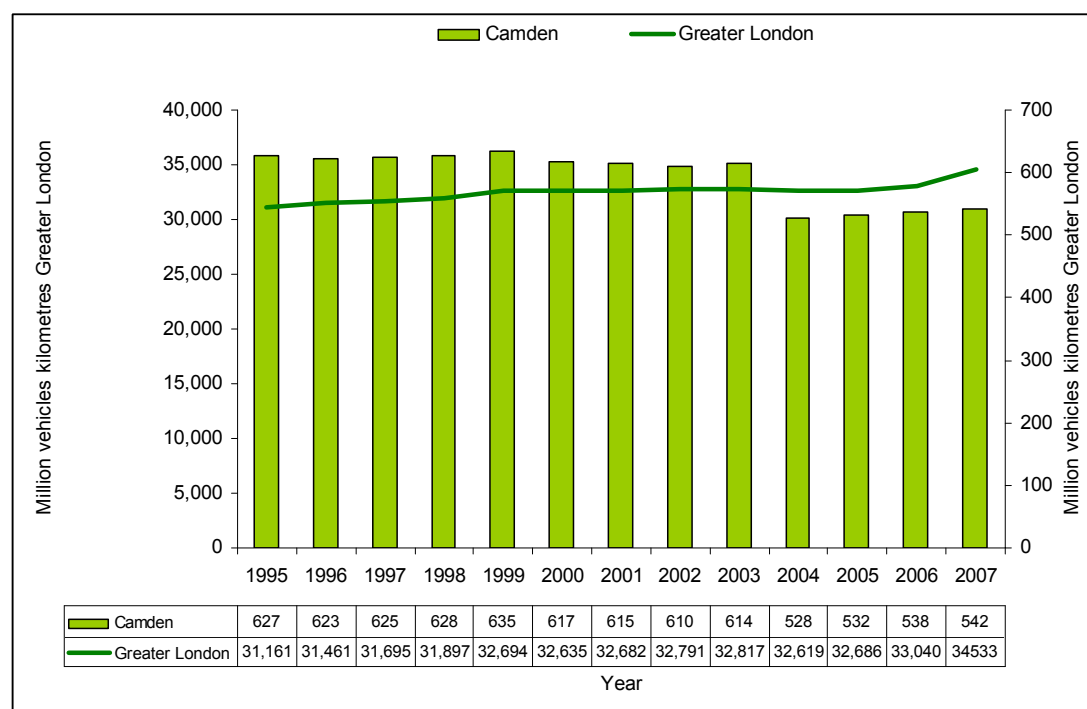
**Table 8a: Total motor vehicle traffic: 1995-2007**

Variance from 1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Greater London	0.96	1.71	2.36	4.92	4.73	4.88	5.23	5.31	4.68	4.89	6.03	10.82
Camden	-0.64	-0.32	0.16	1.28	-1.59	-1.91	-2.71	-2.07	-15.79	-15.15	-14.19	-13.56

Source: Department of Transport's National Road Traffic Survey

- 8.15 Camden's has decreased its traffic flow (km) significantly since 1995 despite there having been a slight increase this year compared with 2006. In fact, since 1995 compared to other London boroughs, Camden decreased the most (ranked 1 out of 33 boroughs, or 14%) since 1995. Only 7 boroughs have experienced a decline in traffic levels. Over the same period Greater London and England as a whole have increased.

**Figure 8v: Total motor vehicle traffic: 1995-2007**



Source: Department for Transport's National Road Traffic Survey

8.16 In terms of traffic fuel 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 (-5.6%) over the past few 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.

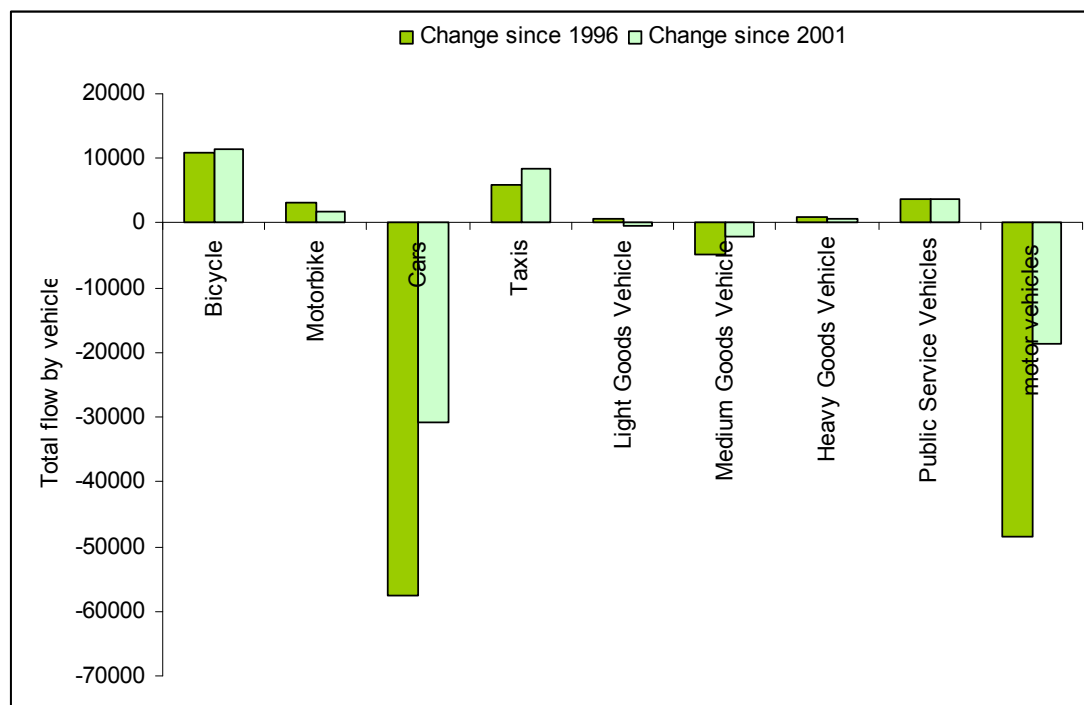
**Table 8b: Traffic fuel consumption 2002-06**

		Thousands of tonnes of fuel					Change since 2002
		2002	2003	2004	2005	2006	
Camden	Buses	8.1	8.4	7.9	8.1	8.5	1.05%
	Diesel Cars	7.0	7.6	7.8	8.3	8.1	1.16%
	Petrol Cars	42.1	40.5	38	36.2	33.1	0.79%
	Motor-cycles	1.4	1.5	1.3	1.3	1.2	0.87%
	HGV*	6.8	6.5	6.7	6.6	6.8	1.00%
	Diesel LGV*	9.5	10.0	10.0	10.8	10.1	1.06%
	Petrol LGV*	1.5	1.3	1.2	1.1	1.0	0.66%
	Personal*	58.6	58.0	55.0	53.8	51.0	0.87%
	Freight*	17.8	17.8	17.9	18.5	17.9	1.01%
	Camden Total	76.5	75.8	72.9	72.3	68.9	0.90%
Greater London		3,309.6	3,263.2	3,261.3	3,226.2	3,047.7	0.92%
Great Britain		39,191.6	39,350.4	39,448.9	38,864.5	36,445.8	0.93%

Source: Department for Business, Enterprise and Regulatory Reform (formerly DTI)

- 8.17 There has also been an obvious 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 increased 95% since 2001.

**Figure 8vi; Change in transport mode in Camden (4 screenlines)**



Source: Streets Management, LB Camden

- 8.18 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>32</sup> and the spread of parking controls (CPZs) across the borough.

