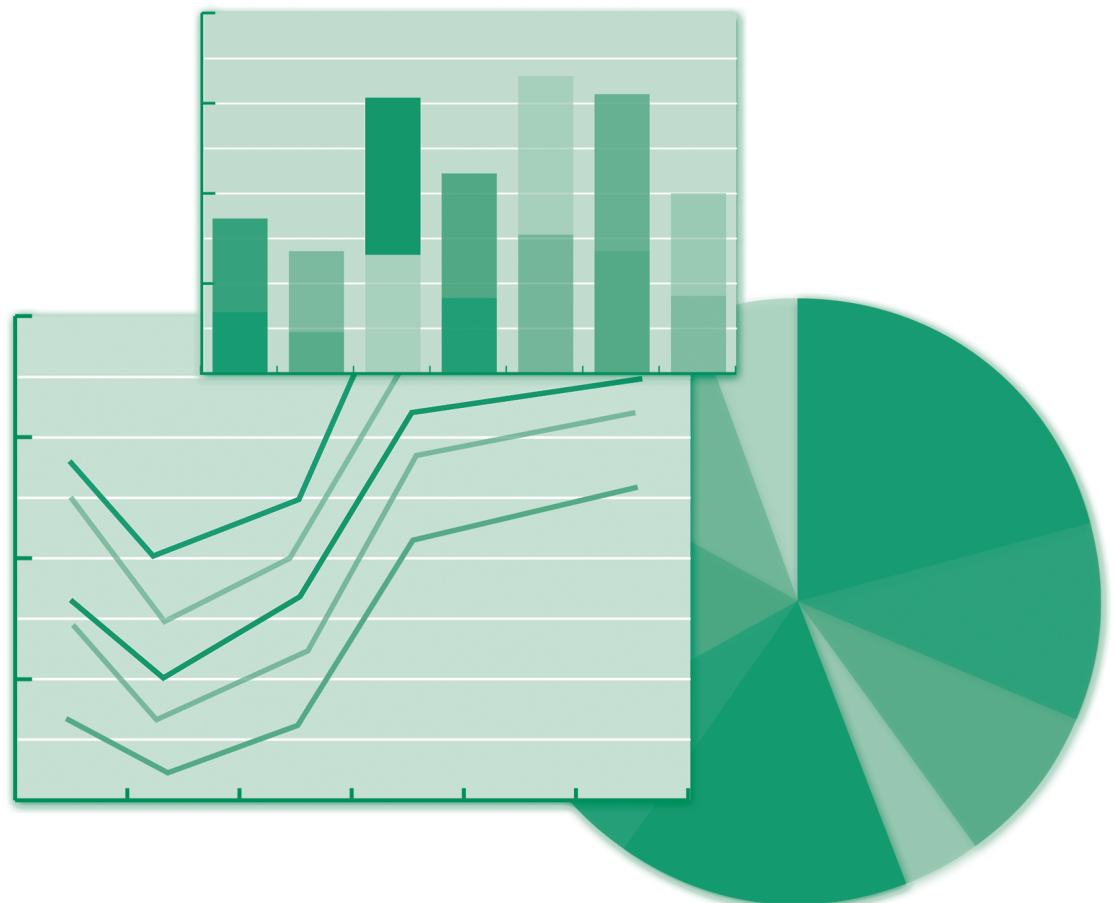


# London Borough of Camden Camden Development Plan Annual Monitoring Report 2006/07





# Annual Monitoring Report 2006/07

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## Executive Summary

The Annual Monitoring Report (AMR) 2006/2007 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 third AMR. The AMR is comprised of the following:

There are 58 indicators of which 21 are set by Government. The council will review the additional indicators that it has included in this report, adding as appropriate to reflect its policy priorities. Government indicators are not limited to planning activity, as in the case of 'significant effects' indicators such as air quality, recycling rate.

### Section 1.

**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 2.

**Local Development Scheme monitoring** – 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 2006 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.

### Section 3.

**Key Indicators of policy performance by subject area** - setting out the results of each indicator to assess performance of the Council's planning policies. The 2006/2007 AMR has also introduced new indicators as follows;

- Vacant dwellings returned to use
- Non self contained units
- Loss of residential dwellings
- Live work

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

In recognition of the importance of the information to be collected, some indicators have again been included where data has been unavailable in 2005/06, such as 'Lifetime Homes' and wheelchair dwellings, renewable energy installed by type, and dwelling mix. However, it is hoped that procedures will be in place for the data to be collected in 2007/08 and analysed for the 2008/09 AMR.

## Key Achievements

Out of the 58 indicators, 29 met their target, one was partially met, and six targets were not met. Nine had no measurable target and data was not available for three targets. The key achievements in 2006/07 were:

### Housing

- Camden on course to meet five year housing supply targets
- Reduction in number of dwellings lost through schemes involving net loss of residential dwellings

### Sustainable Development

- All relevant major applications included a sustainability plan - improved monitoring is currently under consideration in order to enable evaluation of BREEAM ratings and Ecohomes assessments
- Camden ranked first (lowest emissions) out of all Greater London boroughs for CO<sub>2</sub> emissions per capita
- Recycling rate is currently just 2% short of the 2006/07 target; However, total amount of waste arising in Camden has decreased since previous year (by 2%) despite population increase

### Built and Natural environment

- Net gain of open space
- Increase in amount of funds received for open space improvements through Section 106 agreements
- Four new playing fields / recreational sites added; two benefited from Section 106 agreements

### Transport

- Majority of significant travel generating schemes located within accessible transport areas
- Increase in number of workplace travel plans (in addition to school and residential plans) secured through Section 106 legal agreements
- 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

### Town centres, retail, community and leisure

- Increase in the amount of retail floorspace completed in 2006/07 compared to 2005/06
- Increase in the proportion of retail units in designated centres in 2006/07 compared to 2005/06
- Reduction in vacancy levels in Town Centres in 2006/07 compared to 2005/06

### Industry

- Increase in employment floorspace in Industry Area
- Decrease in the number of vacant commercial units
- No loss of permanent office, industrial or warehouse floorspace where potential for those uses to continue

## 1. Introduction

- 1.1 This is Camden's third Annual Monitoring Report (AMR) and covers the financial year from 1 April 2006 to 31 March 2007. Under the Planning and Compulsory Purchase Act 2004 all local authorities have to submit an annual monitoring report to the Secretary of State containing information on the implementation of their planning policy documents and the extent to which their planning policies are being achieved.
- 1.2 The monitoring process is intended to:
- Help the Council 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

There are 58 indicators of which 21 are set by Government. The council will review the additional indicators that it has included in this report, adding as appropriate to reflect its policy priorities. Government indicators are not limited to planning activity, as in the case of 'significant effects' indicators such as air quality or recycling rate.

### **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 (including projected growth of population over the next 10 years), household characteristics, and other demographic and economic information. Where subsequent annual monitoring reports identify changes in context, the Council will assess whether its planning policies will need to be revised in response.

### **Local Development Scheme**

- 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. As such it is intended to be the project management tool to ensure delivery of plan making, and submitted to Government Office for London each March for approval. Documents included in the LDS 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.
- 1.6 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.

### **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) 2006.
- 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 2006/07 covers the financial year from 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007. Therefore new policies introduced by the Replacement UDP were not adopted in time to significantly influence the monitoring results included in the AMR 2005/06 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, the indicators are reviewed and added to as appropriate. Fifty-eight indicators have been included in this AMR. There are four types: contextual indicators (see Para 1.4 above) - core indicators, local indicators and significant effects.
- 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 completions 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 document (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 Significant effects indicators assess the impact of policies on sustainability (that is, their environmental, social and economic effects) and are the product of sustainability appraisals carried out under the new planning system. In some cases indicators do not have specified targets, as the purpose of monitoring is to simply assess annual change rather than aim for an increase or decrease (as in the case of number of Tree Preservation Orders issued as they are simply responsive to public demand).
- 1.13 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.

## Summary of Indicators

There are a total of 58 indicators in the 2006/07 AMR (10 of these were contextual indicators to which targets are not applicable). Of the 48 remaining (non-contextual) indicators, 21 are set by the Government. 29 met their target, 1 was partially met, 6 targets weren't met, 9 had no measurable target, and data was not available for 3 targets.

### Key

Target met	✓
Target not met	✗
Target partially met	✓✗
No target specified	⊘
Data not available	ⓘ

Category	Indicator Target	Indicator Type	Target Met
Contextual	Population	Contextual	N/a
	Households size and total		
	House Prices		
	Housing Tenure		
	Employment structure of the borough		
	Level of unemployment		
	Economic Activity		
	Deprivation		
	Household Income		
	Crime		
Housing	Meet housing target of 709 dwellings (799 total) 2002 – 2006	Core	✗
	50% of all dwellings in schemes of 15 dwellings or more to be affordable	Core	✗
	Meeting and exceeding the strategic target for returning vacant dwellings to residential use	Local	✓
	Gain of 40 non self contained dwellings a year	Local	✗
	No net loss of hostel or care home accommodation	Local	✗
	All dwellings on previously developed land	Core	✓
	Density: Minimising percentage of new build development below 50 dwellings per hectare	Core	✓
	New housing to be 100% lifetime homes standard and 10% wheelchair housing	Local	ⓘ
	Dwelling mix: To secure a range of housing types to meet housing needs	Local	ⓘ
	Reduction in the number of dwellings in net loss developments	Local	✓
Sustainable Development	Net increase in the number of planning permissions implemented for mixed use developments on a single use site	Local	✓
	All relevant major applications include a sustainability plan	Local	✓
	Major developments to generate at least 10% of their predicted energy requirements from renewable resources	Core	ⓘ
	Reduction in the level identified air pollutants in the National Air Quality Strategy	Local	✓✗
	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core	⊘
	Development of waste management facilities needed to meet EU and national targets	Core	✓
	Recycle or compost at least 30% of household waste by 2006/07	Core	✗
	Minerals: Production of primary land won aggregates	Core	⊘

Chapter	Indicator Target	Indicator Type	Target Met
Built and Natural Environment	No net loss of open space	Local	✓
	Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)	Core	✓
	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency by major new developments.	Local	✓
	No net loss in biodiversity area or population	Core	✓
	No loss of existing playing fields and outdoor recreational spaces	Local	✓
	Conservation areas and listed buildings	Local	⊘
	Remove at least 5% of Buildings at Risk in Camden from the Register annually	Local	✓
	To ensure archaeological assessments are submitted prior to development being carried out where directed by English Heritage	Local	⊘
	Tree Preservation Orders	Local	⊘
Transport	All identified non-residential schemes meet the Council's parking standards	Core	✓
	All new residential development be built in locations accessible to local services	Core	✓
	Locating car free and car capped housing in areas with good transport links and significant traffic and parking stress	Local	✓
	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	✗
	Increase in the total amount of workplace travel plans agreed for new developments through Section 106 agreements	Local	✓
	Reduction in the total number of vehicles using borough roads	Local	✓
Town Centres, retail, community and	Amount of completed retail, office and leisure development	Core	⊘
	Amount of completed retail, office and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres	Core	⊘
	No net loss of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres	Local	✓
	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	✓
	Net increase in the amount of new community facilities	Local	✓
	No net loss of hotel facilities in the Borough	Local	✓
Economic Activities	Amount of floorspace developed for employment by type	Core	⊘
	Amount of floorspace developed for employment, by type, which is in regeneration or industrial areas defined in the local development framework	Core	⊘
	All employment floorspace created on previously developed land	Core	✓
	Employment land available by type	Core	✓
	No loss of employment land within identified industry areas	Core	✓
	Amount of employment land lost to residential development	Core	✓
	Reduction in the number of vacant business units	Local	✓
	No net decrease in the amount of VAT registered business	Local	✓
	Loss or gain of 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	Local	✓

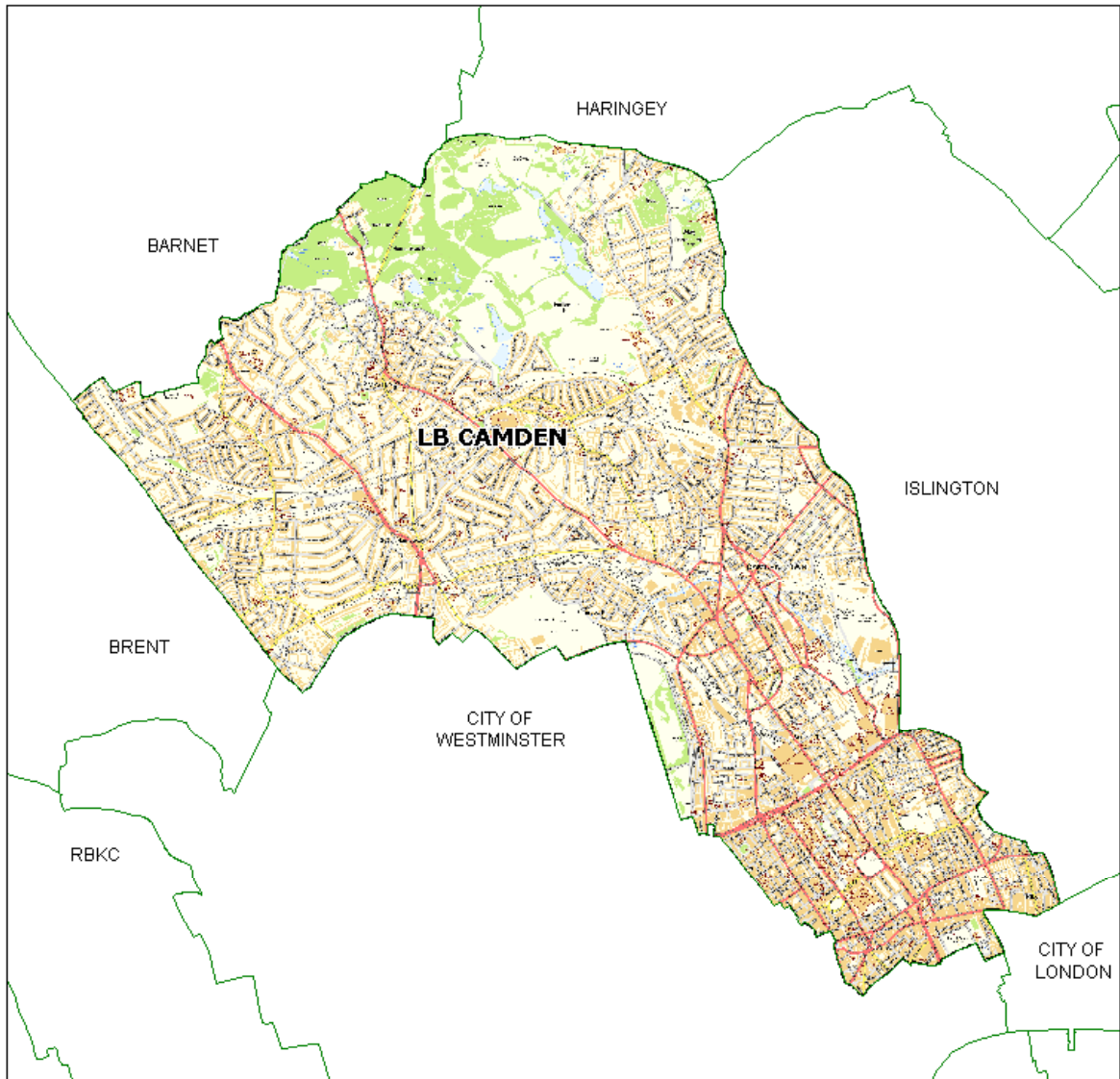




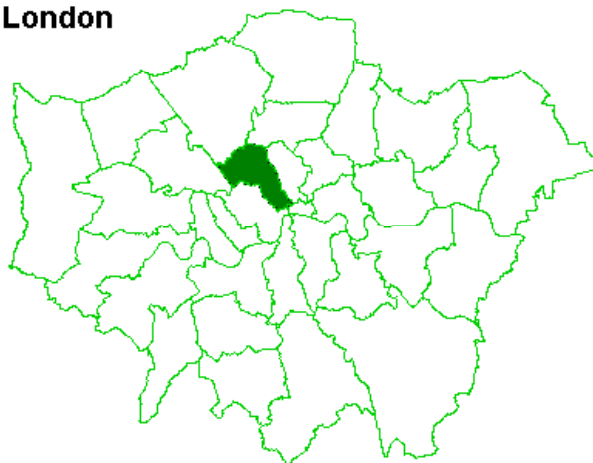
# **Section 1: Camden Context**

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Chapter 2.0 Camden Context

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**Camden in Greater London**



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## 2.0 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 Kenwood, 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.

### Planning decisions

- 2.2 In Camden 4,541 applications were decided in 2006/2007. (The following detail is provided for information purposes but does not present a complete breakdown of these applications.) 1,374 involved trees, 468 involved alterations to listed buildings, and 793 were householder applications. Overall (all application types mentioned above, in addition to telecommunications, observations to other boroughs, etc) Camden approved 2,609 applications. 507 applications were refused planning permission. 45 major applications were decided in 2006/2007 of which 39 were approved. In 2006/07, 128 Section 106 agreements were signed. The following table outlines Section 106 amounts received since 2002/03.

Year	Opening Balance	Received in Year	Expenditure	Closing Balance
	£000	£000	£000	£000
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

### Introduction to contextual indicators

- 2.3 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	Population
Indicator type	Contextual

- 2.4 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 (+25,000, +12%). Local demographic projections produced by the Greater London Authority (that incorporates local housing stock information) and modelling from administrative sources by East London Health research both suggest much lower levels of growth for Camden. The large size of the migration flows Camden experiences is not in doubt, though the incremental effects of a lack of precision in one of the migration flow estimates (such as returning international students) could lead to artificial population increases.

- 2.5 Resident population under the Further Alterations to the London Plan projected 206,900<sup>1</sup> people in Camden at mid-2007. This is an increase of 4,300 (2.1%) from 2001. The expectation after 2007 is for a net growth of 5,960 dwellings as a minimum threshold by 2017. Population projections constrained by this capacity translated into a growth of 13,100 people, a 6.3% increase.

**Table 2a. Projected Population, 2007-2017**

Year	Population	Year	Population change	Change (%)
2001	202,600			
2007	206,900	2001-07	4,300	2.1%
2012	211,500	2007-12	4,600	2.2%
2017	220,000	2012-17	8,500	4.0%
		2007-17	13,100	6.3%

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

- 2.6 **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 population). This asymmetry has implications for the Council's policies on transport and business uses.
- 2.7 **Age and Sex.** Camden has a relatively young age structure: at 2007, 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.
- 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 29% rise in the five years since the Census (2000-01 to 2005-06), demonstrating a stronger university presence in Central London. From 2008 HESA will start providing student data by borough of residence, which will provide more accurate figures.
- 2.9 Over the period of the projection to 2017, age and sex proportions change. The population pyramid (graph) below presents the progression of population from 2001 to 2007 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.
- 2.10 **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

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

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

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

Section1.  
Chapter 2.0 Camden Context

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a distinctive cultural identity are Bangladeshi (6.3%), Irish (4.6%) and Black African (6%) communities, followed by Indian (2.3%), Black Caribbean and Chinese (both 1.8%). Two thirds of Camden residents were born in Britain or Ireland. Of the remainder, 6% were born in other EU countries<sup>4</sup> and 27% elsewhere in the world.

2.11 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.

2.12 GLA ethnic group projections show the proportion of Black and Minority Ethnic groups increasing from a projected 29.6% in 2007 to 31.3% by 2017.

<b>Indicator</b>	<b>Household Size and total</b>
Indicator type	Contextual

2.13 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.

2.14 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.

2.15 Further Alterations to the London Plan (RLP High) is based on projected growth figures of approximately<sup>7</sup> 8,000 households (8.3%) 2007-17, based on a growth of 5,960 units in the dwelling stock. The projections provide output by type of household, which shows continued shrinkage *in married couple households* 2006-16 (-4,100, -22%). All other types are growing: the largest increase 2006-16 is in *one person households* (6,400, 14%), followed by *cohabiting couple households* (3,200, 30%), *lone parent households* (1,700, 19%) and *other multi-person households* (900, 8%).

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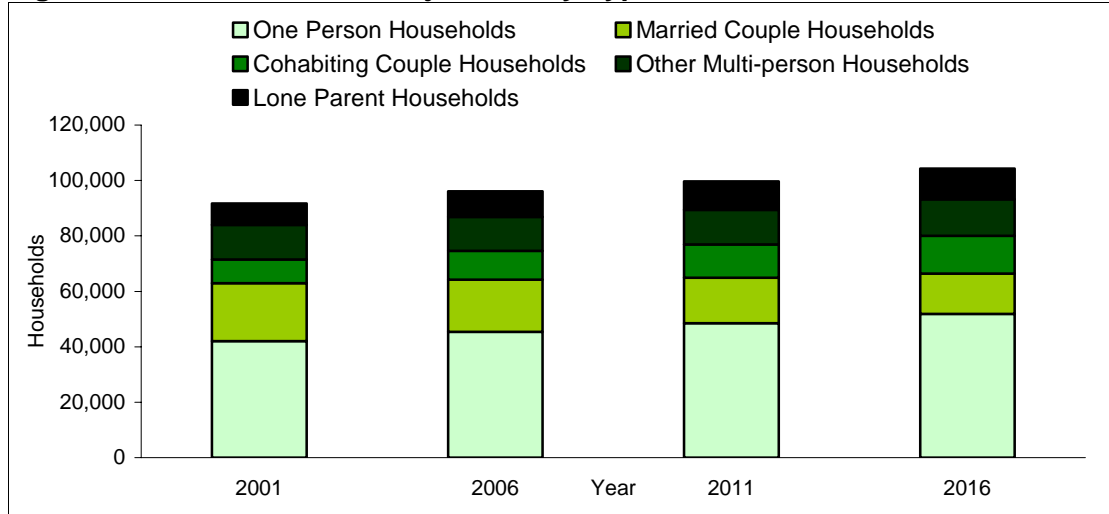
<sup>4</sup> EU15, as constituted on Census Day, 29 April 2001.

<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 2.i GLA Household Projections by Type, 2001-16**

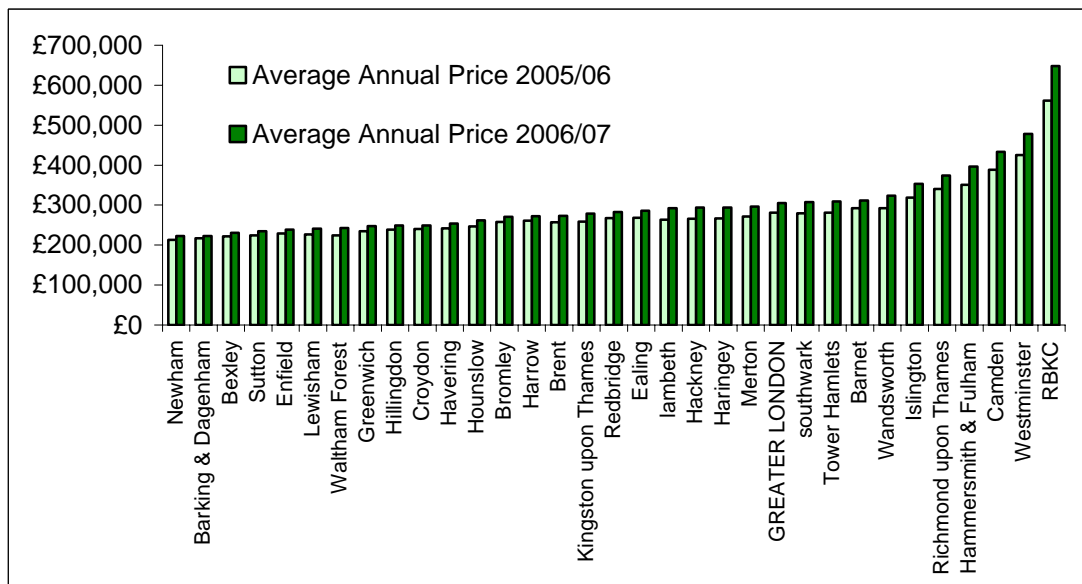


Sources: GLA 2006 Round Projections (RPL High), © 2007

Indicator	House Prices
Indicator type	Contextual

2.16 Based on Land Registry figures, in 2006/07 Camden still ranks on sales as the third most expensive borough in London with an annual average of £433,305 - behind Kensington & Chelsea £647,748 and Westminster £478,253. Prices have increased on average by £44,865 in Camden in contrast to London where the average increase was £24,411. This is an 11.6% increase in Camden in comparison to 8.7% in London.

**Figure 2.ii Average house prices 2005/06 and 2006/07 by Borough**



Source: Land Registry, © 2007

2.17 Sales (units) in Camden increased from 3,450 in 2005 to 4,228 in 2006 (annual totals), an increase of 22.6% overall. The largest percentage increase was in detached houses (in contrast to terraced properties between 2004/05 and 2005/06) with an increase of 85% from 33 units in 2005 to 61 in 2006. First quarter 2007 data

shows that 84% of sales in Camden between January and March have been flats / maisonettes.

- 2.18 **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).

Indicator	Housing Tenure
Indicator type	Contextual

- 2.19 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.

- 2.20 The breakdown of tenure in Camden in the past year has shown a very small increase (0.8%) in the amount of private sector stock. Local Authority housing saw a slight decrease this year, following a few years of increases after the broader trend where the Right to Buy led to losses within this tenure. Local Authority stock accounted for 24% of dwellings in Camden in 2007, a decrease of 1.7% since 2005. Registered social landlord (RSL) tenure saw another annual increase of 1,003 units taking the proportion of units in this tenure to 12%, up 2% since 2005.

- 2.21 The amount of housing stock that the council has sold has been reducing slowly from its peak of 761 dwellings in 2000/01 to 100 in 2006/07.

