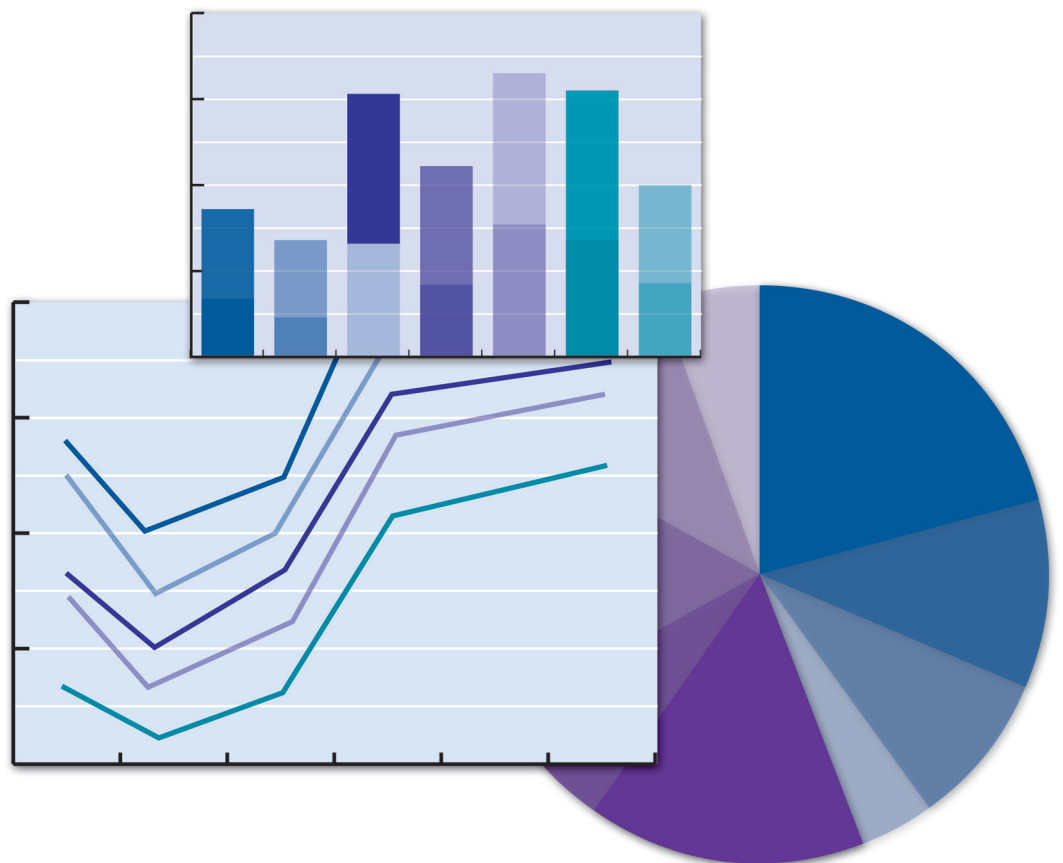


# London Borough of Camden Camden Development Plan Annual Monitoring Report 2005/06





# **London Borough of Camden Annual Monitoring Report 2006**

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## Executive Summary

This is Camden's second Annual Monitoring Report (AMR) and covers the year from 1 April 2005 to 31 March 2006. Under the Planning and Compulsory Purchase Act 2004, local authorities have to submit an annual monitoring report to the Secretary of State containing information on the implementation of their planning policy documents and the extent to which their planning policies are being achieved.

The Annual Monitoring Report is divided into three main parts -

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

The context section provides information on 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);

The section on Local Development Scheme monitoring assesses progress against the timetable and programme for the production of the Council's planning policy documents set out in Camden's Local Development Scheme (LDS). The Council's Unitary Development Plan (UDP) and Statement of Community Involvement (SCI) were adopted in accordance with the published timetables.

The main body of the Annual Monitoring Report set out the results of monitoring against a series of indicators, which aim to measure matters which are affected by, and related to, the Council's planning policies to assess their performance. Fifty-four indicators have been selected. These fall into three types: contextual indicators; core indicators, which are set by the government; and local indicators, which have been developed by the Council to monitor matters relevant to Camden's policies and local circumstances. Indicators cover issues such as housing, sustainable development; the built and natural environment; transport; town centres, retail, community and leisure; and economic activities. The indicators are summarised as follows:

▪ Contextual	11
▪ Core	22
▪ Local	21

It was felt that additional indicators should be added in the 2006 report to provide a greater basis for monitoring the performance of the UDP. To support the core and newly introduced local indicators, additional contextual indicators have also been introduced to give a wider perspective on the character of the borough.

The bulk of the indicators remain the same as those in the AMR 2005 to enable a consistent time series of the performance of the UDP. However, some indicators have been amended and improved to provide more useful monitoring information.

The new indicators that have been included this year are concerned with:

- Archaeological Investigations
- Protection of Trees
- Household composition
- Economic Activity
- Deprivation

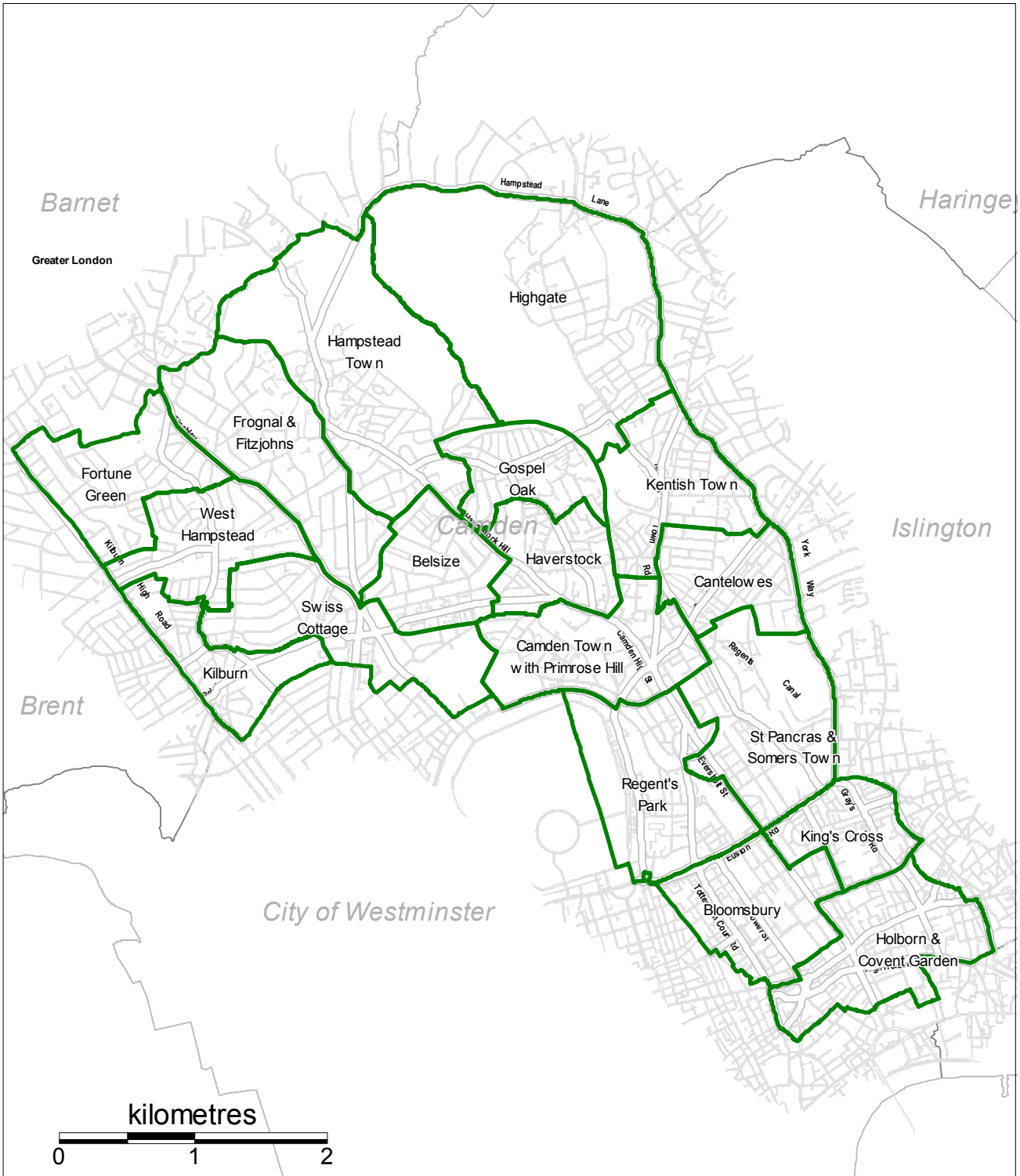
- Household Income
- Business vacancy
- Retaining Business Premises
- VAT business registrations
- Hostels and Homes
- Size of scheme (housing)
- Mineral Planning
- Location of retail, office and leisure development in Camden
- Hotel Facilities
- Protection of shopping frontages and local shops
- Traffic density

Indicators amended are as follows:


- Additional information on open space designations and nature conservation sites.
- Additional information on gains and losses of employment land in Camden, including schemes in the planning pipeline and completed schemes and the breakdown of these completed schemes by location
- The crime indicator has been changed to total number of crimes.

Some indicators have again included where data has been unavailable in 2005/06 such as Lifetime Homes and wheelchair dwellings, renewable energy installed by type and Dwelling Mix - recognising the importance of the information to be collected. However it is intended that the next Annual Monitoring Report will include this data.

Map 1. London Borough of Camden Showing Wards



Map 1 Camden

 Ward boundary



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## 1. Introduction

- 1.1 This is Camden's second Annual Monitoring Report and covers the year from 1 April 2005 to 31 March 2006. Under the Planning and Compulsory Purchase Act 2004 all local authorities have to submit an annual monitoring report to the Secretary of State containing information on the implementation of the their planning policy documents and the extent to which their planning policies are being achieved.
- 1.2 The monitoring process is intended to:
- help the council understand the wider social, environmental and economic issues affecting the borough and identify trends;
  - assess whether Camden's planning policies are doing what they set out to;
  - check whether policies are having any unintended consequences;
  - make sure that the context and assumptions behind policies are still relevant; and
  - identify the need to review policies where appropriate.
- 1.3 This report is divided into three main parts -
- Camden context
  - Local Development Scheme monitoring; and
  - assessment of performance against planning monitoring indicators.

### ***Camden context***

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

### ***Local Development Scheme monitoring***

- 1.5 Camden's Local Development Scheme (LDS) sets out the timetable and programme for the production of the Council's planning policy documents in the three-year period up to March 2009. These documents will contain the Council's vision, policies and proposals for the use of land and buildings in the borough and will be used when we make decisions on planning applications. For each policy document, the LDS describes their purpose, status and timetable.

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

### ***Indicator monitoring***

- 1.7 The main body of this report sets out the results of monitoring against a series of indicators. This aims to measure matters that are affected by, and related to, Camden's planning policies to assess their performance. The indicators are grouped together in themes to reflect the structure of the Replacement Unitary Development Plan (UDP).
- 1.8 The Replacement Unitary Development Plan as the basis of planning decisions on applications validated from mid January 2006 and it was formally

adopted in June 2006. The AMR 2006 covers the period from April 2005 to the end of March 2006. Therefore it should be noted that new policies introduced by the Replacement UDP were not adopted in time to significantly influence the monitoring results included in the AMR 2006. The AMR 2007 will provide a fuller picture of the performance of the policies in the Replacement UDP.

- 1.9 In line with government good practice guidance, around fifty indicators have been selected. These fall into three types: contextual indicators (see para 1.4 above), core indicators and local indicators.
- 1.10 Core indicators form the basis of all policy monitoring. They have been set by the government and are to be measured by all local authorities. The government gives particular importance to the monitoring of housing, through “housing trajectories”, which show past and estimate future performance in house building.
- 1.11 Local indicators have been developed by the Council to monitor matters relevant to Camden’s policies and local circumstances that are not covered by the core indicators. The indicators used in this report are based on those set out in Camden’s Key Issues 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 Government guidance also identifies another type of indicator called “significant effects indicators”. These assess the impact of policies on sustainability (that is, their environmental, social and economic effects) and are the product of sustainability appraisals carried out under new planning system. As the policies in the replacement UDP was not subject to a sustainability appraisal of the type set out in the new regulations, this report does not include monitoring of significant effects indicators. When the UDP is replaced by development plan documents prepared under the new planning system, significant effects indicators will be defined and monitored.
- 1.13 A monitoring report will be produced each year, which will enable indicators to be compared over time and identify trends and changing circumstances. Where it is not possible to monitor particular indicators at the present time, this report sets out the reason for this and, where appropriate, how it could be overcome. It is hoped that monitoring systems can be refined in future years to produce a more comprehensive annual report.