## Conclusions

- 8.19 Transport policies in Camden appear to be working very effectively to reduce vehicle usage and create more sustainable patterns. These policies are also supported by various local and regional initiatives as evidenced. Encouraging development in accessible locations and thereby utilising existing transport in Camden should be continued; however the AMR will continue to monitor significant effects and assess transport movement and the impact on transport of the new development to ensure sustainable pattern of land use and reducing the need to travel.
- 8.20 Camden has been explicit about the aim to reduce levels of motor traffic in the borough for some years. The figures given in this Chapter make it clear that motor traffic has been reducing over the last nine or ten years, before the introduction of the Congestion Charging Scheme. This doesn't mean that people are not travelling – cycling is up, as are bus usage numbers. Motor traffic carries some costs to the wider

<sup>32</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).

community – poor local air quality, global climate change, accidents, noise and the domination of much of the public space in the city. As is clear throughout the Local Implementation Plan (LIP) and in particular in the Environment Report at Appendix C, the borough is keen to ensure mobility is achieved in the most efficient and sustainable way.

### Key Findings

- 363 car free or car capped developments completed in 2007/08;
- Majority of schemes in Town Centres and Central London have car free or car capped agreements. Majority of dwellings completed with car free housing agreements were located within prioritised areas. Correlation between car free housing completions and higher public transport accessibility;
- The vast majority of major travel demand generating planning schemes were completed in accessible locations, such as Central London or town centres;
- Reduction in the number of travel plans secured this year, reflecting the reduction in major developments approved;
- Since 1995 Camden has seen the greatest reduction in motor vehicle traffic of all London boroughs;
- Cycle use in Camden has increased 95% since 2001.



## 9. Town Centres, Retail, Community and Leisure

### Introduction

- 9.1 Camden has six town centres, three central London frontages, and thirty-six neighbourhood centres which are defined and afforded various levels of protection 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 in order to improve and protect Camden's retail element.
- 9.2 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	●	●				

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<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 and local shops</b> 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						●
<b>Supplementary Planning Guidance</b>						
	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					
<b>Local Strategies</b>						
	Camden Together – Camden’s Sustainable Community Strategy					
<b>London Plan Policies</b>						
	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 though intensification and selective expansion					
	Managing the night time economy – Best practice guidance, March 2007					

<b>Indicator 45</b>	<b>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</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	Not applicable
<b>Target Met</b>	<b>Not applicable</b>
<b>Indicator 46</b>	<b>Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	Not applicable
<b>Target Met</b>	<b>Not applicable</b>

- 9.3 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>33</sup> The three types of designations are as follows:

Central London Frontages	3 centres
Town Centres	6 centres
Neighbourhood Centres	36 centres

- 9.4 Further guidance on three of the Town Centres has been produced<sup>34</sup> as well as extensive guidance on the Central London Area.<sup>35</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.
- 9.5 For the second consecutive year Camden's Town centres have experienced a growth in retail floorspace. This growth was also reflected albeit modestly in the Central London frontages but the neighbourhood centres and the remainder of the borough experienced a reduction of retail units. This net gain/loss between non designated areas and designated areas possibly reflects Camden's policy directions (R7) of releasing A1 (retail) where outside the designated areas and the central London area alternative shopping facilities' are within walking distance. **Overall there has been a 1,790sqm increase of A1 (retail) floorspace.** With regard to A2 (financial and professional services) and D2 (assembly and leisure) there has been an increase of 1,281sqm in A2 (financial and professional services) uses and a minor reduction of D2 (assembly and leisure) floorspace – however there was no loss of leisure floorspace within the designated centres.

<sup>33</sup> Camden Replacement UDP Policy R7 Protection of shopping frontages and local shops.

<sup>34</sup> West Hampstead, Finchley Road / Swiss Cottage, Camden Town.

<sup>35</sup> Central London: Food, Drink and Entertainment, Specialist and Retail Uses.

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

Source: Development Monitoring LB Camden

<b>Indicator 47</b>	<b>Proportion of ground floor A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and improving Camden's town centres
<b>Target</b>	No net loss of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres
<b>Target Met</b>	<b>Yes</b>

- 9.6 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 and protect them from decline.
- 9.7 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>36</sup> These areas have many more units of A2 financial services and A3 restaurant units. Overall there was a wide variation
- 9.8 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.

<sup>36</sup> Camden Retail Study, Roger Tym & Partners 2004.

**Table 9b: Retail units in town centres, neighbourhood centres and central London frontages**

Designation	2008 Use class												Total No	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	21	30%	9	13%	14	20%	4	6%	2	3%	2	3%	70	22	31%	
High Holborn	80	43%	28	15%	15	8%	13	7%	2	1%	0	0%	184	30	16%	
Tottenham Court Road	123	62%	12	6%	14	7%	9	5%	1	1%	2	1%	198	26	13%	
Central London SPD																
Denmark Street	16	89%	0	0%	1	6%	1	6%	0	0%	0	0%	18	2	11%	
Covent Garden	180	69%	3	1%	34	13%	10	4%	0	0%	1	0%	260	45	17%	
Fitzrovia	57	33%	3	2%	58	33%	6	3%	0	0%	0	0%	174	64	37%	
Hatton Garden	83	70%	5	4%	4	3%	0	0%	0	0%	0	0%	118	4	3%	
Museum Street	41	64%	3	5%	11	17%	2	3%	0	0%	0	0%	64	13	20%	
Neighbourhood Centre																
Albany Street	17	81%	0	0%	0	0%	0	0%	1	5%	0	0%	21	1	5%	
Belsize Village	15	52%	2	7%	6	21%	1	3%	0	0%	0	0%	29	7	24%	
Brecknock Road York Way	23	59%	5	13%	2	5%	0	0%	3	8%	0	0%	39	5	13%	
Brunswick Centre	28	65%	2	5%	8	19%	0	0%	0	0%	0	0%	43	8	19%	
Chalcot Road	12	46%	3	12%	3	12%	1	4%	0	0%	0	0%	26	4	15%	
Chalton Street	12	41%	4	14%	7	24%	0	0%	0	0%	0	0%	29	7	24%	
Chester Road Nc	6	43%	0	0%	1	7%	0	0%	1	7%	0	0%	14	2	14%	
Cleveland Street	9	26%	0	0%	12	34%	0	0%	0	0%	0	0%	35	12	34%	
Cricklewood Broadway	22	48%	5	11%	9	20%	2	4%	0	0%	0	0%	46	11	24%	
Crowndale Road	7	50%	1	7%	1	7%	0	0%	0	0%	0	0%	14	1	7%	
Drummond Street	12	35%	0	0%	10	29%	1	3%	2	6%	0	0%	34	13	38%	
Englands Lane	23	68%	3	9%	5	15%	1	3%	0	0%	0	0%	34	6	18%	
Eversholt Street North	14	54%	3	12%	4	15%	0	0%	2	8%	0	0%	26	6	23%	
Eversholt Street South	11	37%	4	13%	4	13%	1	3%	0	0%	1	3%	30	6	20%	
Fairfax Road	20	59%	3	9%	7	21%	0	0%	0	0%	1	3%	34	8	24%	
Finchley Road/West End Lane	15	52%	8	28%	1	3%	0	0%	0	0%	0	0%	29	1	3%	
Fortess Road	17	35%	6	12%	12	24%	0	0%	7	14%	0	0%	49	19	39%	
Fortune Green Road	11	32%	5	15%	5	15%	0	0%	1	3%	0	0%	34	6	18%	
Goodge Street	31	72%	1	2%	8	19%	2	5%	0	0%	0	0%	43	10	23%	
Haverstock Hill	29	64%	6	13%	7	16%	1	2%	0	0%	1	2%	45	9	20%	
Highgate High Street	19	61%	9	29%	0	0%	2	6%	0	0%	0	0%	31	2	6%	
Highgate Road	13	59%	1	5%	3	14%	1	5%	0	0%	0	0%	22	4	18%	
Lambs Conduit Street	28	61%	1	2%	7	15%	2	4%	0	0%	0	0%	46	9	20%	
Leather Lane	42	63%	3	4%	13	19%	1	1%	1	1%	0	0%	67	15	22%	
Lismore Circus	3	50%	0	0%	0	0%	0	0%	0	0%	0	0%	6	0	0%	
Mansfield Road	6	55%	0	0%	0	0%	0	0%	1	9%	0	0%	11	1	9%	
Marchmont Street Leigh	29	46%	7	11%	12	19%	2	3%	0	0%	0	0%	63	14	22%	
Mill Lane	36	55%	8	12%	4	6%	2	3%	0	0%	1	2%	66	7	11%	