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

1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	Total
198	462	507	560	761	671	477	518	433	137	100	4824

Source: Housing Strategy 2005-2010

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

	Local Authority	RSL	Other Public Sector	Private Sector	Total dwellings
Mar-05	23,921 25%	9,487 10%	0 0%	62,585 65%	95,993 100%
Mar-06	23,997 25%	10,840 11%	0 0%	62,035 64%	96,872 100%
Mar-07	23,517 24%	11,843 12%	0 0%	62,553 64%	97,913 100%
change 2006-07	-2.0%	9.3%	0.0%	0.8%	
change 2005-07	-1.7%	24.8%	0.0%	-0.1%	

Source: Housing Investment Return (HIP) 2005-7

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

- 2.22 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>
- 2.23 The Annual Business Inquiry (ABI)<sup>10</sup> allows analysis of the majority aspect of jobs relating to employees. Camden's 256,000 employee jobs is the third largest number among London local authorities, after Westminster and the City, and eighth largest in Britain.
- 2.24 Employment growth in Camden faltered in 2003 and 2004, but now is back on an upward track with a 3% increase in the year to December 2005, an 8% increase since 1998. (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.)
- 2.25 75% of all Camden employment units employ fewer than five people. Economic sectors employing more than 10,000 people in the borough are higher education, labour recruitment, legal work, activities supporting surface transport, health services, business management consultancy, hotels and restaurants, retailing, and manufacturing. The largest manufacturing group is publishing. 78 per cent of employee jobs were full-time, 48 per cent of them (total employee jobs) taken by women; in Great Britain overall, 68% of employee jobs were fulltime and 49% of them were taken by women.
- 2.26 Camden has a significant number of employees in the professional, financial and business services sector (36% employed), up slightly from last year. Banking, finance and insurance saw the largest increase in employees in Camden between 2004 and 2005 when the total number increased from just over 85,000 to nearly 92,000. Transport and Communications also enjoyed a slight increase over this period of more than 1,300 people employed.
- 2.27 58,400 people (23%) were employed in the public administration, education and health sector, a slight increase on the 2004 figure of 57,400. 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 sector. The council is also a major employer in this sector with offices and depots reaching into every part of Camden.
- 2.28 Of 23,100 businesses and services. 19,125 businesses were registered for VAT at the end of 2005, though many others will be below the threshold for registration.
- 2.29 There are fewer than 50 employment data units in Camden with more than 500 employees, though together these businesses and services employ almost a quarter (23%) of Camden employees. Three quarters of all Camden employment units (74%)

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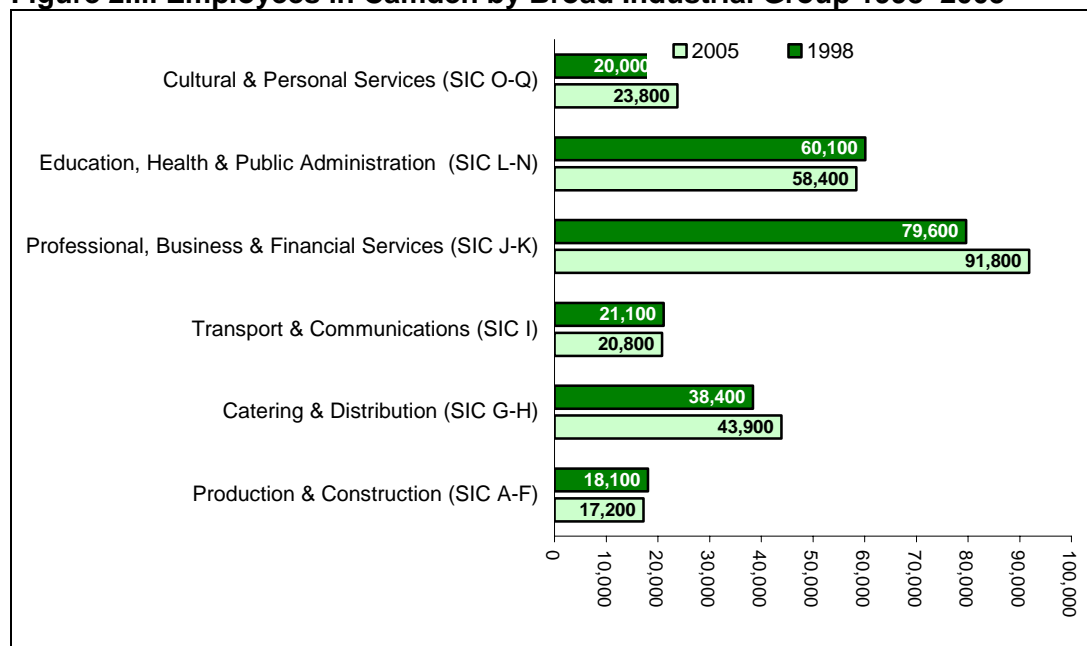
<sup>8</sup> 2005 (NOMIS Labour Market Profile, June 2007).

<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 2005

employ fewer than five people; 97% fewer than 100. The average number of employee jobs per employment data unit is 11, compared with less than seven in Barnet, 12 in Westminster and 20 in the City.

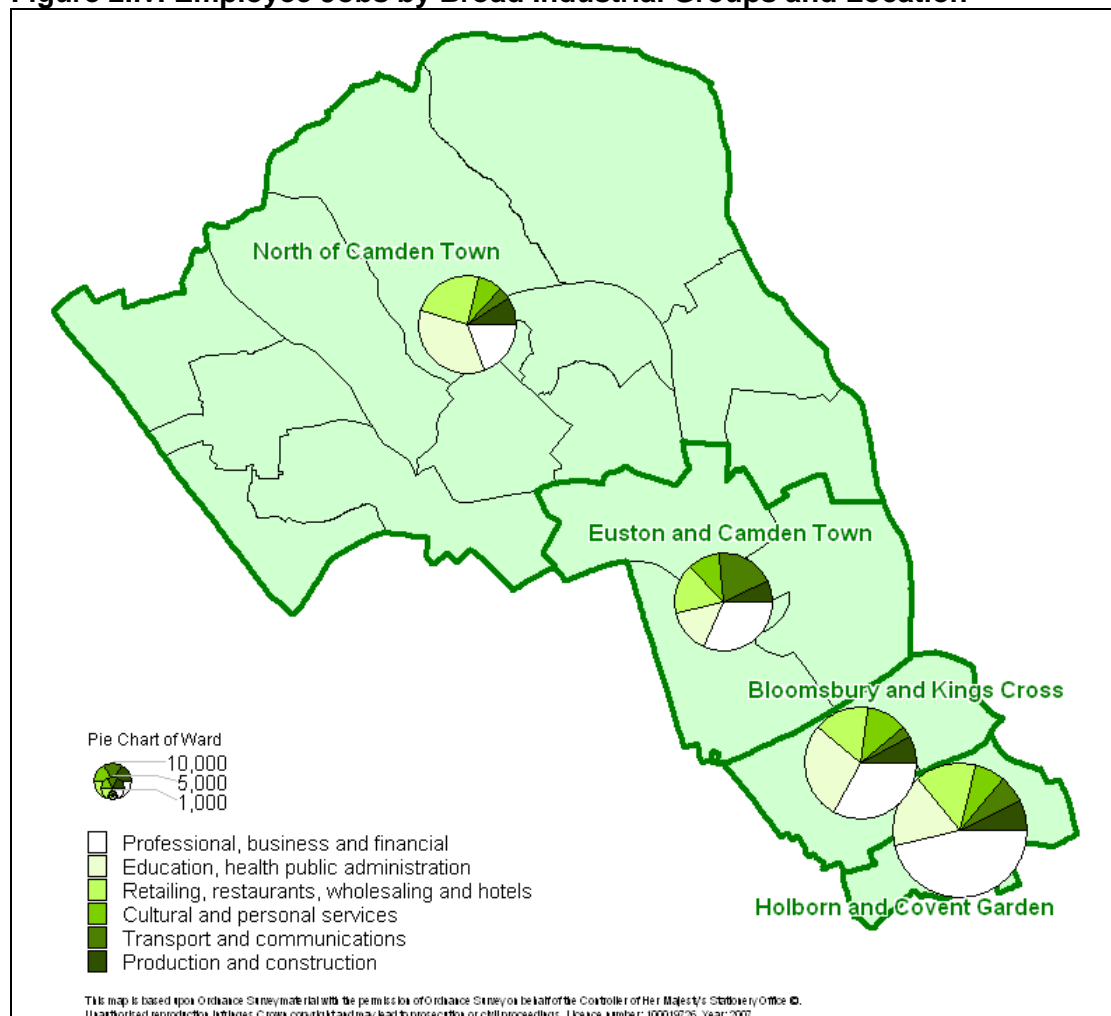
**Figure 2.iii Employees in Camden by Broad Industrial Group 1998–2005**



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

2.30 Employment continues to be heavily concentrated in certain areas, with 61% of Camden's jobs south of Euston Road, and a further 20% in the Camden Town, Euston, Regents Park and Somers Town areas. North of Euston Road, employment is more scattered but with local concentrations.

**Figure 2.iv. Employee Jobs by Broad Industrial Groups and Location**



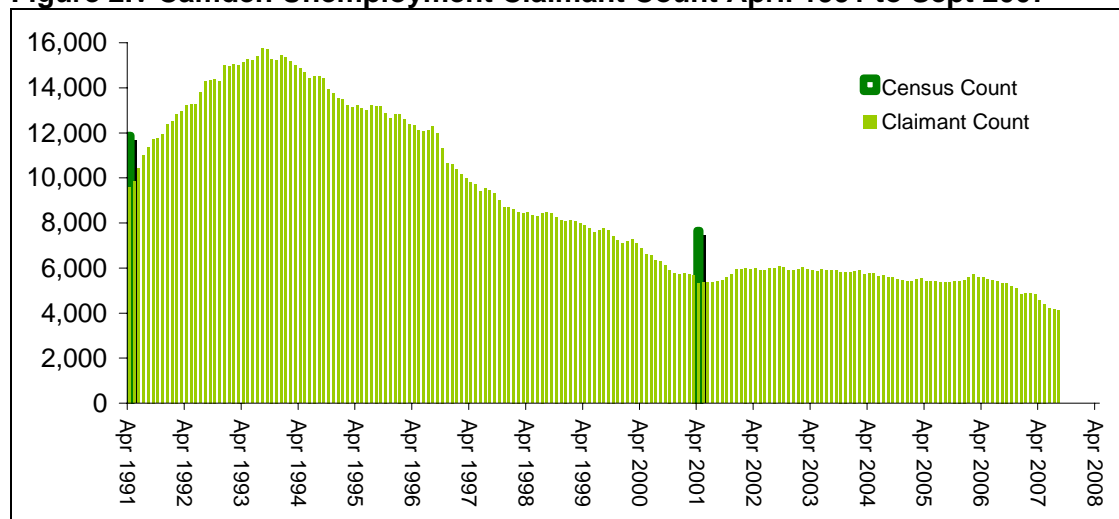
Source: Annual Business Inquiry (ABI), ONS © 2007

Indicator	Level of unemployment
Indicator type	Contextual

2.31 Unemployment in Camden is at its lowest level in 24 years (since the current series claimant counts began in 1983) with 4,055 claimants at September 2007. They show Camden's claimant count unemployment rate<sup>11</sup> of 4.1% is closer now to the London rate of 3.9% and the national rate of 3.0% than it was in the previous year. 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.

<sup>11</sup> Rate calculated as a proportion of the resident economically active population.

**Figure 2.v Camden Unemployment Claimant Count April 1991 to Sept 2007**



Source: Jobcentre Plus administrative system, ONS © 2007; UK Censuses © Crown copyright

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

2.32 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

2.33 Camden's economically active population<sup>12</sup> is projected to grow by 9,000 between 2007 and 2017, an increase of 8.3%. The larger part of this growth (6,600, +13%) is projected to be women. The economic activity rate for men is projected to fall slightly from 74.5% to 73.7% between 2007 and 2017. Women's economic activity rate increases 61.7% to 63.7%.

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

2.34 The Indices of Multiple Deprivation (IMD) 2004 provide measures for different dimensions of deprivation.<sup>13</sup> A rank of 1 (one) indicates that the district is the most deprived while a rank of 354 is the least deprived.

2.35 Although some parts of the borough are quite affluent and relatively much less deprived, Camden is among the 21 most deprived local authority districts in England on three of the summary measures, and among the 8 most deprived London boroughs on 4 measures. The Indices of deprivation in 2000 showed Camden to be the 54<sup>th</sup> most deprived in England, however in 1998 it was ranked as the 17<sup>th</sup> most deprived. When analysing the Super Output Area<sup>14</sup> ranks, the most deprived Camden SOA (in Camden Town and Primrose Hill Ward) is among the 2% most deprived SOA's in England.

2.36 Five out of the eight Super Output Areas in St Pancras and Somers Town ward are in the top 10% most deprived in England, and as a whole Camden contains 31 Super Output Areas (out of 133) in the top 10% most deprived in England.

2.37 When the IMD scores for Camden are mapped, the high levels of deprivation within SOA's in Camden Town with Primrose Hill and St Pancras and Somers Town wards are clearly seen in comparison to other areas in the borough.

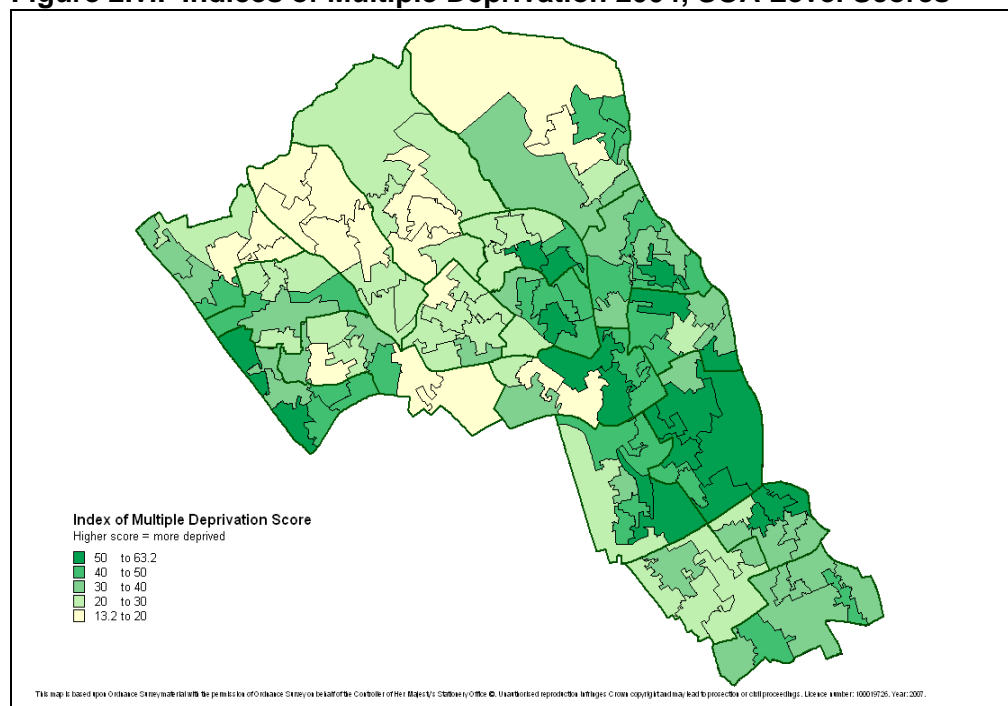
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<sup>12</sup> GLA 2006 Round-based Economically Active Projections (RLP High), © GLA, 2007.

<sup>13</sup> The IMD is currently being updated revised and will involve updates rather than changes to data or methodology so that comparisons over time can continue to be made. IMD 2007 data is scheduled for release by the end of 2007. For a more detailed description of any of the deprivation measures and methodology used, please refer to <http://www.communities.gov.uk/index.asp?id=1128440>.

<sup>14</sup> England has been divided into 32,482 super output areas that have average populations of 1,500. Each of these areas is ranked according to the level of deprivation so that the most deprived SOA is given the rank value of 1 while the least deprived is 32,482.

**Figure 2.vi. Indices of Multiple Deprivation 2004, SOA Level Scores**



Source: *Index of Multiple Deprivation 2004, ODPM*

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

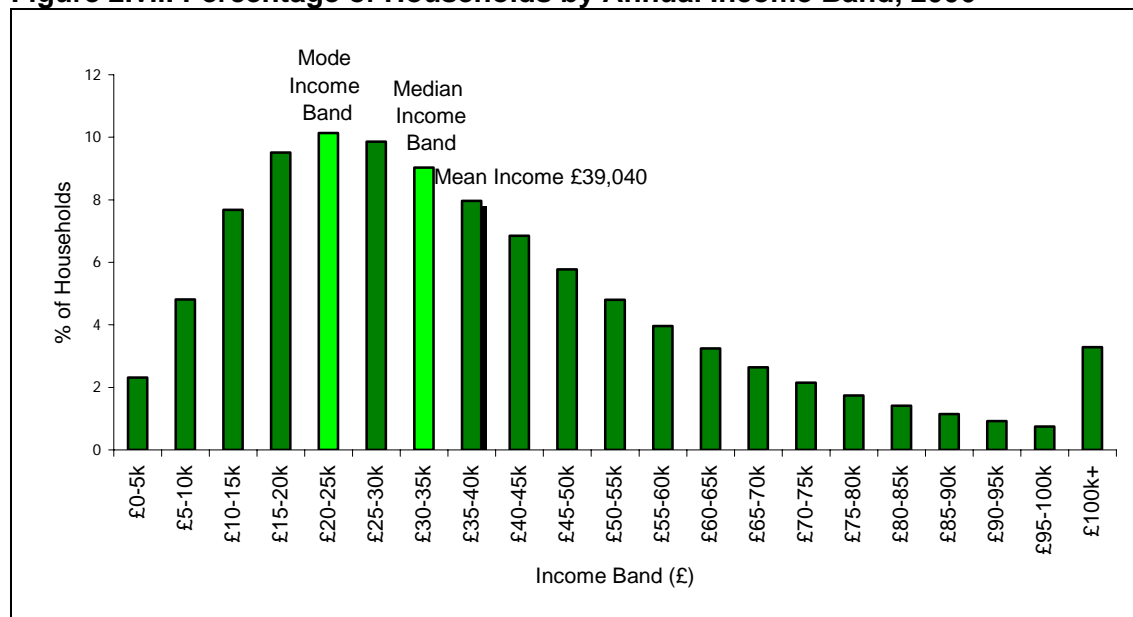
2.38 Paycheck is the modelled annual household income data produced by CACI<sup>15</sup> and summarises the income levels for Camden and Camden wards and how this compares with Greater London and Great Britain.

2.39 2006 household income data shows Camden has a mean annual household income of £39,040, a slight decrease compared to 2005 (£39,428, see Figure 2.x.). Camden's mean annual household income is higher than the Greater London average of £37,661 and well above the Great Britain average of £32,353.

2.40 Figure 2.vii below shows the distribution of household incomes in Camden by income band at borough level. While the mean household income for Camden is £39,040, the large number of households (3.3%) 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>15</sup> CACI Paycheck 2006

**Figure 2.vii. Percentage of Households by Annual Income Band, 2006**



Source: 'Paycheck' Modelled Household Income Data, © CACI Ltd, 2006

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

2.41 Camden's 2007 Residents Survey shows that crime remains the biggest concern for young people and all Camden residents, although the level of concern over crime has decreased from last year (52% to 46%). Most residents (83%) say they feel safe in their local area in the daytime, whereas only 51% feel safe there at night. Fewer residents in Camden (6% less) are concerned about crime than residents of other London boroughs on average.

2.42 In the 12 months between April 2006 to March 2007, 42,435 crimes were reported in Camden, an increase of 0.5% compared to a 6.3% reduction for London as a whole.

**Table 2e. Crime in Camden**

	Change since 2001		Change from previous year (05/06)	
	Camden	Met Total	Camden	Met Total
<b>Total Crimes</b>	-9.3%	-7.3%	0.5%	-6.3%

Source: Metropolitan Police, 2007

2.43 **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. For example, development schemes are required to be designed to reduce opportunities for crime through crime impact assessments. In the 2006/07 financial year a total of 54 sites within the Council's crime 'hotspot' areas were addressed by offering design advice to reduce the opportunity for crime and anti-social behaviour and/or implementing design schemes to reduce the opportunity to commit crime.

2.44 During 2006/07, eight (8) planning applications were approved that cited measures related to community safety, or measures put in place through requirement of further details or through specific crime reduction schemes (such as CCTV, external materials such as windows, etc). Six (6) applications were approved that were

conditional upon crime prevention measures such as requiring security measures (lighting schemes, locks, etc) to be installed. Six planning gain agreements were signed for the benefit of community safety initiatives during 2006/07. A total of £266,475.60 was received.

### **Conclusions**

2.45 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 price cost and affordability issues are not new to Camden but continue to be significant given the polarisation of income and deprivation levels in the borough. The falling unemployment rate and Camden's continued significance as an employment centre are evidence of a strong economy. These issues provide the backdrop for the themes discussed in the following chapters.

### **Key Findings**

- **Projected population growth of 13,100 people, 6.3% increase to 220,000 persons in 2017**
- **Projected household growth of 8,000 households, 8.3% increase to 104,200 in 2016**
- **11.6% increase in house prices in Camden in comparison to 8.7% in London. 84% of sales were in flats or maisonettes**
- **Employment grew in Camden in 2005 by 3%, an 8% increase since 1998**
- **Claimant unemployment in Camden is at its lowest level in 24 years (since the current series began in 1983) with 4,055 claimants at September 2007**
- **Camden's economically active population is projected to grow by 9,000 between 2007 and 2017, an increase of 8.3%**
- **Camden is among the 21 most deprived local authority districts in England on 3 measures and among the 8 most deprived London borough on 4 measures**
- **Camden mean annual household income £39,040, higher than the Greater London average of £37,661 and well above the Great Britain average of £32,353 in 2006**
- **Reported crime has increased in Camden though the level of concern over crime has decreased since the previous year**



## **Section 2: Local Development Scheme monitoring**

### **3. Local Development Scheme Implementation**

3.1 Camden's Local Development Scheme (LDS) is a public statement that provides information on, and the timetables for, the planning policy documents that the Council is producing over the next few years. The LDS is intended to be the project management tool to ensure delivery of plan making, and is submitted to Government Office for London. We have monitored the progress on these documents and the results are set out in the two tables below. For each document these show whether the indicative timetable set out in the LDS has been met and, if necessary, the reasons for any delay.

#### **Development Plan Documents**

3.2 Camden's Replacement Unitary Development Plan (UDP) was adopted in June 2006 in accordance with the Local Development Scheme.

3.3 Preparation has begun on the Local Development Framework documents that will ultimately replace the UDP in September 2010. Consultation on key issues and options for the Core Strategy and Development Policies began in October 2007 in line with the LDS timetable. Consultation on issues and options for the Site Specific Allocations development plan document is expected in summer 2008 in accordance with the LDS.

3.4 Camden and the other six boroughs in the North London Waste Authority are jointly preparing a North London Waste Plan. This will ensure that appropriate sites are identified for the range of facilities required to manage the waste being produced in North London. Work on this document is at an early stage with consultation on key issues and options due to take place in early 2008 following ratification of the consultation document by all seven boroughs.

3.5 The Council has also prepared a Statement of Community Involvement (SCI). This sets out how we intend to involve local communities and other stakeholders in the preparation of planning documents and in the consideration of planning applications. Preparation of the SCI progressed in accordance with the LDS timetable and was adopted in November 2006, slightly in advance of the completion date in the LDS.

#### **Supplementary Planning Documents**

3.6 Camden Planning Guidance, which contains additional information on the implementation of the planning policies in the Replacement UDP, was adopted in December 2006 in accordance with the timetable in the LDS.

3.7 Revised Planning Guidance for Central London relating to Food, Drink, Entertainment, Retail and Specialist uses was adopted in October 2007 in line with the LDS. Consultation on Revised Planning Guidance for Camden Town took place in autumn 2007, also in line with the timetable in the LDS.

3.8 The preparation and consultation on the Camden Town Underground Station Planning Brief was carried out in accordance with the LDS timetable. It was adopted by the Council on the 4 October 2007.

**Table 3a. Progress on Development Plan Documents - April 2006 to Present**

<b>Document</b>	<b>LDS 2007 indicative timetable</b>	<b>Progress</b>
<b>Replacement London Borough of Camden Unitary Development Plan</b>	Public inquiry Inspector's report Consultation on modifications Adopted by Council	December 04 - February 2005 December 2005 January - March 2006 June 2006
<b>Camden Local Development Framework Core Strategy</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Public examination Inspector's report Adoption by Council	July - Sept 2007 October - November 2007 June - July 2008 April 2009 October 2009 March 2010 September 2010
<b>Camden Local Development Framework Development Policies</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Public examination Inspectors report Adoption by Council	July 2006 - Sept 2007 October - November 2007 June - July 2008 April 2009 December 2009 June 2010 September 2010
<b>Camden Local Development Framework Site Specific Allocations</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Public examination Inspector's report Adoption by Council	Sept 2007 - May 2008 June - July 2008 February - March 2009 December 2009 June 2010 November 2010 February 2011

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<b>North London Waste Plan</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Public examination Inspector's report Adoption by Council	January - December 2007 January - February 2008 January - February 2009 September 2009 March 2010 August 2010 December 2010	The seven boroughs that form the North London Waste Authority are producing a joint Waste Plan for the area. Consultation on issues and option is expected to take place in early 2008 in accordance with the LDS.
<b>Statement of Community Involvement</b>	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.

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**Table 3b. Progress on Supplementary Planning Documents - April 2006 to Present**

<b>Document</b>	<b>LDS 2007 indicative timetable</b>	<b>Progress</b>	
<b>Camden Planning Guidance</b>	Preparation Draft agreed by members <b>Consultation on draft document</b> Adoption by Council	March - July 2006 August 2006 Sept - October 2006 December 2006	Consultation and adoption took place in accordance with the LDS timetable.
<b>Sites of Nature Conservation Importance in Camden</b>	<b>Draft SPG agreed by members</b> Consultation on draft SPG Consultation on draft SPG & sustainability appraisal Adopted by Council	May 2004 May - July 2004 May - June 2006 September 2006	This document was adopted in September 2006 in accordance with the LDS timetable.
<b>Revised Supplementary Planning Advice for Central London - Food, Drink and Entertainment, Specialist and Retail Uses</b>	Preparation November Draft agreed by members Consultation on draft document Adoption by Council	January - February 2007 April 2007 May - June 2007 October 2007	This document was adopted in October 2007 in accordance with the LDS timetable.
<b>Revised Planning Guidance for Camden Town - Food, Drink and Entertainment Uses</b>	Preparation / sustainability appraisal Draft agreed by members Consultation on draft document Adoption by Council	June 2007 September 2007 Sept - October 2007 February 2008	A draft of the revised guidance was agreed by members and consultation took place in accordance with the LDS timetable.
<b>Camden Town Underground Station Planning Brief</b>	Preparation Draft agreed by Members Consultation on draft document Adoption by Council	May - June 2006 December 2006 January - February 2007 September 2007	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.