## 2. Camden Context

- 2.1 Contextual indicators have been developed to show the wider social, environmental and economic circumstances, which provide the context in which the Council's planning policies are developed and operate. These cover the population structure of the borough, household characteristics and economic and housing information.

### Indicator 1. Population

Indicator	<b>Population size and structure</b>
Indicator Type	Contextual
Information Source	GLA 2003 Round of Projections (Scenario 8.1)

- 2.2 ONS *mid-year estimates* are often taken as the 'official' measure of population for English local authorities. However, the 2001-based series is due to be adjusted in 2007, to take onboard recommendations from the Improving Migration and Population Statistics (IMPS) project. A downward adjustment is in line with the Council's own expectations. Until presented with more believable population statistics, Camden has opted to continue to use projections used to underpin the *London Plan*, GLA 2003 Round (Scenario 8.1).

*For further information on population statistics for Camden, please see Appendix A.*

- 2.3 **Total Population.** Resident population under the London Plan 2004 projected 211,300 people in Camden at mid-2006. This is an increase of 8,300 (4.1%) from 2001. The London Plan expectation after 2006 was for a net growth of 8,700 dwellings by 2016. Population projections constrained by this capacity translated into a growth of 19,900 people, a 9.4% increase.

**Table 1. Projected Population, 2001-2016**

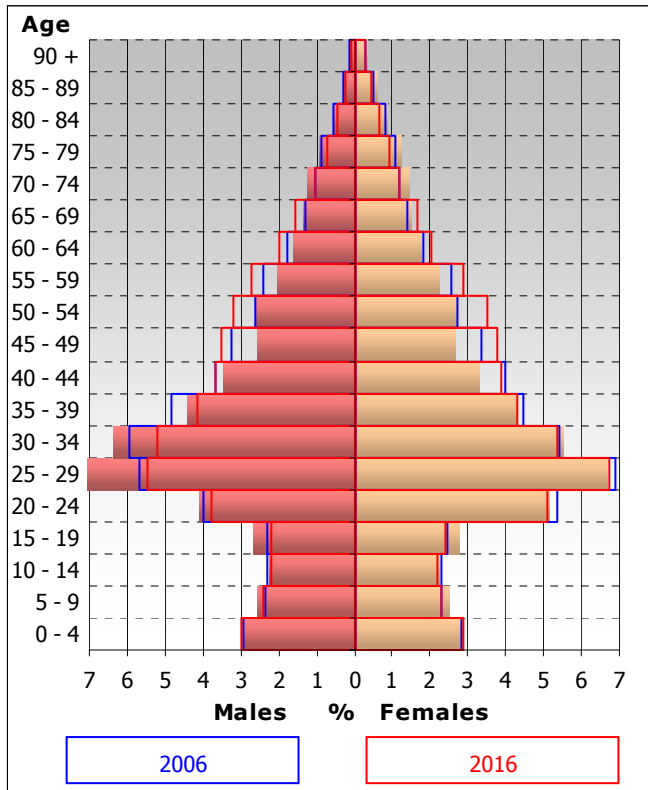
Year	Population		Population change	Change (%)
2001	203,000			
2006	211,300	2001-06	8,300	4.1
2011	221,300	2006-11	10,000	4.8
2016	231,200	2011-16	9,900	4.5
		2006-16	19,900	9.4

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

- 2.4 The revised dwelling capacity of 4,642 for Camden 2006-16 is lower than previously planned for. This will necessarily translate into lower population growth, though revised projections based on these figures have yet to be published.
- 2.5 **Age and Sex.** Camden has a relatively young age structure: at 2006, 17% of the population is aged under 16 years and 70% of the population aged younger than 45 years old. The average age is 36.1 years. Consequently there are relatively few older people, with only 11% of the population above current retirement age (60 for women and 65 for men). The main concentration of population is in the working ages, though this also includes a high proportion of students.

2.6 Over the period of the projection to 2016, these proportions do change. The age sex 'pyramid' graphic below presents the progression of population from 2001 through to 2006 and 2016. It shows a general ageing of the population, with proportionally fewer children, a progression to more middle-aged people, particularly in ages 40-60 and broadly similar proportions of elderly. The average age rises by half a year to 36.6 years.

**Figure 1. Population age and structure 2001, 2006 and 2016**



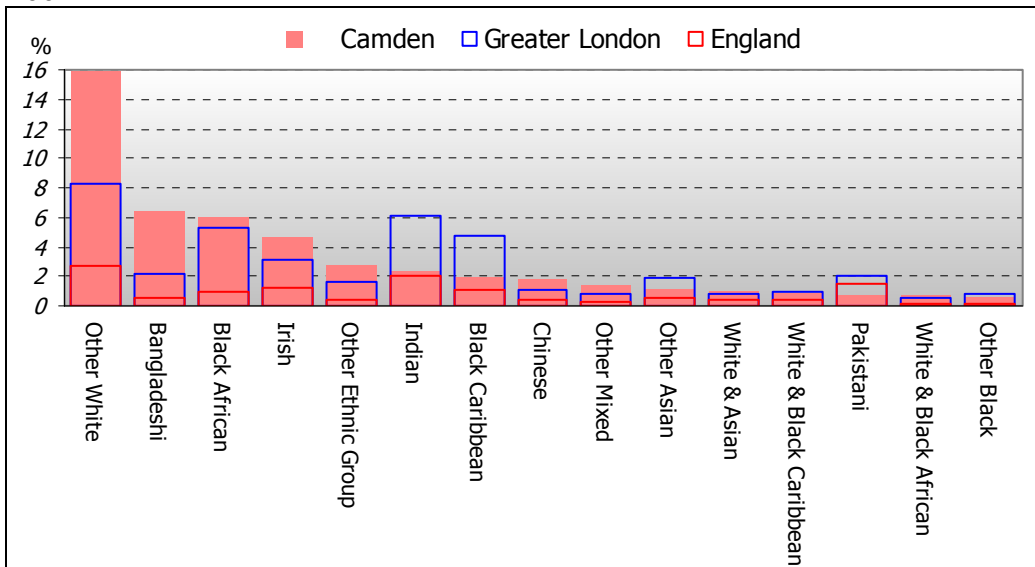
Source: GLA 2003 Round of Demographic Projections (Scenario 8.1), © GLA, 2004

2.7 **Ethnicity.** Between the 1991 and 2001 censuses Camden's black and minority ethnic population<sup>1</sup> grew from 18% to 27%. The 2001 Census provides the most detailed information currently available: Camden's largest communities with a distinctive cultural identity are Bangladeshi (6.3%), Irish (4.6%) and Black African (6%) communities, followed by Indian (2.3%), Black Caribbean and Chinese (both 1.8%). Two thirds of Camden residents were born in Britain or Ireland. Of the remainder, 6% were born in other EU countries<sup>2</sup> and 27% elsewhere in the world. In common with other inner London boroughs, there are small but growing communities of migrants who are refugees or seeking asylum.

<sup>1</sup> All people excluding *White*.

<sup>2</sup> EU15, as constituted on Census Day, 29 April 2001.

**Figure 2. All Minority Ethnic<sup>3</sup> Groups: Camden and Comparators (%), 2001**



Source: 2001 Census Table KS06, © Crown Copyright, 2003

- 2.8 Camden has a large proportion of people in the *White Other* group. This is an amorphous group containing people from many different origins: (in order of magnitude<sup>4</sup>): Europe, North America, Oceania, South America, Asia, Africa and South America.
- 2.9 A more up to date proportion of the black and minority ethnic population may be obtained from the Annual Population Survey (APS), though the sample size is too small to obtain detail for individual ethnic groups. The APS for Jan-Mar 2006 shows that the proportion of black and minority ethnic groups at 32%. GLA has also recently produced its first set of ethnic group projections based on the 2001 Census. These project a much more conservative 28.1% for 2006.

**Indicator 2. Households**

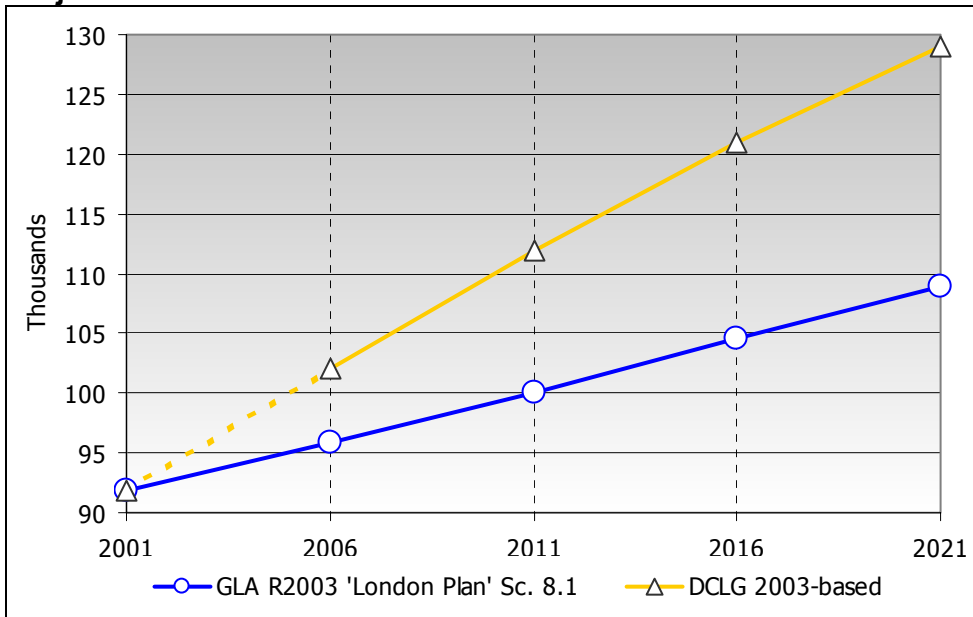
Indicator	<b>Household size and total</b>
Indicator Type	Contextual
Information Source	GLA Household projections

- 2.10 The 2001 Census recorded 91,603 households. These contained 188,724 residents, giving an average household size of 2.06 persons per household.
- 2.11 GLA demographic forecasts and DCLG 2003-based household projections use population and household characteristics to link population with dwelling and household change. They differ, though, in one crucial way: DCLG simply convert the ONS trend-based subnational population projections into households – high population growth is translated into a high growth in households. On the other hand, the GLA produce a forecast of households by linking the population and households to the availability of dwellings. The latter give a better idea about the future pace of population and household change because they are linked to the boroughs own forecast of development (ref. paragraph 2.3).

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

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

**Figure 3. Comparison: GLA Household Forecasts and DCLG Household Projections**



Sources: GLA 2003 Round Projections (Sc 8.1), © 2004; DCLG 2003-based Household Projections, © 2006.