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Murray Street	5	38%	2	15%	1	8%	0	0%	1	8%	0	0%	13	2	15%
Queens Crescent	39	74%	2	4%	4	8%	0	0%	3	6%	1	2%	53	8	15%
Regents Park Road	41	59%	2	3%	10	14%	1	1%	0	0%	0	0%	69	11	16%
Royal College Street Camden Road	29	50%	3	5%	7	12%	2	3%	3	5%	2	3%	58	14	24%
South End Green	22	67%	3	9%	7	21%	0	0%	1	3%	0	0%	33	8	24%
Store Street	9	64%	1	7%	1	7%	0	0%	0	0%	0	0%	14	1	7%
Swains Lane	16	67%	3	13%	5	21%	0	0%	0	0%	0	0%	24	5	21%
York Rise Chetwynd Road	8	42%	1	5%	3	16%	1	5%	0	0%	0	0%	19	4	21%
<b>Town Centre</b>															
Camden Town	316	51%	41	7%	78	13%	34	6%	16	3%	7	1%	617	135	22%
Finchley Road	144	56%	26	10%	34	13%	5	2%	3	1%	8	3%	258	50	19%
Hampstead Town	139	55%	26	10%	32	13%	5	2%	0	0%	1	0%	254	38	15%
Kentish Town Road	119	46%	30	12%	33	13%	9	3%	10	4%	3	1%	258	55	21%
Kilburn High Road	107	55%	19	10%	15	8%	7	4%	3	2%	3	2%	193	28	15%
West Hampstead	81	46%	22	13%	34	19%	5	3%	9	5%	2	1%	176	50	28%
	<b>2187</b>	<b>53%</b>	<b>334</b>	<b>8%</b>	<b>566</b>	<b>14%</b>	<b>134</b>	<b>3%</b>	<b>73</b>	<b>2%</b>	<b>36</b>	<b>1%</b>	<b>4093</b>	<b>809</b>	<b>20%</b>

Source: Development Monitoring LB Camden

- 9.9 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.
- 9.10 As stated in the previous AMR - 2006/07 was the first time the impact of the Central London Guidance has been assessed. **Compared to 2006/07 the proportion of A1 (retail) has increased in the Central London SPD Area from 58% to 59% whilst there has been no change overall in Camden (53%).** All areas with the exclusion of Fitzrovia has retail proportions of over 64% (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).
- 9.11 The Neighbourhood Centres have **experienced a minor decline in the proportion of retail units from 55% (55.08%) to 54% (54.36%).**

**Table 9c: Proportion of Retail in centres**

Designation	2008	2007	variance
Albany Street	81%	81%	0%
Belsize Village	52%	48%	3%
Brecknock Road York Way	59%	79%	-21%
Brunswick Centre	65%	63%	2%
Camden Town	51%	52%	-1%
Chalcot Road	46%	46%	0%
Chalton Street	41%	31%	10%
Chester Road	43%	43%	0%
Cleveland Street	26%	26%	0%
Covent Garden	69%	67%	2%
Cricklewood Broadway	48%	52%	-4%
Crowndale Road	50%	50%	0%
Denmark Street	89%	89%	0%
Drummond Street	35%	29%	6%
Englands Lane	68%	68%	0%
Euston Road	30%	29%	1%
Eversholt Street North	54%	54%	0%
Eversholt Street South	37%	37%	0%

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Fairfax Road	59%	62%	-3%
Finchley Road	56%	56%	0%
Finchley Road/West End Lane	52%	55%	-3%
Fitzrovia	33%	32%	1%
Fortess Road	35%	35%	0%
Fortune Green Road	32%	41%	-8%
Goodge Street	72%	72%	0%
Hampstead Town	55%	55%	0%
Hatton Garden	70%	69%	1%
Haverstock Hill	64%	64%	0%
High Holborn	43%	43%	0%
Highgate High Street	61%	61%	0%
Highgate Road	59%	59%	0%
Kentish Town Road	46%	46%	0%
Kilburn High Road	55%	54%	2%
Lambs Conduit Street	61%	61%	0%
Leather Lane	63%	63%	0%
Lismore Circus	50%	50%	0%
Mansfield Road	55%	55%	0%
Marchmont Street Leigh Street	46%	46%	0%
Mill Lane	55%	56%	-2%
Murray Street	38%	38%	0%
Museum Street	64%	63%	2%
Queens Crescent	74%	74%	0%
Regents Park Road	59%	59%	0%
Royal College Street Camden Road	50%	50%	0%
South End Green	67%	67%	0%
Store Street	64%	64%	0%
Swains Lane	67%	67%	0%
Tottenham Court Road	62%	63%	-1%
West Hampstead	46%	47%	-1%
York Rise Chetwynd Road	42%	42%	0%
<b>Grand Total</b>	<b>53%</b>	<b>53%</b>	<b>0%</b>

Source: Development Monitoring, LB Camden

<b>Indicator 48</b>	<b>Total number of vacant units within town centres, central London frontages and neighbourhood centres</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting and improving Camden's town centres
<b>Target</b>	Reduction in the number of vacant units within the protected shopping areas within the Borough's Town Centres, Central London Frontages and Neighbourhood Centres
<b>Target Met</b>	<b>Yes</b>

- 9.12 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 9d: Total number of vacant units within Town Centres, Central London frontages and Neighbourhood Centres**