## **Section 3. Key Indicators of policy performance by subject area**

## 4.0 Housing

### Introduction

- 4.1 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									
Relevant UDP Policies	AMR Indicator								
	Net Dwellings	Affordable Housing	Vacant dwellings returned to use	Non self contained	Hostels and care homes	Percentage of new and converted dwellings on PDL	Density of dwellings	Lifetime homes and wheelchair accessibility dwellings	Protecting existing housing stock
<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 15 or over dwellings and residential development sites that are over 0.5 or more make a contribution to the supply of affordable dwellings	●	●							●
<b>H3. Protecting existing housing</b> No net loss of residential floorspace	●	●							●
<b>H4. Protecting affordable housing</b> No net loss of affordable housing floorspace		●							●
<b>H6. Protection of houses in multiple occupation</b> No net loss of housing in multiple occupation	●			●	●				
<b>H7. Lifetime homes and wheelchair housing</b> All new housing built to 'Lifetime Homes' standards and 10% of new housing should be wheelchair accessible units	●							●	
<b>H8. Mix of units</b> Residential developments should provide an appropriate mix of units	●	●						●	
<b>H9. Hostels</b> No net loss of hostel accommodation in the borough				●					
<b>H10. Accommodation providing an element of care</b> Provision of accommodation providing an element of care				●					
<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, London Housing Capacity Study 1999 and 2004								
	Draft Further Alterations to the London Plan								
<b>Other</b>	Planning Policy Statement 3: Housing								

<b>Indicator</b>	<p><b>New housing - housing trajectory</b></p> <p><b>(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;</b></p> <p><b>(ii) Net additional dwellings for the current year;</b></p> <p><b>(iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;</b></p> <p><b>(iv) The annual net additional dwelling requirement;</b></p> <p><b>(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.</b></p>
Indicator type	Core 2a - Housing
Objective	Meeting the housing needs of Camden's population
Target	2002 – 2006 709 additional dwellings (see para 4.2 – 4.5 for further info)
Target Met	<b>NO</b>

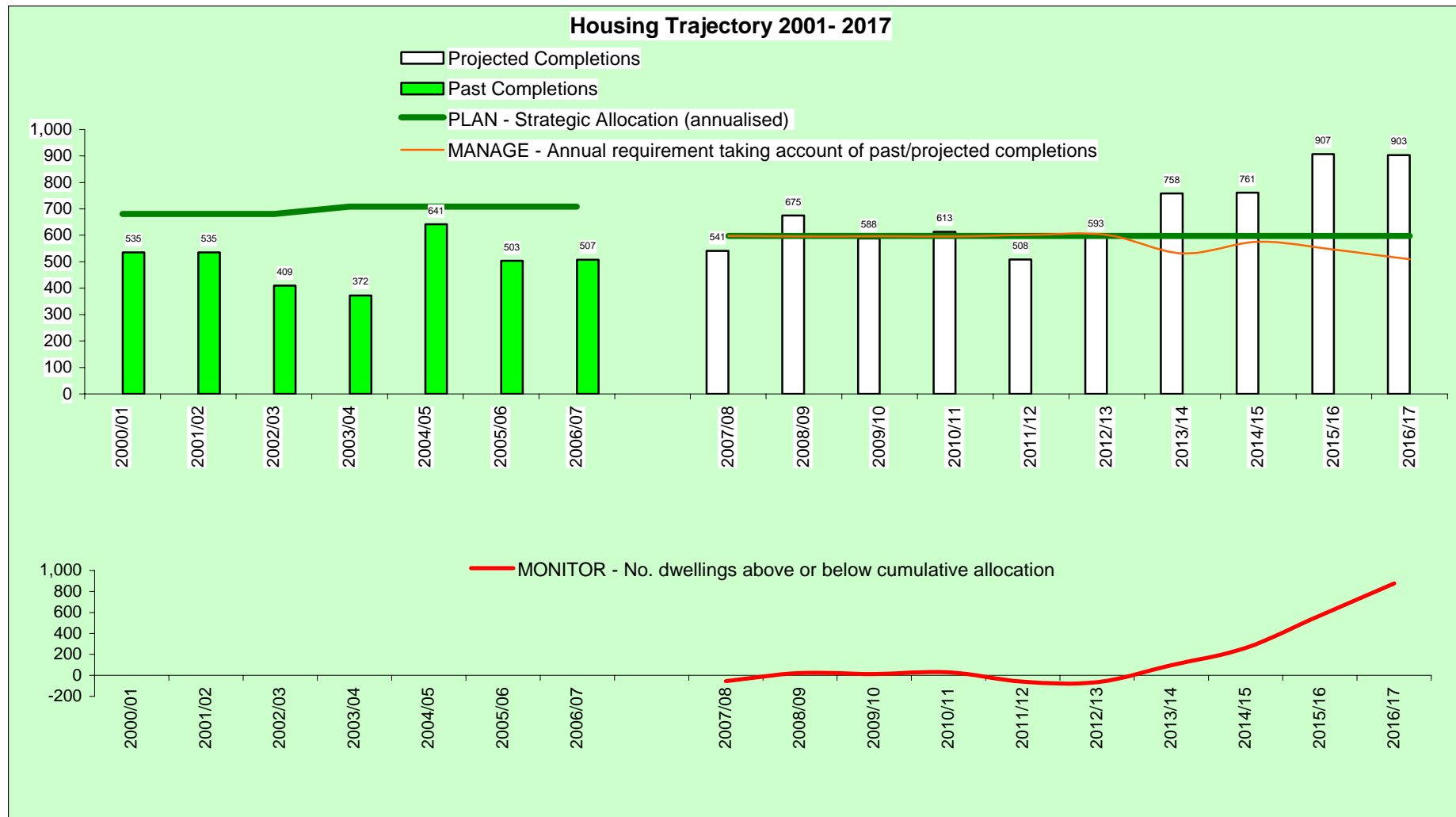
- 4.2 The Mayor of London's spatial development strategy (London Plan) set a target for Camden of 850 dwellings per year between 1997 and 2016, based on the 1999 London Housing Capacity Study. This figure includes a target for dwellings in non self-contained accommodation and vacancies (2000 dwellings between 1997-2016). However, the target in Camden will be changed in 2007/08 to reflect the targets set out in the London Plan (based on the 2004 London Housing Capacity Study).
- 4.3 The housing trajectory relates to the creation of self-contained dwellings through the planning process. For the period 1997-2001, Camden's capacity figure was 681 additional self-contained dwellings, and for 2002 –2006 is 709 additional dwellings per year. Camden recorded 507 dwellings completed in 2006/2007, with over 1000 either started or due for completion in the next two financial years.

**Table 4a. 1999 London Housing Capacity Study -Annual Housing Target for Camden 2002-2006**

Source	Target
Large Identified Sites	582
Large Windfall Sites	340
Large Identified Offices	205
Large Office Windfalls	1095
Small Conversions	875
Small Sites	450
Live Work Units	0
*Vacancies	250
*Non self contained	200
Five year totals – including*	3997
Annual Total - excluding *	709.4
Annual Total - including*	799.4

Source: Housing Capacity Study 1999, LPAC

Figure 4.i. Housing Trajectory



Source: Development Monitoring & Sites Development Team LB Camden

- 4.4 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 has reduced the Camden target by 30% to 597 dwellings per annum between 2007/08 and 2017/18. The breakdown is shown in table 4b below.

**Table 4b. 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

- 4.5 In summer 2006 these housing figures were subject to reconsideration in the London Plan Examination in Public (EIP), however they remained unchanged and have been included in Camden’s housing trajectory for the period 2007/08 – 2016/17.
- 4.6 The Housing Trajectory for the borough has been revised to take into account assessments of dwelling yield on sites within the schedule of Land Use Proposals, non-designated (windfall) sites, and small capacity sites. The potential dwellings yield (calculated through the UDP sites schedule, planning permissions, and implementation) is set to meet the revised housing target set by the GLA.
- 4.7 Camden has a very limited supply of sites that would be able to yield dwellings to meet the housing target, including sites identified within the UDP. The 2004 London Housing Capacity Study calculated large site capacity to yield only 24% of Camden’s total dwellings until 2017—less than non-self contained and vacant capacity combined. Almost half (49%) of housing stock in Camden is expected to come from small sites (all supply). However when identifying conventional supply alone, small sites account for 67% of Camden’s annual supply. The 2004 London Housing Capacity Study recognises that Camden has little capacity for large sites: “Boroughs with a low amount of large site capacity include Enfield, Kensington and Chelsea, Camden and Bromley.”
- 4.8 To underpin this small sites-led approach and further inform Camden’s five-year housing land supply the Council has undertaken the following tasks;
- Assess the likely level of housing that could be provided if unimplemented planning permissions are implemented;
  - Assess 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;
  - Evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
  - Identify constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 4.9 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.

- 4.10 Camden has concluded that because most capacity is coming from unidentified sites, windfalls have to be taken into account (see Planning Policy Statement 3: Housing<sup>16</sup>). This 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.
- 4.11 Taking into account all of the sources mentioned above, Camden's five-year supply of deliverable sites for housing amounts to 2925 units (or 585 units per annum). This is broadly in line with the target of 595 units per annum and over the ten year period the projection is that Camden will exceed its target of 595 units per annum.
- 4.12 Table 4c 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.

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<sup>16</sup> Determining how much land is required Para 59. PPS3 Nov 2006 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

**Table 4c. Five year housing delivery 2007/08 – 2011/12**

Address	2007/08	2008/09	2009/10	2010/11	2011/12
Middlesex Hospital Annex, Cleveland St WC1 7-15 Whitfield St, W1P			49 12	49	
Dumpton Place/Gloucester Avenue	11				
37-63 Fortune Green Road		72			
1-5 Harmood Grove	10				
2-12 Harmood Street		10			
Athlone House, Hampstead Lane, N6	5	22			
City Literary Institute, 16 Stukeley St WC2	10				
Cockpit Yard Depot, Cockpit Yard WC1					
New Garden House, 71-80 Hatton Garden, EC1N 8LD	10				
Royal Mail Sorting Office, 21-31 New Oxford St WC1				34	
St Giles Court, 1-13 St Giles High St WC2H		50	59	0	
Former BR Staff Club, College Lane		30			0
Kingsway College, Grays Inn Rd, Sidmouth St WC1		37			0
Lighthouse Block, Pentonville Road					1
BHS Warehouse, 132-40 Hampstead Rd, NW1				76	0
107-119 Hampstead Road					13
Elizabeth Garrett Anderson Hospital, 124-54 Euston Rd WC1					40
Euston Square	16				0
154 Loudoun Road			14		
14 Blackburn Road	14				
148-52 West End Lane NW6 (West End Lane 3)	11				
Identified Sites Total	87	221	134	159	54
Small scale unidentified windfalls	294	294	294	294	294
Unconventional supply - non self contained and vacants	160	160	160	160	160
<b>Projected Completions</b>	<b>541</b>	<b>675</b>	<b>588</b>	<b>613</b>	<b>508</b>
Capacity exc vacancies and non self contained	437	437	437	437	437
<b>Total Capacity Strategic Allocation (annualised)</b>	<b>597</b>	<b>597</b>	<b>597</b>	<b>597</b>	<b>597</b>

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

<b>Indicator</b>	<b>Affordable housing completions (gross and net)</b>
Indicator type	Core 2d - Housing
Objective	Meeting the housing needs of Camden's population
Target	50% of all dwellings in schemes of 15 dwellings or more to be affordable
Target Met	<b>NO</b>

- 4.13 The Council seeks a target of 50% affordable housing in residential developments. Planning has a key role to play in securing affordable housing for low and moderate-income households. The threshold for the policy has been set at 15 or more dwellings or on sites 0.5 ha or larger. No affordable housing will come from small schemes unless an affordable housing provider acquires a small site.
- 4.14 In 2006/07, 190 affordable dwellings were completed, 36% of the total number of completed dwellings. 40% of all affordable housing was completed in schemes of 15 dwellings or above. In practice the 50% target is very difficult to achieve as there are some schemes which do not provide 50% affordable housing due to financial viability reasons and many sites fall below the 15 unit threshold which the current policy applies.

**Table 4d. Affordable Housing completed 2000 to 2007**

Financial Year Completed	Net Dwellings	Gross Affordable	Net Affordable Housing
	All	Housing Completed	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

Source: Development Monitoring, LB Camden

- 4.15 However 85% 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 64% were in schemes under 15 dwellings.

**Table 4e. Affordable housing by number of dwellings in development completed 2006/07 (Gross)**

Type	14 and under	15 and over
Completed Affordable Dwellings (Gross)	15%	85%
Completed Dwellings (Gross)	64%	36%

Source: Development Monitoring, LB Camden

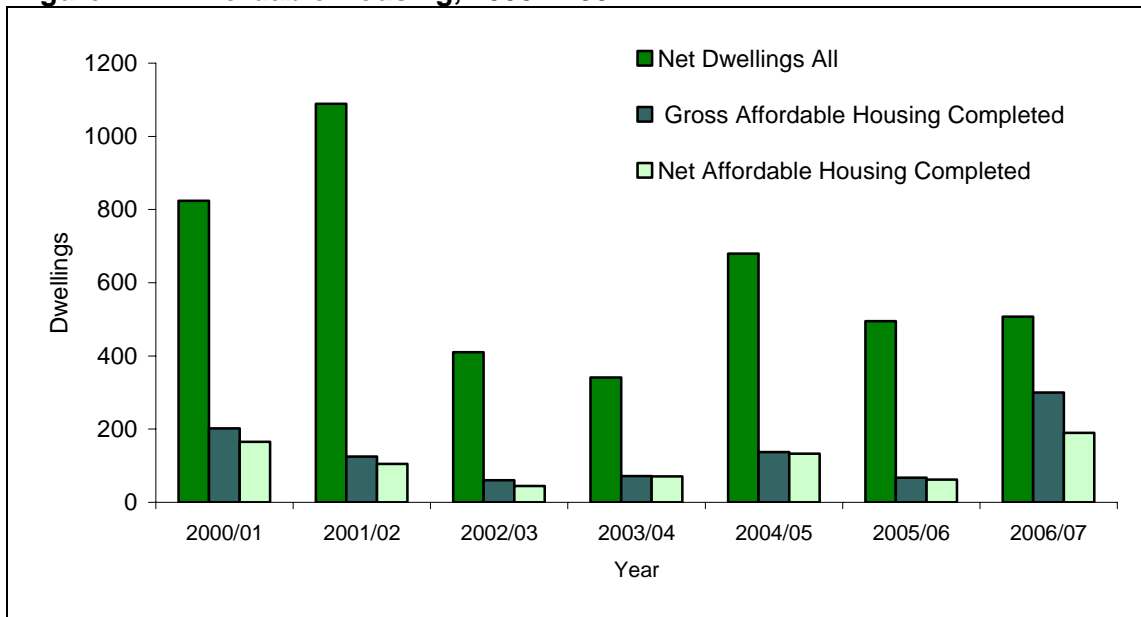
**Table 4f. Affordable housing by number of dwellings in development completed 2006/07(Gross)**

Type	14 and under	15 and over
Completed Affordable Dwellings (Gross)	44	256
Completed Dwellings (Gross)	642	356

Source: Development Monitoring, LB Camden

- 4.16 In Camden's 2007 Annual Resident Survey, housing was a major concern among Camden residents and a lack of affordable housing was the third biggest issue. Concern over affordable housing in Camden is significantly higher than the London average (+4%), and is greatest among 25-34 year olds (28%).

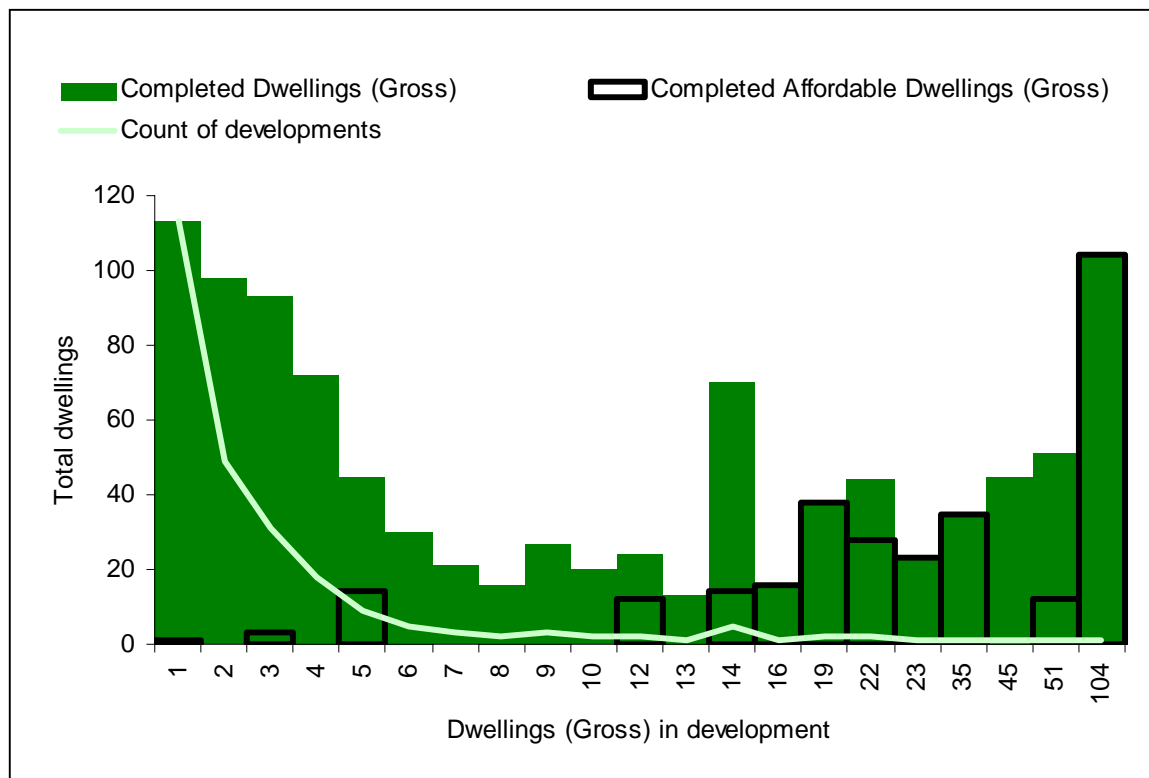
**Figure 4.ii. Affordable Housing, 2000 - 2007**



Source: Development Monitoring, LB Camden

4.17 Figure 4.iii shows that the number of dwellings yielded in each development. It indicates there is disproportionate number of dwellings in the 14 gross dwellings schemes.

**Figure 4.iii. No of dwellings in development compared to yield 2006/07**



Source: Development Monitoring, LB Camden

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

- 4.18 Camden's 2002-6 target for returning to vacant to residential was 50 dwellings per year. Camden returned 225 dwellings to use in 2005/06. 72 of these were either provided a grant or given advice through property casework to enable the property's return to use. 153 of these dwellings were returned to use through a Housing Association or Camden's private renting scheme.
- 4.19 In 2006/2007 however 207 dwelling were returned to use, 60 through empty property case work and 147 on Camden's private renting scheme.

Indicator	Non self-contained units
Indicator type	Local
Objective	Meeting the housing needs of Camden's population
Target	Gain of 40 non self contained dwellings a year
Target Met	<b>NO</b>

- 4.20 In 2006/2007, 171 non self contained units (net) were lost in Camden.
- 4.21 The Housing Capacity Study identifies that Camden should be achieving 40 non self-contained dwellings per year, 6% of the total number of annual units (proportion to rise to 12% in 2007/08). This study classifies non self-contained units as development of residential units that do not fall within planning use class C3 (dwellinghouses). Average annual allowance has been assessed based on data from the London Development Monitoring System (1996-2002).
- 4.22 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.

**Table 4g. Completed non- self contained accommodation 2006/2007**

	Total Rooms
Existing non self contained rooms	181
Proposed non self contained rooms	10

Source: Development Monitoring, LB Camden

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

- 4.23 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

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an established need can lead to an increase in homelessness for people for whom alternative sources of accommodation are severely limited.

- 4.24 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 needs 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>17</sup>.
- 4.25 In 2006/2007, 32 units of hostel accommodation and 30 units of residential accommodation were lost. This represents an increase (in number of units lost) from last year where no net change was recorded.

**Table 4h. Hostels and care homes net change in 2006/2007**

Type	Loss of bedrooms for hostels	Gained bedrooms for hostels	Loss of C2 bedrooms for residential homes	Gained C2 bedrooms for residential homes
Special housing needs	132	100	30	0

Source: Development Monitoring, LB Camden

Indicator	Percentage of new and converted dwellings on previously developed land
Indicator type	Core 2b - Housing
Objective	Protecting and enhancing our environment
Target	All dwellings on previously developed land
Target Met	<b>YES</b>

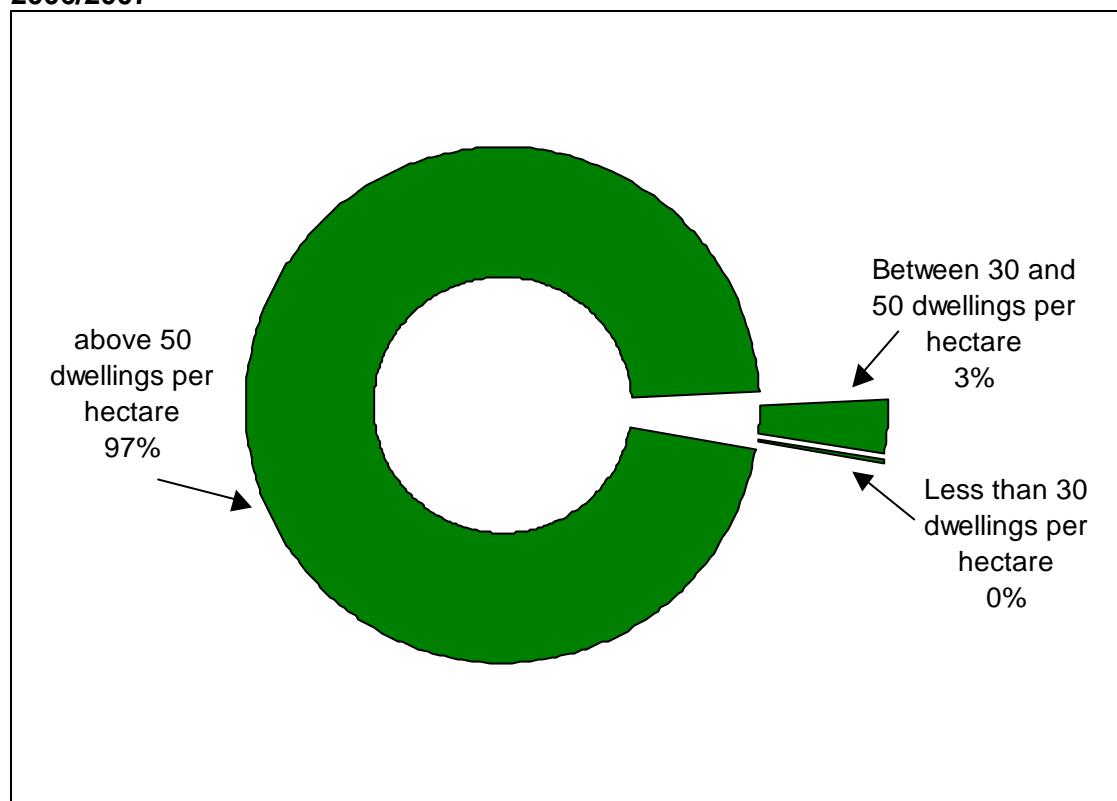
- 4.26 Previously developed land is that which is or was occupied by a permanent structure. The definition excludes land in built-up areas, which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths,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

<sup>17</sup> Consultation on the Long Term Care and Support of Older People, Housing and Adult Social Care, LB Camden

<b>Indicator</b>	<b>Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.</b>
Indicator type	Core 2c - Housing
Objective	Protecting and enhancing our environment
Target	Minimising percentage of new build development below 50 dwellings per hectare
Target Met	<b>YES</b>

- 4.28 Planning Policy Statement 3 states that local authorities should avoid developments which make inefficient use of land (i.e. those with less than 30 dwellings per hectare). Camden's replacement UDP uses a minimum density figure of 50 dwellings per hectare for guidance, a stance that is reiterated in Policy H1.
- 4.29 Of the new dwellings completed in the borough, 97% were built at densities above 50 dwellings per hectare. The remaining 3% of schemes (4 permissions) built at lower densities are largely redevelopment and replacement of single family dwellings. However, it must be noted that the density for each dwelling has either met or exceeded the London Plan density matrix. Density however should not be assessed in isolation, but in the context of other policies such as mix, sustainability, transport impact and design as identified by policy SD4. Consideration will be made in future AMR's of the correlation (if any) between density, mix, and location.

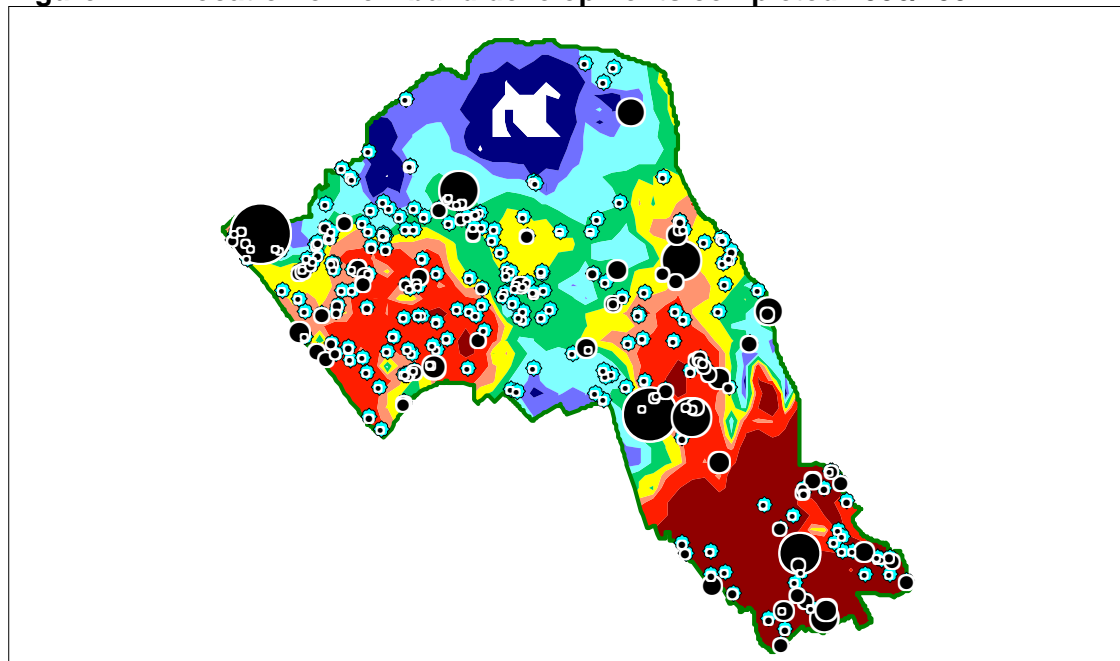
**Figure 4.iv. Density of new build developments completed in Camden 2006/2007**



Source: Development Monitoring, LB Camden

4.30 Policy SD4 requires development in the Central London Area, Town Centres and other locations well served by public transport to be high-density. Figure 4.v indicates the location of 2006/07 development in the borough, confirming that higher densities are being directed to the areas specified.

**Figure 4.v. Location of new build developments completed 2006/2007**



Source: Development Monitoring, LB Camden

Indicator	Lifetime homes and Wheelchair accessibility dwellings
Indicator type	Local
Objective	Meeting the housing needs of Camden's population
Target	New housing to be 100% lifetime homes standard and 10% wheelchair housing
Target Met	<b>Data not available</b>

4.31 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>18</sup> and for 10% of all new housing to be wheelchair accessible.<sup>19</sup>

4.32 Recognising the importance of this indicator, Camden has included this indicator for the 2005/06 and 2006/07 AMR's. It has not yet been possible to collect the data, but Camden endeavours to collect the information for the 2007/08 Annual Monitoring Report, following consideration of ways in which monitoring systems may be developed.

4.33 However a 2006/07 planning agreement regarding 35 Oval Road<sup>20</sup> secured 10% of the 104 dwellings to be wheelchair units.

<sup>18</sup> see Camden Planning Guidance 24.1- 24.10  
<sup>19</sup> see Camden Planning Guidance 24.12- 24.14  
<sup>20</sup> 2006/3009/P

- 4.34 Camden's 2004 Housing Needs Survey indicated that 8,866 households (9.4% of all households) in Camden had one or more members with special housing needs.<sup>21</sup> Camden's PCT reports there are roughly 7,000 wheelchair users with either a Camden or Islington GP.<sup>22</sup>

<b>Indicator</b>	<b>Mix of dwellings in developments</b>
Indicator type	Local - Housing
Objective	Meeting the housing needs of Camden's population
Target	To secure a range of housing types to meet housing needs
Target Met	<b>Data not available</b>

- 4.35 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 UDP's Policy H8 states that Camden "will only grant planning permission for residential development that provides an appropriate mix of unit size."
- 4.36 In recognizing the importance of this issue the AMR has added this indicator, but to reduce reporting errors due to incomplete data it has not been monitored in 2006/07. Data will be available for 2007/08.

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

- 4.37 This newly introduced indicator seeks to identify the total number of dwellings lost through net loss residential schemes. According to policy H3, the Council will resist the net loss of residential floorspace, not granting 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.
- 4.38 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. A clear indication of the performance of this policy can only be undertaken comparing approvals and completions (applications which were approved prior to the adoption or the RUDP) in 2006/2007.
- 4.39 As shown in Tables 4g and 4h, there is a 59 dwelling difference in the number of dwellings in net loss schemes. Reconversions to single family dwellings indicates the initial impact of the policy on retaining dwellings.

<sup>21</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>22</sup> Camden and Islington Wheelchair Services for Operational Policy, April 2007

**Table 4i. Net Loss Schemes Completed in 2006/2007**

Existing Dwellings	Proposed Dwellings		Grand Total
	Less than two	Two or more units	
Less than two	-4		-4
Two or more units	-101	-35	-136
Grand Total	-105	-35	-140

Source: Development Monitoring, LB Camden

**Table 4j. Net Loss Schemes Approved in 2006/2007**

Existing Dwellings	Proposed Dwellings		Grand Total
	Less than two	Two or more units	
Less than two	-4		-4
Two or more units	-68	-9	-77
Grand Total	-72	-9	-81

Source: Development Monitoring, LB Camden

- 4.40 Conversion from multiple dwellings to a single dwelling (mostly single family dwelling houses) indicates that there will be a reduction in completions in 2007/08 assisting Camden in seeking to meet the strategic housing target (Tables 4i and 4j).