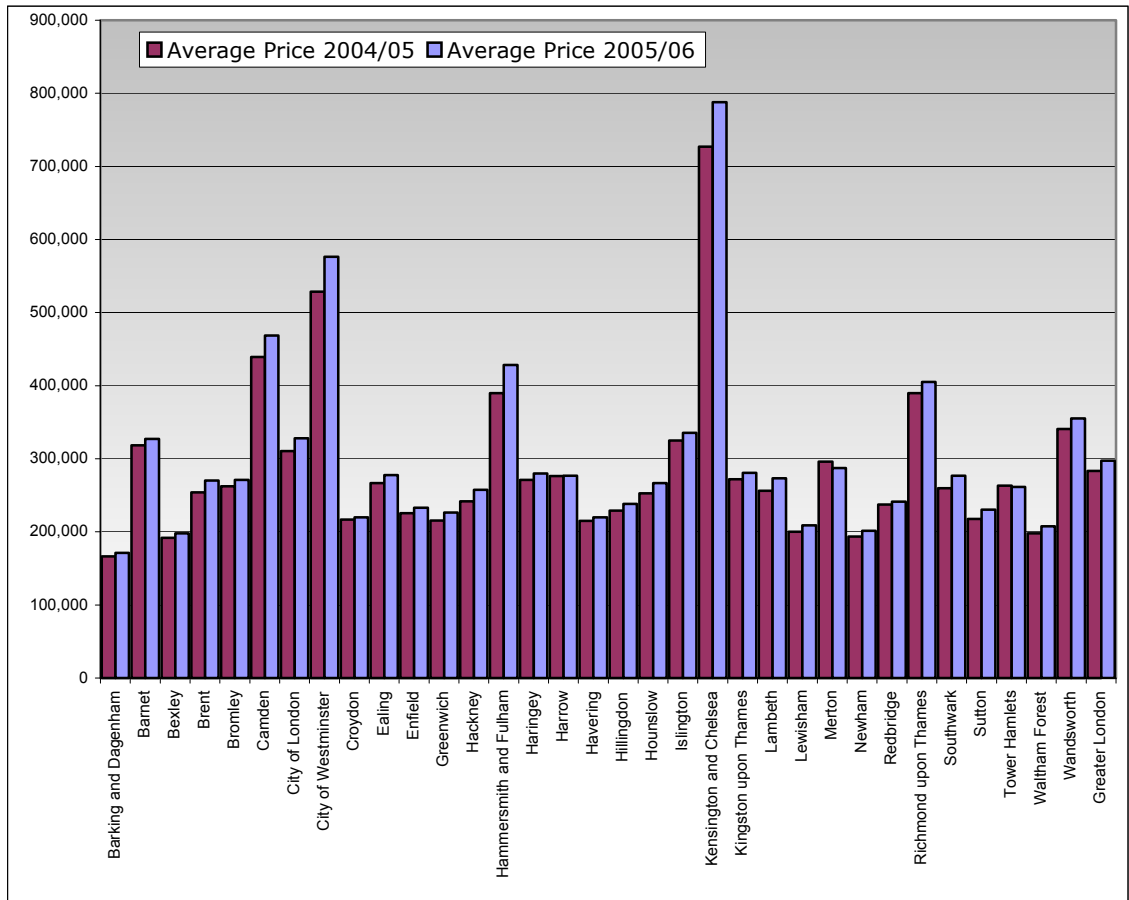
- 2.12 The London Plan 2004 assumed household growth for Camden of 6,700 (9%) between 2006 and 2016, based on dwelling growth of 8,700. Recent adoption of a lower housing trajectory should translate into lower household growth than forecast by the GLA 2003 Round of household projections.

### Indicator 3. House Prices

Indicator	House prices
Indicator Type	Contextual
Information Source	Land Registry

- 2.13 Camden ranks on sales as the third most expensive borough in London with an average of £468,418- behind Kensington & Chelsea £787,958 and Westminster £576,295. Prices have increased on average by £29,362 in Camden in contrast to London where the average increase was £14,120. This is a 7% increase in Camden in comparison to 5% in London..

**Figure 4. Average house prices 2004/05 and 2005/06 by Borough**



Source: Land Registry, © 2006

- 2.14 Sales in Camden increased from 3,014 in March 2005 to 3,056 in March 2006. This shows marginal increase of 1.4 % however the largest growth area was in terraced properties which showed an increase of 14% from 296 (2004/05) to 352 (2005/06)

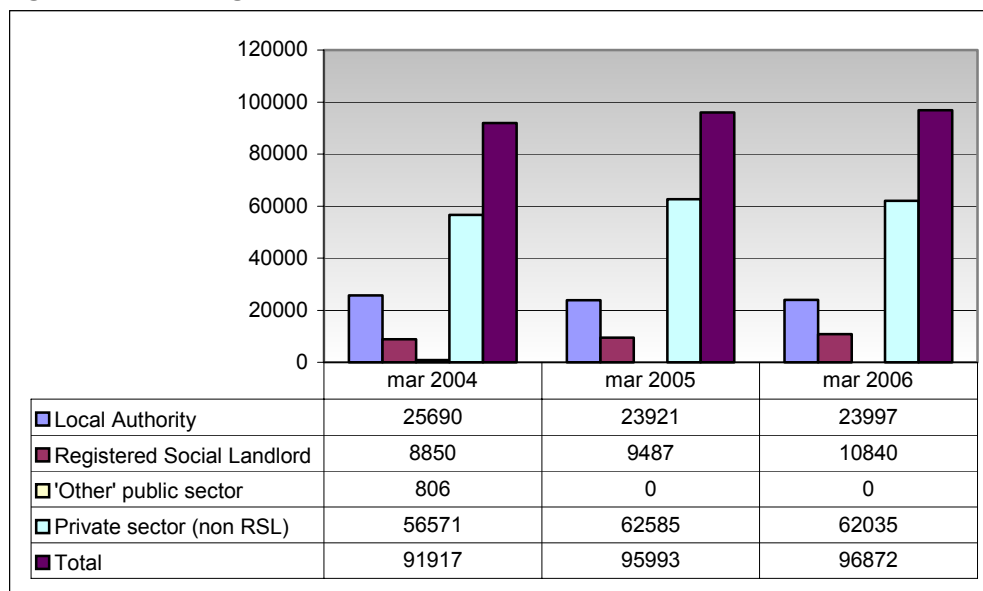
**Indicator 4. Housing Tenure**

Indicator	Tenure of housing within the Camden
Indicator Type	Contextual
Information Source	Camden’s Housing Investment Programme (HIP) return

- 2.15 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.
- 2.16 The breakdown of tenure in Camden during 2006 has shown a small decrease in the amount of private sector stock from 65.2% of all stock, a reduction of 550 units. Local Authority housing also saw a slight increase

following the trend of recent years where the right to buy led to losses within this tenure. Local Authority stock accounted for 24.8% of dwellings in Camden in 2006. Registered social landlord tenure saw another annual increase of 1,353 units taking the proportion of units in this tenure to 11.2%.

**Figure 5. Housing Tenure 2004 to 2006**



Source: Housing Investment Return (HIP) 2006

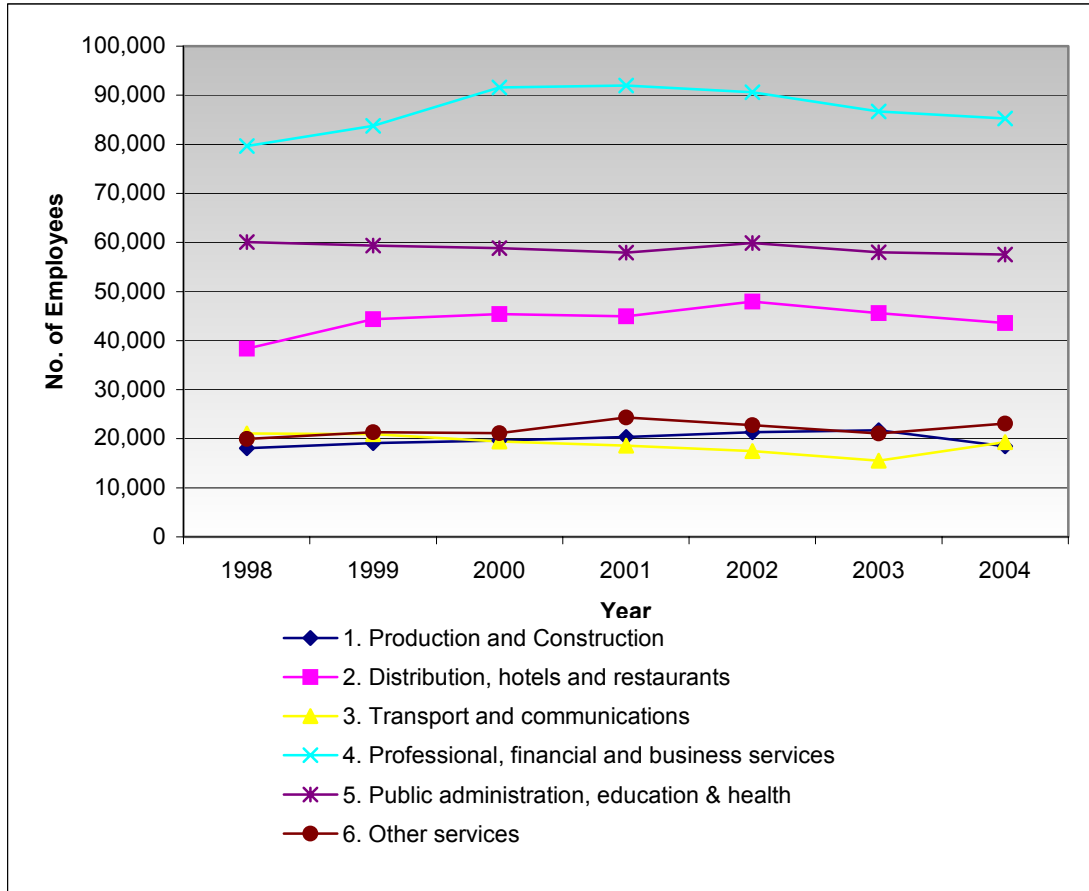
### Indicator 5. Employment

Indicator	Employment structure of the borough
Indicator Type	Contextual
Information Source	Annual Business Inquiry 2004, NOMIS

- 2.17 The Council has access to Annual Business Inquiry (ABI) data for labour market analysis under our planning and training responsibilities. Results of the 2004 Annual Business Inquiry were released on 14 December 2005.
- 2.18 Results for 2004 show Camden being the third largest employment centre in London (after Westminster and the City) with 247,000 employees, down 1% on 2003. This represents 6% of the total number of employees in Greater London. Whilst there was growth in some sectors, this was offset by bigger losses in others. Just over half the employees (52%) are men, more than three-quarters (78%) are working full-time (over 30 hours per week).
- 2.19 Camden has a significant number of employees in the professional, financial and business services sector (34% employed), slightly down from last year. Transport and Communications saw the largest increase in employees in Camden between 2003 and 2004 when the total number increased from 15,500 to just over 19,000. Other service activities also enjoyed a slight increase of around 2,000 people employed. The major components are recreational, cultural and sporting activities at 15,000 employees and growing.
- 2.20 In 2004, 57,500 people (23%) were employed in the public administration, education and health sector, a slight decrease on the 2003 figure of 58,000. 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.

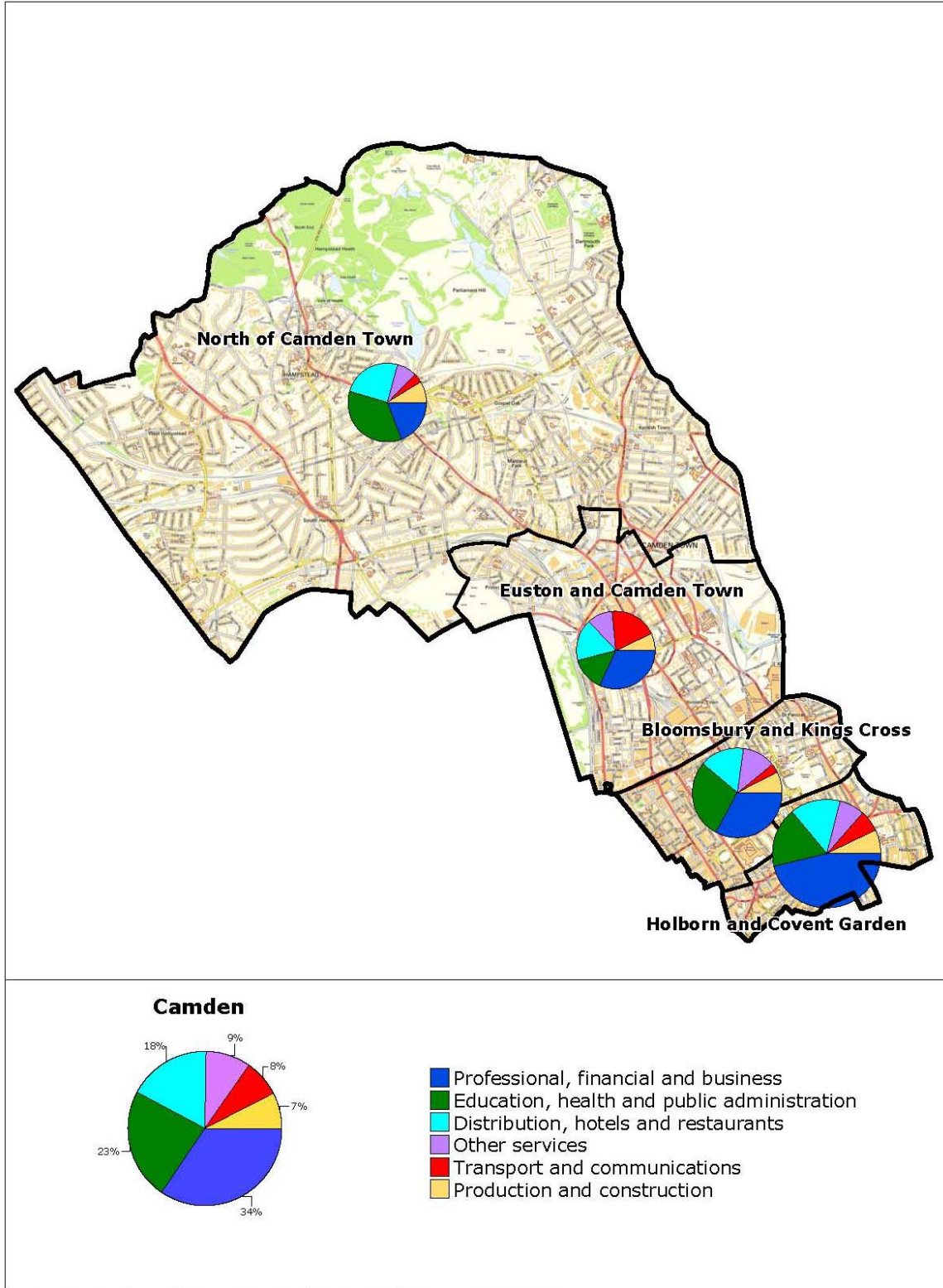
**Figure 6. Employees in Camden by Broad Industrial Group 1998–2004**



Source: Annual Business Inquiry 2004, NOMIS

2.21 Employment continues to be heavily concentrated, with 60% of Camden's jobs south of Euston Road; more than 86,000 jobs (35% of the borough total) are located in Holborn and Covent Garden ward alone. North of Euston Road, employment is more scattered but with local concentrations.