Designation	2007 Vacant	2007 Vacant %	2007 Total Units	2008 Vacant	2008 Vacant %	2008 Total Units
<b>Central London SPD</b>						
Covent Garden	21	8.0%	262	17	7.0%	260
Denmark Street	0	0.0%	18	0	0.0%	18
Fitzrovia	6	3.4%	174	8	5.0%	174
Hatton Garden	9	7.6%	118	8	7.0%	118
Museum Street	5	7.5%	67	8	13.0%	64
<b>Total</b>	<b>41</b>	<b>6.4%</b>	<b>639</b>	<b>41</b>	<b>6.0%</b>	<b>634</b>
<b>Central London Frontage</b>						
Euston Road	18	25.7%	70	18	26.0%	70
High Holborn	21	11.4%	185	19	10.0%	184
Tottenham Court Road	13	6.9%	188	14	7.0%	198
<b>Total</b>	<b>52</b>	<b>11.7%</b>	<b>443</b>	<b>51</b>	<b>11.0%</b>	<b>452</b>
<b>Neighbourhood Centre</b>						
Albany Street	2	9.5%	21	1	4.8%	21
Belsize Park/Haverstock Hill	2	4.4%	45	1	3.5%	29
Belsize Village	1	3.4%	29	5	12.8%	39
Brecknock Road						
York Way	9	23.1%	39	4	9.3%	43
Brunswick Centre	7	16.3%	43	1	3.9%	26
Chalcot Road	2	7.7%	26	4	13.8%	29
Chalton Street	2	6.9%	29	3	21.4%	14
Chester Road	3	21.4%	14	4	11.4%	35
Cleveland Street	1	2.9%	34	1	2.2%	46
Cricklewood Broadway	2	4.3%	46	0	0.0%	14
Crowndale Road	0	0.0%	14	3	8.8%	34
Drummond Street	2	5.9%	34	3	8.8%	34
Englands Lane	2	5.9%	34	3	11.5%	26
Eversholt Street North	2	7.7%	26	0	0.0%	30
Eversholt Street South	0	0.0%	30	0	0.0%	34
Fairfax Road	1	2.9%	34	3	10.3%	29
Finchley Road/West End Lane	3	10.3%	29	5	10.2%	49
Fortess Road	6	12.2%	49	1	2.9%	34
Fortune Green Road	1	3.0%	33	4	9.3%	43
Goodge Street	1	2.3%	43	2	4.4%	45
Highgate High Street	0	0.0%	31	0	0.0%	31
Highgate Road	3	13.6%	22	4	18.2%	22
Lambs Conduit Street	2	4.4%	45	3	6.5%	46
Leather Lane	4	6.1%	66	2	3.0%	67
Lismore Circus	0	0.0%	6	0	0.0%	6



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Mansfield Road	1	9.1%	11	2	18.2%	11
Marchmont Street						
Leigh Street	5	7.9%	63	3	4.8%	63
Mill Lane	2	3.0%	66	4	6.1%	66
Murray Street	4	33.3%	12	5	38.5%	13
Queens Crescent	7	13.2%	53	12	22.6%	53
Regents Park Road	0	0.0%	69	2	2.9%	69
Royal College Street						
Camden Ro	7	12.1%	58	7	12.1%	58
South End Green	2	6.1%	33	0	0.0%	33
Store Street	2	14.3%	14	0	0.0%	14
Swains Lane	0	0.0%	22	0	0.0%	24
York Rise Chetwynd Road	0	0.0%	19	2	10.5%	19
<b>Total</b>	<b>88</b>	<b>7.1%</b>	<b>1,242</b>	<b>94</b>	<b>7.5%</b>	<b>1,250</b>
<b>Town Centre</b>						
Camden Town	41	6.5%	628	53	9.0%	617
Finchley Road	15	5.9%	254	18	7.0%	258
Hampstead Town	10	3.9%	257	11	4.0%	254
Kentish Town Road	14	5.4%	260	16	6.0%	258
Kilburn High Road	15	7.8%	192	10	5.0%	193
West Hampstead	9	5.1%	175	10	6.0%	176
<b>Total</b>	<b>104</b>	<b>5.9%</b>	<b>1,766</b>	<b>118</b>	<b>7.0%</b>	<b>1,756</b>
<b>Grand Total</b>	<b>285</b>	<b>7.0%</b>	<b>4,090</b>	<b>301</b>	<b>7.0%</b>	<b>4,093</b>

Source: Development Monitoring, LB Camden

- 9.13 Overall there has been no change in the **vacancy rate across the designated centres in Camden with the level standing at 7%**, 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). Camden is again lower than the estimated vacancy for local authorities – see Table 9e.

**Table 9e: Estimated vacancy rates: Local authority districts (%)**

	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
London	10	10	9	8	9	11	11
Camden	12	11	6	5	8	11	10

Source: Department of Communities and Local Government

<b>Indicator 49</b>	<b>Total of new community facilities floorspace completed</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protecting facilities for all members of the community
<b>Target</b>	Net increase in the amount of new community facilities
<b>Target Met</b>	<b>Yes</b>

- 9.14 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.

- 9.15 Within the **2007/08 financial year there has been a growth of community facilities, with an increase of 5,333 sqm.**
- 9.16 Educational and childcare facilities experienced the largest growth with some 6,040sqm of additional floorspace.

**Table 9f: Total floorspace of new community facilities (sqm)**

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

Source: Development Monitoring, LB Camden

<b>Indicator 50</b>	<b>Schemes completed involving a loss or gain of hotel facilities</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Protect hotel facilities in the borough
<b>Target</b>	No net loss of hotel facilities in the Borough
<b>Target Met</b>	<b>Yes</b>

- 9.17 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.
- 9.18 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>37</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.<sup>9</sup>
- 9.19 The run-up to the 2012 Olympics will provide additional opportunities for local sports participation and cultural activities in addition to more visitors passing through Camden.
- 9.20 The redevelopment of King's Cross will provide new leisure facilities open to all. This and the completion of the Channel Tunnel High Speed Rail Link in 2007 will make the area 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>37</sup> Source: STEAM report, 2003

**Table 9g: Cultural Facilities by type for boroughs of Central London Arts Partnership<sup>38</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%
All	322		1257	
% of Total CLAP	26%		100%	

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

- 9.21 The UDP directs hotel development to Town Centres (excluding Hampstead), the King's Cross Opportunity Area and the Central London Area.<sup>39</sup> Of the three schemes that were completed two were located in town centres<sup>40</sup> **Overall there has been an increase of hotel accommodation by 9 rooms.**

## Conclusion

- 9.22 Generally, the policies set out in the retail, community and leisure chapter of the UDP and the supplementary guidance is achieving their objectives. Within the 2007/08 financial year there has been a growth of community facilities. Educational and childcare facilities experienced the largest growth of additional floorspace.
- 9.23 Camden has been very successful in maintaining and increasing the total retail floorspace completed in 2007/08 compared to 2006/07 with nearly 1,800 sqm 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.

<sup>38</sup> The Central London Arts Partnership (CLAP) includes Kensington and Chelsea, Lambeth, Southwark, Westminster and Camden

<sup>39</sup> C5 – Tourism Uses

<sup>40</sup> 2004/3163/P, 2007/2599/P, 2006/3489/P

### Key Findings

- Increase in the amount of retail floorspace completed in 2007/08 compared to 2006/07;
- No change in the proportion of retail units in designated centre in 2007/08 compared to 2006/07;
- No increase in the level of vacancy in designated shopping areas in 2007/08;
- Increase of community floorspace completed in Camden in 2007/08;
- Net increase in hotel accommodation completed in Camden 2007/08.

## 10. Economic Activities

### Introduction

- 10.1 Economic activity uses or employment uses are defined 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.
- 10.2 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

<b>Indicator 51</b>	<b>Total amount of additional employment floorspace - by type</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	No target
<b>Target Met</b>	<b>Not applicable</b>

10.3 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.

10.4 In **2007/08 a total of 12,336 sqm of B1 (business) floorspace was lost**. There were also losses in the B2 (general industrial) and B8 (storage or distribution) use classes of -1,165 sqm and -3,025 sqm respectively. This follows a similar trend set in the 2006/07 monitoring year and is likely to part of a longer term adjustment in employment floorspace provision. As table 10c shows, there is considerable employment floorspace in the pipeline that will result in significant new office provision in the borough once implemented.