**Table 4k. Net Loss Schemes - Conversion to single dwelling completed 2006/07**

Number of Existing Residential Units	One unit proposed - no of units lost	Grand Total
2	-45	-45
3	-20	-20
4	-21	-21
5	-8	-8
6	-5	-5
Grand Total	-99	-99

Source: Development Monitoring, LB Camden

**Table 4l. Net Loss Schemes - Conversions to one dwelling approved 2006/2007**

Number of Existing Residential Units	One unit proposed - no of units lost	Grand Total
2	-59	-59
3	-2	-2
4	-3	-3
Grand Total	-64	-64

Source: Development Monitoring, LB Camden

### Conclusion

- 4.41 Although not attaining the target set from the 1999 Housing Capacity Study, it is clear that Camden will be able to reach the more realistic target for 2007/08 to 2017/18. As identified in the Study, Camden will have to rely upon windfall and small sites provision. The five year housing trajectory identifies that Camden will be able to meet capacity (conventional). The introduction of policy H3 restricting losses of existing residential dwellings should ensure that the net loss will continue to be minimised. 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.
- 4.42 Camden is at present updating the 2004 Camden Housing Needs Survey to inform a reassessment of the needs and requirements of the borough's present and future residents.

### **Key Findings**

- **Camden on course to meet five year housing supply**
- **Significantly exceeded strategic target for returning vacant dwellings to residential use**
- **Decrease in non self-contained accommodation**
- **All 2006/07 development built on previously developed land**
- **Majority of new development built at densities above 50 dwellings per hectare; exceptions largely due to replacement of single family dwellings**
- **Improvements to data on Lifetime Homes and wheelchair housing required to monitor accessibility**
- **Increase in number of hostel and residential accommodation units lost since previous year**
- **Reduction in number of units to be lost through dwelling conversion / reconfiguration approved in 2006/07.**

## 5.0 Sustainable Development

### Introduction

- 5.1 Development in Camden should meet today's social, economic and environmental needs in a way that does not harm our ability to meet these needs in the future.<sup>23</sup> Sustainability issues are now a material consideration in the planning process. Overall the UDP aims to develop sustainable communities through policies encouraging increased density, mixed use, employment and community uses. This chapter considers specifically environmentally sustainable policies.
- 5.2 The indicators within this chapter measure the direct impact of planning policy through development monitoring where possible. Where development data is not available, the indicators are used to measure policy indirectly through 'significant effects', such as reporting borough-wide energy consumption as an indication of how development might be contributing to such figures although control over such issues is not only determined through council planning practice.

### 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							
	Mixed use	Energy	Waste Management	Waste Arisings	Air Quality	Renewable Energy	Flood Protection & Water	Minerals
<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 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> <b>A. Air Quality, B. Water, C. Use of energy and resources</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			●	●				

<sup>23</sup> Section 1- Sustainable Development (para 1.1), Camden Replacement Unitary Development Plan

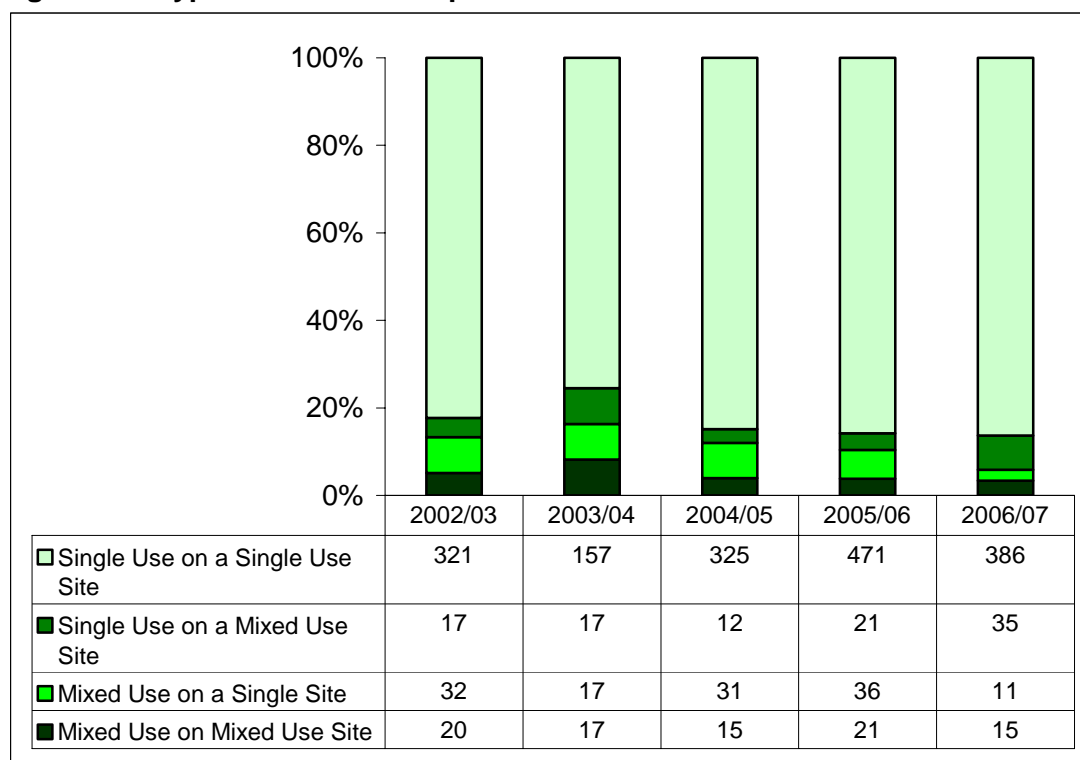
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<b>SD12. Development and construction waste</b> Require development to provide for sorting and storage of waste materials			●	●				
<b>SD13. Aggregate facilities</b> To safeguard aggregate handling depots and facilities for bringing aggregates and other buildings materials into London by rail			●					●
<b>T1.Sustainable Transport</b> <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>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>								
	Action today to protect tomorrow. The Mayor's Climate Change Action Plan. February 2007							
	Mayor of London. Green Lights to Clean Power. The Mayor's Energy Strategy. February 2004							
	Mayor of London. Sustainable Development Commission. A Sustainable Development Framework for London							
	Sustainability Appraisal of the London Plan. 2004							
	The London Plan. Spatial Development Strategy for Greater London. Greater London Authority (2004)							
	Mayor of London's Ambient Noise Strategy. March 2004							
	Rethinking Rubbish in London: The Mayor's Municipal Waste Management Strategy. September 2003							
	Mayor of London. Cleaning London's Air. Highlights of the Mayor's Air Quality Strategy. September 2002							
	Mayor of London's Biodiversity Strategy. July 2002							
	London Biodiversity Action Plan. 2002							
	Sustainable design and construction: The London Plan Supplementary Planning Guidance							
<b>National Policies</b>								
	National Air Quality Strategy, DETR (2000)							
	Government Waste Strategy 2004							
	PPG2 Green Belts, ODPM (1995)							
	PPG3 Housing, ODPM (2000)							
	PPG13 Transport, ODPM (2001)							
	PPG15 Planning and The Historic Environment, ODPM (1994)							
	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</b>	<b>Total number of mixed use developments completed in the borough</b>
Indicator type	Local – Sustainable Development
Objective	Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	Net increase in the number of planning permissions implemented for mixed use developments on a single use site
Target Met	<b>YES</b>

5.3 The incorporation of a mix of uses into established areas and individual developments could reduce the need for travel between homes, services and jobs and enhance safety and security by providing activity throughout the day and evening. UDP policy aims to secure development that provides a suitable mix of land uses where appropriate. Policy SD3 encourages mixed use schemes where appropriate.

**Figure 5.ii. Type of Scheme completed 2002/03 to 2006/07**



Source: Development Monitoring, LB Camden

5.4 Consideration of the 2006/07 data shows that mixed use development on a single use site has remained stable at 8%, increasing from 7% the previous year. The total number of developments has decreased however. Two applications were refused contrary to varying aspects of SD3 (see Table 5a). Further investigation needs to be undertaken to ascertain precisely how applications are amended in determining its compliance with the policy.

**Table 5a. Mixed Use Refusals**

Application Number	Development Address	Decision	Reason for Refusal
2005/0690/P	31 Southampton Row	Refused	The proposed change of use would remove a secondary use from a building in mixed use contrary to policy RE5 (Alteration No. 2) (Mixed use development) of the London Borough of Camden Unitary Development Plan 2000 (amendment adopted January 2004) and Policy SD3 (Mixed use development) of the Revised Draft Deposit Unitary Development Plan.
2006/0024/P	6-10 Whitfield Street	Refused	The proposed extensions would accommodate an inadequate amount of residential floorspace and so would fail to meet the requirements of policy SD3 of the Revised Deposit Draft of the Camden Unitary Development Plan 2004 as amended by the Proposed Modifications that were agreed by the Council's Executive on 11th January 2006.

Source: Development Monitoring, LB Camden

Indicator	Energy efficiency
Indicator type	Local – Sustainable Development
Objective	Protecting and enhancing our environment
Target	All relevant major developments include a sustainability plan
Target Met	<b>YES</b>

- 5.5 Through the application of UDP policies B1 (General Design Principles) and SD9 (Resources and Energy) Camden promotes sustainable design including energy efficiency and efficient use of resources. There are several ways to assess this policy aim. One method of assessing whether a building incorporates sustainable design is by submitting a 'sustainability plan', which may include a BREEAM (Building Research Establishment Environmental Assessment Method)<sup>24</sup> assessment (according to CPG 44.22, UDP paragraph 1.63), an Ecohomes assessment (CPG paragraph 44.20), information regarding the Code for Sustainable Homes, and any other relevant information. These subcategories currently cannot be monitored categorically through the development control database. As such, sustainability plans are used here as a proxy measure for progress on this indicator.
- 5.2 In 2006/07, 36 applications were approved for major applications on single sites. A manual review of major applications revealed that 33 of these major applications included a sustainability plan. The three remaining schemes either were not relevant to energy efficiency considerations<sup>25</sup> or were approved before (or at the time of) the replacement of the UDP 2000 as the primary consideration in planning decisions by the 2006 Replacement UDP.<sup>26</sup>
- 5.6 Other development monitoring data available provides partial sustainability information. Development monitoring data shows that 22 major applications were subject to a Section 106 agreement including an energy-related clause in 2006/07. And existing development data shows that 60 approvals included conditions that referred to policy SD9 (which refers to air quality, water, energy use, etc).

<sup>24</sup> BREEAM assesses the natural resources used to construct a building, the energy and water it consumes, the quality of its internal environment, the ease of travel to the building and the way that a building affects its neighbours.

<sup>25</sup> Application for continued use of a playground for a farmers market; categorized as a major application on the grounds of floorspace

<sup>26</sup> 2005/0888/P, 2006/0296/P

- 5.7 Improvements to monitoring sustainability plans and BREEAMs through development control are currently under consideration. The number of assessments is expected to increase as a result of the adoption of the Replacement Unitary Development Plan in 2006, which has a stronger policy on energy efficiency than the previous UDP.
- 5.8 To complement such development figures BREEAM ratings data from BRE Certification Ltd as a very rough indication<sup>27</sup> of the results of assessments being undertaken in Camden.

**Table 5b. Developments receiving BREEAM ratings (according to BRE database) in Camden 2006/07**

	Rating	No. of Assessments	Camden Ward
EcoHomes Certified Assessments 2006/07	Pass	2	Hampstead, Regent's Park
	Good	3	Camden Town, Kilburn, Regent's Park
	Excellent	1	Swiss Cottage
BREEAM Offices Certified Assessments 2006/07	Very Good	1	Fitzrovia

Source: BRE Certification Ltd

- 5.9 The following additional energy figures have been gathered to indicate 'significant effects' of policies such as SD9 designed to protect and enhance the environment, here specifically in terms of energy use and efficiency.
- 5.10 **Carbon emissions.** According to *experimental* statistics<sup>28</sup> on CO<sub>2</sub> emissions per capita provided by DEFRA, Camden is ranked first<sup>29</sup> (lowest emissions) out of all Greater London boroughs.

**Table 5c. End User Local and Regional Estimates of Carbon Emissions, 2004**

CO <sub>2</sub> emissions (kt CO <sub>2</sub> ) 2004	Industry and Commercial	Domestic	Road Transport	Total not including Land Use Change, and Forestry (LULUCF)	LULUCF	Total including LULUCF	Population (Thousands)	Domestic per capita CO <sub>2</sub> emissions (tonnes)
Camden	999	332	269	1,601	1	1,602	198	1.7
Greater London TOTAL	21,518	17,178	12,057	50,752	51	50,804	7,172	2.4
UK TOTAL	245,107	155,140	150,471	550,718	-1,942	548,777	58,785	2.6

Source: Department for Environment, Food and Rural Affairs (published 2006)

- 5.11 **Energy consumption and CO<sub>2</sub> emissions.** Compared to both the London average and individual London boroughs, Camden ranks near the median for total final energy consumption per capita, and in the upper quartile (preceded by \* in the table

<sup>27</sup> The BRE Certification Ltd database has not been designed to search for this kind of information and is therefore likely to result in an underestimate.

<sup>28</sup> More detailed information on data sources and methodology can be found at: <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>. Experimental statistics suggest that they are not officially sanctioned and that they are to be used with caution.

<sup>29</sup> Although previous datasets have been produced, the 2004 data shown in Table 5c ('End User Local and Regional Estimates of Carbon Emissions, 2004') establishes a new baseline due to improvements in source data and methodology. Per capita rankings may be misleading for areas like London where concern has been expressed by local authorities about the ONS mid-year estimates upon which they are based and therefore affecting the rankings.

below) for industrial and commercial energy consumption. In several other categories Camden ranks in the lower quartile (in **bold** text) compared to the rest of London.

**Table 5d. Experimental high level energy indicators for 2004 (published 2007)**

	Camden	London
Total final energy consumption/ Capita (kWh)	26,500	22,800
Total domestic energy consumption/ household (kWh)	<b>16,450</b>	21,620
Total domestic energy consumption/ capita (kWh)	<b>7,430</b>	9,060
Total domestic electricity Consumption/meter point. (kWh)	<b>3,810</b>	<b>4,300</b>
Total domestic gas consumption/ consumer (kWh)	<b>16,220</b>	18,550
Total domestic gas consumption/per room (kWh)	3,240	3,670
Total industrial and commercial energy consumption/employee (kWh)	<b>12,800</b>	15,100
Total industrial and commercial energy consumption/ Number employed in Manufacturing (kWh)	* 273,400	277,100
Total Industrial and commercial gas consumption / consumer (kWh)	446,400	441,700
Total Industrial and Commercial Gas consumption/employee (kWh)	6,800	7,400
Total Industrial and Commercial electricity Consumption/ meter point (kWh)	<b>52,500</b>	64,800
Total Industrial and Commercial electricity consumption/ employee (kWh)	<b>5,800</b>	6,800
Total vehicle consumption/ capita (tonnes of fuel)	<b>0.3</b>	0.4
CO <sub>2</sub> emissions/ Capita (t CO <sub>2</sub> )	7.4	<b>6.8</b>

Source: Department for Business, Enterprise and Regulatory Reform (previously DTI and BRE) 2007

5.12 **Energy related grants.** Information on take-up of grants related to energy use and efficiency can also be used to evaluate significant effects of policy SD9, and to measure progress on renewable energy use in Camden. The Government's Low Carbon Buildings Programme is administered by the Energy Saving Trust and offers grants to householders, businesses and community groups for new builds or refurbishment where energy efficiency is a key objective, and for installation of microgeneration technologies. Since the start of this programme in April 2006, 17 applications have been received from Camden householders (offered grants totalling more than £46,000), and one application was received from a Camden community group (offered more than £14,000). Given that the next round of funding will be the last round, an increase in applications is anticipated in the current financial year.

Indicator	Renewable Energy
Indicator type	Core 9 – Renewable Energy
Objective	Protecting and enhancing our environment
Target	Major developments to generate at least 10% of their predicted energy requirements from renewable resources
Target Met	<b>Data not available</b>

5.13 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 to provide at least 10% of predicted energy requirements. However, adequate data required to monitor this requirement is not currently available. The Council is currently considering the monitoring systems required to track this indicator. It is hoped that systems will be implemented within the 2007/08 financial year so that data can be collected in 2008/09 and reported in the 2009/10 AMR.

5.14 The local **Energy Efficiency Advice Centre** (EEAC) serving Camden provides figures on the number of enquiries received from householders in Camden, and on take-up of Warm Front grants and Energy Efficiency Commitment funding. In 2006/07 the EEAC received roughly 500 telephone enquiries relating to energy,

renewable and affordable warmth. They referred clients on to approximately 160 grants in 2006/07 and to approximately 290 the year before. Variations between years can be at least partially explained by factors such as the suitability of applications in relation to eligibility criteria, and promotion by grant suppliers. Again, as renewable energy data related to development is not yet available for monitoring, this information is included as a kind of proxy for renewable energy use in the borough more broadly.

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

5.15 An **Air Quality Management Area (AQMA)** has been established across the borough of Camden 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 sets out actions required to reduce the level of pollutants in the AQMA to the standards set by the National Air Quality Strategy. This initiative supports policy SD9 and to some extent can be used to indicate significant effects of UDP policy T1 (Transport and Development) as the main source of pollutants (NO<sub>2</sub> and PM<sub>10</sub> for example) is road transport.

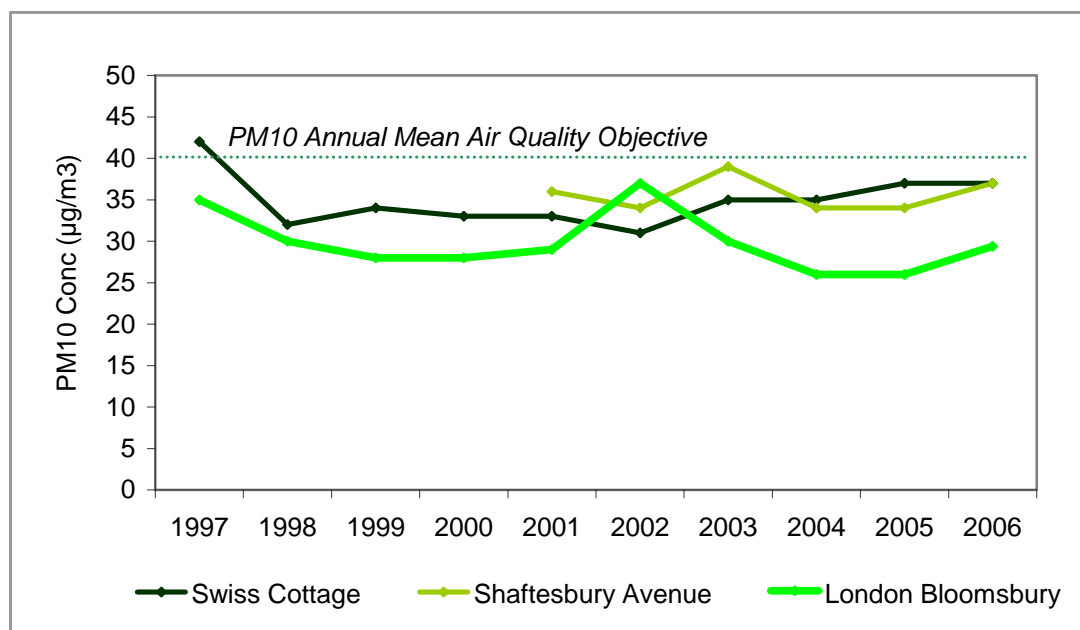
5.16 Six air born pollutants are measured in Camden: Sulphur Dioxide (SO<sub>2</sub>), Nitrogen Dioxide (NO<sub>2</sub>), Fine Particles (PM<sub>10</sub>), Ozone, Carbon Monoxide, Benzene.

**Table 5f. Air Pollutants measured in Camden**

Pollutant	Target	Achieved in 2005?	Achieved in 2006?
Nitrogen Dioxide (NO <sub>2</sub> )	Annual Mean Objective of 40 µg/m <sup>3</sup>	No	No
	Hourly Objective of 200 µg/m <sup>3</sup>	Yes	Yes
Sulphur Dioxide (SO <sub>2</sub> )	Hourly mean of no more than 24 occurrences greater than 350 µg/m <sup>3</sup>	Yes	Yes
	Daily mean of no more than 3 days greater than 125 µg/m <sup>3</sup>	Yes	Yes
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m <sup>3</sup>	Yes	Yes
Particulate Matter (PM <sub>10</sub> )	Annual Mean Objective of 40 µg/m <sup>3</sup>	Yes	No
	Daily objective of no more 35 days with a daily mean of 35 µg/m <sup>3</sup>	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
Benzene	Annual Mean Objective of 5 µg/m <sup>3</sup>	Yes	Yes
Carbon Monoxide (CO)	Annual Mean Objective of 10 µg/m <sup>3</sup>	Yes	Yes

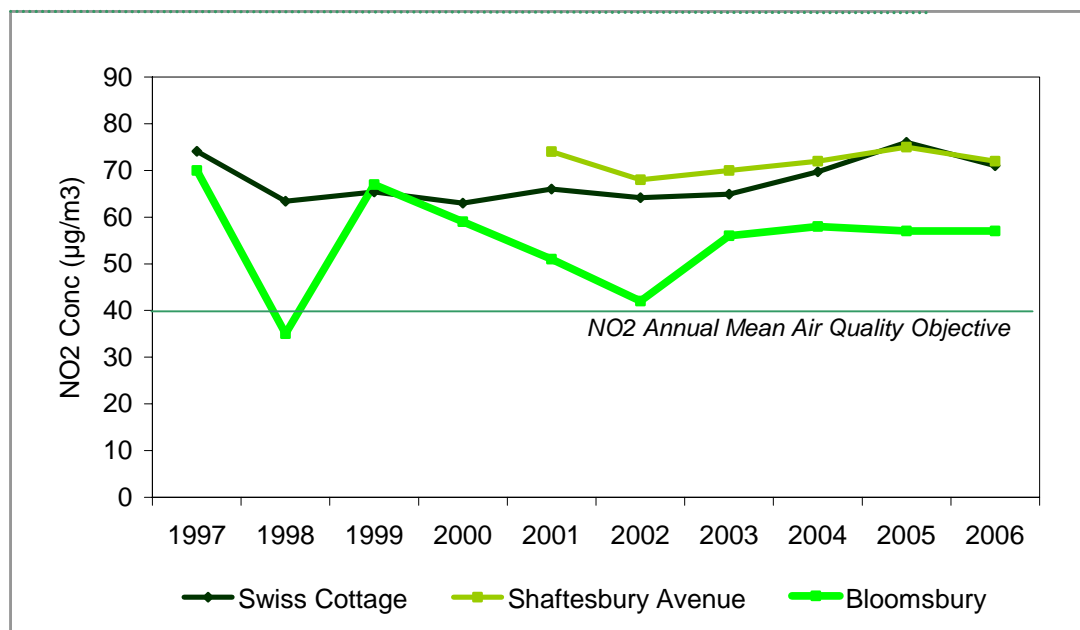
Source: Air Quality Projects & Policy, LB Camden

**Figure 5.iv. Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Environmental Health, LB Camden

**Figure 5.v. Annual mean NO<sub>2</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Environmental Health, LB Camden

5.17 The annual mean objective for Nitrogen Dioxide was not achieved in 2006. However, the annual mean has decreased since 1997 at three monitoring stations<sup>30</sup> in Camden, and NO<sub>2</sub> concentrations in London have shown a gradual increase in recent years. Similarly, the annual mean for particulate matter has decreased since 1997 at two measurement stations<sup>31</sup> although the annual target was not achieved in 2006 (a common result across London). In both cases, although annual objectives were not met, hourly and daily objectives were achieved in 2005 and 2006. The hourly ozone

<sup>30</sup> Swiss Cottage, Shaftesbury Avenue, Bloomsbury

<sup>31</sup> Swiss Cottage & Bloomsbury

objective was not met in 2006 either but this is not a purely local issue as levels are influenced by pollution from continental Europe.

- 5.18 **Clear Zone** initiatives also contribute to this target, such as the D-Nox paving trial to reduce concentrations of NO and NO<sub>2</sub>. Although results from the initial study were inconclusive, Camden is the first local authority in the UK to try out this technique and it is an example of efforts underway to improve air quality in Camden. Further Clear Zone initiatives to address traffic congestion and pollution are outlined in the Transport chapter of this AMR.

<b>Indicator</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>
Indicator type	Core 7 – Flood Protection and Water Quality
Objective	Protecting and enhancing our environment
Target	Not applicable
Target Met	Not applicable

- 5.19 No Planning permissions were granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality during 2006/07. The Environment Agency was asked to comment on seven (7) applications in 2006/07 (up from 4 applications in 2005/06) in relation to sustainable site drainage systems and other water issues.

- 5.20 All mains water in Camden is supplied by Thames Water. The previous AMR reported water quality compliance rates for Camden which have been consistently met.<sup>32</sup> Furthermore, water quality monitoring methods have changed since 2004/05 and although regular testing of reservoirs etc is conducted, figures are not currently compiled at borough level. For these reasons there are no water quality results to report this year.

<b>Indicator</b>	<b>Waste Management</b>
Indicator type	Core 6a – Waste
Objective	Protecting and enhancing our environment.
Target	Development of waste management facilities needed to meet EU and national targets
Target Met	<b>YES</b>

- 5.21 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.
- 5.22 The Council is lead borough in a consortium of seven planning authorities preparing to draw up the 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

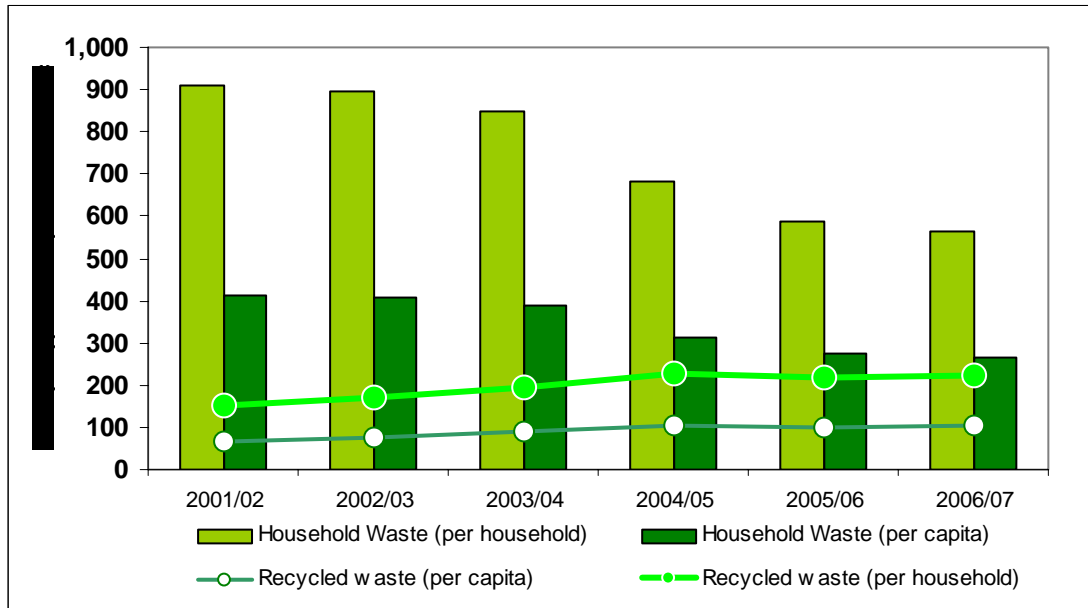
<sup>32</sup> compliance rate target was 100% and lowest rating since 1996 was 99.55% for chemical parameters

across all waste streams up to 2020. It will safeguard a sufficient number of sites across the boroughs to 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, the timetable has been included in the Local Development Scheme (2007) and the Issues and Options Report is due to go to public consultation in January and February 2008, following earlier formal consideration by each of the boroughs.