**Figure 7. Employee Jobs by Broad Industrial Groups and Location**



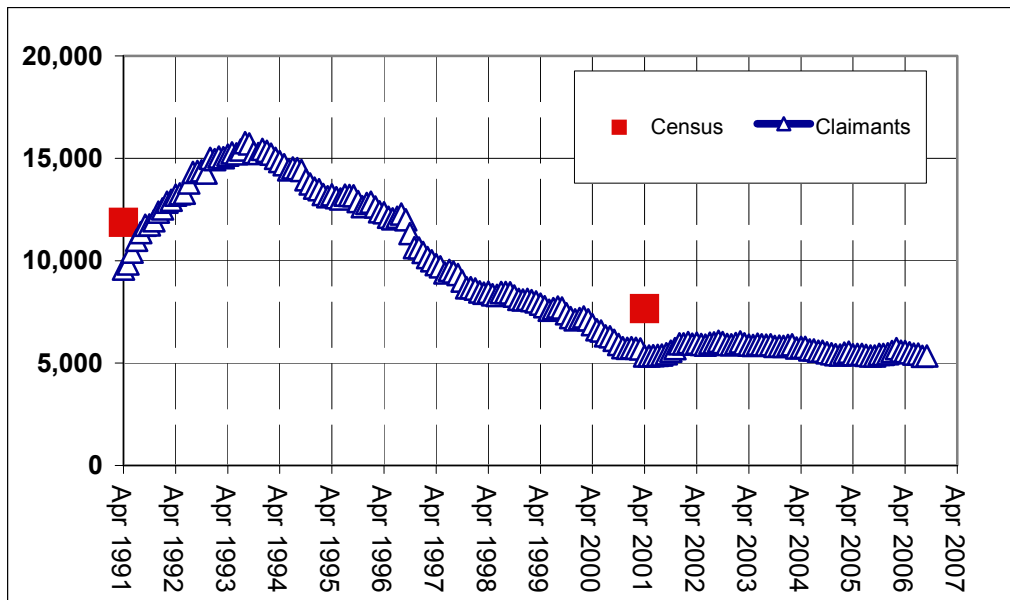
Reproduced from the O.S. map with the permission of the Controller of H.M.S.O Licence no. LA086339 2007  
 Source: ONS Annual Business Inquiry 2004

**Indicator 6. Unemployment**

Indicator	<b>Level of unemployment</b>
Indicator Type	Contextual
Information Source	ONS: DWP Claimant Count

2.22 Claimant unemployment in Camden is at one of its lowest levels since records began in 1991, with 5,345 claimants at September 2006. These are the latest figures available and although outside the financial year of this AMR, they mean Camden’s unemployment rate of 5.1% is now closer to the London rate of 4.6% and national rate of 3.4%. Over 2004/05 the claimant count rate remained at a fairly constant 5.3% as estimated by the GLA.

**Figure 8. Camden Unemployment Claimant Count 1991 to 2006**



**Indicator 7. Conservation Areas**

Indicator	<b>Built environment - Conservation areas and listed buildings</b>
Indicator Type	Contextual
Information Source	Conservation and Urban Design Team, LB Camden

2.23 There are 39 designated conservation areas within Camden the, varying in size from Strand (0.4 ha) to Bloomsbury (154ha). Excluding Hampstead Heath, the conservation areas cover some 57% of the borough.

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

**Table 2. Conservation Areas size**

<b>Conservation Areas</b>	<b>Area</b>
Alexandra Road	6.2
Bartholomew Estate	20.5
Belsize Park	61.2
Bloomsbury	154.2
Camden Broadway	2.4
Camden Square	28.1
Camden Town	30.6
Charlotte Street	8.6
Dartmouth Park	58.5
Denmark Street	3.2
Elsworthy	16.3
Eton	8.7
Fitzjohns Netherhall	57.4
Hampstead	96.4
Harmood Street	2.5
Hatton Garden	23.0
Highgate Village	80.4
Holly Lodge Estate	23.0
Inkerman	7.6
Jeffrey's Street	4.5
Kelly Street	1.1
Kentish Town	3.4
Kings Cross St Pancras	44.2
Kingsway	3.8
Mansfield	22.1
Parkhill	16.8
Primrose Hill	31.0
Priory Road	6.0
Redington/Frognaal	73.6
Regents Canal	26.6
Regents Park	48.3
Rochester	3.7
Seven Dials (Covent Garden)	11.1
South Hill Park	12.8
St Johns Wood	3.8
Strand	0.4
Swiss Cottage	59.0
West End Green Parsifal Rd	20.6
West Kentish Town	5.9
<b>Total</b>	<b>1087.5</b>
<b>London Borough of Camden total area</b>	<b>2171</b>
<b>% of Borough excluding Hampstead</b>	<b>50%</b>
<b>Heath</b>	<b>50%</b>

### Indicator 8. Economic Activity

Indicator	<b>Economic Activity of residents aged 16-74</b>
Indicator Type	Contextual
Information Source	2001 Census

- 2.25 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 3. Economic Activity breakdown**

Economic Activity of Residents Aged 16 to 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

### Indicator 9. Deprivation

Indicator	<b>Indices of Deprivation at Borough Level / SOA Level</b>
Indicator Type	Contextual
Information Source	Indices of Multiple Deprivation 2004, ODPM

- 2.26 The Indices of Multiple Deprivation 2004 provides measures for different dimensions of deprivation. Six summary measures of deprivation have been calculated for each of the 354 districts in England including Camden. For each measure, each district is given a rank and a score (with the exception of 'Extent'). A rank of 1 (one) indicates that the district is the most deprived while a rank of 354 is the least deprived. The 6 measures of overall Indices of Multiple Deprivation are:

- **The average of SOAs ranks:** (Each super output<sup>5</sup> area is ranked according to the seven domains and the average rank is calculated by averaging all of the ranks of the 133 SOAs in Camden; Camden is then ranked out of the 354 districts in England).
- **The average of SOAs scores:** Each Super output area has been assigned a score and the average score is calculated by averaging the SOA scores in each district after they have been population weighted; Camden is then ranked out of the 354 districts in England.
- **The extent of deprivation:** This measures the proportion of a district's population living in the 10% most deprived SOAs in the country.
- **Local concentration:** This is the population weighted average of the ranks of a district's most deprived SOAs that contain exactly 10% of the district's population.
- **Income deprivation:** This measures the number of people who are income deprived. The indicators selected allowed for a non overlapping count of the population living in low income families as defined by receipt of means tested benefits.
- **Employment deprivation:** This Domain measures employment deprivation conceptualised as an involuntary exclusion of the working age population from the world of employment.

**Table 4 - Indices of Multiple Deprivation 2004: Camden**

Measures of IMD	Score	Rank In London (Out of 33 Districts)	Rank in England (Out of 354 Districts)	Rank in England of IMD 2000	Change in rank in England 2000 - 2004
Average Score	34.71	7	19	54	up 35
Average Rank	24835.84	8	15	56	up 41
Extent	0.48	7	21	34	up 13
Local Concentration	31144.83	6	55	56	up 1
Income Scale	42127	15	43	51	up 8
Employment Scale	17563.25	11	47	44	up 3

Source: Index of Multiple Deprivation 2004, ODPM

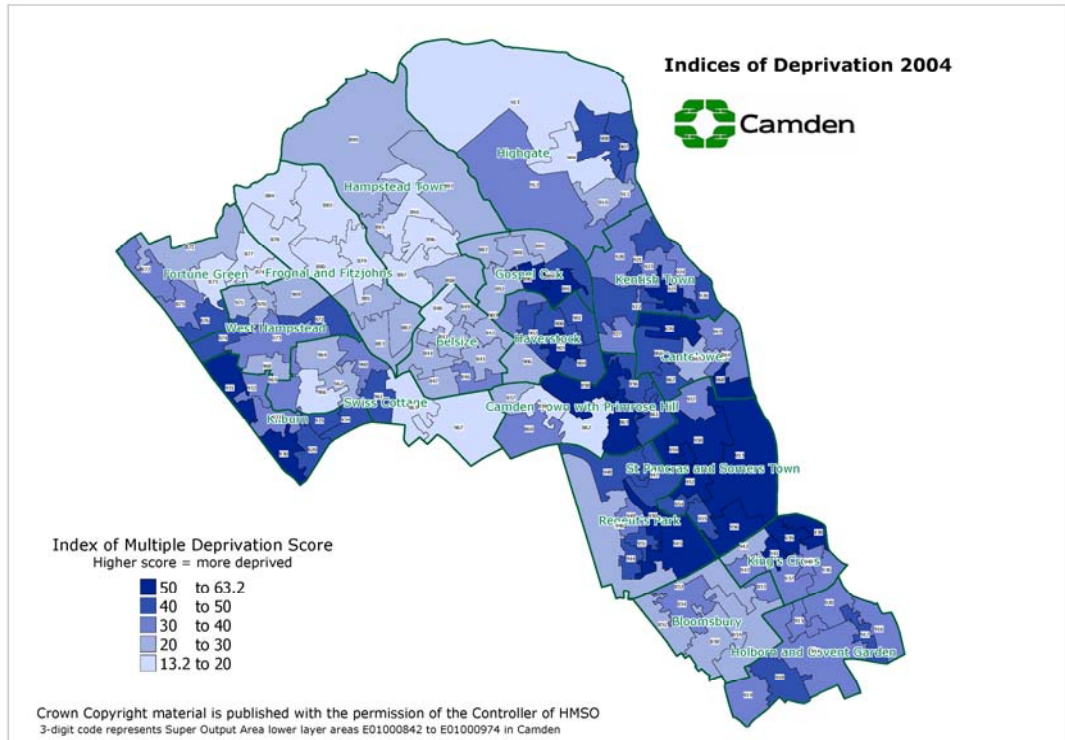
2.27 Camden is among the 21 most deprived local authority districts in England on three of the summary measures, and among the 8 most deprived London boroughs on 4 measures. The Indices of deprivation in 2000 showed Camden to be the 54<sup>th</sup> most deprived in England, however in 1998 it was ranked as the 17<sup>th</sup> most deprived. When Analysing the Super Output Area<sup>6</sup> ranks, the most deprived Camden SOA (from Camden Town and Primrose Hill Ward) is among the 2% most deprived SOA's in England.

<sup>5</sup> SOAs are a unit of geography used in the UK for statistical analysis and were created with the intention that they would not be subject to frequent boundary change and contain a population of around 1500 people.

<sup>6</sup> For the SOAs England has been divided into 32,482 super output areas, which have an average population of 1,500 and each of these areas is ranked according to the level of deprivation such that the most deprived SOA is given the of 1 while the least is given 32,482.