**Table 10a: Completed employment floorspace in Camden**

Year	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	Number of Completed Sites
2003/04	105,319	23,777	2,300	2,300	3,287	1,310	45
2004/05	111,299	-5,413	0	-2,174	2,964	123	129
2005/06	33,431	4,187	84	-781	1,430	-3,981	54
2006/07	37,386	-8,007	-11,907	-1,900	2,078	-721	110
2007/08	20,032	-12,336	94	-1,165	3,794	-3,025	142

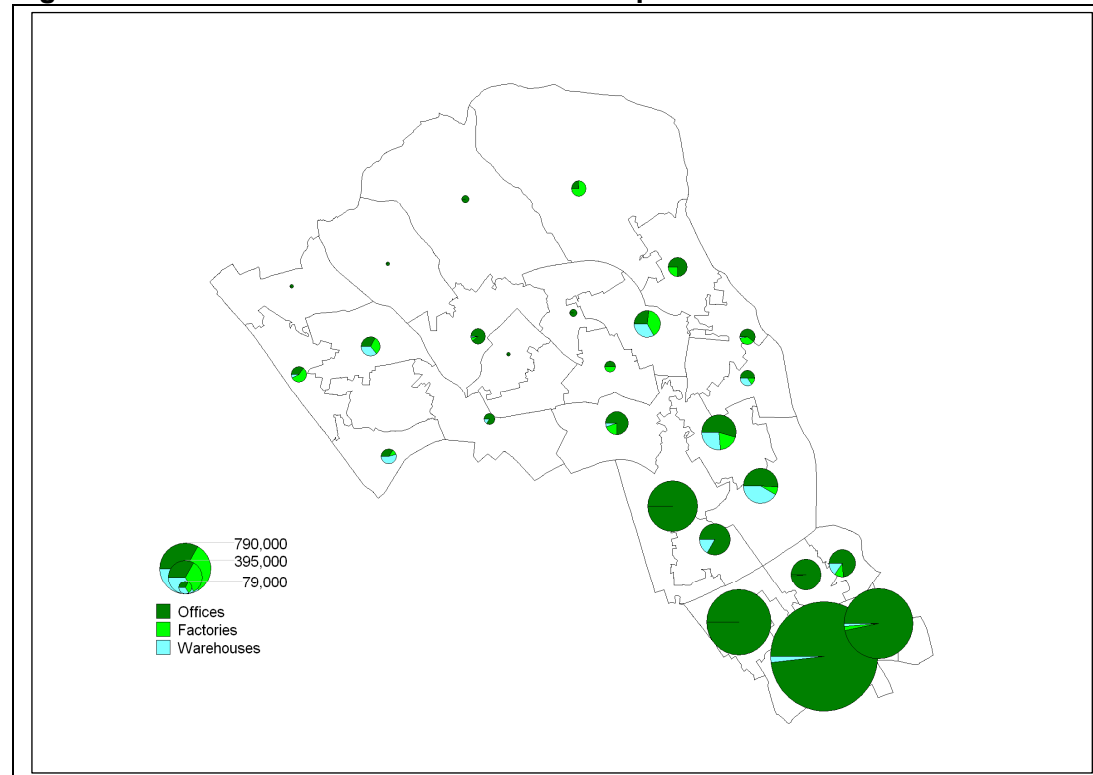
Source: Development Monitoring, LB Camden

10.5 This loss is not significant when considered in the context of the total commercial and industrial floorspace in Camden, which includes 2,179,000 sqm of office floorspace, 171,000 sqm of industrial floorspace and 227,000 sqm of warehouse floorspace<sup>41</sup>. As shown in Figure 10i, the majority of this floorspace is located south of Euston Road within the defined Central London Area.

<sup>41</sup> Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2007. Valuation Office. Please note there was an error in the published figures in the 2006/07 AMR. They should read: Offices: 2,213,000 sqm; Factories: 171,000 sqm; and warehouses: 181,000 sqm.

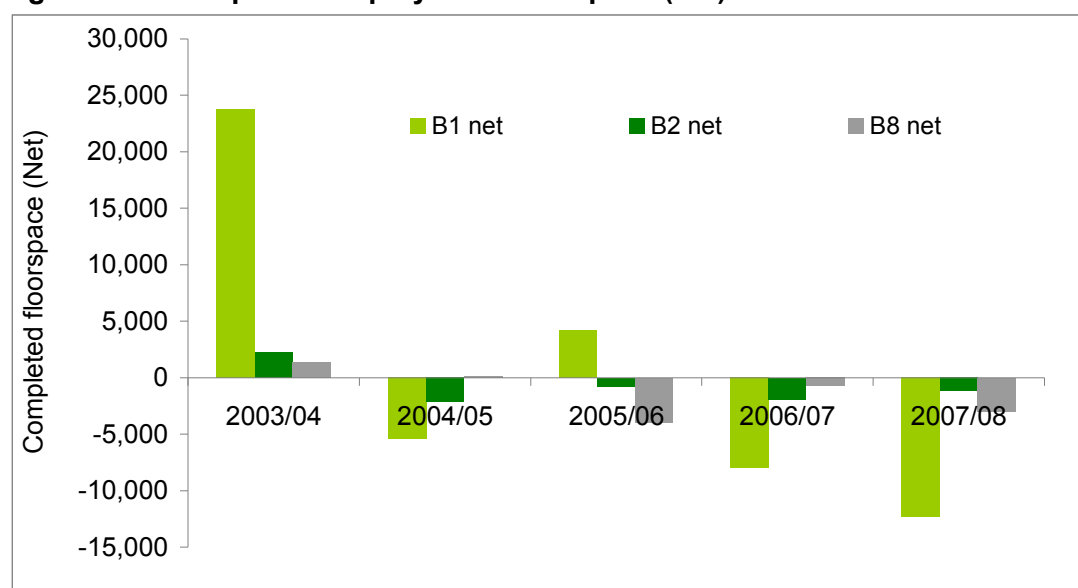
- 10.6 Of those sites that resulted in losses of floorspace, 6 applications were on sites larger than 1,000 sqm. The most significant of these was to 67-69 Lincoln's Inn Fields which saw the loss of 2,323 sqm to education (D1) use.
- 10.7 Camden has recently updated its employment land review. This will be used to inform the Council's future approach to employment floorspace in the borough.

**Figure 10i: Commercial and Industrial Floorspace in Camden 2005**



Source: Valuation Office 2005

**Figure 10ii: Completed employment floorspace (net) 2003 - 2008**



Source: Development Monitoring, LB Camden

<b>Indicator 52</b>	<b>Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	Not applicable
<b>Target Met</b>	<b>Not applicable</b>

- 10.8 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.
- 10.9 In 2007/08 there was a net increase of 2,579 sqm of B1 (business) floorspace in the **Industry Area**. There was, however, a net decrease of 1,312 sqm of B8 (storage or distribution) floorspace, although a total of just 4 planning applications were implemented here. The loss of floorspace can be attributed to two applications. The first was for the change of use of 600 sqm to light industrial (B1c) and the second for the change of use to a TV production studio. Therefore, although some warehouse floorspace has been lost, it has remained in an employment use thus demonstrating the effective implementation of policy E3.
- 10.10 **Kentish Town** has seen slight increases in B1 (business) and B8 (storage or distribution) floorspace, and a reduction in B2 (general industrial) floorspace. Two schemes contributed to the loss in B2 (general industrial) floorspace, both of which were for a change of use to B1 (business).
- 10.11 **Central London** saw a significant loss in B1 (business) floorspace and slight loss in B2 (general industrial) floorspace. 68 applications were implemented in Central London for employment uses; this represents just under half of all implemented employment applications in the borough. The largest of these relates the aforementioned application in Lincoln's Inn Fields. Losses can also be attributed to schemes involving residential accommodation, live/work units, education and sui generis uses.
- 10.12 Policy E3 aims to restrict the loss of light industry (B1c) and local distribution warehousing (B8) in Central London and Kentish Town. **Throughout 2007/08 there was no net loss of B8 (storage or distribution) floorspace in these areas, compared to an overall loss of 1,312 sqm in Camden.** 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 10b: Completed employment floorspace in employment areas 2007/08**

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	Number of schemes
Industry Area	2,579	2,579	0	0	3,185	-1,312	4
Kentish Town	673	337	0	-784	89	89	11
Central London	10,566	-12,218	0	-73	0	0	68

Source: Development Monitoring, LB Camden



<b>Indicator 53</b>	<b>Amount of completed employment floorspace – small units</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	To minimise the net loss of small business accommodation
<b>Target Met</b>	<b>Yes</b>

10.13 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 sqm – 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.