<b>Indicator</b>	<b>Waste Arisings</b>
Indicator type	Core 6b - Waste
Objective	Protecting and enhancing our environment
Target	Recycle or compost at least 30% of household waste by 2006/07
Target Met	<b>NO; But substantial progress made</b>

- 5.23 The Household Waste Recycling Act 2003 requires all English waste collection authorities to collect at least two types of recyclable waste from all households in their area, which could include batteries, garden waste, glass, hazardous household liquids (i.e. paint and varnish), kitchen waste, metals, paper, plastics, textiles and shoes, electrical or electronic waste (e-waste) and wood.
- 5.24 The Act is intended to increase the recycling rate. Local authorities' statutory recycling targets underpin national targets to recycle or compost at least 30% of household waste by 2006/07, 35% by 2008/09 and 40% by 2009/10. Efforts to increase the recycling rate support policy SD11.
- 5.25 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% in 2001/02 to 28% in 2006/07. Although the recycling rate is currently 2% short of the 30% target, 22% of this was for dry recyclables, the fifth highest rate for the recycling of dry waste in London.
- 5.26 In addition, the total amount of waste arising in Camden has decreased since the previous year by 2%, and by 9% since 2001/2. In fact, since 2001/02, despite the population increasing, the amount of household waste being produced within Camden has decreased by 37%.
- 5.27 Furthermore, the waste from the borough that is not recycled is disposed of through the North London Waste Authority. In 2006/7, the NLWA disposed of 37% of the waste it collected to landfill, 40% to incineration with energy recovery, 16% was recycled and 7% was composted.

**Figure 5.iii. Camden Municipal waste per capita and per household**



Source: Street Environment Services, LB Camden

**Table 5e. Camden Municipal waste by type to 2006/07 (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	16.06
2003/04	84,683	34,955	136,124	16,486	0	19.2
2004/05	69,559	48,641	137,988	19,788	0	25.21
2005/06	55,990	58,108	133,883	19,580	205	27.14
2006/07	54,231	57,978	112,208	21,248	2,096	28.05

Source: Street Environment Services, LB Camden

**5.28 Residents' satisfaction.** Camden's 2007 Annual Residents Survey shows that 4% more Camden residents (i.e. 9% of those surveyed) are concerned about 'lack of recycling facilities' than Londoners on average (5%). However, it also shows that Camden residents are 3% more likely than Londoners to say that their recycling services are Good or Excellent, and that perceived service delivery is Good or Excellent, which is a 5% increase on the previous year. Satisfaction among Camden residents using recycling services has also increased (+9%) since the preceding year.

<b>Indicator</b>	<b>Minerals: production of primary land won aggregates and of secondary/recycled aggregates</b>
Indicator type	Core 5a and 5b - Minerals
Objective	Protecting and enhancing our environment
Target	Not applicable
Target Met	Not applicable

5.29 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 2006/07. There is an aggregates site safeguarded at Kings Cross that is on the UDP proposals map.

### **Conclusions**

5.30 The primary challenge of monitoring sustainable development is the lack of appropriate data. This issue is under current consideration in Camden.

5.31 Although not all targets in this chapter have been met, there are several indications that in these cases Camden is still a leader in comparison to other London boroughs (e.g. low emissions and energy consumption, and high dry recycling rate), or that it is not a purely local issue (e.g. ozone levels). Where 'significant effects' data have been incorporated to complement or stand in for missing development figures, they seem to show the success of SD9 and related cross cutting policies. Furthermore, Camden has shown in several cases to be an innovative (e.g. D-Nox paving), proactive borough (lead borough in North London Waste Authority), that responds to residents' needs (satisfaction with recycling services).

### Key Findings

- **Mixed use development figures have remained stable**
- **All relevant major applications included a sustainability plan; improved monitoring of renewable energy is currently under consideration**
- **Camden ranked first (lowest emissions) out of all Greater London boroughs for CO<sub>2</sub> emissions per capita**
- **Camden's total final energy consumption per capita ranks in the median quartile for London boroughs; Camden only ranks in upper quartile for one measure (individual commercial consumption) and in lower quartiles for several other consumption measures**
- **Since 2002, Camden's total traffic fuel consumption has decreased more than Greater London, Great Britain and the UK; Camden has ranked in the bottom third (lowest traffic fuel consumption) of Greater London boroughs each year since 2002**
- **No new waste management facilities were constructed or permitted in 2006/07; Work of the NLWA continues with Camden as lead borough**
- **Recycling rate is currently just 2% short of the 2006/07 target; However, total amount of waste arising in Camden has decreased since previous year (by 2%) despite population increase; and waste from the borough that is not recycled is disposed of through the NLWA, 16% of which was recycled and 7% of which was composted in 2006/07**
- **Short term (daily and hourly) targets have been met in the case of all but one air pollutant (Ozone) measured in Camden, which is not a purely local issue. Annual targets for PM10 and NO<sub>2</sub> were not achieved in 2006 but several initiatives are underway to reduce these pollutants**
- **Improvements to monitoring systems on renewable energy in major developments are under consideration**
- **Availability of GiGL datasets has significantly enhanced monitoring capacity for indicators in this chapter**
- **No planning permissions were granted contrary to the advice of the Environment Agency in 2006/07. There was an increase in the number of applications on which the EA was asked to comment this year**

## 6.0 Built and Natural Environment

### Introduction

- 6.1 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, and to preserve the borough's rich historical and architectural heritage while accommodating necessary levels of change.

### Policy Summary

<b>UDP Aims</b>									
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									
<b>Relevant UDP Policies</b>	<b>AMR Indicators</b>								
	Change in the total amount of open space	Open space to Green Flag award standard	New open space and nature conservation sites	Biodiversity	Playing Fields and outdoor recreation spaces	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	●		●	●	●				●
<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			●	●					●

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<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								
	PPG15 Planning and the Historic Environment								
	PPS9 Biodiversity and Geological Conservation								
	PPG17 Planning for Open Space, Sport and Recreation								
<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>									
	Sustainable Design and Construction: The London Plan SPG								
	Draft Further Alterations to the London Plan								
	The Mayor's Biodiversity Strategy - Connecting with Nature								
	Connecting Londoners with Trees and Woodlands: A tree and woodland framework, Mayor of London								

<b>Indicator</b>	<b>Total amount of open space and number of schemes approved and refused involving a loss of open space (as designated on the UDP proposals map)</b>
Indicator type	Local - Natural Environment
Objective	To protect and enhance the Borough's open spaces
Target	No net loss of open space
Target Met	<b>YES</b>

6.2 Following an Open Space study carried out in 2004, where the number, size and quality of designated open space was analysed, there were 284 open spaces with a combined area of 540.9 hectares covering 25% of the total area of Camden<sup>33</sup>. Of these, 128 are publicly accessible which accounted for over three quarters of the

<sup>33</sup> Camden covers an area of 2171 hectares

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open space. Each open space was given a typology (or designation) derived from those set out in the companion guide to Planning Policy Guidance Note 17 (PPG17), some of which were combined because in a borough like Camden they perform similar functions<sup>34</sup>.

- 6.3 Open space in Camden is protected by policy N2, and its designations are protected by policy N3. Provision of open space is encouraged by policies N4 and SD2.
- 6.4 In 2006/7 there were changes to the total amount of public open space in Camden as a result of two schemes. There was the transfer of 1.2 ha in Hampstead Heath, resulting from a Section 106 agreement related to the development of Athlone House (and change from private to public open space), and a loss of 0.036 Ha of open space at Woburn Square.<sup>35</sup> In total, the overall gain of public open space for 2006/07 is 1.164 ha (0.2%). These changes are reflected in the area totals in the following table.

**Table 6a. Open Space Typologies in Camden (2004 and 2007)**

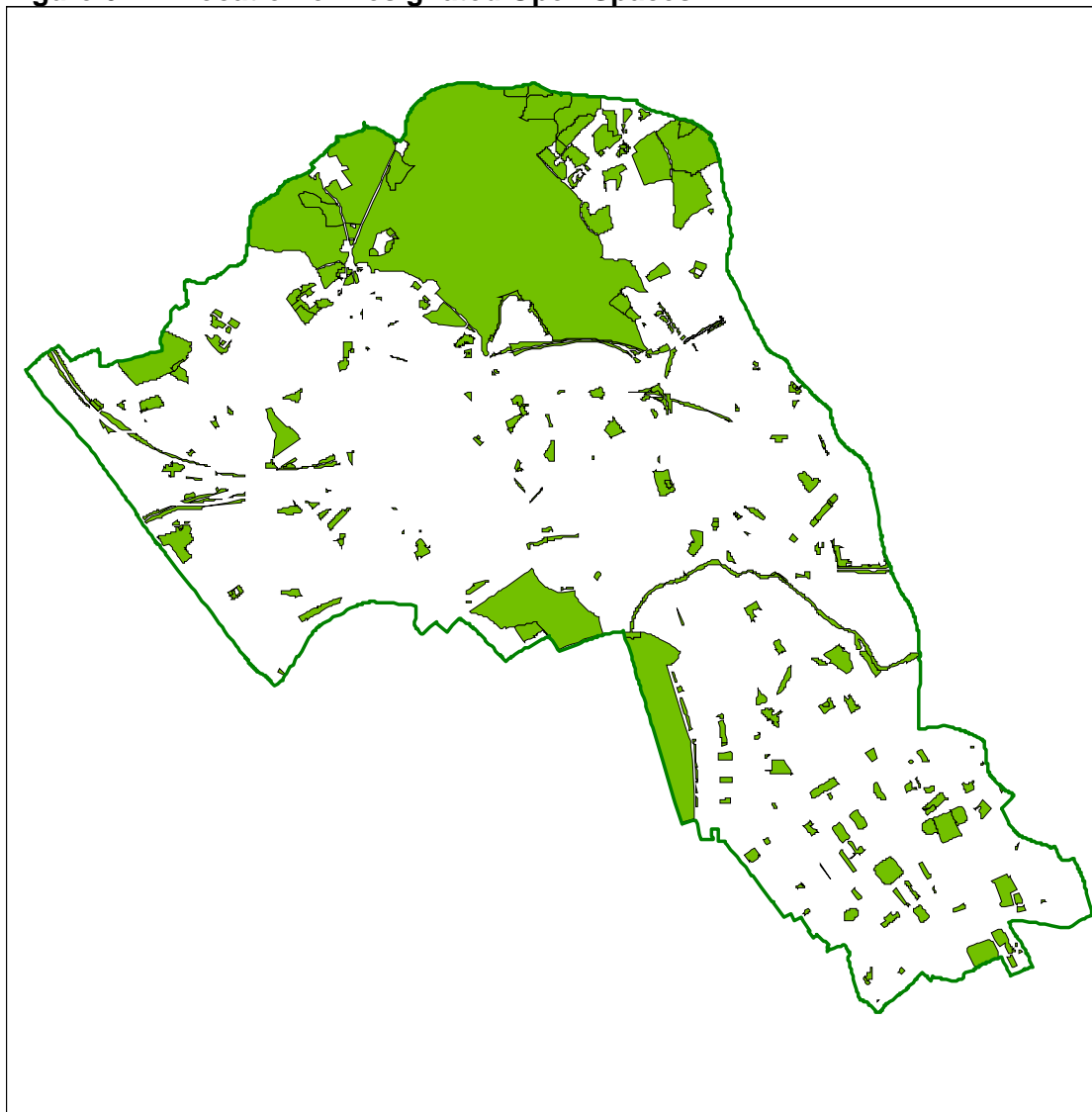
No. of Open Spaces	Typology	(2004 UDP) Area (Ha)	(2006/07 changes) Area (Ha)	% of Borough
23	Metropolitan Open Land	391.2	392.4	18.1%
54	London Squares (Listed under the London Squares Preservation Act 1931)	25.020	24.984	1.2%
99	Local Parks, Amenity Green Spaces, Gardens of Special Historic Interest (Also includes areas of parks used for sports and recreation)	49.4	49.4	2.3%
73	Natural and Semi Natural Green Spaces and Green Corridors	36.5	36.5	1.7%
14	Allotments, Community Gardens and City Farms	6.7	6.7	0.3%
11	Cemeteries and Burial Grounds	29.4	29.4	1.4%
10	Civic Spaces	2.6	2.6	0.1%
<b>284</b>	<b>Total</b>	<b>540.9</b>	<b>542.1</b>	<b>25.1%</b>

Source: Parks and Open Spaces, LB Camden

<sup>34</sup> An Open Space Strategy for Camden 2006-2011

<sup>35</sup> Application reference: PSX0204290

**Figure 6.i. Location of Designated Open Spaces**



*This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100019726. Year: 2007. Source: Policy and Information team*

<b>Indicator</b>	<b>Percentage of eligible open spaces managed to Green Flag award standard</b>
Indicator type	Core 4c – Local Services
Objective	To protect and enhance the Borough's open spaces
Target	Achieve one Green Flag Park Award per year 2006 - 2011 (An Open Space Strategy for Camden 2006-2011)
Target Met	<b>YES</b>

6.5 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, although it can be in local authority, other public or private ownership. The Green Flag award assessment is based on whether an open space is welcoming, healthy, safe and secure, clean and well maintained; whether the space is managed in a sustainable manner, promotes conservation of wildlife and the built heritage, reflects community needs and promotes community involvement; and

whether it is well marketed and has a clear management plan. As such, policies SD1, N7, N5, B6 and B7 support its aims.

- 6.6 The 2004/05 AMR stated that out of the 128 potentially eligible open spaces, 47 (37%) were assessed as being either eligible for the award or having already won the award in the past. During 2005/06 and 2006/07 there were still 47 of the larger parks and open spaces eligible for the award under Camden management.<sup>36</sup>
- 6.7 Hampstead Heath (an open space managed by the City of London) was awarded the flag in 2004/05. Camden entered two parks for Green Flag Awards in 2005/06 and received an award for Waterlow Park in July 2006, which falls into the 2006/07 reporting year, while the decision on Russell Square was held over into the following financial year. The Council is therefore currently meeting its target to get one Green Flag park award each year (as part of the Open Space Strategy for Camden 2006-2011), although the cost of application fees for the awards does constrain the number of awards sought.

<b>Indicator</b>	<b>Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency</b>
Indicator type	Local - Natural Environment
Objective	Protecting and enhancing our environment.
Target	Increase in the total amount of open spaces and nature conservation sites in areas of deficiency by major new developments
Target Met	<b>YES</b>

- 6.8 Camden is a very densely developed borough and has areas defined as 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 such as policies N1, N2, N3, N4 and N6.
- 6.9 In 2006/07 there have not been any new areas of open space designated (although as reported above, the surface area of an existing space was increased), and there will not be any potential for formal additions to the schedule of open spaces until the LDF process is complete. However there will be spaces secured in the meantime through development and Section 106 agreements. For instance, a 600 sqm green roof has been developed on a council building at Goldsmith Place (completed June 2006). In addition, improved monitoring of additional open space since adoption of the UDP is under consideration.
- 6.10 The areas of open space and nature conservation deficiency defined in the UDP have been amended slightly in 2006/07, but remain those areas without sufficient amounts of open space proportional to developed land. The amendment is a result of reclassification by the GLA. A larger portion of Regent's Canal has been excluded as an area of 'accessible nature' (although it is still a Metropolitan Site for Nature Conservation) because in some places it is largely a concrete towpath next to the water with minimal or no vegetation. As a result, the total surface area of Areas of Deficiency has increased by 39.34 ha or 1.8%, to 489.42 ha in 2007.

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<sup>36</sup> Parks and Open Spaces, LB Camden

6.11 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. The total area of nature conservation and open spaces improved in areas of deficiency was 24.9 hectares in 2005/06.

**Table 6b. Open spaces and nature conservation sites that have been improved in areas of deficiency (2006/07)**

Name	Designation	Area	Improvement
Adelaide Road	Local Nature Reserve & Borough SNCI Grade 1	0.9	Planting and Infrastructure
Westbere Copse/Jenny Wood	Local Nature Reserve & Borough SNCI Grade 1	0.4	Planting and Infrastructure
Belsize Wood	Local Nature Reserve & Borough SNCI Grade 1	0.7	Planting and Infrastructure
Waterlow Park	Borough SNCI Grade 1	10.2	Planting
St. Georges Gardens	Local SNCI	1.1	Planting
St. Andrews Gardens	Local SNCI	0.7	Planting
Gordon Square	Local SNCI	0.92	Planting and infrastructure
Kilburn Grange	Local SNCI	3.3	Planting
<b>Other improved open spaces in areas of deficiency</b> (not designated as a SNCI <sup>37</sup> )			
Brunswick Square	London Square	0.9	Planting
Red Lion Square	London Square	0.3	Planting and Infrastructure
St Giles Churchyard	Cemetery	0.3	Planting
Queens Square	London Square	0.4	Planting
Whitfield Gardens	Civic Space	0.1	Infrastructure and planting

Source: Parks and Open Spaces (LB Camden)

6.12 Through legal agreements (Section 106) there has been another increase in the amount of money secured for potential open space improvements, from just under £45,000 in 2004/05 to £300,000 last year, to nearly £450,000 in 2006/07. However, not all schemes that receive planning permission will be implemented and therefore the total funds received may not reach this full amount.

<b>Indicator</b>	<b>Change in areas and populations of biodiversity importance, including:</b> <b>(i) change in priority habitats and species (by type); and</b> <b>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance</b>
Indicator type	Core 8 – Biodiversity
Objective	To protect and enhance our environment
Target	No net loss in area and populations of biodiversity
Target Met	<b>YES</b>

<sup>37</sup> SNCI is a Site of Nature Conservation Importance as designated by English Nature (See table 17)

- 6.13 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 2006/07 approximately 50 applications were reviewed. Information on changes to relevant habitats and species is based on information listed in the National Biodiversity Action Plan and its London equivalent. As stated in previous AMR's most of the species are dependent on the habitats listed in the table below, it is considered to be more practicable to give annual figures for changes to habitat area and quality (where appropriate) and not to provide population figures for individual species at borough level; species are mobile and move across boundaries.
- 6.14 The 2005/06 AMR reported no changes in figures from the previous year. This is due to the fact that BAP Habitat data is now provided by Greenspace Information for Greater London (GiGL) which is based on several datasets, but accurate population change estimates in a species and observer bias remain challenges with this data. As a result, 2006/07 will form a new baseline for comparison of year on year change. The following table highlights the priority habitat areas in the borough in 2006/07 and these totals are greater and categories are slightly different.

**Table 6c. Biodiversity Action Plan Habitat Areas in Camden 2006/07**

Habitat	2006/07 Area (hectares)	% of Borough (total area = 2171ha)
Urban managed greenspaces	119.46	5.5%
Standing Open Water and canals	19.33	0.9%
Acid Grasslands	14.21	0.7%
Hedgerows	4.71	0.2%
Quarries mines and gravel pits	-	-
Fen, marsh and swamp	0.29	-
Built environment	1689.48	77.8%
Canals	18.85	0.9%
Chalk Grassland	-	-
Gardens and allotments	3.21	0.1%
Heathland	1.15	0.1%
Meadows	0.01	0.0%
Deciduous woodland	109.83	5.1%
Mudflats	-	-
Reedbeds	3.63	0.2%
Rivers + streams	0.02	-
Orchard	-	-
Churchyards + Cemeteries	25.19	1.2%
Eutrophic standing waters	0.49	-
Coastal grazing marsh	0.07	-
Neutral grasslands	69.72	3.2%
Brownfield	54.29	2.5%
Wet woodland	-	-

Source: Greenspace Information for Greater London (GiGL)

- 6.15 In the 2004/05 AMR, baseline figures for changes in areas designated for their intrinsic environmental value were based on two surveys (1993 and 2003) of sites of nature conservation importance (SNCI's). There have been few changes from the

2003 baseline figures for SNCI's. The following table contains the total areas of existing SNCI's within each designation, to provide additional background information on Camden's Biodiversity Strategy.

**Table 6d. Total Area of Sites of Nature Conservation Importance by Designation 2006/07**

No. of Sites	Designation	Total Area (hectares)	% of Borough
5	Sites of Metropolitan Importance	322.8 ha	14.9%
7	Sites of Borough Importance Grade I	39.6 ha	1.8%
9	Sites of Borough Importance Grade II	31.9 ha	1.5%
15	Sites of Local Importance	18.4 ha	0.8%
<b>36</b>	<b>Total</b>	<b>412.8 ha</b>	<b>19%</b>

Source: Greenspace Information for Greater London (GiGL) 2007

- 6.16 Since the previous AMR there have been no further changes to nature conservation sites. Although some of the figures are different this year they do not indicate actual change to SNCI's. There are several reasons for discrepancies between 2006/07 and 2005/06 SNCI data, including errors in the data, adoption of the UDP in 2006, and transitioning from LB Camden data sources to data provided by GiGL for the first time with this AMR. Subsequent reporting is expected to be smoother with continued data provision from GiGL.
- 6.17 More specifically, it was reported in the 2005/06 AMR that Gondar Gardens was re-designated from borough grade II to borough grade I; in fact it was identified as a potential site in 2003 by the GLA and was included as borough grade II in the UDP adopted 2006. This year it is counted correctly as borough grade II. Westbere / Jenny Wood was counted in 2005/06 as a site of local importance; in 2006/07 it is listed as part of Chalk Farm Embankment and is now categorized correctly as borough grade I. Adelaide Road Nature Reserve was classified as a site of local importance in 2005/06. It has been corrected as borough grade I in 2006/07 and is now listed with West Hampstead Railsides. Finally, the North London Line was excluded from last year's SNCI's and its boundaries were redefined (decreased) with the 2006 UDP, reflecting construction of the Channel Tunnel Rail Link. It is now included accurately in the table above as borough grade II.
- 6.18 There are difficulties in monitoring this core indicator, particularly changes in habitats and species at borough level could be made more meaningful in the future by increasing the frequency of surveys and feeding information more regularly at a regional level into GiGL. This is currently being implemented as it may provide a more complete picture of a borough's biodiversity, and changes on an annual basis.

<b>Indicator</b>	<b>Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the Borough</b>
Indicator type	Local - Community Uses, Leisure and Tourism
Objective	Protecting and enhancing our environment
Target	No loss of existing playing fields and outdoor recreational spaces
Target Met	<b>YES</b>

6.19 Due to the intensely urban nature of the Borough, there is a low level of provision of outdoor sport facilities and grass pitches. The 2004 Open Space, Sport and Recreation Study revealed that only 16.81 hectares (less than 3% of the total open space in Camden) is devoted to outdoor sport and recreation facilities. Provision and protection of such uses is covered by policies C3, C4 and SD2 of the UDP.

6.20 As indicated in the following table, there were four new sports pitches sites added in 2006/07—a total increase of 1.06 ha, or 8.5% from the previous year—which increases the total number of football pitches in Camden by five.

**Table 6e. New sports pitches in Camden 2007**

Site Name	Pitch Type	No. of Pitches	Area (Ha)
Kilburn Grange Park	Football pitch	1	0.24
Cantelowes Gardens	Football pitch	1	0.24
Talacre Gardens	Football pitch	2	0.40
Swiss Cottage Park	Football pitch	1	0.18
<b>Total</b>		<b>5</b>	<b>1.06</b>

Source: Parks and Open Spaces, LB Camden

6.21 Improvement works to Kilburn Grange Park were completed in 2006/07. These had been secured through a Section 106 contribution of £311,000 providing an improved sports pitch (to replace a pitch affected by a development) and associated landscaping works. The Swiss Cottage pitch is one part of the new public space and landscaping works carried out in association with the Swiss Cottage redevelopment.

<b>Indicator</b>	<b>Conservation areas and listed buildings</b>
Indicator type	Local – Built environment
Objective	Protecting and enhancing our environment
Target	Not applicable
Target Met	Not applicable

6.22 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.<sup>38</sup> These areas are protected by policy B7 of the UDP.

<sup>38</sup> 2005/06 AMR erroneously reported that conservation areas excluding Hampstead Heath cover 57% of the borough.

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6.23 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 6f. 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
Elsworthy	16.3	Available
Eton	8.7	Available
Fitzjohns Netherhall	57.4	Available
Hampstead	96.4	Available
Harmood 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
Kings 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
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>1087.5</b>	
<b>LB Camden total area</b>	<b>2171</b>	
<b>% of Borough excluding Hampstead Heath</b>	<b>50%</b>	

Source: Conservation and Urban Design, LB Camden

<b>Indicator</b>	<b>Number of Buildings at Risk on the English Heritage Buildings at Risk Register</b>
Indicator type	Local – Built environment
Objective	Protecting and enhancing our environment
Target	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually
Target Met	<b>YES</b>

6.24 Buildings at Risk are listed buildings which are in a poor condition, often but not necessarily vacant, which are in need of repair, and if vacant are to be put to a suitable use. They also come under policies B6 and B7 of the UDP. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only.

6.25 The 2007 register showed a total of 60 buildings at risk in Camden—an increase from the previous year total of 53, in contrast to three preceding years of gradual decreases overall. This annual total is the sum of existing buildings on the register and any removals and additions to the register during the financial year. In 2006/07, seven buildings were removed from the register as a result of repairs and/or being brought back into use, and 14 buildings were added, having been identified through an informal survey by Conservation and Urban Design (LB Camden). Although a greater number of buildings are now classified as ‘at risk’, overall only one percent (1/100) of the approximately 6,000 buildings in Camden are at risk. Although buildings will continue to be added to the register, Camden continues to seek to reduce the total number.

**Table 6g. Buildings at Risk in Camden 2005 – 2007**

<b>Year</b>	<b>Total No. Buildings at Risk</b>	<b>No. Buildings added since previous year</b>	<b>No. Buildings removed from list since previous year</b>
<b>2005</b>	57	+6	-10
<b>2006</b>	53	0	-4
<b>2007</b>	60	+12	-5

Source: *Buildings at Risk, English Heritage 2005-7*

**Table 6h. Buildings at Risk – Newly Added to the Register (2006/07)**

<b>Address</b>	<b>Priority</b>	<b>Designation</b>
9 Calthorpe Street WC1	C	Listed Grade II, Conservation Area
10 Fitzroy Park, Highgate N6	C	Listed Grade II, Conservation Area
39 Great James Street WC1	C	Listed Grade II*
93 Judd Street WC1	C	Listed Grade II, Conservation Area
46-48 Maple Street W1	C	Listed Grade II
52 Maple Street W1	C	Listed Grade II
23 Mornington Crescent NW1	C	Listed Grade II, Conservation Area
25 Mornington Crescent NW1	C	Listed Grade II, Conservation Area
Kentish Town Baths, Prince of Wales Road NW5	C	Listed Grade II, Conservation Area
108 St Pancras Way, Kentish Town NW1	C	Listed Grade II, Conservation Area
The Cutting Catacombs, Highgate (western) Cemetery, Swains Lane N6	B	Listed Grade II, Conservation Area, Registered Park and Garden Grade II*
2 Wren Street, Bloomsbury WC1	F	Listed Grade II, Conservation Area

Source: *Buildings at Risk, English Heritage 2007*

<b>Indicator</b>	<b>Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required</b>
Indicator type	Local – Built environment
Objective	The Council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings.
Target	To ensure archaeological assessments are submitted prior to development being carried out where directed by English Heritage
Target Met	Not applicable

6.26 When considering development close to sites and monuments of national archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings according to policy B8.

6.27 During 2006/07, 407 schemes were granted full planning permission and located within archaeological priority areas (APA's) as designated on the UDP proposals map, compared to 513 in the previous year. Of these schemes, twelve (12) required an archaeological assessment to be submitted to the Council.