- 2.28 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.
- 2.29 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.

**Figure 9. Indices of Multiple Deprivation 2004, SOA Level Scores**

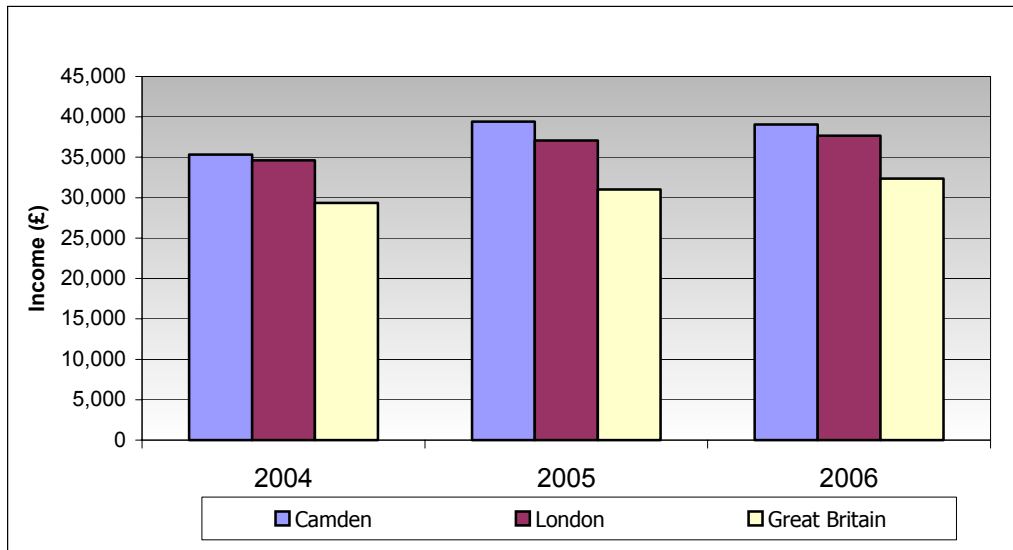


**Indicator 10. Income**

Indicator	<b>Household Income</b>
Indicator Type	Contextual
Information Source	CACI Paycheck

- 2.30 Paycheck is the modelled annual household income data produced by CACI and summarises the income levels for Camden and Camden wards and how this compares with Greater London and Great Britain.
- 2.31 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 11). 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.

**Figure 10. Mean Annual Household Income 2004 to 2006**



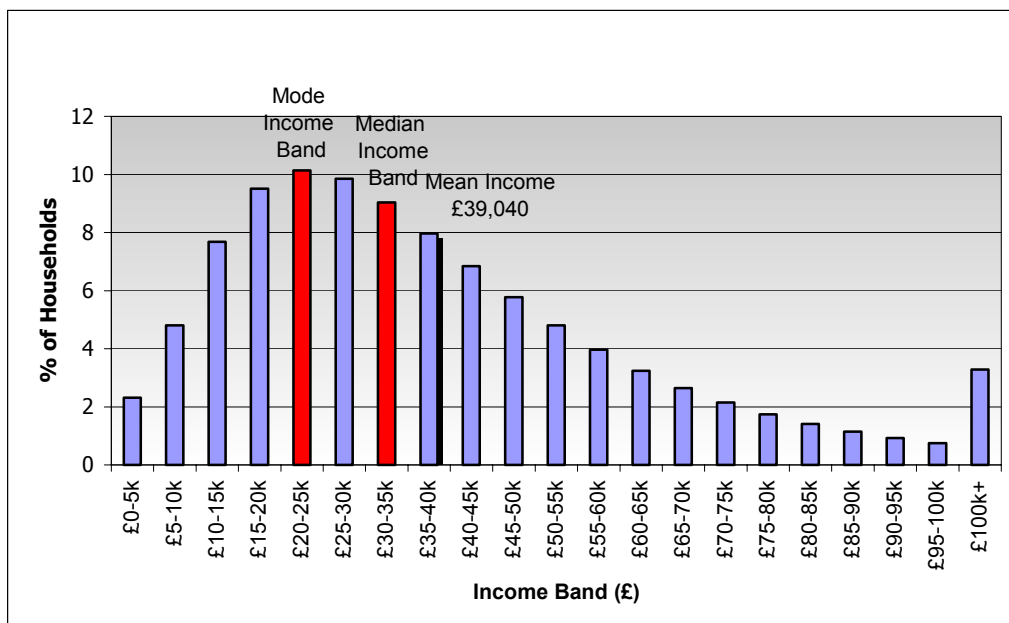
Source: 'Paycheck' Modelled Household Income Data, © CACI Ltd, 2006.

2.32 A more detailed summary for Camden shows that:

- 17.3% of Camden households earn £60,000 and over
- 53.3% of households earn less than £35,000
- 24.3% of households earn less than £20,000 (down from 26% in 2005)
- 14.8% of households earn less than £15,000 (down from 17.2% in 2005)
- Mean Incomes at Ward level show the lowest income level is in St Pancras and Somers Town ward with £29,932 compared to the highest mean income in Frognal and Fitzjohns ward with £48,047

2.33 Figure 12 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.

**Figure 11. Percentage of Households by Annual Income Band, 2006**



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

**Indicator 11. Crime**

Indicator	<b>Total number of crimes in Camden by type</b>
Indicator Type	Contextual
Information Source	Community Safety (LB Camden)

2.34 In the 12 months between September 2005 to September 2006, 41,737 crimes were reported in Camden, down by 3.5 % in comparison to a 5.2% reduction for London as a total.

**Table 5. Crime by type 2005 and 2006**

Number of Offences	12 months to September 06 (year)		12 months to September 05 (year)	
	Camden	Met Total	Camden	Met Total
Total Crimes	41,737	948,709	43,237	1,000,751
Homicide	13	161	21	191
Violence Against the Person	6,711	190,950	8,007	204,096
Rape	76	2,410	71	2,485
Other Sexual	316	7,441	467	8,358
Robbery (Total)	1,346	45,365	1,262	42,312
Robbery (Person)	1,295	42,410	1,220	39,839
Robbery (Business)	51	2,955	42	2,473
Burglary (Total)	4,207	99,543	4,028	103,737
Burglary Residential	2,495	61,946	2,327	63,476
Burglary Non-Residential	1,712	37,597	1,701	40,261
Gun Enabled Crime	55	3,400	87	3,879
Motor Vehicle Crime	5,033	137,470	4,606	134,563
Domestic Crime	1,655	58,874	2,013	62,609
Racist Crime	444	10,724	402	12,013
Homophobic Crime	77	1,269	92	1,350

Source: Metropolitan Police



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

- 3.1 Camden's Local Development Scheme (LDS) is a public statement that provides information on the planning documents that the Council intends to produce to form its planning policy framework over a three year period to March 2009. It sets out the timetable and programme for its production, however the preparation of some of the documents included in the LDS will continue past this date.
- 3.2 The Council has monitored the progress of the documents contained in the Local Development Scheme and the results are set out in the two tables below. For each document, these show whether the indicative timetable set out in the LDS has been met and, if necessary, the reasons for any delay.

#### ***Unitary Development Plan and Development Plan Documents***

- 3.3 Camden has prepared its Replacement Unitary Development Plan (UDP) and this was adopted in June 2006. The Council has also prepared a Statement of Community Development (SCI). In addition to this, Camden, together with the other six boroughs who make up the North London Waste Authority, is to prepare a joint waste planning document for North London. These documents progressed in accordance with the published timetables.
- 3.4 The Replacement UDP was adopted in accordance with the timetable in the LDS. The Plan is subject to a legal challenge, which is due to be heard in February 2007; however, it remains adopted. Printing of the Plan and the Proposals Map will take place after the challenge is resolved.
- 3.5 The Statement of Community Involvement (SCI) sets out how the Council intends 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 indicative timetable and was adopted in November 2006, slightly in advance of the published timetable.
- 3.6 The North London Joint Waste Development Plan Document is intended to assess future waste levels in North London, identify a range of facilities for waste treatment and propose sites on which to put them. As work on the project was still at an early stage, it was not possible to include a timetable in the Local Development Scheme. The timetable will be developed early in 2007 following the appointment of a consultant to carry out the work.
- 3.7 Work on other development plan documents to be prepared under the new regulations (core strategy and policies, proposals map and site specific allocations) is at an early stage, following the recent adoption of the Replacement UDP.

#### ***Supplementary Planning Documents***

- 3.8 Camden Planning Guidance, which contains additional guidance on the implementation of the planning policies in the Replacement UDP, was consulted on in August - October 2006 and was adopted in December 2006 in accordance with the timetable in the LDS. Guidance for Food, Drink and Entertainment Uses in West Hampstead and for Finchley Road / Swiss Cottage were also adopted in accordance with the relevant LDS timetables.

Consultation on the Camden Town Underground Station Planning Brief is due to start in January 2007 as opposed to September 2006 as set out in the LDS. Preparation of other supplementary planning documents (i.e. revised guidance for Central London and Camden Town) is planned to start in 2007.

**Table 6. Progress on Unitary Development Plan and Development Plan Documents**

<b>Document</b>	<b>LDS indicative timetable (key milestones)</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	The Replacement UDP was adopted 26 June 2006 In accordance with the LDS timetable. The Plan is subject to a legal challenge, which is due to be heard in February 2007. Printing of the Plan and the Proposals Map will take place after the challenge is resolved.
<b>Statement of Community Involvement</b>	Preparation/scooping Draft agreed by members Consultation on draft scooping SCI agreed by members Submission/further consultation Examination Inspectors Report Adoption by Council	Spring 2005 July 2005 September-October 2005 December 2005 January 2006 May 2006 September 2006 November 2006	The SCI was adopted in November 2006, slightly in advance of the LDS timetable.
<b>North London Joint Waste Development Plan Document (JWDPD)</b>	Scoping study has been carried out. Programme Manager Timetable Development	appointed August 2006 early 2007	The boroughs that form the North London Waste Authority have agreed to take part in and work on the North London JWDPD. Tenders have been received by various consultant firms who will take over the work of this DPD. Appointment is expected in early 2007. Upon appointment a timetable will be developed.
<b>Camden Local Development Framework Core Strategy and Policies</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Pre-inquiry meeting Public examination Adoption by Council	July 06-March 2007 April-May 2007 February-March 2008 October 2008 January 2009 April-May 2009 March 2010	Initial work has begun on the preparation of the LDF Core Strategy and Policies. Consultation on issues and options is still planned to take place in accordance with the LDS timetable.

<b>Camden Local Development Framework Proposals Map</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Pre-inquiry meeting Public examination Adoption by Council	July 06-March 2007 April-May 2007 February-March 2008 October 2008 January 2009 April-May 2009 March 2010	Initial work has begun on the preparation of the LDF Core Strategy and Policies. Consultation on issues and options is still planned to take place in accordance with the LDS timetable.
<b>Camden Local Development Framework Site Specific Allocations</b>	Initial preparation Consultation on issues / options Consultation on preferred options Submission to Secretary of State Pre-inquiry meeting Public examination Adoption by Council	July 06-March 2007 April-May 2007 February-March 2008 October 2008 January 2009 April-May 2009 March 2010	Consultation on issues and options is still planned to take place in accordance with the LDS timetable.

**Progress on Supplementary Planning Documents**

<b>Document</b>	<b>LDS indicative timetable</b>	<b>Progress</b>	
<b>Camden Planning Guidance</b>	Preparation Draft agreed by members Consultation on draft document Adoption by Council	March-July 2006 August 2006 September-October 2006 December 2006	Consultation and adoption took place in accordance with the LDS timetable.
<b>Sites of Nature Conservation Importance in Camden</b>	Draft SPG agreed by members Consultation on draft SPG Draft SPD/sustainability appraisal consultation. Adopted by Council	May 2004 May-July 2004 May-June 2006 September 2006	Document was adopted in September 2006 in accordance with the LDS timetable.
<b>Guidance for Food, Drink and Entertainment Uses in West Hampstead</b>	Preparation and sustainability appraisal Consultation on draft document Adopted by Council	Summer 2004 May-June 2005 September 2005	Consultation on the draft took place in May - June 2005 and the guidance was adopted by the Council in September 2005 in accordance with the LDS timetable.