10.14 A total of **39 schemes were completed on accommodation between 0 and 120 sqm, and 26 of these were on schemes between 50 and 120 sqm.** Overall there has been a loss of 1,416 sqm of employment floorspace within this threshold, the majority of which being in use class B1 (business). Employment floorspace was lost to a range of uses including residential, education and financial and professional services. The loss of these units has been justified by demonstrating that the units would not provide viable accommodation for alternative businesses.

<b>Indicator 54</b>	<b>Total amount of employment floorspace on previously developed land – by type</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	All employment floorspace created on previously developed land
<b>Target Met</b>	<b>Yes</b>

10.15 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 2007/08 all developments of employment floorspace were on previously developed land.

<b>Indicator 55</b>	<b>Employment land available - by type</b>
<b>Indicator type</b>	Core
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	Sufficient supply of employment land
<b>Target Met</b>	<b>Yes</b>

10.16 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.

10.17 An analysis of the planning permissions pipeline involving a net change of employment floorspace has been provided in table 10c below. **Total employment supply – including King's Cross – is 61.78 ha (net).** If the planning application for King's Cross Opportunity Area (2004/2307/P) is excluded, net employment land supply is 21.5 ha.

10.18 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>42</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 10c: 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	131,768	50,368	937	-1,571	6,333	292
Under construction	662,286	473,060	530	-8,949	3,429	167
Grand Total (sqm)	898,554	627,928	1,467	-10,520	9,762	459
<b>Grand Total (Ha)</b>	<b>89.86</b>	<b>62.79</b>	<b>0.14</b>	<b>-1.05</b>	<b>0.98</b>	<b>0.04</b>

Source: Development Monitoring, LB Camden

<b>Indicator 56</b>	<b>Number of vacant commercial units</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	Reduction in the number of vacant business units
<b>Target Met</b>	<b>No</b>

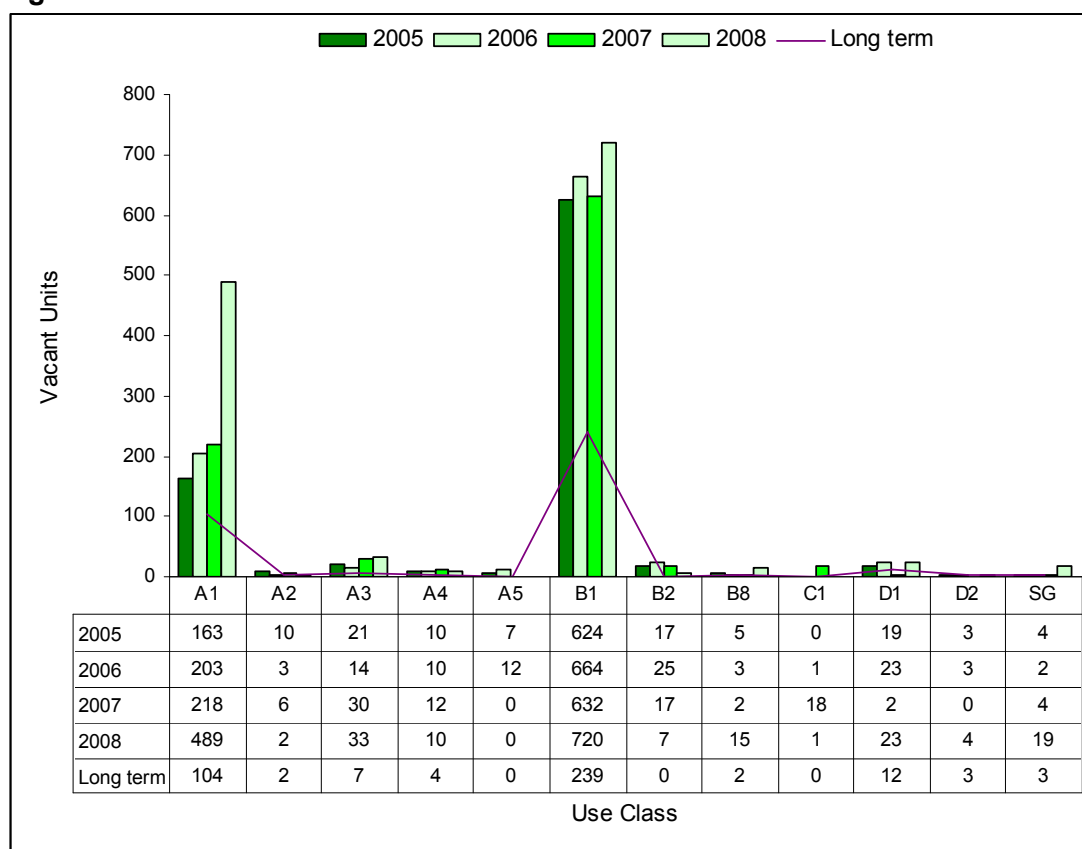
10.19 Levels of vacancy for commercial units can indicate the vibrancy of local economies. Looking at the Council's own Non Domestic Business Rates figures (for end March

<sup>42</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 sqm B1 floorspace. Assumption is made that gross and net floorspace are equal.

2008), there has been **an increase of nearly 400 vacant units to 1,323, between 2007 and 2008**. The biggest increase here has been in A1 (retail) units, although B1 (business) vacancies have also increased marginally. Currently 21% of A1 (retail) vacancies and 33% of B1 (business) vacancies can be classified as being long term vacant (i.e. also being vacant in the previous monitoring year). It is estimated that business rates are collected from around 15,000 properties of various sizes and descriptions; therefore current vacancy levels represent around 8.8% of all properties.

10.20 A degree of caution is required over this data. Business rates data does not directly correspond with the use class order, therefore some degree of data manipulation has had to be undertaken to make it relevant to our needs.