<b>Indicator</b>	<b>Tree preservation orders</b>
Indicator type	Local - Natural Environment
Objective	Protecting and enhancing our environment
Target	Not applicable
Target Met	Not applicable

6.28 The Council will seek 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.

6.29 Through serving a Tree Preservation Order (TPO), any work carried out on a TPO'd tree 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 TPO's served over the last 5 years. During 2006/07, 71 TPO's 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 6i. Number of Tree Preservation Orders Served**

Year	No. of TPO's
2002/03	73
2003/04	34
2004/05	91
2005/06	106
2006/07	71

Source: Conservation and Urban Design, LB Camden

- 6.30 As summarized in the following table, numerous applications involved TPO's during 2006/07, including 62 applications refused on the basis of an existing TPO and 251 applications being approved where a TPO was in place.

**Table 6j. Applications involving TPO's, 2006/07**

<b>Application Type</b>	<b>Total</b>
Approve Works (TPO)	251
No Objection to Emergency Works (CA)	84
No Objection to Works to Tree(s) in CA	864
Objection to Works to Tree(s) in a CA	36
Part Granted/Refused	46
Refuse Emergency Works (TPO)	1
Refuse Works (TPO)	62
Withdrawn Decision	45
<b>Total</b>	<b>1389</b>

*Source: Performance and Support, LB Camden*

### **Conclusion**

- 6.31 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. Changes to data sources used in the current AMR (namely moving to GiGL data) have flagged up some data inconsistencies and strengthened reporting capacity. However, new baseline figures (as in the case of SNCI's for example) means that year on year analysis of the data will not be possible until the 2007/08 AMR.

## **Key Findings**

- **Net gain of open space**
- **Two of Camden's parks awarded two 'Green Flag' status**
- **Increase in total Area of Deficiency (AoD) of open space due to reclassification; Several improvements to AoDs; Increase in amount of funds received for open space improvements through Section 106 agreements**
- **Greater total Biodiversity Action Plan habitat area due to new data source/ baseline figures**
- **No actual change to Sites of Nature Conservation Importance; some change to data due to reclassification**
- **Four new playing fields (with five football pitches) were added; two of these pitches benefited from Section 106 agreements**
- **More than 5% of Buildings at Risk removed from register**
- **Increase in number of schemes granted planning permission within Archaeological Priority Areas**

## 7.0 Transport

### Introduction

- 7.1 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					
	Non Residential Car Parking	Accessibility to services	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		●		●		●

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<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					
<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</b>	<b>Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the Local Development Framework</b>
Indicator type	Core 3a
Objective	Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	All identified non-residential schemes meet the Council's parking standards
Target Met	<b>YES</b>

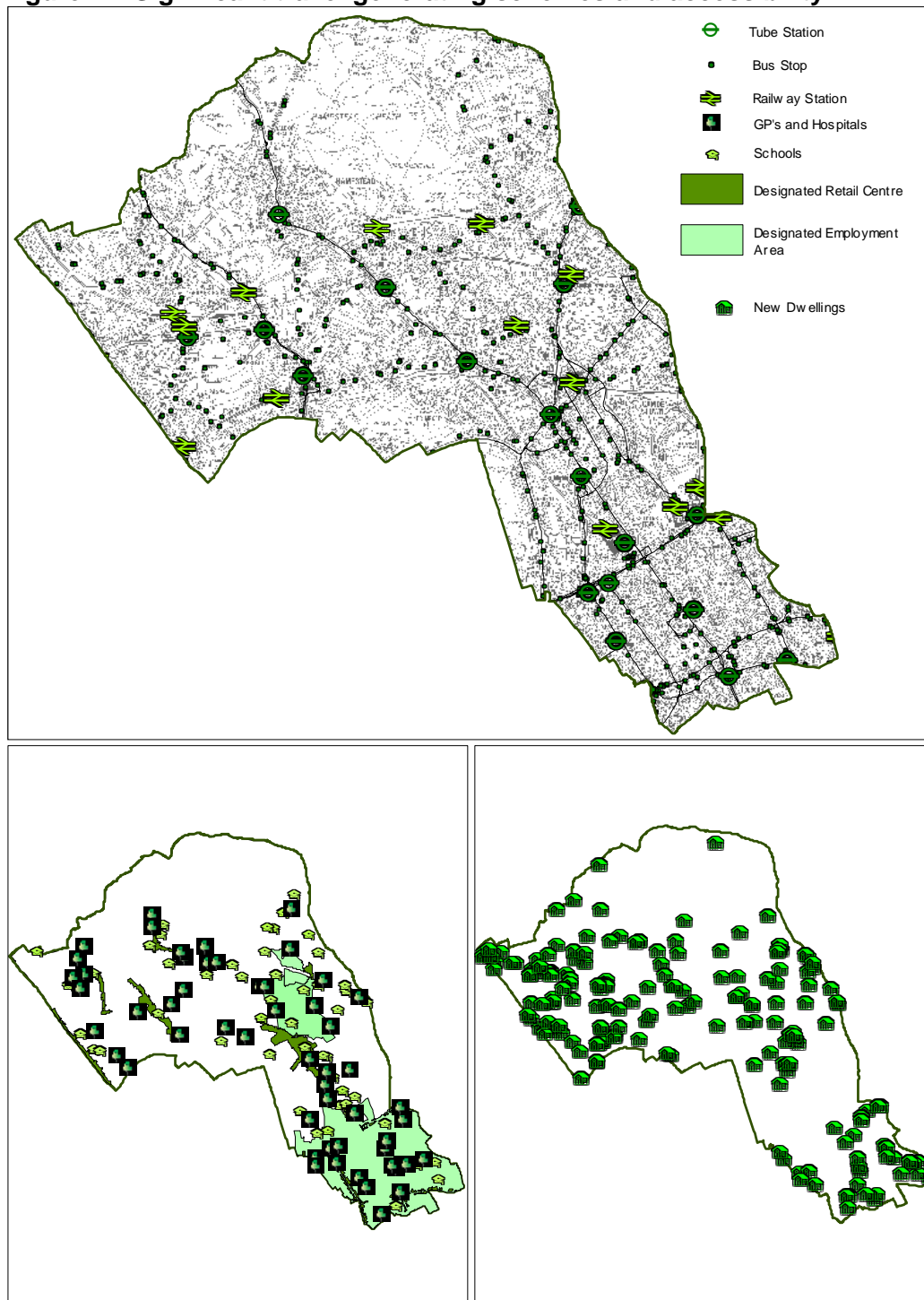
- 7.2 All non-residential schemes should meet the Council's parking standards, as schemes that exceed the standards set out in the UDP (particularly the parking-specific policies of T1, T9, and T10) should not be permitted.
- 7.3 Nevertheless, levels of car parking in excess of these standards may occur when there is existing parking on an application site. In such circumstances, the Council negotiated to reduce number of parking spaces to more closely correspond with its standards. Total floorspace completed for A1,A2, B1 and D2 in 2006/2007 are listed within Indicator: Retail, office and leisure development in the Town Centres, Retail, Community and Leisure chapter.

<b>Indicator</b>	<b>Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment, a major retail centre</b>
Indicator type	Core 3a
Objective	Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	All new residential development be built in locations accessible to local services
Target Met	<b>YES</b>

- 7.4 Camden is extremely well served by different modes of public transport. 55 high frequency bus routes and one low frequency route, as well as 27 night buses serve the borough. Camden has 12 overground railway stations, including three mainline stations at Euston, St. Pancras and King's Cross, and 16 underground stations. The 2001 Census shows car ownership in Camden to be at 44%, compared to 63% for Greater London and 73% for England & Wales, thus indicating a good public transport network.
- 7.5 This indicator is relevant both to provision of transport (T1 and T4) and to location and provision of various uses (R2, E1, C1, C3 and C5), which take transport into consideration.
- 7.6 Camden's services are well located with the Town Centres distributed throughout the Borough and Central London frontages in the South of the Borough. All new

schemes in 2006/07 that involved new dwellings (Figure 7.i.) are within 30-minute public transport time (for example Hampstead in the north of Camden to Holborn in the south takes 22 minutes by underground network<sup>39</sup>) to retail centres, employment centres, health and education services. The following map illustrates the extent of services available in Camden and the location of new development. Camden also seeks to ensure that these services are retained where appropriate.

**Figure 7.i Significant travel generating schemes and accessibility**



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<sup>39</sup> Transport for London journey planner

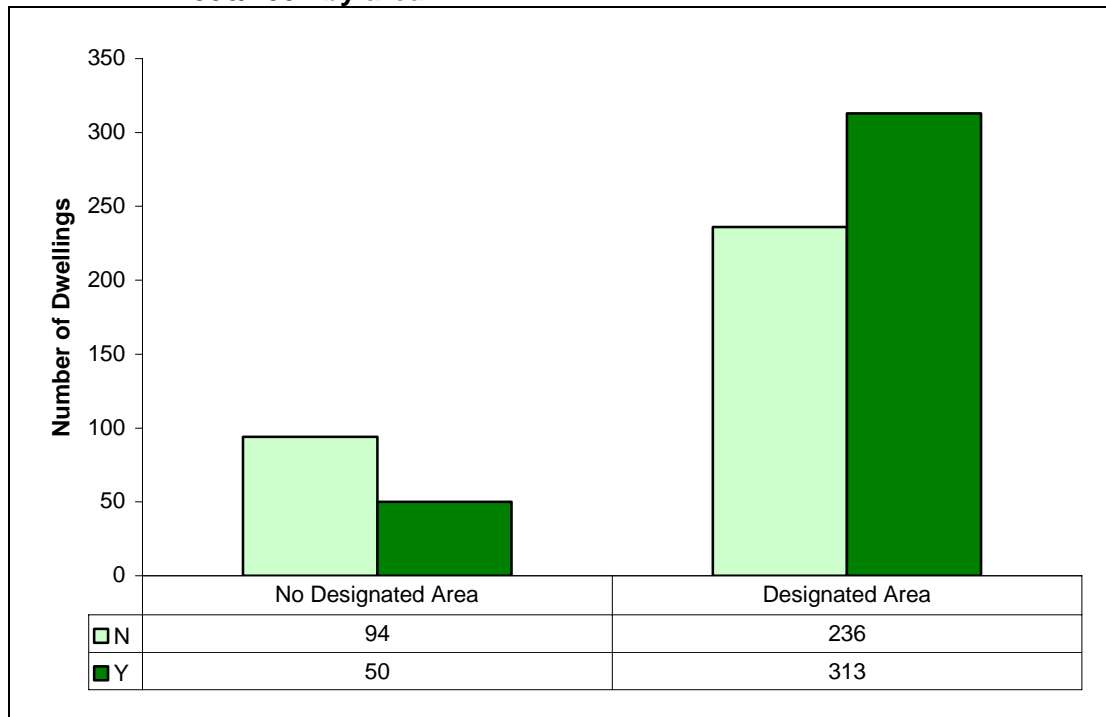
<b>Indicator</b>	<b>Car free housing and car capped housing</b>
Indicator type	Local – transport
Objective	Making sure that development meets our needs now and in the future
Target	Locating car free and car capped housing in areas with good transport links and significant traffic and parking stress
Target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

- 7.7 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, which is 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 no parking allowed on-street. 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).
- 7.8 The 2006/2007 car free indicator has been changed so that 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.
- 7.9 The borough promotes car free housing in areas that have good public transport links (i.e. high PTAL as shown in Figure 7.iii.) 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.
- 7.10 In Controlled Parking Zones (CPZs) the areas of parking stress within the CPZ have to be identified rather than the CPZ in total when deciding on the merits of an application. Policy T8 reiterates the approach stating that it is in areas within CPZ that are easily accessible by public transport where the council will seek car free or car capped agreements. This approach of deciding on the merits of each case is highlighted in a Figure 7.iii below indicating that car free and car capped housing is being built in areas with high Public Transport Accessibility Levels (PTAL).
- 7.11 When looking at total numbers of dwellings completed in schemes with car free housing only 50 dwellings were completed in schemes *outside* appropriate areas (with characteristics outlined in paragraph 7.9 above) whilst the vast majority (313<sup>40</sup> dwellings) were completed within such areas.

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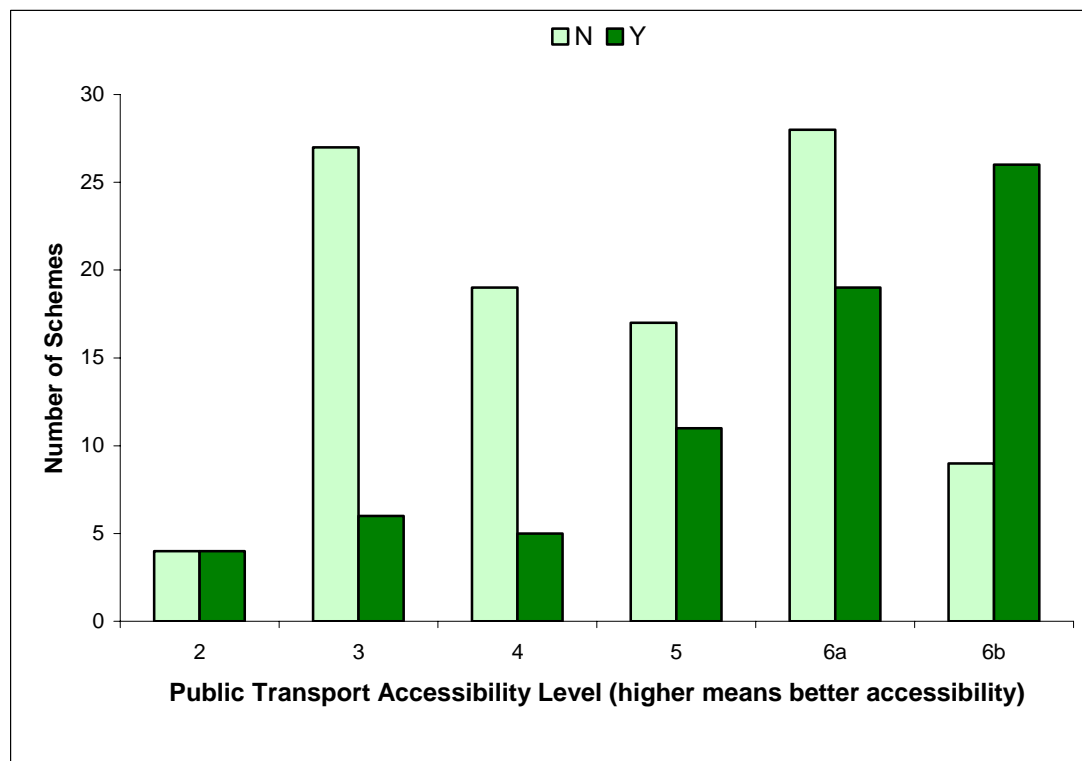
<sup>40</sup> Note the figures will not match housing targets figures in Chapter 4 counting either gross for redevelopments and net for conversions and changes of use

**Figure 7.ii. Total number of car free or car capped dwellings completed 2006/2007 by area**



Source: Section 106 Monitoring and Development Monitoring, LB Camden

**Figure 7.iii. Count of Car Free housing completions 2006/2007 by Public Transport Accessibility Levels (PTAL)**



Source: Development Monitoring, LB Camden

<b>Indicator</b>	<b>Planning consents completed for major travel demand generating schemes in accessible locations</b>
Indicator type	Local - Transport
Objective	Making sure that development meets our needs, now and in the future; Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	90% of implemented planning consents granted for major travel demand generating schemes located at key transport nodes in comparison to total number of major travel demand generating schemes
Target Met	<b>NO; But significant progress made</b>

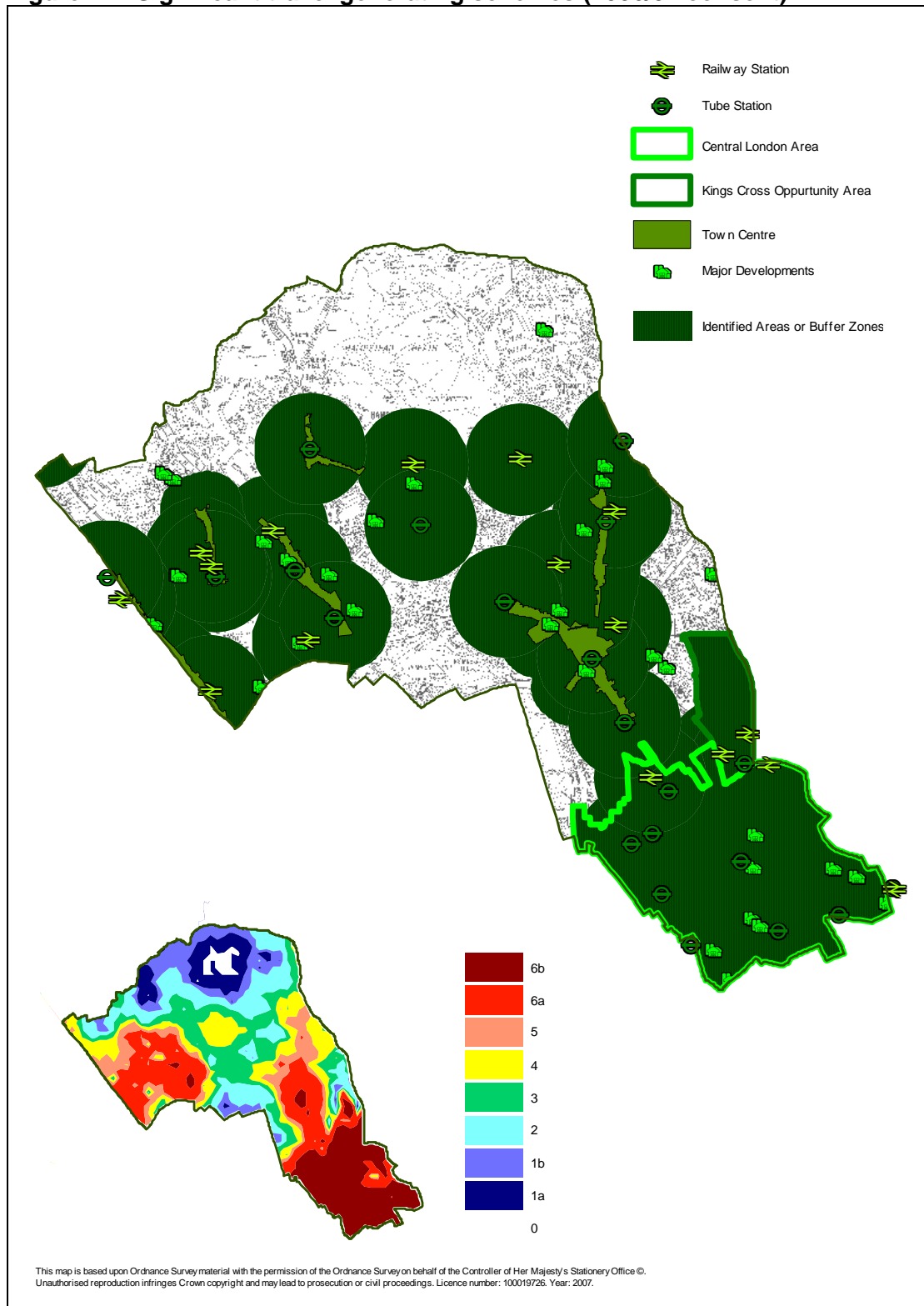
7.12 Large-scale major developments increase travel demand within a given area. The Council seeks to ensure that developments creating significant travel demand are located in places that are well served by public transport or can be easily reached by walking, cycling or public transport.<sup>41</sup> These areas are Kings Cross Opportunity Area, Central London Area, and Town Centres (except Hampstead).

7.13 PPS6 Planning for Town Centres defines edge-of-centre locations for retail purposes as a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For 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.

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<sup>41</sup> Policy SD5 Replacement UDP June 2006

**Figure 7.iv. Significant travel generating schemes (2006/07 consent)**



7.14 The map above shows location of the 35 significant travel generating schemes granted consent in 2006/07. The buffer has been drawn 500m around train and underground stations and 300m designated retail centres (town centres with the exception of Hampstead). Of the 35 schemes only four (11%) fell outside the identified areas or buffer zone. Therefore, Camden's policy to direct large-scale

development to accessible locations appears to be operating successfully, although last year only 10% of this type of scheme fell outside the buffer zone.

- 7.15 One of the four 2006/07 completions outside identified areas is located on St. Pancras Way<sup>42</sup> which, although not very well served by bus routes, is less than 300 metres from the nearest bus stop. Another is located on York Way which is an area of good accessibility but is not on a transport node thus the development had a clause for car free housing.<sup>43</sup>
- 7.16 The final two completions<sup>44</sup> were both allowed on appeal. The first is a development of 10 dwellings with basement car parking. Parking was not used as a reason for refusal. The second was also allowed on appeal although transport impact was raised as a concern within the scheme including the issue that its location could have been directed to one of the Town Centres as the development was not considered to be consistent with objectives of sustainability. Therefore without these two appeal decisions Camden would have met the target set by this indicator.

<b>Indicator</b>	<b>Workplace travel plans</b>
Indicator type	Local – transport
Objective	Producing an environmentally sustainable pattern of land use and reduce the need to travel
Target	Increase in the total amount of workplace travel plans agreed for new developments through Section 106 agreements
Target Met	<b>YES</b>

- 7.17 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 two groups 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.
- 7.18 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 T1C 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.
- 7.19 Workplace travel plans are secured through legal agreements when planning permissions are granted. In 2006/07 28 travel plans were secured in total, 13 of which were workplace travel plans, in addition to 3 school plans and 12 residential plans. This total is an increase of 17 from last year's figure. In total, 86 workplace travel plans (118 travel plans in total) have been secured through Section 106 agreements since 2001/02.

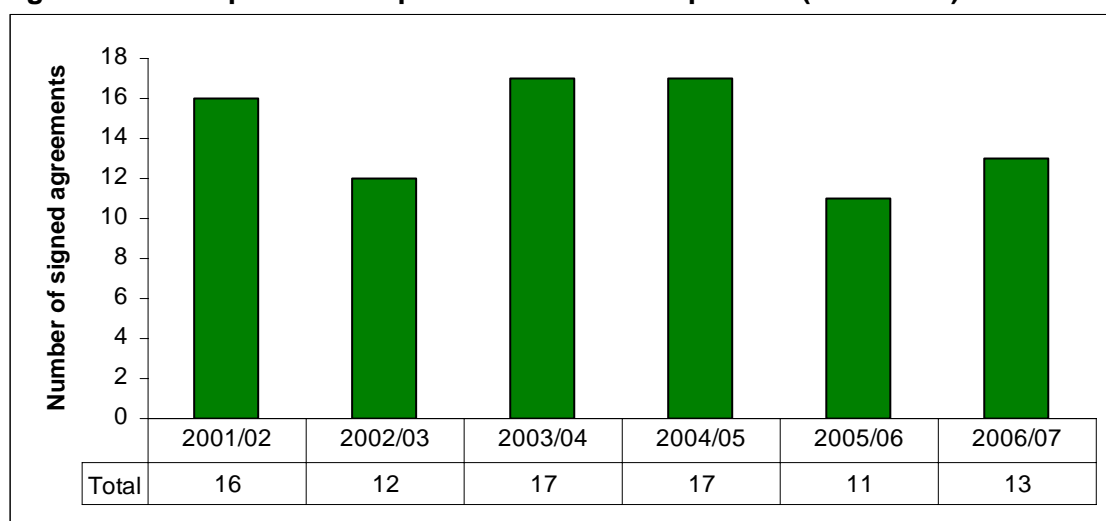
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<sup>42</sup> 2004/2548/P

<sup>43</sup> PEX0101032

<sup>44</sup> PWX0102167 & PWX0202685

**Figure 7.v. Workplace travel plans for new developments (2001-2007)**



Source: Section 106 Monitoring, Sites Team, LB Camden

Indicator	Traffic flows
Indicator type	Local- transport
Information source	Department of Transport; Streets Management, LB Camden; Transport Planning, LB Camden
Objective	Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	Reduction in the total number of vehicles using borough roads
Target Met	<b>YES</b>

7.20 Reduction of traffic flows i.e. vehicular usage on Camden's roads is a significant effects indicator of UDP policy T1 encouraging less reliance on motor vehicles, brought about to some extent through policy T14 Local Area Transport treatments and traffic calming measures.

7.21 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.

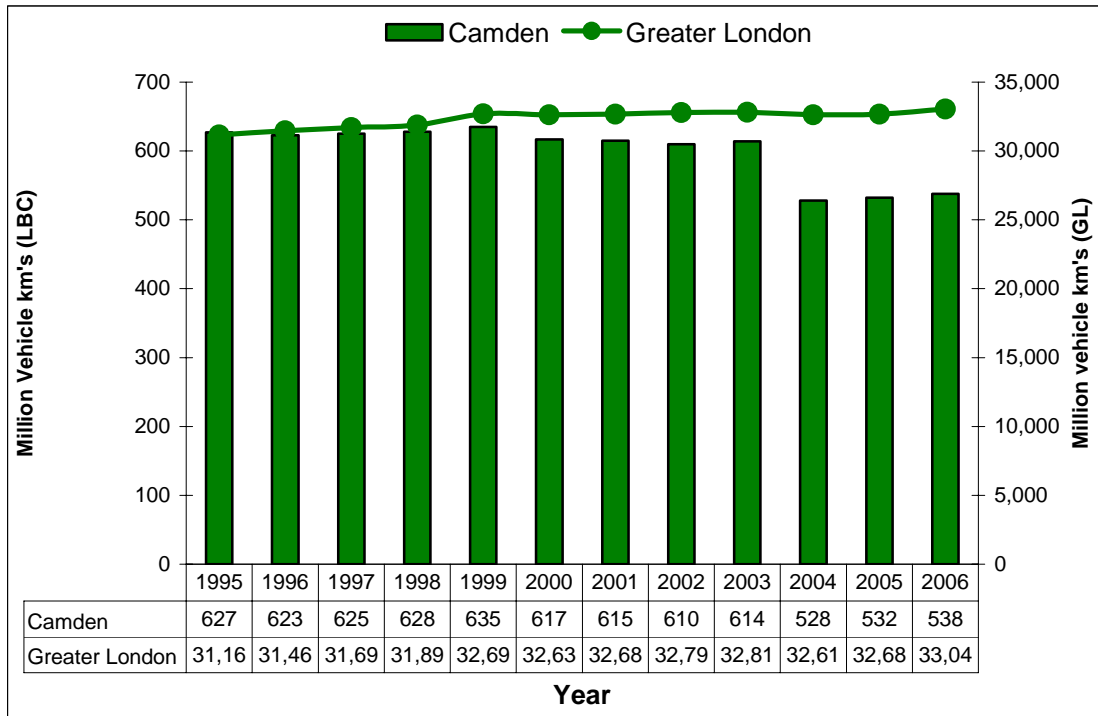
**Table 7a. Total motor vehicle traffic: 1995-2006**

Variance from 1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Greater											
London	1.0%	1.7%	2.4%	4.9%	4.7%	4.9%	5.2%	5.3%	4.7%	4.9%	1.1%
Camden	-0.6%	-0.3%	0.2%	1.3%	-1.6%	-1.9%	-2.7%	-2.1%	-15.8%	-15.2%	-14.2%

Source: Department of Transport's National Road Traffic Survey

7.22 Camden has decreased its traffic flow (km) significantly since 1995 despite 2006 figures indicating slight increases for both Camden and Greater London. In fact, since 1995 compared to other London boroughs, Camden decreased the most (ranked 1 out of 33 boroughs). Over the same period Greater London and England overall have increased.