<b>Guidance for Food, Drink and Entertainment Uses in Finchley Road</b>	Preparation and sustainability appraisal Consultation on draft document Adoption by Council	Spring 2005 October-November 2005 February 2006	Document was adopted in February 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	March 2007 April 2007 June-July 2007 November 2007	Consultation on this document is due to take place in mid 2007.
<b>Food, Drink and Entertainment in Camden Town - Revised Planning and Licensing Area Advice</b>	Preparation and sustainability appraisal Draft agreed by members Consultation on draft document Adoption by Council	April-August 2007 September 2007 November-December 2007 April 2008	Work on this document is due to start in Spring 2007.
<b>Camden Town Underground Station Planning Brief</b>	Preparation Draft agreed by Members Consultation on draft document Adoption by Council	May-June 2006 July 2006 September-October 2006 February 2007	This document is now expected to be agreed by members in December 2006, consultation will be in January 2007 and adoption will be March-April 2007. The brief relates to a site with a number of complex issues. A separate economic study of the Camden Town markets and a draft Conservation Area appraisal are complementary pieces of work needed to support the brief. These have only recently been completed, hence slippage in the timetable. Responding to a legal challenge to this site's designation in the UDP also affected the timetable.



## 4. Housing

- 4.1 Providing housing is one of the most important issues facing the borough. The demand for housing in Camden exceeds supply, and a shortage of land; a growing population and high prices all contribute to housing pressures. Therefore, housing is the priority land use within the UDP.

### Indicator 12. New Housing

Indicator	<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
Information Source	Development Monitoring (LB Camden)
Objective	Meeting the housing needs of Camden's population
Target	1997 - 2001 681 additional dwellings 2002 -2006 709 additional dwellings

- 4.2 The Mayor of London's spatial development strategy (London Plan) set a target for Camden of 850 dwellings a year between 1997 and 2016 (based on the Housing Capacity Study 1999 - at that time it was incorrectly anticipated that 30% of Camden's new dwellings would come from changes of use from offices,). This figure includes a target for dwellings in non self contained accommodation and vacancies (2000 dwellings between 1997-2016). However the housing trajectory relates solely to the creation of self contained dwellings created through the planning process. Therefore, for the period 1997-2001, Camden's capacity figure is 681 additional self-contained dwellings, and for 2002 -2006 it is 709 additional dwellings per year.
- 4.3 In July 2005 draft Early Alterations to the London Plan for housing were published following completion of the 2004 London Housing Capacity Study. Thus a new target for Camden is proposed for the period 2007/08 - 2016/17 of 597 additional dwellings a year (437 removing both non self contained accommodation and vacancies)

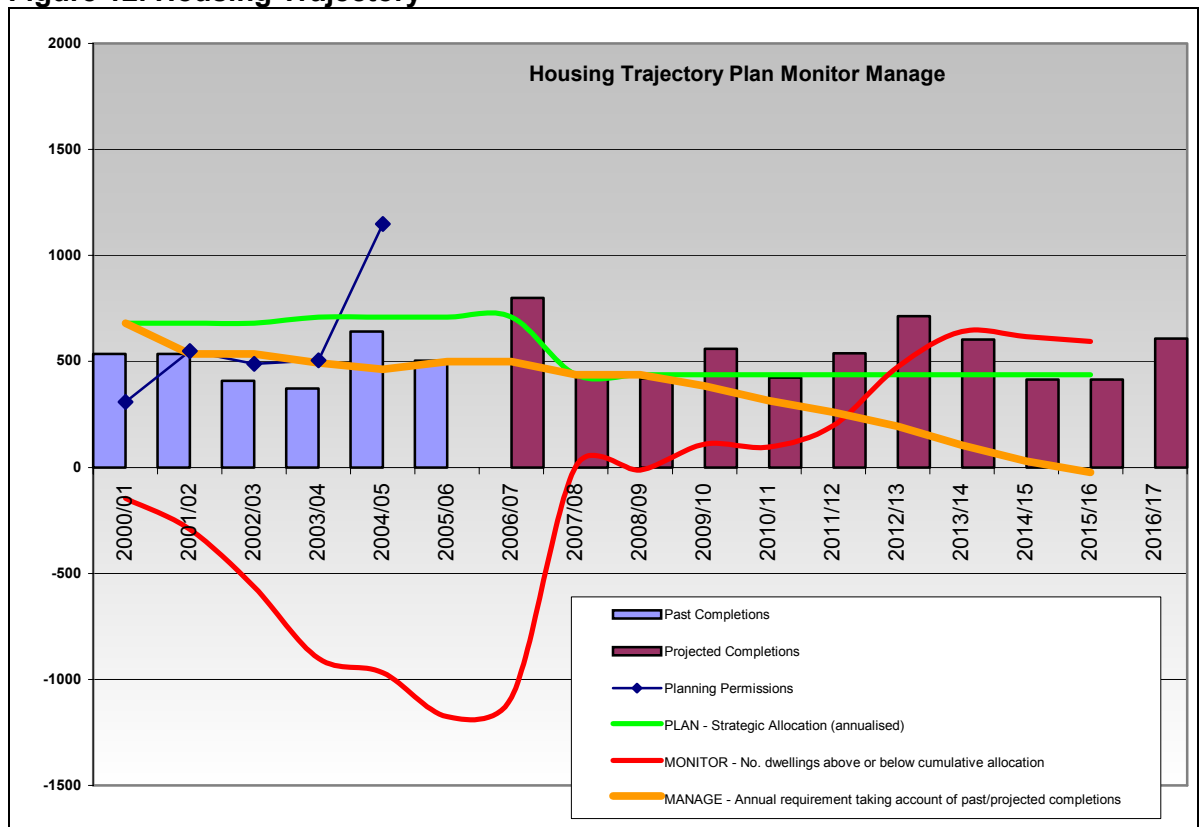
- 4.4 In summer 2006 the housing figures were subject to change in the Examination in Public (EIP), however they remained unchanged and have been included with Camden housing trajectory for the period 2007/08 – 2016/17.
- 4.5 As can be seen from Figure 13 completions are averaging 500 dwellings per year - with 503 dwellings being completed 2005/06.

**Table 7. Camden’s Housing Trajectory**

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>NAME</b>																	
<b>Small scale unidentified windfalls</b>							294	294	294	294	294	294	294	294	294	294	294
<b>Past Completions</b>	535	535	409	372	641	503											
<b>Projected Completions</b>							799	442	419	560	424	538	714	604	414	414	608
<b>Cumulative Completions</b>	535	1070	1479	1851	2492	2995	3794	442	861	1421	1845	2383	3097	3701	4115	4529	
<b>PLAN - Strategic Allocation (annualised)</b>	681	681	681	709	709	709	709	597	597	597	597	597	597	597	597	597	597
<b>Accumulated Strategic Allocation</b>	681	1362	2043	2752	3461	4170	4879	437	874	1311	1749	2186	2623	3060	3497	3935	
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-146	-292	-564	-901	-969	-1175	-1085	5	-13	110	96	197	474	641	618	594	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	681	535	535	493	463	498	499	437	437	384	314	261	194	105	29	-23	

Source: Development Monitoring (LB Camden)

**Figure 12. Housing Trajectory**



Source: Development Monitoring (LB Camden)

**Indicator 13. Previously developed land**

Indicator	<b>Percentage of new and converted dwellings on previously developed land</b>
Indicator Type	Core 2b - Housing
Information Source	Development Monitoring (LB Camden)
Objective	Protecting and enhancing our environment
Target	All dwellings on previously developed land

- 4.6 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).
- 4.7 No new residential dwellings were built on land NOT designated as Previously Developed Land. To note all other types of development were on Previously Developed Land as well.

**Indicator 14. Housing Density**

Indicator	<b>Housing density: 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
Information Source	Development Monitoring (LB Camden)
Objective	Protecting and enhancing our environment
Target	Minimum density figure of 50 dwellings per hectare

- 4.8 Planning Policy Guidance Note 3 states that Local Authorities should avoid developments which make inefficient use of the land (those less than 30 dwellings per hectare). In Camden's replacement UDP a minimum density figure of 50 dwellings per hectare is used for guidance.
- 4.9 In 2005/06, 432 newbuild dwellings (gross) were built in comparison to the total 684 gross completed (including conversions and changes of use).

**Table 8. Dwelling per hectare 2005/06**

Density	Total	%
above 50 dwellings per hectare	416	96.3
Between 30 and 50 dwellings per hectare	12	2.8
less than 30 dwellings per hectare	4	0.9
<b>Grand Total</b>	<b>432</b>	<b>100</b>

Source: Development Monitoring (LB Camden)

- 4.10 Of the total 432 new dwellings, some 416 or 96% were built at densities above 50 dwellings per hectare.

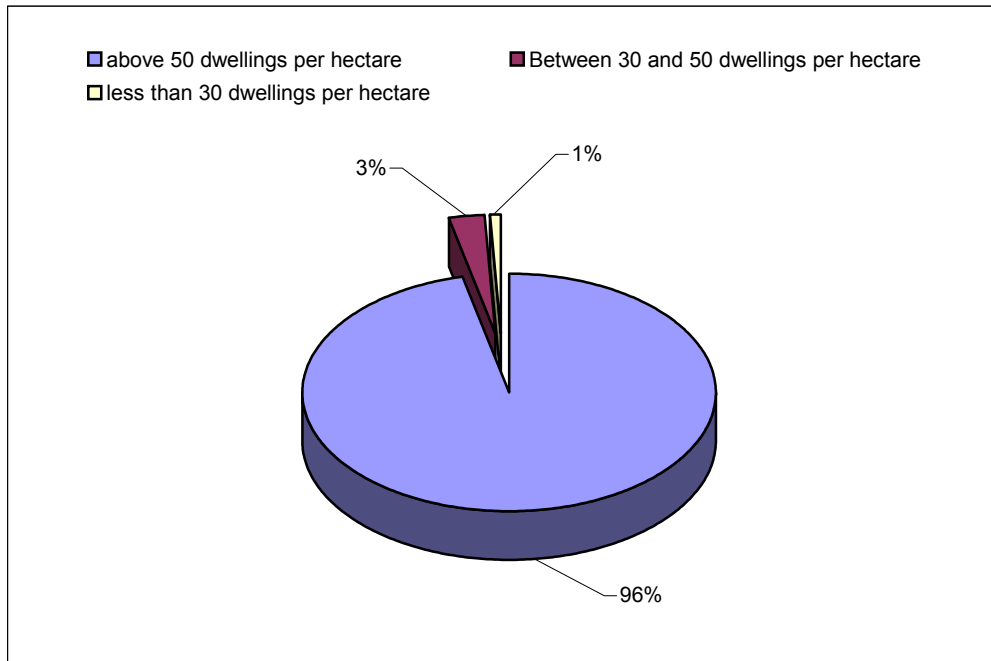
- 4.11 145.5 dwellings per hectare average density is substantially above the London average figure for 2004 of 83 dwellings per hectare. This high density figure reflects Camden's inner urban location (figure 14).
- 4.12 The schemes built at lower densities can be explained by redevelopments that have a mix of uses on site. The remaining low density completions are primarily due to the way site areas are recorded on planning applications where residential development is a part of a larger building; the site area is often recorded for the footprint of the whole building and therefore the density appears to be much lower than it is in practice.