**Figure 10iii: Vacant commercial units in Camden**



Source: Non Domestic Business Rates, LB Camden

<b>Indicator 57</b>	<b>Change in VAT Registered Businesses</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Improving economic prosperity and diversity
<b>Target</b>	No net decrease in the amount of VAT registered business
<b>Target Met</b>	<b>Yes</b>

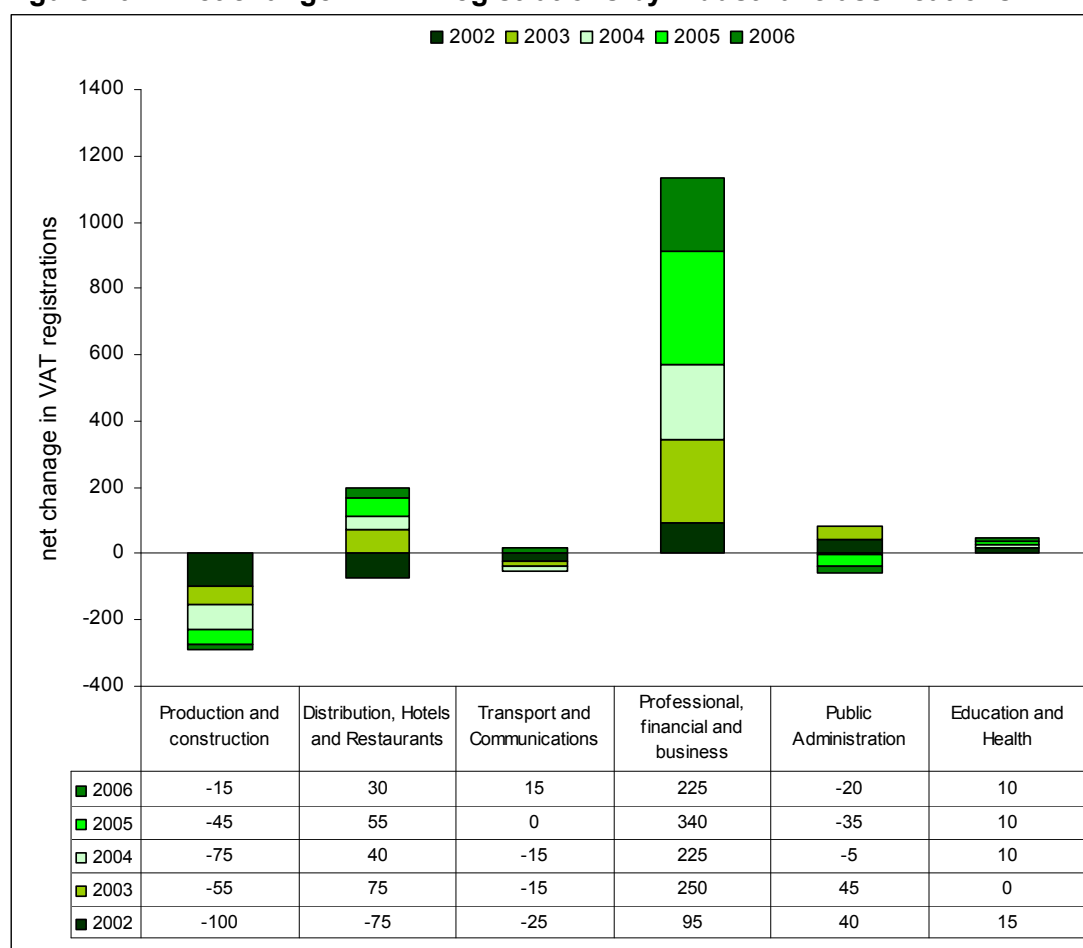
10.21 VAT registrations and de-registrations are the best official guide for monitoring business start-ups and closures, and can provide an indication of the level of entrepreneurship and of the health of the economy. As such they are used widely in regional and local economic planning.

10.22 These figures do not, however, give the complete picture of start-up and closure activity in the economy. Some sectors are VAT exempt and many small businesses which operate below the VAT threshold are not covered. In 2008 the VAT threshold was an annual turnover of £67,000, and 1.67 million of the estimated 4.3 million enterprises in the UK were VAT-registered.

10.23 In Camden there was a net increase of 245 businesses in 2006. The overall stock of businesses at the end of 2006 was 20,100; an increase from 19,840 businesses in 2005.

10.24 With regard to the net change in type of businesses, there have been significant increases in the professional, financial and business sectors. This continues a trend from previous years, from a net increase of 90 in 2002 to a net increase of 225 in 2006.

**Figure 10iv: Net change in VAT registrations by industrial classifications**



Source: VAT registrations and deregistrations, ONS NOMIS VAT Business Registrations, © Crown copyright

10.25 Camden's importance to the national economy cannot be under estimated as the **borough is the fifth largest contributor to the UK economy** (see Table 10d), with a 1.41% share of GVA (Gross Valued Added). This represents a 0.03% increase compared with 2004.

**Table 10d: Share of National Gross Valued Added<sup>43</sup> 2005**

District	Region	% share	National Rank
Westminster City	London	3.14	1
Birmingham	West Midlands	1.72	2
London City	London	1.69	3
Leeds	Yorkshire and Humber	1.46	4
Camden	London	1.41	5

Source: GVA by NUTS 3 areas, ONS © Crown copyright

<b>Indicator 58</b>	<b>Live/work floorspace</b>
<b>Indicator type</b>	Local
<b>Objective</b>	Live work developments in appropriate locations
<b>Target</b>	No loss of permanent residential floorspace; No loss of sites in office, industry or warehouse use where there potential for that use to continue
<b>Target Met</b>	<b>Yes</b>

- 10.26 There were two permissions implemented in 2007/08 that involved either loss or gain of live/work floorspace. Both were for gains, with previous use being B1 (business) in both cases. The first application did not involve an overall loss of employment floorspace but the latter application did, but was approved on the grounds that the units were vacant and the proposal would provide a valuable supply of new business space.

**Table 10e: Schemes involving Net Change in Live/Work units**

Address	Application No.	Loss or gain	Previous or implemented use
179 King's Cross Road	2006/0310/P	Gain	Previous B1
1-5, 7 & 10 Fitzroy Mews, 8 & 9 Warren Mews	2006/0308/P	Gain	Previous B1

Source: Development Monitoring, LB Camden

## Conclusions

- 10.27 Camden's economy continues to remain buoyant and this is illustrated by its share of GVA increasing on last year. Our own monitoring has shown that there has been a net loss of employment floorspace this year. 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 and protecting vulnerable employment uses

<sup>43</sup> GVA is used in the estimation of Gross Domestic Product (GDP). GDP is a key indicator of the state of the whole economy.

### Key Findings

- Large supply of employment land in the borough at 61.78 hectares net (including King's Cross);
- There has been a net loss of completed employment floorspace in 2007/08, reflecting a trend that has taken place since 2004/5;
- There has been an overall net loss of small sites;
- All completions took place on previously developed land;
- There has been a net increase in floorspace in the Industry Area but small net losses in Kentish Town and 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.

## 11. Conclusions

### Overview

- 11.1 This, Camden's fourth 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 48 indicators.
- 11.2 This year there have been some notable achievements, which span a range of policy areas. One such achievement is successful publication of the LDF Core Strategy and Development Policies DPDs for Issues and Options consultation, while Camden, along with six other London boroughs published their Waste Plan for issues and options consultation, all of which met established LDS milestones. Three SPDs were also adopted: two guidance documents on food, drink and entertainment uses for Camden Town and Central London, and a Planning Brief for Camden Town Underground Station.
- 11.3 Camden has continued to monitor a number of indicators that cover a wide range of policy areas. The following deserve particular recognition in 2007/08:
- **Completing 625 new homes (net) – 27 above our London plan housing target;**
  - **A demonstrable five year housing supply, in line with the Government's requirements under Planning Policy Statement 3 (Housing);**
  - **Completing 271 new affordable homes (net), representing 45% of all completions;**
  - **An increase of 1,790 sqm of retail (A1) floorspace and increase of 1,281 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;**
  - **61 ha of employment land available.**
- 11.4 Please see table 11a for a detailed analysis of indicators, targets and outcomes.

### Future improvements

- 11.5 In July 2008 the Government published a set of revised Core Output Indicators. This has meant that some previous indicators are now no longer required to be monitored. Others have been amended to take into account new guidance or policies, and altogether new indicators have been introduced. These changes present a number of challenges for the Council both in terms of staff resources and establishing monitoring procedures. New Core Indicator H6 on Housing Quality, for example, may take a number of years before it can be fully monitored.
- 11.6 Some of those which remain also require further work to systems before they can be successfully monitored fully on an annual basis. These include Core Output Indicator E2 on change in areas of biodiversity importance and E3 on renewable energy generation.