**Figure 7.vi. Total motor vehicle traffic: 1995-2006**



Source: Department for Transport's National Road Traffic Survey

**Table 7b. Long term analysis: Estimated traffic flows (vehicle kilometres) for all motor vehicles**

	% Change 1995-2006
Camden	-14.2%
Greater London	6.0%
England	17.5%

Source: Department for Transport

**7.23 Traffic fuel consumption.** In line with policy SD9 to conserve energy and resources, and with policy T1 on 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 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 7c. Traffic fuel consumption 2002-5**

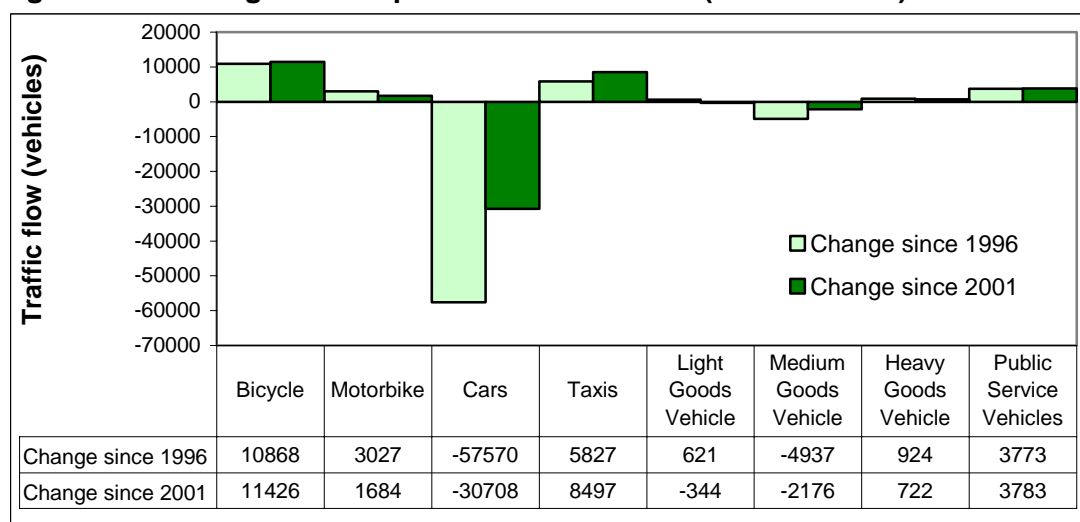
	Thousands of tonnes of fuel				Change since 2002	
	2002	2003	2004	2005		
Camden	Buses	8.1	8.4	7.9	8.1	-1.0%
	Diesel Cars	7.0	7.6	7.8	8.3	18.0%
	Petrol Cars	42.1	40.5	38.0	36.2	-14.0%
	Motor-cycles	1.4	1.5	1.3	1.3	-8.5%
	HGV*	6.8	6.5	6.7	6.6	-3.2%
	Diesel LGV*	9.5	10.0	10.0	10.8	13.5%
	Petrol LGV*	1.5	1.3	1.2	1.1	-29.6%
	Personal*	58.6	58.0	55.0	53.8	-8.3%
	Freight*	17.8	17.8	17.9	18.5	3.4%
Camden Total	76.5	75.8	72.9	72.3	-5.6%	
Greater London	3,309.6	3,263.2	3,261.3	3,226.2	-2.5%	
Great Britain	39,191.6	39,350.4	39,448.9	38,864.5	-0.8%	
United Kingdom	40,492.4	40,694.6	40,813.9	40,238.6	-0.6%	

\*Notes: HGV = Heavy goods vehicle, LGV = Light goods vehicle, Personal travel includes buses, diesel cars, petrol cars and motor cycles, Freight includes HGV, diesel LGV and petrol LGV

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

7.24 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 7.vii. Change in transport mode in Camden (4 screenlines)**



Source: Streets Management, LB Camden

7.25 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. And 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>45</sup> and the spread of parking controls (CPZs) across the borough.

7.26 Clear Zones are local initiatives intended to reduce congestion and pollution as well as improving the urban realm.<sup>46</sup> A few of the initiatives implemented in Clear Zones in 2006/07 that have reduced traffic and improved pedestrian experience are outlined in the following table.

**Table 7d. Clear Zone Initiatives 2006/07**

Location	Initiative
Monmouth Street	- Widened footways - Provided 6 new raised and traffic calmed crossing points - Removed wooden guard rails - Introduced European quality paving
Bernard Street / Marchmont Street	- Doubled the width of the footway on Bernard Street - Removed guard railings and better-organised street lighting to reduce clutter.
Goodge Street	- Reorganised pavement space to reduce footway congestion.

*Source: Transport Planning, LB Camden*

## Conclusions

7.27 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.

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<sup>45</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.)

<sup>46</sup> [www.clearzones.org.uk](http://www.clearzones.org.uk)

## **Key Findings**

- **All completed non-residential development within Use Classes A, B and D comply with car parking standards**
- **All new residential development built in locations accessible to local services**
- **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**
- **Majority of completed significant travel schemes generating schemes located within accessible transport areas**
- **Increase in number of workplace travel plans (in addition to school and residential plans) secured through legal agreements**
- **Camden has decreased its traffic flow most out of all Greater London boroughs (since 1995)**
- **Cycle use in Camden has increased 95% since 2001**
- **Volume of chargeable vehicles within the congestion zone has decreased**
- **Clear Zone initiatives have reduced traffic in targeted local areas**

## 8.0 Town Centres, Retail, Community and Leisure

### Introduction

- 8.1 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.
- 8.2 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					
	Retail, office and leisure development	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 and A2 floorspace permitted in Central London Frontages, Town Centres and Neighbourhood Centres	●	●	●	●		
<b>R2. General impact of retail and entertainment uses</b> A1, A3, A4, A4, A5, D2 and SG uses permitted in appropriate locations	●	●	●	●		
<b>R3. Assessment of food and drink uses and licensed entertainment</b> Restricting A3, A4, A4, A5, D2 and SG uses to appropriate locations	●	●				
<b>R6. Other town centre uses</b> To maintain the character, amenity, function, vitality and viability of a centre	●	●		●		●
<b>R7. Protection of shopping frontages and local shops</b> Resist the net loss of A1 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					

Indicator	Retail, office and leisure development
Indicator type	Core - 4a Amount of completed retail, office and leisure development
Objective	Improving economic prosperity and diversity
Target	Not applicable
Target Met	Not applicable

8.3 There has been a substantial increase since 2005/06 in retail (A1) use class floorspace due to completion of the Brunswick Centre<sup>47</sup> (16,680 sqm). There was a net decrease (-7,728 sqm) in use class A2 floorspace (financial and professional services) completed in Camden.

**Table 8a. Completed retail & financial services, and offices floorspace (sqm)**

Financial Year	Completed A1 floorspace	Net Change A1	Completed A2 floorspace	Net Change A2
2002/03	9,908	-2,624	1,490	1,239
2003/04	17,793	-5,451	1,553	298
2004/05	17,676	7,593	3,922	1,956
2005/06	5,644	1,571	676	644
2006/07	31,970	19,402	1,917	-1,107

Source: Development Monitoring, LB Camden

<sup>47</sup> PSX0104561

8.4 2006/07 shows a net loss (-8,007 sqm) of office space being completed in the borough (further information is available in Chapter 9. Economic Activities). The amount of D2 (leisure) floorspace shows a modest net increase of 540 sqm. This consisted of four schemes with a net increase, and seven schemes indicating a loss of D2. The biggest loss was 2,138 sqm<sup>48</sup>. However, the London Office Policy Review<sup>49</sup> indicates the continuation of a fairly buoyant office market in Camden despite losses to other uses.

**Table 8b. Completed Office and Leisure Floorspace**

Financial Year	Completed B1 floorspace	Net Change B1	Completed D2 floorspace	Net Change D2
1999/00	1,698	-93	322	28
2000/01	247,914	83,412	6,615	2,927
2001/02	64,659	-4,521	7,165	5,465
2002/03	113,728	34,646	5,743	2,938
2003/04	105,604	28,912	10,914	9,273
2004/05	112,660	17,240	1,535	824
2005/06	34,085	9,001	8,627	-2,711
2006/07	37,386	-8,007	9,110	540

Source: Development Monitoring, LB Camden

Indicator	Amount of completed retail, office and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres
Indicator type	Core 4b – Local services
Objective	Improving economic prosperity and diversity
Target	Not applicable
Target Met	Not applicable

8.5 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.<sup>50</sup> The three types are as follows:

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

8.6 Further guidance on three of the Town Centres has been produced<sup>51</sup> as well as extensive guidance on the Central London Area.<sup>52</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.

8.7 The amount of completed A1 retail development has radically increased in the 2006/07 financial year. Within the designations of Central London Frontages, Town Centres, Neighbourhood Centres, as well as for the remainder of the borough, there was a net increase in each overall. However the largest increase was in neighbourhood centres due to the completion of the Brunswick Centre. Only 9% of all retail development was completed outside designated areas.

<sup>48</sup> PEX0100337

<sup>49</sup> <http://www.london.gov.uk/mayor/planning/docs/lopr-07.pdf>

<sup>50</sup> Camden Replacement UDP Policy R7 Protection of shopping frontages and local shops

<sup>51</sup> West Hampstead, Finchley Road / Swiss Cottage, Camden Town

<sup>52</sup> Central London: Food, Drink and Entertainment, Specialist and Retail Uses

**Table 8c. Retail, office and leisure developments in town centres, neighbourhood centres and Central London Frontages**

Designation		2002/03	2003/04	2004/05	2005/06	2006/07
Central London Frontage	Net A1	1,762	-364	200	76	1486
	Net A2	0	364	308	0	0
	Net B1	-7,619	184	7,663	0	-2358
	Net D2	1,084	0	0	0	0
Town Centre	Net A1	-2,522	-5,134	-543	-1,709	3315
	Net A2	149	98	127	39	422
	Net B1	6,058	4,842	-343	-334	-1040
	Net D2	28	1,645	0	-2,847	2175
Neighbourhood Centre	Net A1	-656	-198	-648	72	12893
	Net A2	269	104	172	480	463
	Net B1	-7,693	-80	97	-983	-352
	Net D2	0	0	-112	-59	-142
Rest of Borough	Net A1	-4,166	-1,783	5,334	2,155	1708
	Net A2	-57	-308	1014	0	-1992
	Net B1	15,991	18,831	-12,830	5,504	-4257
	Net D2	-651	7,463	936	-2,711	-1493

Source: Development Monitoring LB Camden

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

- 8.8 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.
- 8.9 Therefore Camden undertakes an Annual Retail Survey to measure the change at ground floor level within designated centres in the borough. Since 2005/06 there has been a slight increase in the proportion of retail within each larger centre. Notably, in the three town centres with additional guidance there has been an average increase of 2%.
- 8.10 The Central London Frontages (CLF), High Holborn and Euston Road frontages have low proportions of A1 units as they do not serve a specialist retail function like Camden's other centres, and principally serve the daytime weekday office workforce.<sup>53</sup> These areas have many more units of A2 financial services and A3 restaurant units. The total of A1 units at Tottenham Court Road has decreased by 15 but this is due to refurbishments and renumbering rather than actual loss of retail floorspace. However, SPG for Central London seeks to protect existing A1 units and give further particular specialist retail units (e.g. book shops in Museum street) which merit further protection.

<sup>53</sup> Camden Retail Study, Roger Tym & Partners 2004

**Table 8d. Retail units in town centres, neighbourhood centres and central London frontages**

Type	Designation	A1	A3	A4	A5	D2	A1 %	Food, drink and entertainment uses	Food, drink and entertainment uses %	Grand Total
Central London SPD	Covent Garden	177	34	10	0	1	68	45	17	262
	Denmark Street	16	1	1	0	0	89	2	11	18
	Fitzrovia	55	58	6	0	0	32	64	37	174
	Hatton Garden	83	4	0	0	0	70	4	3	118
	Museum Street	40	11	2	0	0	60	13	19	67
Central London SPD Total		371	108	19	0	1	58	128	20	639
Central London Frontage	Euston Road	20	13	4	2	2	29	21	30	70
	High Holborn	82	15	12	2	0	44	29	16	185
	Tottenham Court Road	117	13	9	1	2	62	25	13	188
Central London Frontage Total		219	41	25	5	4	49	75	17	443
Neighbourhood Centre Total		686	183	24	25	7	55	239	19	1,242
Town Centre	Camden Town	325	74	36	16	7	52	133	21	628
	Finchley Road	144	33	5	3	8	57	49	19	254
	Hampstead Town	143	30	6	0	1	56	37	14	257
	Kentish Town Road	119	29	10	12	3	46	54	21	260
	Kilburn High Road	103	14	7	4	3	54	28	15	192
Town Centre Total	West Hampstead	82	34	5	9	2	47	50	29	175
Camden		2,192	546	137	74	36	54	793	19	4,090

Source: Development Monitoring, LB Camden

- 8.11 2006/07 is the first time impact of the Central London Guidance has been assessed. Compared with the total Camden average of 54% A1 units per centre, Central London's average is 58%. There is a greater variance in each of the sub areas (notwithstanding the total number of units within each area), such as Denmark Street where 89% of all units are A1 retail. The Revised Planning Guidance for Central London recognises this issue and seeks to protect the character of the area by restricting further untoward growth in this area.<sup>54</sup>
- 8.12 Within the Neighbourhood Centres there has been an overall decline in the number of retail units. However there is great variance between declines and increases of the retail element. In Brecknock Road/ York Way Neighbourhood Centre for example, the increase equated to six additional retail units.

<sup>54</sup> Central London SPD 9.11

**Table 8e. Proportion of Retail in neighbourhood centres**

Neighbourhood Centres	2007	2006	Variance
Albany Street	81%	81%	0%
Belsize Park/Haverstock Hill	64%	58%	7%
Belsize Village	48%	45%	3%
Brecknock Road York Way	79%	66%	14%
Brunswick Centre	63%	N/a	N/a
Chalcot Road	46%	46%	0%
Chalton Street	31%	28%	3%
Chester Road	43%	50%	-7%
Cleveland Street	26%	26%	0%
Cricklewood Broadway	52%	56%	-3%
Crowndale Road	50%	50%	0%
Drummond Street	29%	30%	-1%
Englands Lane	68%	65%	3%
Eversholt Street North	54%	50%	4%
Eversholt Street South	37%	37%	0%
Fairfax Road	62%	61%	1%
Finchley Road/West End Lane	55%	56%	0%
Fortess Road	35%	37%	-2%
Fortune Green Road	39%	38%	1%
Goodge Street	72%	70%	2%
Highgate High Street	61%	61%	0%
Highgate Road	59%	59%	0%
Lambs Conduit Street	62%	64%	-2%
Leather Lane	62%	62%	0%
Lismore Circus	50%	50%	0%
Mansfield Road	55%	55%	0%
Marchmont Street Leigh Street	46%	45%	1%
Mill Lane	56%	55%	2%
Murray Street	42%	38%	3%
Queens Crescent	74%	77%	-3%
Regents Park Road	59%	60%	-1%
Royal College Street Camden Road	50%	47%	3%
South End Green	67%	67%	0%
Store Street	64%	64%	0%
Swains Lane	73%	73%	0%
York Rise Chetwynd Road	42%	33%	9%
Grand Total	55%	54%	1%

Source: Development Monitoring, LB Camden

- 8.13 Although there are specific policies in place to protect these centres and frontages thus limiting the loss of A1 use below a certain percentage, each policy varies according to its location. In future AMR's we will monitor the proportion of A1 units against the specific policies that apply to these centres. This will assess the appropriateness of the policy objectives during the preparation of the Local Development Framework.

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

- 8.14 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 8f. Total number of vacant units within Town Centres, Central London frontages and Neighbourhood Centres**

Type	Designation	2006 Vacant	2006 Vacant %	2006 Total Units	2007 Vacant	2007 Vacant %	2007 Total Units
Central London SPD	Covent Garden				21	8.02%	262
	Denmark Street				0	0.0%	18
	Fitzrovia				6	3.4%	174
	Hatton Garden				9	7.6%	118
	Museum Street				5	7.5%	67
Central London SPD Total				41	6.4%	639	
Central London Frontage	Euston Road	17	24%	71	18	25.7%	70
	High Holborn	13	8%	168	21	11.4%	185
	Tottenham Court Road	11	6%	199	13	6.9%	188
Central London Frontage Total			438	52	11.7%	443	
Neighbourhood Centre Total		78	6%	1201	88	7.1%	1242
Town Centre	Camden Town	45	8%	600	41	6.5%	628
	Finchley Road	18	7%	251	15	5.9%	254
	Hampstead Town	9	4%	253	10	3.9%	257
	Kentish Town Road	19	8%	253	14	5.4%	260
	Kilburn High Road	14	8%	184	15	7.8%	192
	West Hampstead	8	5%	175	9	5.1%	175
Town Centre Total		113	7%	1716	104	5.9%	1766
Grand Total					285	7.0%	4090

Source: Development Monitoring, LB Camden

- 8.15 There has been a reduction of vacancy in Camden Town Centres from 7% to 6%. Paradoxically there has been an increase in both the Neighbourhood Centres and Central London Frontages. However, the vacancy rate is substantially lower in designated centres (7%) than it is in Camden overall (10%), London (11%) or nationally (9%).

**Table 8g. Estimated vacancy rates: Local authority districts (%)**

	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
England	7	7	7	8	8	9	9
London	10	10	9	8	9	11	11
Camden	12	11	6	5	8	11	10

Source: Department of Communities and Local Government

Indicator	Total of new community facilities floorspace completed
Indicator type	Local: Community Uses, Leisure and Tourism
Objective	Protecting facilities for all members of the community
Target	Net increase in the amount of new community facilities
Target Met	<b>YES</b>

- 8.16 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.
- 8.17 Although there was a reduction in the total amount of completed community facility floorspace from last year, there was an overall (net) increase of 26,978 sqm. The growth largely took place in the Central London Area where 22,745 sqm of community floorspace was created, and only three applications involved net loss of community floorspace.<sup>55</sup>
- 8.18 36 Section 106 agreements signed in 2006/07 included a clause for contribution to educational use in the borough. One of these schemes also included an Educational Facility Plan.
- 8.19 Hospital and healthcare facilities, and educational and childcare facilities make up the bulk (87%) of the completed additional floorspace.

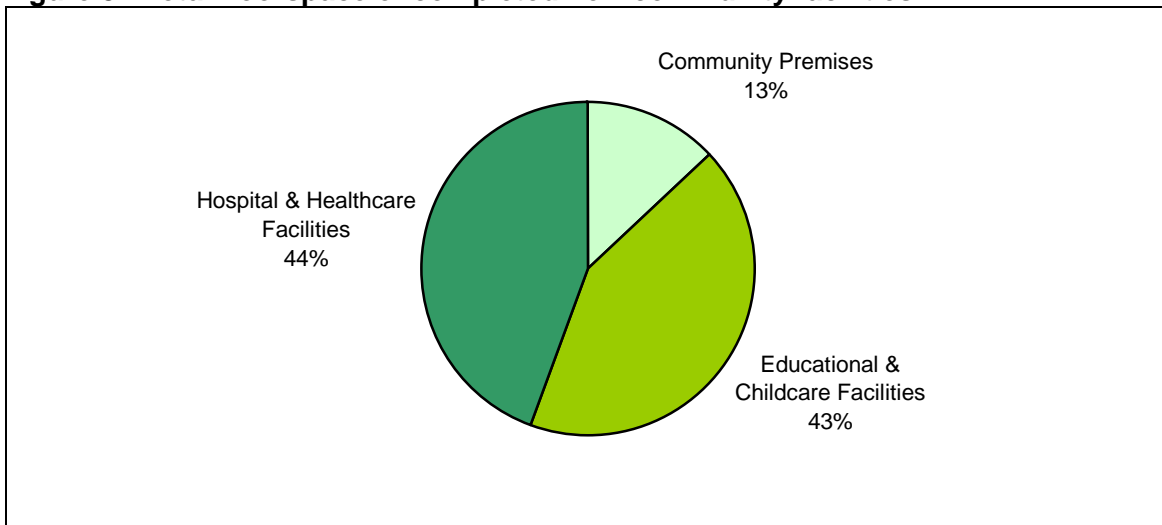
**Table 8h. Total completed floorspace of new community facilities (sqm)**

	Community Premises	Educational (including museums) & 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

Source: Development Monitoring, LB Camden

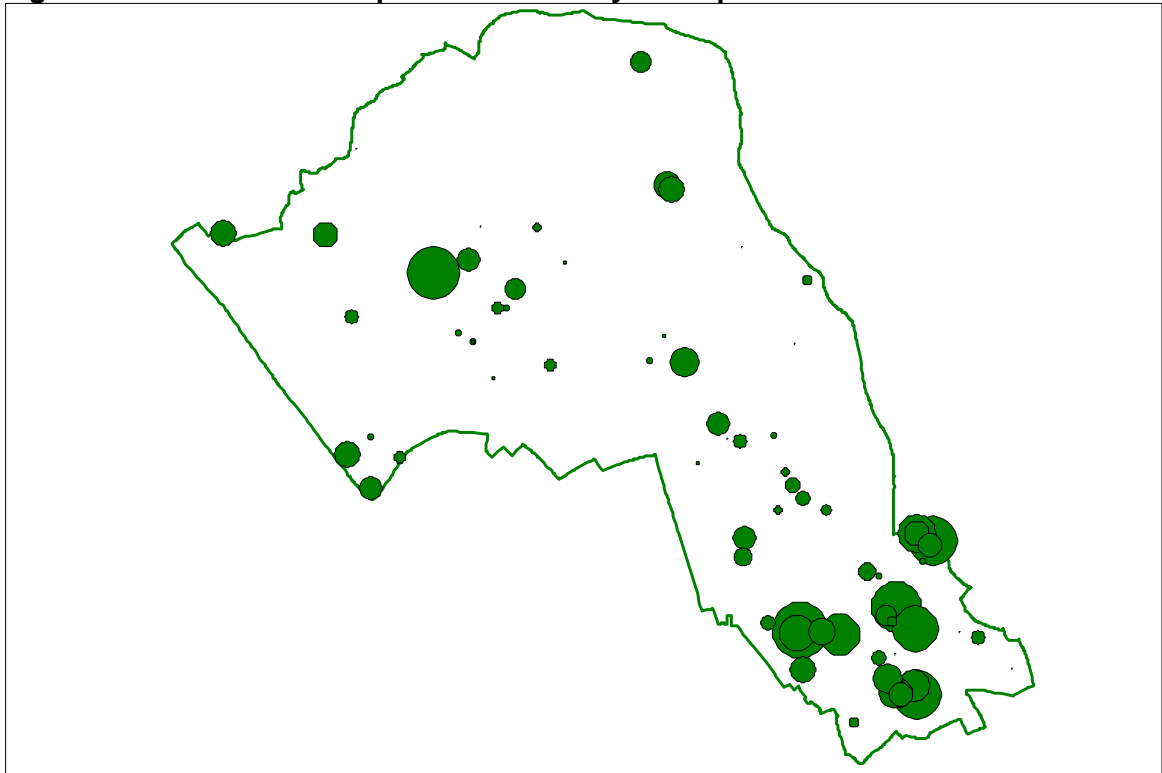
<sup>55</sup> 2005/1777/P, 2005/1923/P, PSX0304130

**Figure 8i. Total floorspace of completed new community facilities**



Source: Development Monitoring, LB Camden

**Figure 8ii. Location of completed community floorspace created in Camden 2006/07**



Source: Development Monitoring LB Camden

<b>Indicator</b>	<b>Schemes completed and in the planning pipeline involving a loss or gain of hotel facilities</b>
Indicator type	Local - Community Uses, Leisure and Tourism
Objective	Protect hotel facilities in the borough
Target	No net loss of hotel facilities in the Borough
Target Met	<b>YES</b>

- 8.20 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 (ABI 2005).
- 8.21 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>56</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.
- 8.22 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.
- 8.23 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.

**Table 8i. Cultural Facilities by type for boroughs of Central London Arts Partnership<sup>57</sup>**

Primary Purpose	Camden		Total 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%
<b>All</b>	<b>322</b>		<b>1257</b>	
% of Total CLAP	26%		100%	

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

<sup>56</sup> Source: STEAM report, 2003

<sup>57</sup> The Central London Arts Partnership (CLAP) includes Kensington and Chelsea, Lambeth, Southwark, Westminster and Camden

- 8.24 The UDP directs hotel development to Town Centres (excluding Hampstead), the King's Cross Opportunity Area and the Central London Area.<sup>58</sup> Of the four schemes that were completed in 2006/07, two fall within the Central London Area, a net increase (floorspace and net rooms) in the size of accommodation.
- 8.25 Outside the Central London Area there was a decrease of 65 rooms.

**Table 8j. Schemes completed a loss or gain of hotel facilities**

Borough Reference	Address	Net Rooms	Net Floorspace
PSX0104117	Somerton House, 141 Euston Road, NW1	57	
			453
			(defined in terms of floorspace instead of rooms)
2003/2959/P	St Giles Hotel, Bedford Avenue, WC1B		
2005/2454/P	The Chestnuts, 1 & 2 Branch Hill, London, NW3	-35	
PW9802335R4	3-7 Fitzjohns Avenue, NW3	-30	
Total		-8	453

Source: Development Monitoring LB Camden

### Conclusion

- 8.26 Generally, the policies set out in the retail chapter of the UDP and the supplementary guidance are achieving their objectives. However, more work needs to be done in order to better understand reasons why vacancy is occurring and duration of vacancy. Further studies will be undertaken to assess the implication of the SPD guidance on identified areas.

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<sup>58</sup> C5 – Tourism Uses

### **Key Findings**

- **Increase in the amount of retail floorspace completed in 2006/07 compared to 2005/07**
- **Increase in the proportion of retail units in designated centre in 2006/07 compared to 2005/07**
- **Reduction in vacancy levels in Town Centres in 2006/07 compared to 2005/06**
- **No net loss of community floorspace in Camden in 2006/07**
- **Net increase in hotel accommodation completed in the Central London Area 2006/07**

## 9.0 Economic Activities

### Introduction

9.1 Economic activity uses or employment uses will be defined as uses within the use class B incorporating 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 within the borough, providing a range of business needs and maximising job opportunities.

### Policy Summary

<b>UDP Aims</b>									
Improving economic prosperity and diversity									
Balancing the needs of residents with borough's London wide role									
<b>Relevant UDP Policies</b>									
	Amount of floorspace developed for employment by type	Amount of floorspace developed for employment, by type, which is in regeneration or industrial areas defined in the local development framework	Amount of floorspace by employment type, which is on previously developed land	Employment land available by type	Losses of employment land in (i) regeneration or industrial areas defined in the local development framework and (ii) local authority area	Amount of employment land lost to residential development	Number of vacant business units	Change in VAT Registered Businesses	Live Work
<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	●	●		●	●	●			
<b>E4. Live/work units</b>									
Live/work units in appropriate locations	●					●			●
<b>Supplementary Planning Guidance</b>									
No relevant guidance									
<b>Local Strategies</b>									
Camden Together – Camden's Sustainable Community Strategy									
<b>London Plan Policies</b>									
Policy 2A.1iii Central Activities Zone, Policy 5G.2 Strategic priorities for the Central Activities Zone, Policy 5G.3 Central Activities: Offices, 5G.4 Central Activities: Retailing – The CAZ has a unique character that these policies seek to protect and enhance.									
Policy 3B.2 Office demand and supply – An increase in office stock is sought through changes of use, development of vacant sites, renovation and renewal of existing stock. A variety of type size and cost of premises is sought									
Policy 3B.4 Mixed use development – Where increases in office floorspace are proposed they should provide for a mix of uses including housing in the Central Activities Zone and the Opportunity Areas									
3B.5 Strategic Industrial Locations – Local policies should be developed to managed Strategic Industrial Locations and other smaller sites outside of the SILs									

Indicator	Amount of floorspace developed for employment by type
Indicator type	Core 1a - Economic Activities
Objective	Improving economic prosperity and diversity
Target	Not applicable
Target Met	Not applicable

9.2 To facilitate conditions in which a healthy local economy can flourish the appropriate type of premises need to be in place. This can be done either through changing use, or through redevelopment of existing business premises (to other business uses or to non business uses).

9.3 In 2006/07 a total of 8007 sqm of B1 floorspace was lost. There were also losses in the B2 and B8 use classes of 1900 sqm and 721 sqm respectively. This reflects an earlier surplus of office space in the borough that is now being more efficiently utilised in another way.