**Table 9. Dwelling per hectare 2005/06**

Size of scheme	above 50 dwellings per hectare	Between 30 and 50 dwellings per hectare	less than 30 dwellings per hectare	Grand Total
1 to 10	6%	17%	100%	7%
10 to 14	6%	83%	0%	8%
14 and over	88%	0%	0%	85%
Grand Total	100%	100%	100%	100%

Source: Development Monitoring (LB Camden)

**Figure 13. Dwellings per hectare 2005/06**



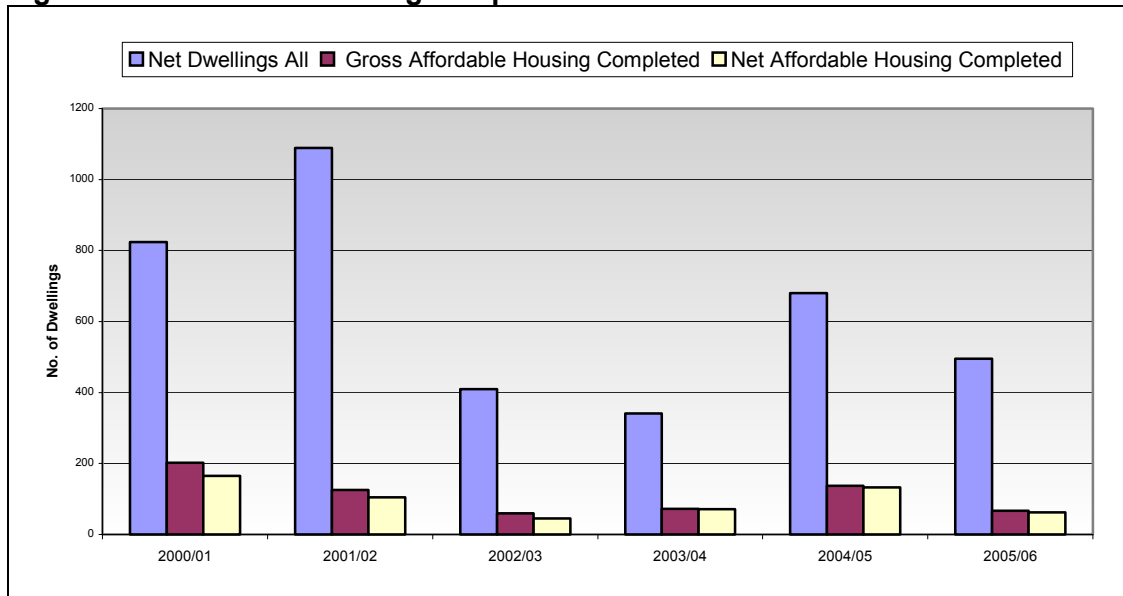
Source: Development Monitoring (LB Camden)

**Indicator 15. Affordable Housing**

Indicator	<b>Affordable housing completions (gross and net)</b>
Indicator Type	Core 2d - Housing
Information Source	Development Monitoring (LB Camden)
Objective	Meeting the housing needs of Camden's population
Target	50% affordable housing in residential developments

- 4.13 The Council seeks a target of 50% affordable housing in residential developments. Planning has a key role to playing securing affordable housing for low and moderate-income households.
- 4.14 The threshold for the policy has been set at 15 or more dwellings or on sites where there will be in excess of 1500 sqm floorspace. No affordable housing will come from small schemes, unless an affordable housing provider acquires a small site.
- 4.15 In 2005/06 62 affordable dwellings were completed, 12% of the total number of completed dwellings. This figure is down from the 20% last financial year.
- 4.16 There were only four schemes completed out of 95 that were over the 15 dwellings threshold.

**Figure 14. Affordable housing completed 2000/01 to 2005/06**



Source: Development Monitoring (LB Camden)

**Table 10. Affordable housing completed 2000/01 to 2005/06**

<b>Year Financial Completed</b>	<b>Net Dwellings All</b>	<b>Gross Affordable Housing Completed</b>	<b>Net Affordable Housing Completed</b>	<b>% of dwellings</b>
2000/01	824	202	165	20%
2001/02	1089	125	105	10%
2002/03	410	60	45	11%
2003/04	341	72	71	21%
2004/05	680	137	133	20%
2005/06	503	67	62	12%

Source: Development Monitoring (LB Camden)

### Indicator 16. Lifetime Homes

<b>Indicator</b>	<b>Net change in Lifetime Homes</b>
Indicator Type	Local - Housing
Information Source	Development Monitoring (LB Camden)
Objective	Meeting the housing needs of Camden's population
Target	all new development should be lifetime homes standard and 10% of all new housing should be wheelchair accessible

- 4.17 Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore encourages all new development to be accessible to all. Therefore Policy H7 seeks that all new development should be lifetime homes standard and 10% of all new housing should be wheelchair accessible.
- 4.18 Recognising the importance of this indicator Camden has included this indicator for the 2005/06, but has been unable to collect the data, but will endeavour to collect the information for 2007/08 Annual Monitoring Report.

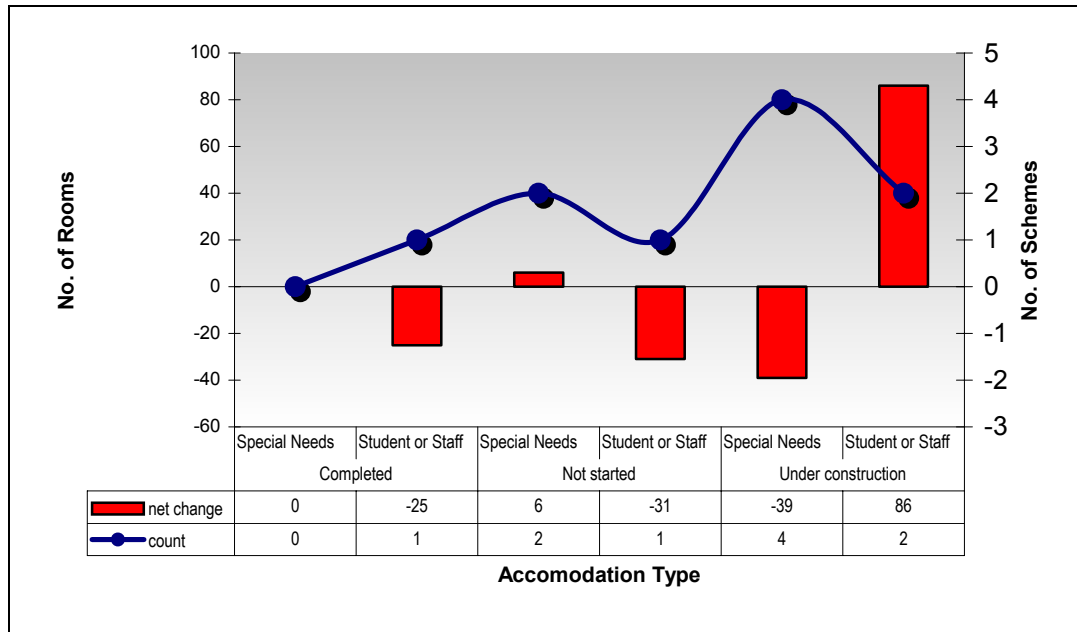
### Indicator 17. Hostels

<b>Indicator</b>	<b>Gains and losses (number of rooms) for hostels and care homes: with planning permission; under construction; completed in 2005/06</b>
Indicator Type	Local - Housing
Information Source	Development Monitoring (LB Camden)
Objective	Meeting the housing needs of Camden's population
Target	No net loss of hostel or care home accommodation

- 4.19 Special needs accommodation, such as hostels and care homes, can make a valuable contribution towards meeting the housing requirements of people in the greatest need. The loss of such accommodation without replacement where there is an established need can lead to an increase in homelessness for people for whom alternative sources of accommodation are severely limited.
- 4.20 Students Halls of Residence and Staff accommodation provide specific accommodation and also takes the pressure off the housing market. As can be seen from figure 16 below, although there has been a net decrease in the number

of student and staff accommodation that has been completed there are signs that the number of rooms available for student and staff accommodation is increasing in the borough to maintain the level with demand.

**Figure 15. Hostel and Care Homes Accomodation Type**



Source: Development Monitoring (LB Camden)

4.21 The reduction in numbers of bedrooms in two schemes for student and staff accommodation were where the replacement use was affordable housing, therefore being in accordance with policy H9B, in particular para 2.69.

4.22 Overall there has been a loss in the number of rooms providing special needs or staff accommodation.

**Indicator 18. Size of Scheme**

Indicator	<b>Size of scheme completed</b>
Indicator Type	Local - Housing
Information Source	Development Monitoring (LB Camden)
Objective	Meeting the housing needs of Camden's population
Target	Provide a mix of unit size appropriate for site conditions, locality and requirements of residents

4.23 The majority of the residential development schemes within the borough are small developments, primarily less than five dwellings.

4.24 83% of all residential approvals (gross) were for developments of fewer than 5 dwellings, including those schemes where there has been a net loss of units. The proportion of dwellings from very small sites of under 5 dwellings has remained relatively stable for the period, apart from in 2001 when there was a lower number of larger developments. Only 3% of all residential approvals are for developments of 15 or more dwellings.

4.25 The provision of affordable housing within the borough is reliant on the provision of large developments, UDP policy H2 Affordable Housing, states that affordable housing will be expected where 15 or more dwellings are proposed or on sites of more than 0.5 ha.

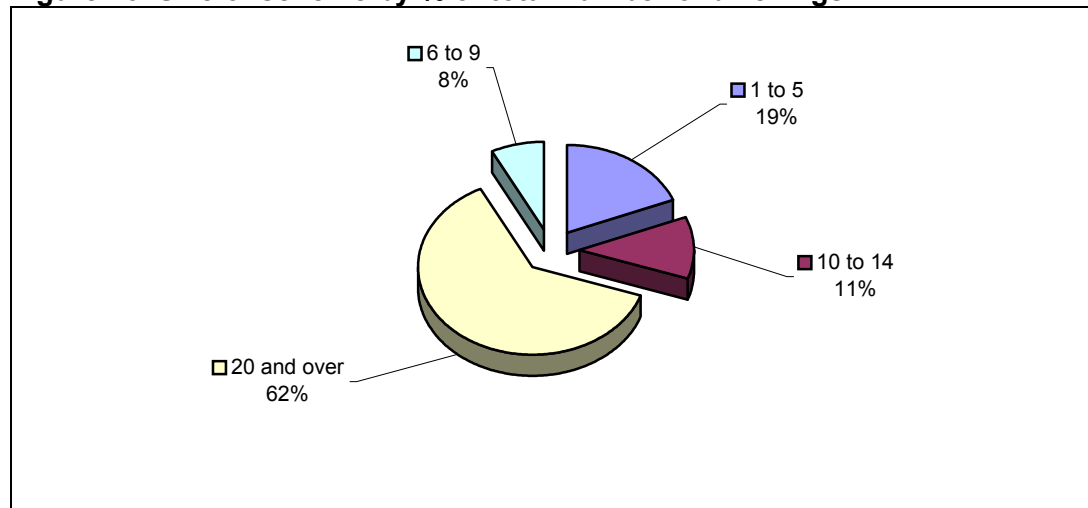
**Table 11. Size of Scheme by count**

Size	2004/05		2005/06	
	No. of Schemes	%	No. of Schemes	%
1 to 5	187	85%	98	89%
6 to 9	15	7%	5	5%
10 to 14	9	4%	4	4%
15 to 19	2	1%	0	0%
20 and over	6	3%	3	3%
Grand Total	219		110	

Source: Development Monitoring (LB Camden)

4.26 Although only 3% of approvals are for developments of 15 or more dwellings, these larger schemes make up 45% of dwellings permitted (gross). The increase in the number of dwellings from larger schemes in 2006 is primarily because of the Swiss Cottage Leisure Centre development.

**Figure 16. Size of scheme by % of total number of dwellings**



Source: Development Monitoring (LB Camden)

## 5. Sustainable Development

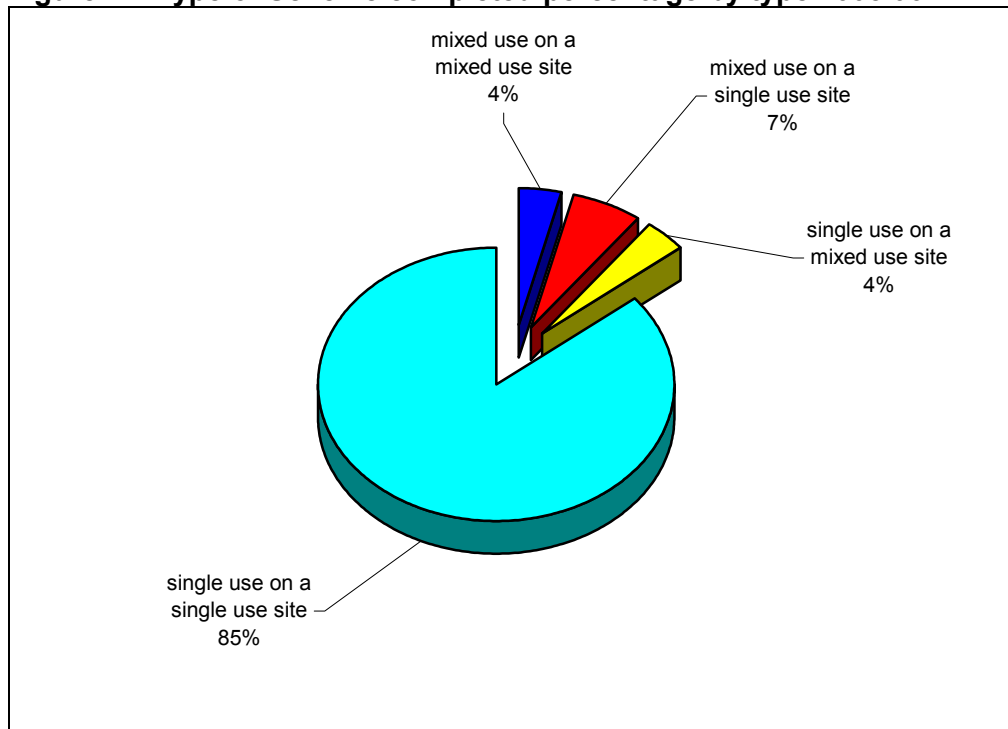
- 5.1 Development in Camden should meet today's social, economic and environmental needs in a way that does not harm our ability to meet these needs in the future<sup>7</sup>

### Indicator 19. Mixed Use

Indicator	<b>Total number of mixed use developments on a single use site and proposed mixed use schemes completed</b>
Indicator Type	Local – Sustainable Development
Information Source	Development Monitoring (LB Camden)
Objective	Producing an environmentally sustainable pattern of land use and reducing the need to travel
Target	Net increase in the number of planning permissions implemented for mixed use developments on a single use site.