- 11.7 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).
- 11.8 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.



**Table 11i: Indicators, targets and performance 2007/08**

Target met ✓  
 Target not met ✗  
 Target partially met ✓✗  
 No target specified ⓪  
 Data not available !

Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Contextual</b>						
	1	Population	No target	⓪		
	2	Household Size	No target	⓪		
	3	House Prices	No target	⓪		
	4	Households	No target	⓪		
	5	Employment structure	No target	⓪		
	6	Unemployment	No target	⓪		
	7	Economic Activity	No target	⓪		
	8	Deprivation	No target	⓪		
	9	Household income	No target	⓪		
	10	Crime	No target	⓪		
<b>Housing</b>						
<b>Core</b>	11	Plan period and housing targets Net additional dwellings in previous years, for the reporting year, future years and managed delivery target	2007/08 437 additional dwellings	✓	625 completed dwellings	Not required

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Core</b>	12	Percentage of new and converted dwellings on previously developed land	All dwellings on previously developed land	✓	All dwellings on previously developed land	Not required
<b>Core</b>	13	Affordable housing completions (gross and net)	50% of all dwellings in schemes of 15 dwellings or more to be affordable	✓	286 (gross) affordable dwellings, 87% of dwellings on schemes greater than 15 units	Not required
<b>Local</b>	14	Vacant dwellings returned to use	Meeting and exceeding the strategic target for returning vacant dwellings to residential use	✓	226 vacant dwellings returned to use	Not required
<b>Local</b>	15	Non self-contained units	Gain of 40 non self contained dwellings a year	✗	21 on-self contained units gained	Evidence indicates a buoyant pipeline for non self contained accommodation through planning applications, , unimplemented permissions and pre application discussions
<b>Local</b>	16	Net change in hostels and care homes	No net loss of hostel or care home accommodation	✓	36 hostel accommodation units gained	Not required
<b>Local</b>	17	Lifetime homes and Wheelchair accessibility dwellings	New housing to be 100% lifetime homes standard and 10% wheelchair housing	!	Data available from 2008/9 AMR	Not required
<b>Local</b>	18	Mix of dwellings in developments	To secure a range of housing types to meet housing needs	✓	41% 1 bedroom, 33% 2 bedroom, 16% 3 bedroom, 4% 4 bedroom.	Not required
<b>Local</b>	19	Protecting existing housing stock	Reduction in the number of dwellings in net loss developments	✓	A net loss of 72 dwellings were lost in net loss developments	Not required

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Local</b>	20	H4: 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>						
<b>Local</b>	21	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	✓	22 new mixed use developments completed	Not required
<b>Local</b>	22	Number of Sustainability plans secured through s106 agreements	All relevant developments to include a sustainability plan	✓	20 new planning agreements signed requiring BREEAM/Eco Homes assessments	Not required
<b>Local</b>	23	Per capita reduction in CO <sub>2</sub> emissions	Year on year reduction in CO <sub>2</sub> emissions	✓✗	Reduction in domestic CO <sub>2</sub> emissions	Camden will continue to require major commercial to ensure they meet current environmental targets.
<b>Core</b>	24	Renewable Energy Generation	Major schemes to achieve 10% of energy from renewable sources	✓	Data not available. The Council are continuing to explore ways in which provide this in future years.	Not required
<b>Local</b>	25	Air Quality	Reduction in the level identified air pollutants in the National Air Quality Strategy	✓✗	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.
<b>Core</b>	26	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

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Local</b>	27	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
<b>Local</b>	28	Waste Arisings	Recycle or compost at least 30% of household waste	✗	27% waste recycled or composted.	Overall there was an increase in tonnage collected from recycling streams, except for garden waste because the Council's garden waste recycling facility at Regis Road was refurbished, meaning no waste could be processed at the plant for approx 6 months.
<b>Core</b>	29	Minerals: production of primary land won aggregates and of secondary/recycled aggregates	No target	⊖		Not required
<b>Built &amp; Natural Environment</b>						
<b>Local</b>	30	Change in open space	No net loss of open space	✓	No loss	Not required
<b>Local</b>	31	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)	✓	Talacre Gardens and Bloomsbury Square awarded Green Flag Awards	Not required
<b>Local</b>	32	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
<b>Core</b>	33	Change in areas of biodiversity importance	No net loss in area	✓	No loss	Not required

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Local</b>	34	Change in priority habitats identified in the Biodiversity Action Plan	No net loss in area and populations of biodiversity	!	Year-on-year data not available to monitor change. This will be possible from 2008/9.	Not required
<b>Local</b>	35	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
<b>Local</b>	36	Area of the borough covered by Conservation Areas	No target	⊘	1,088ha / 50% of the borough	Not required
<b>Local</b>	37	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	✗	2 buildings removed / 3.3%.	Slight decrease compared with last year (8.3%).
<b>Local</b>	38	Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required	No target	⊘		Not required
<b>Core</b>	39	Housing Quality – Building for Life Assessments	No target	⊘		Not required
<b>Local</b>	40	Number of Tree Preservation Orders	No target	⊘		Not required

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Transport</b>						
<b>Local</b>	41	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
<b>Local</b>	42	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
<b>Local</b>	43	Travel plans	Increase in the total amount of workplace travel plans agreed for new developments through s106 agreements	✗	13 travel plans secured in 2007/08	Commensurate with Policy T1 the borough will continue to seek travel plans in appropriate cases. Total number of major developments was reduced this year therefore an associated decrease in travel plans was experienced.
<b>Local</b>	44	Traffic flows	Producing an environmentally sustainable pattern of land use and reducing the need to travel	✓	Reduction in the motor vehicle travel since 1995	Not required
<b>Town centres, retail, community and leisure</b>						
<b>Core</b>	45	Town centre uses	No target	⊖		Not required

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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Local</b>	46	Amount of completed retail, and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres	No target	⊘		Not required
<b>Local</b>	47	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	✓	No loss in 2007/08	Not required
<b>Local</b>	48	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	✓	No reduction since 2006/07	Not required
<b>Local</b>	49	Total of new community facilities floorspace completed	Net increase in the amount of new community facilities	✓	Increase of 5,333 sqm	Not required
<b>Local</b>	50	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
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Indicator Type	Ref	Description	Target	Met	Details	Remediation
<b>Economic Activities</b>						
<b>Core</b>	51	Total of additional employment floorspace - by type	No target	⊖		Not required
<b>Local</b>	52	Total amount of additional floorspace in: (a) the Industry Area; (b) Central London; and (c) Kentish Town	No target	⊖		Not required
<b>Local</b>	53	Amount of completed employment floor-space – small units	To minimise the net loss of small business accommodation	✓	Loss of 1,400 sqm, justified as properties were unsuitable for continued use.	Not required
<b>Core</b>	54	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
<b>Core</b>	55	Employment land available - by type	Sufficient supply of employment land	✓	89.86 hectares of employment land available	Not required
<b>Local</b>	56	Number of vacant commercial units	Reduction in the number of vacant business units	✗	1,323 vacant commercial units. 8% vacancy.	Level falls within the allowable percentage for vacant units regarding vacancy for redevelopment refurbishment and transfer of lease.
<b>Local</b>	57	Change in VAT Registered Businesses	No net decrease in the amount of VAT registered business	✓	Increase in 245 businesses	Not required
<b>Local</b>	58	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