**Table 9a. Completed employment floorspace in Camden**

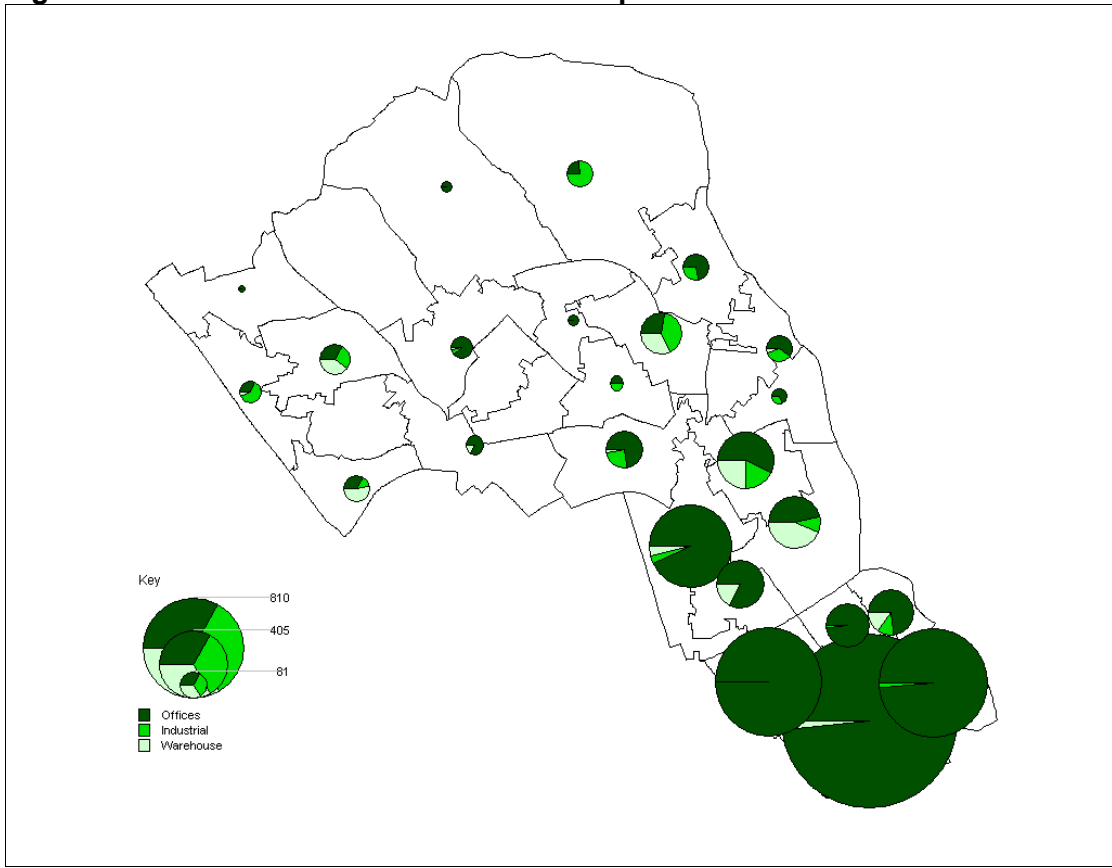
Year	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	Total Number of Completed Sites
2002/03	106,346	6,737	0	-1,441	3,850	-527	117
2003/04	105,319	23,777	2,300	2,300	3,287	1,310	45
2004/05	111,299	-5,413	0	-2,174	2,964	123	129
2005/06	33,431	4,187	84	-781	1,430	-3,981	54
2006/07	37,386	-8,007	-11,907	-1,900	2,078	-721	110

Source: Development Monitoring, LB Camden

9.4 However this should be considered in the context of the total commercial and industrial floorspace in Camden, which includes 2,213,000 sqm of office floorspace, 171,000 sqm of industrial floorspace and 181,000 sqm of warehouse floorspace<sup>59</sup>. As shown in Figure 9.i, the majority of this floorspace is located south of Euston Road within the defined Central London Area.

<sup>59</sup> Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2006. Please note data is not comparable to previous years data.

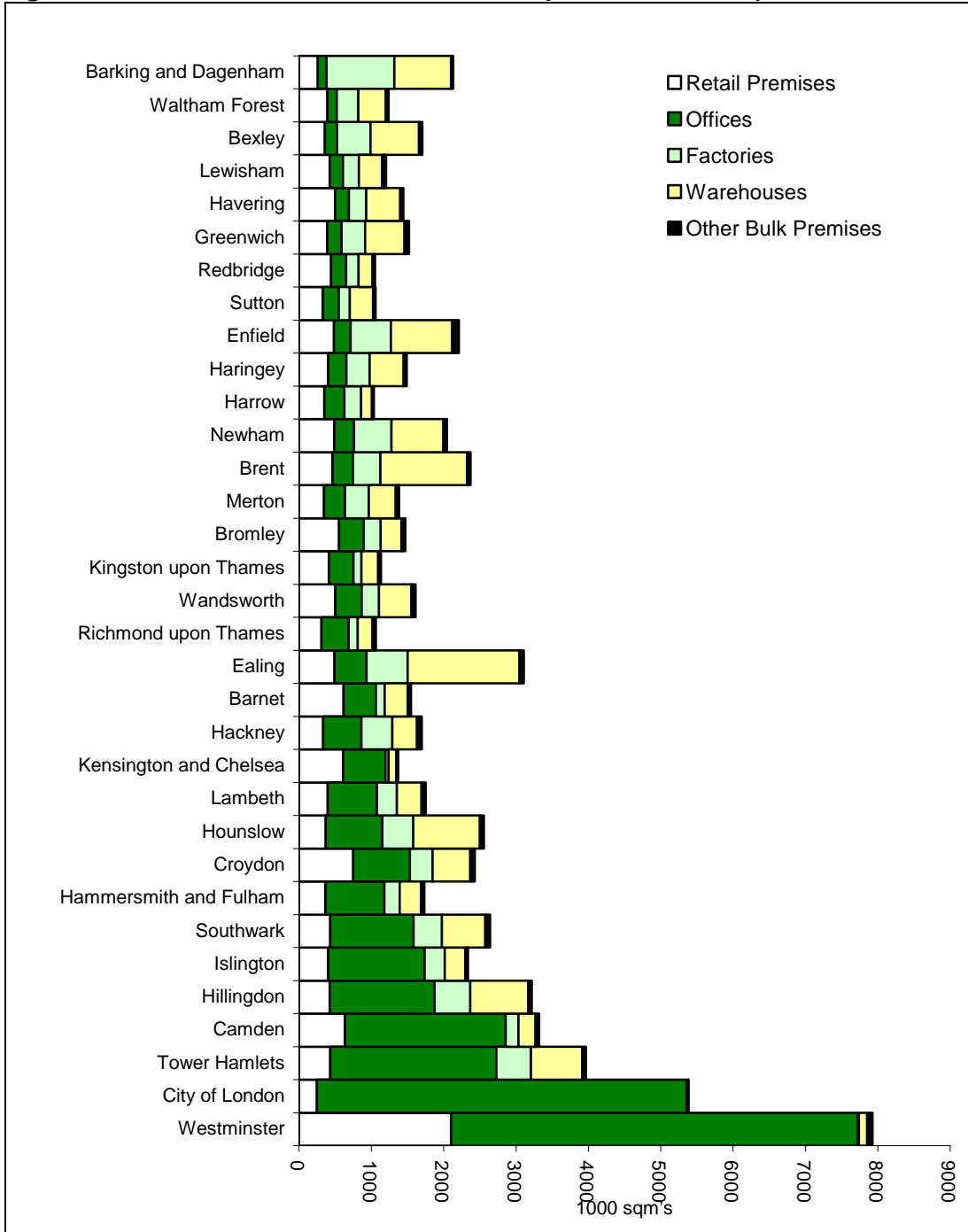
**Figure 9.i. Commercial and Industrial Floorspace in Camden 2005**



Source: Valuation Office 2005

- 9.5 Notably, the majority of floorspace lost in 2006/07 was on sites between 120 and 1000 sqm large. Where schemes did involve sites over 1000 sqm (three permissions) at least 50% of employment floorspace was retained. This indicates the effectiveness of policy E3 in retaining sites with floorspace between 50 and 120 sqm, and over 1000 sqm.
- 9.6 At present Camden council is updating the 2004 Employment Land Study, which will assist Camden to update its approach to employment floorspace in the borough.

**Figure 9.ii Commercial and Industrial Floorspace in Camden (2005 Revaluation)**



Source: Valuation Office, LB Camden

<b>Indicator</b>	<b>Amount of floorspace developed for employment, by type, which is in regeneration or industrial areas defined in the local development framework</b>
Indicator type	Core 1b - Economic Activities
Objective	Improving economic prosperity and diversity
Target	Not applicable
Target Met	Not applicable

- 9.7 Regeneration areas are defined as the Neighbourhood Renewal Areas and industrial areas are defined as the Industry Area. Policy E3 seeks to protect industry and warehousing in the industry area, the policy also extends protection to Central London and Kentish Town area for light industry and warehousing.
- 9.8 With ten neighbourhood renewal areas (NRAs), Camden is one of 88 regions in England with the highest levels of deprivation. The UDP states 'Development proposals which link with the Neighbourhood Renewal Areas and the Neighbourhood Renewal Priorities will be encouraged to take into account the need for renewal and the provision of additional and improved services to promote regeneration in Camden'<sup>60</sup>

**Table 9b. Employment Activities floorspace completed in Regeneration Areas**

	B1 gross (sq m)	B1 net (sq m)	B2 gross (sq m)	B2 net (sq m)	B8 gross (sq m)	B8 net (sq m)
2002/03	46,782	4,505	0	-1,236	734	-1,745
2003/04	49,832	23,317	2,300	2,300	957	-967
2004/05	26,950	-4,289	0	-1,270	2,008	1,230
2005/06	314	-3,208	0	-85	700	-1,080
2006/07	29,977	-3,957	0	-1650	1,100	-845

Source: Development Monitoring, LB Camden

- 9.9 For a third consecutive year there has been a net loss of B1 accommodation in regeneration areas, and of a similar amount to that lost in the previous year (3,957 sqm lost in 2006/07 following a loss of 3,208 sqm in 2005/06). As stated above these losses seem to indicate a surplus of office floorspace within these areas, which matches what is happening in the borough as a whole. There were also net losses of both B2 and B8 floorspace, which is again consistent with other employment uses. The majority of B2 floorspace lost was partially retained as B1/D1 dual use employment floorspace.<sup>61</sup> However the pattern of loss seems to be symptomatic of the surplus stock in the borough rather than any specific issues to do with Regeneration Areas.
- 9.10 Where B8 floorspace was lost, it was considered justifiable on the grounds that specific site constraints (narrow width and constrained immediate access) meant it was less suitable for this use. This was confirmed by the under use of these premises and difficulty in attracting suitable occupiers to the site in recent years.<sup>62</sup>
- 9.11 The Industry Area is a suitable location for general industry and warehousing. Employment generating activities require particular site characteristics to enable them

<sup>60</sup> UDP Section 1.Sustainable Development, para 1.11

<sup>61</sup> PSX0205355/R2

<sup>62</sup> 2005/0719/P

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to be successful. This site should also be located where the amenity of neighbouring uses, most importantly residential uses, is not compromised. The Council's intention is that appropriate uses will be directed towards the Industry Area. In 2006/07 there were two permissions (a net increase) implemented in the Industry Area: A permission for 406 sqm of B1 floorspace with sole use on the Kentish Town Industrial Estate,<sup>63</sup> and 210 sqm of B8 floorspace on Regis Road Recycling Centre.<sup>64</sup>

**Table 9c. Employment Activities floorspace completed in the Industry Area**

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net
2002/03	17,165	-1,776	0	0	3,116	3,116
2003/04	0	0	0	0	0	0
2004/05	163	163	0	0	0	0
2005/06	0	0	0	0	0	-538
2006/07	406	406	0	0	210	210

Source: Development Monitoring, LB Camden

Indicator	Amount of floorspace by employment type, which is on previously developed land
Indicator type	Core 1c - Economic Activities
Objective	Improving economic prosperity and diversity
Target	All employment floorspace created on previously developed land
Target Met	<b>YES</b>

9.12 The London Borough of Camden is a densely built up area with limited Greenfield land, a large majority of which is protected as open space. As in the previous year, during 2006/7 all developments of employment floorspace were on previously developed land.

Indicator	Employment land available by type
Indicator type	Core 1d - Economic Activities
Objective	Improving economic prosperity and diversity
Target	Sufficient supply of employment land
Target Met	<b>YES</b>

9.13 Employment land available by type in Camden can be indicated by future development identified within the borough- this can either looking at total sites or at floorspace yield in the future. The sites schedule in the UDP indicates that the majority of sites will yield a mixture of uses, however the exact uses and floorspace on these sites will be determined through planning applications and prior and subsequent negotiations.

9.14 An analysis of the planning permissions pipeline involving a net change of employment floorspace has been split into two tables below—one including and one excluding Kings Cross Central. Excluding Kings Cross Central leaves only 17,920 sqm floorspace in the pipeline (net), a reduction of 50% on the previous year's figures.

<sup>63</sup> 2004/2496/P

<sup>64</sup> 2004/3009/P

**Table 9c. Employment floorspace in Camden pipeline including King's Cross Central**

	Proposed B1 floorspace	Net B1	Proposed B2 floorspace	Net B2	Proposed B8 floorspace	Net B8	Count
Permitted no started as of 31/03/2007	534,764	466,992	0	-9,292	1,388	-37,772	72
Under Construction before 31/03/2007	116,545	-4,413	0	-73	1,123	-1,217	60
<b>Grand Total</b>	<b>651,309</b>	<b>462,579</b>	<b>0</b>	<b>-9,365</b>	<b>2,511</b>	<b>-38,989</b>	<b>132</b>

Source: Development Monitoring, LB Camden

**Table 9d. Employment floorspace in Camden pipeline excluding Kings Cross Central**

	Proposed B1 floorspace	Net B1	Proposed B2 floorspace	Net B2	Proposed B8 floorspace	Net B8
Permitted No. started as of 31/03/2007	79,254	22,665	0	-130	1,388	-4,615
Under Construction before 31/03/2007	116,545	-4,413	0	-73	1,123	-1,217

Source: Development Monitoring, LB Camden

Indicator	Losses of employment land in (i) regeneration or industrial areas defined in the local development framework and (ii) local authority area
Indicator type	Core 1e - Economic Activities
Objective	Improving economic prosperity and diversity
Target	No loss of employment land within identified industry areas
Target Met	<b>YES</b>

- 9.15 The Camden Replacement UDP states that the council will not grant planning permission for development that involves the loss of a business use where there is an opportunity for that use to continue (Policy E2). Retaining business uses is important in maintaining the buoyancy of economic activity at borough level and Camden's contribution at a London wide level.

**Table 9e. Loss of employment floorspace in regeneration areas 2006/2007**

Use Class	Data	Outside Regeneration Area	Regeneration Area	All
B1	Net floorspace	-7,078	-11,027	-18,105
	No of schemes	25	39	64
	Net Site Area	3.799833	1.257582	5.057415
B1, B2	Net floorspace		-1,900	-1,900
	No of schemes		1	1
	Net Site Area		0.178876	0.178876
B1, B8	Net floorspace	-207		-207
	No of schemes	1		1
	Net Site Area	0.020663		0.020663
B2	Net floorspace		-250	-250
	No of schemes		1	1
	Net Site Area		0.01169	0.01169
B8	Net floorspace	-13	-845	-858
	No of schemes	1	1	2
	Net Site Area	0.03656	0.0167	0.05326
	Total Net floorspace	-7,298	-14,022	-21,320
	Total No of schemes	27	42	69
	Total Net Site Area	3.857056	1.464848	5.321904

Source: Development Monitoring, LB Camden

**Table 9f. Loss of employment floorspace in Employment Areas 2006/2007**

Class	Data	Central London Kentish Town			All
		Area	Area	Other	
B1	Net floorspace	-12,064	-849	-5,192	-18,105
	No of schemes	39	5	20	64
B1, B2	Net floorspace	-1,900			-1,900
	No of schemes	1			1
B1, B8	Net floorspace			-207	-207
	No of schemes			1	1
B2	Net floorspace			-250	-250
	No of schemes			1	1
B8	Net floorspace	-13		-845	-858
	No of schemes	1		1	2
	Total Net floorspace	-13,977	-849	-6,494	-21,320
	Total No of schemes	41	5	23	69

Source: Development Monitoring, LB Camden

Indicator	Amount of employment land lost to residential development
Indicator type	Core 1f - Economic Activities
Objective	Improving economic prosperity and diversity
Target	No loss of employment floorspace to residential that can continue in its current use
Target Met	<b>YES</b>

- 9.16 One of the aims of the UDP is a sustainable pattern of land use – mixed development of a number of compatible uses. The council will seek to retain existing employment floorspace where appropriate.
- 9.17 In order to assess this indicator, schemes where there has been a net loss of employment floorspace and a net gain in residential floorspace are considered. In 2006/07 a total of 31 schemes were completed in which some employment floorspace was lost. The majority (78%) involved a loss of B1 in schemes introducing residential uses on site. However, it must be noted that other uses might have been introduced

as well, and that employment uses are not necessarily a direct replacement for the previous allocation of employment uses on site.

- 9.18 In comparison to 2005/06<sup>65</sup> there has been a 300% increase in the amount of employment floorspace 'lost' to residential within the regeneration areas. However as highlighted above the greater part of the floorspace was surplus stock . Notably however, 1214 sqm of B1a floorspace was 'lost' and replaced by 23 affordable dwellings.<sup>66</sup>

**Table 9g. Employment floorspace lost to residential development**

Use	Data	Outside Regeneration Area	Regeneration Area	Grand Total
B1	No of schemes	13	17	30
	Total net floorspace	-1,845	-4,992	-6,837
B1, B2	No of schemes		1	1
	Total net floorspace		-1,900	-1,900
Total No. of schemes		13	18	31
Total net floorspace		-1,845	-6,892	-8,737

Source: Development Monitoring, LB Camden

Indicator	Number of vacant commercial units
Indicator type	Local - Retaining Business Premises
Objective	Improving economic prosperity and diversity
Target	Reduction in the number of vacant business units
Target Met	<b>YES</b>

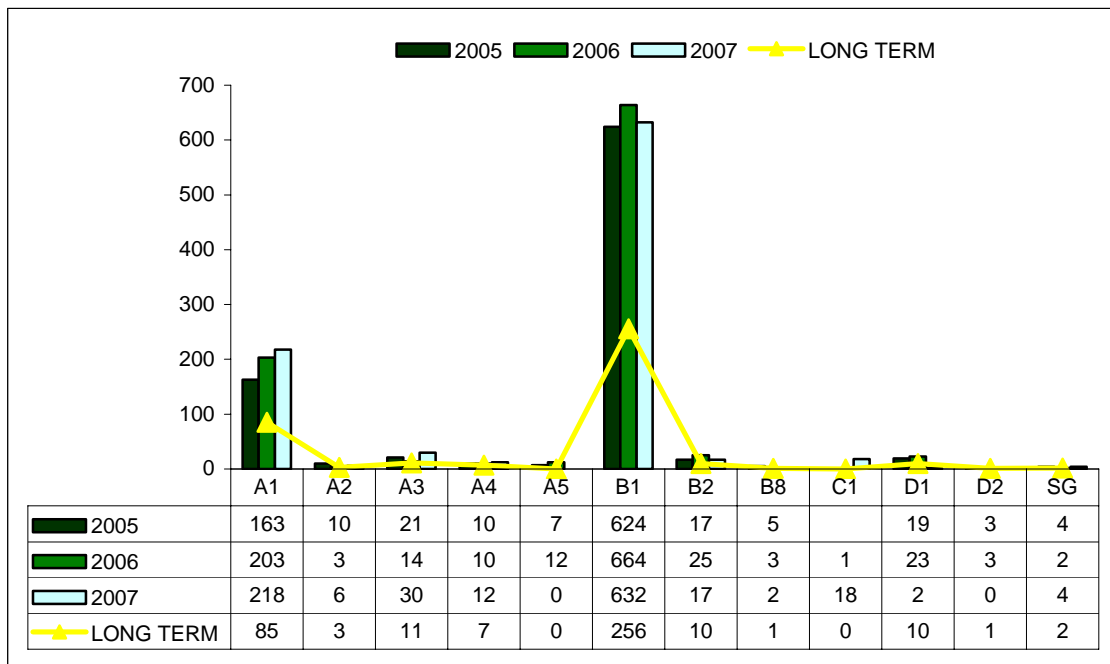
- 9.19 Levels of vacancy for commercial units can indicate the vibrancy of a boroughs economy. Looking at the Council's own Non Domestic Business Rates figures for the 12 months ending March 2007, there has been a drop in the total number of vacancies from 1215 last year to 941 this year, while 'employment uses' have been relatively stable. However, both the A1 and B1 use classes are experiencing high levels of vacancy.<sup>67</sup> Currently 40% of vacant B1 premises are classified as long term vacant(long term defined as being vacant the previous year).

<sup>65</sup> Table 35 - London Borough of Camden Annual Monitoring Report 2005/06

<sup>66</sup> 2004/0381/P

<sup>67</sup> Business premises that have been vacant for longer than a year

**Figure 9.iii. Vacant commercial units in Camden**



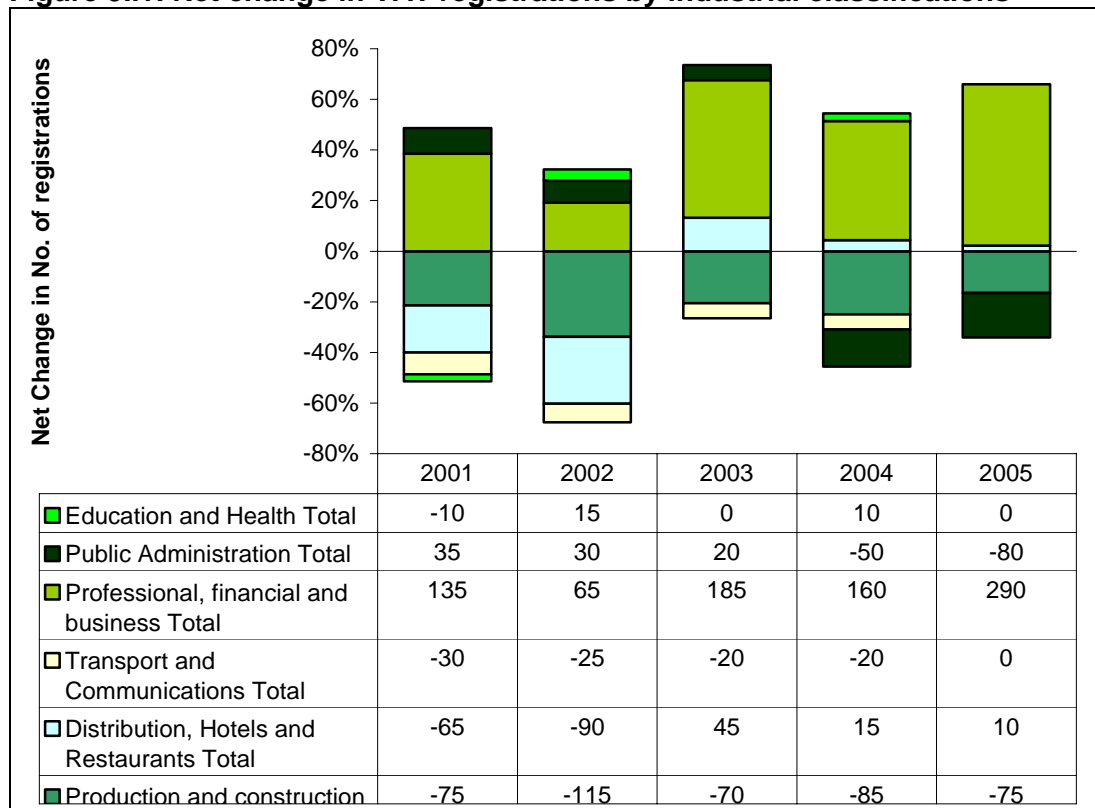
Source: Non Domestic Business Rates, LB Camden

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

- 9.20 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. As such they are used widely in regional and local economic planning.
- 9.21 These figures do not, however, give the complete picture of start-up and closure activity in the economy. Some VAT exempt sectors and businesses operating below the threshold for VAT registration are not covered. At the start of 2005, the VAT threshold was an annual turnover of £58,000, and 1.8 million of the estimated 4.3 million enterprises in the UK were VAT-registered.
- 9.22 And some businesses do still voluntarily register for VAT although their turnover is below the threshold. Data for 2005 indicates that turnover for approximately one fifth of all businesses registered is below the VAT threshold.
- 9.23 Within Camden there was a net increase of 155 businesses in 2005. The overall stock of businesses at the end of 2005 was 19,125, an increase from 18,995 businesses in 2004.
- 9.24 With regard to the net change in type of businesses, there have been increases in the professional, financial and business sectors. This continues a trend from previous years, from a net increase of 160 in 2004 to a net increase of 290 in 2005.

9.25 Camden's importance to the national economy cannot be under estimated, as the borough is the fifth largest contributor to the London economy (see Table 9h).

**Figure 9.iv. Net change in VAT registrations by industrial classifications**



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

**Table 9h. Share of National Gross Valued Added<sup>68</sup> 2004**

District	Region	% share	National Rank
Westminster City	London	3.07	1
Birmingham	West Midlands	1.76	2
London City	London	1.65	3
Leeds	Yorkshire and Humber	1.46	4
Camden	London	1.38	5

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

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

9.26 There were six permissions implemented in 2006/07 that involved either loss or gain of live/work floorspace. Five of these permissions were gains, and B1 was the previous use in three of these cases. However, employment floorspace was justified in two cases due to high levels of vacancy. The remaining permission (2003/1855/P) did not involve any net loss of employment floorspace.

<sup>68</sup> GVA is used in the estimation of Gross Domestic Product (GDP). GDP is a key indicator of the state of the whole economy.

**Table 9i. Schemes involving Net Change in Live Work units**

Address	App No	Loss or Gain	Previous or Implemented Use
8A Medley Road	2003/1855/P	Gain	Previous B1
13 & 16 Apollo Studios Charlton King's Road	2003/0524/P	Loss	Implemented Use D1
11 Fitzroy Mews	2004/4447/P	Gain	Previous Use B1
96 - 100 Camden Mews	2005/2017/P	Gain	Cleared Site
Unit 13, Apollo Studios Charlton King's Road	2005/1878/P	Gain	Previous Use D1
Unit 7, Apollo Studios Charlton King's Road	2006/3119/P	Gain	Previous Use B1

*Source: Development Monitoring, LB Camden*

### Conclusions

9.27 Although Camden's economy is buoyant and Camden has the fourth highest rateable floorspace in London, it is important to continue to monitor the total amount of surplus floorspace lost. As intended by the policies discussed in this chapter, it is important to retain appropriate floorspace where suitable for continued use, and to protect and expand such uses where it could help to attract more investment into Camden.

### Key Findings

- Overall the planning policies related to economic activity and land use in Camden are working toward their aims and have been successful
- Increase in net loss of employment floorspace from 2005/2006 likely reflecting earlier surplus of office space now being used more effectively given specific site constraints
- Policy E3 effective in retaining sites with floorspace between 50 and 120 sqm, and over 1000 sqm
- New Employment Survey will assist in the direction of policy
- Increase in employment floorspace in Industry Area
- Decrease in the number of vacant commercial units
- Increase in number of business start ups
- No loss of permanent office, industrial or warehouse floorspace where potential for those uses to continue

If you would like the Camden Development Plan Annual Monitoring Report 2006/07 in large print or braille, audiotape or in another language please contact 020 7974 2518

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