- 5.2 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

**Figure 17. Type of Scheme completed percentage by type 2005/06**

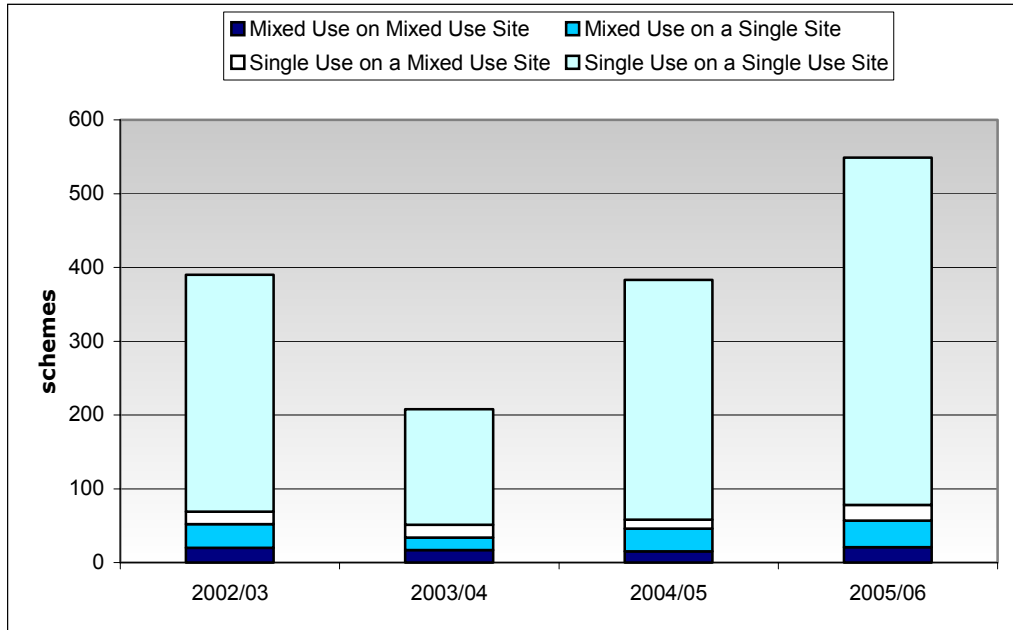


Source: Development Monitoring (LB Camden)

<sup>7</sup> Section 1- Sustainable Development para 1.1 Camden Replacement Unitary Development Plan

- 5.3 It is anticipated that there will be an increase in mixed-use developments on previously single use sites in future years when applications made under the new policy are completed and monitored.

**Figure 18. Type of Scheme by year 2002/03 to 2005/06**



Source: Development Monitoring (LB Camden)

- 5.4 Consideration of the 2005/06 data shows that again mixed use development on a single use site has remained stable at 7%, with an average of 8% from previous years. The total number of mixed use schemes has increased from 45 to 57. The total number of completed single use schemes on single use existing sites has increased (includes residential accommodation).

**Indicator 20. Energy**

Indicator	<b>Energy efficiency - Proportion of eligible major planning applications accompanied by a BREEAM assessment</b>
Indicator Type	Local – Sustainable Development
Information Source	Development monitoring (LB Camden)
Objective	Protecting and enhancing our environment
Target	Increase the proportion of BREEAM assessments

- 5.5 The Council encourages development with low or zero emissions. One way of testing whether a development incorporates sustainable design is to carry out a BREEAM (Building Research Establishment Environmental Assessment Method) assessment. This assesses the natural resources used to construct a building, the energy and water it consumes, the quality of its internal environment, the ease of travel to the building and the way that a building affects its neighbours.

- 5.6 Camden has signed one BREEAM assessment successfully, with another ten due to be submitted for assessment. 206 major applications (ODPM statutory return codes) were approved in the period 2005/06.
- 5.7 The number of BREEAM assessments is expected to increase with the adoption of the Replacement Unitary Development Plan in 2006, which has a stronger policy on energy efficiency than the previous UDP.

**Indicator 21. Waste Management**

Indicator	<b>Capacity of new waste management facilities by type</b>
Indicator Type	Core 6a - Waste
Information Source	Street Environment Services (LB Camden)
Objective	Protecting and enhancing our environment.
Target	Development of waste management facilities needed to meet EU and national targets

- 5.8 No new waste management facilities were permitted or constructed in 2005/06. Camden has one civic amenity site / recycling and reuse centre at Regis Road. This site accepts both household waste and recyclable materials.
- 5.9 The Council is lead borough in a consortium of seven planning authorities preparing to draw up a Joint Waste Development Plan Document (JWDPD). The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest. The JWDPD will consider the total amount of waste likely to be generated 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 JWDPD 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 JWDPD is likely to begin in January 2007 and, once the timetable for the JWDPD is confirmed, the details will entered into the Local Development Scheme.

**Indicator 22. Waste Arisings**

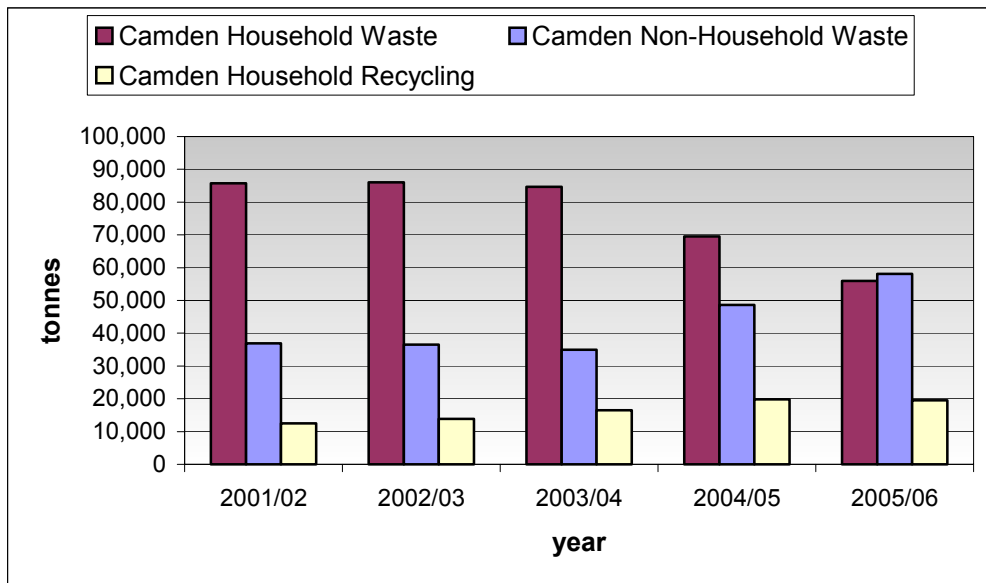
Indicator	<b>Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed</b>
Indicator No.	22
Indicator Type	Core 6b - Waste
Information Source	Street Environment Services (LB Camden)
Objective	Protecting and enhancing our environment.
Target	Recycle or compost at least 25% of household waste by 2005, 30% by 2010 and 33% by 2015

- 5.10 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.

- 5.11 The aim of the Act is to increase the recycling rate, which currently stands at 17.7%, by helping local authorities achieve their statutory recycling targets which underpin national targets to recycle or compost at least 25% of household waste by 2005, 30% by 2010 and 33% by 2015.
- 5.12 The total amount of waste arisings in Camden has decreased since the previous year by 3%.
- 5.13 The amount of household waste being produced within Camden has been decreasing since 2001/02 a 35% reduction, despite the population increasing being by some 15,000.<sup>8</sup>
- 5.14 The Council's recycling initiative has been successful in seeing an increase in the total amount of recycling, with household recycling increasing from 14.5% in 2001/02 to 27.14% in 2005/06.

**Figure 19. Camden Municipal waste by type 2001/02 to 2005/06**



Source: North London Waste Authority

<sup>8</sup> ONS Mid Year Estimates

**Table 12. Camden Municipal waste by type 2005/06**

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

Source: North London Waste Authority

**Indicator 23. Air Quality**

Indicator	<b>Air-borne pollutants identified and measured in Camden</b>
Indicator No.	23
Indicator Type	Local – Sustainable Development
Information Source	Air Quality Projects & Policy (LB Camden)
Objective	Protecting and enhancing our environment.
Target	Reduction in the level identified air pollutants in the National Air Quality Strategy.

- 5.15 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 13. Air Pollutants measured in Camden**

Pollutant	Target, and whether achieved in 2005	Comment
Nitrogen Dioxide (NO <sub>2</sub> )	<ul style="list-style-type: none"> <li>Annual Mean Objective of 40 µg/m<sup>3</sup> – No</li> </ul>	NO <sub>2</sub> concentrations in London over the past few years have shown a gradual increase. New research suggests that this is due to direct nitrogen dioxide emissions release from diesel vehicles fitted with pollution abatement equipment, oxidation particulate traps.
	<ul style="list-style-type: none"> <li>Hourly Objective of 200 µg/m<sup>3</sup> - Yes</li> </ul>	
Sulphur Dioxide (SO <sub>2</sub> )	<ul style="list-style-type: none"> <li>Hourly mean of no more than 24 occurrences greater than 350 µg/m<sup>3</sup> – Yes</li> </ul>	There are no significant industrial sources of sulphur dioxide in Camden, and all the small boilers (>5MW) in the borough operate on natural gas that is a much cleaner fuel compared with coal or heavy fuel oil. Subsequent the objective for sulphur dioxide has continued to be achieved at Bloomsbury.
	<ul style="list-style-type: none"> <li>Daily mean of no more than 3 days greater than 125 µg/m<sup>3</sup> – Yes</li> </ul>	

Pollutant	Target, and whether achieved in 2005	Comment
Particulate Matter (PM10)	<ul style="list-style-type: none"> <li>15 minute mean objective of no more than 35 occurrences greater than 267 µg/m<sup>3</sup> - Yes</li> </ul>	Exceedence of the annual mean objective for PM10 is prevalent throughout London. The main source of particulate matter is road transport. The introduction of the Low Emissions Zone in 2008, by the Mayor of London, is an important policy measure that is intended to reduce particulate matter concentrations across the capital.
	<ul style="list-style-type: none"> <li>Annual Mean Objective of 40 µg/m<sup>3</sup> – Yes</li> <li>Daily objective of no more than 35 days with a daily mean of 35 µg/m<sup>3</sup> - Yes</li> </ul>	
Ozone (O <sub>3</sub> )	<ul style="list-style-type: none"> <li>Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m<sup>3</sup></li> <li>Yes</li> </ul>	Ozone episodes can be a problem in urban areas especially in the summer months when there is increased sunlight and high concentrations of vehicle emissions. Ozone levels are additionally influenced by pollution transported over from continental Europe. Even though there have been several days of high ozone concentrations in London, these have not caused the hourly objective to be exceeded in Camden.
Benzene	<ul style="list-style-type: none"> <li>Annual Mean Objective of 5 µg/m<sup>3</sup> – Yes</li> </ul>	Benzene concentrations continue to decrease in 2005.
Carbon Monoxide (CO)	<ul style="list-style-type: none"> <li>Annual Mean Objective of 10 µg/m<sup>3</sup> – Yes</li> </ul>	Carbon monoxide concentrations are have dropped by over 50% in 2005. Carbon monoxide levels will continue to remain low due to the introduction of the catalytic converter in vehicle exhaust systems.

Source: Air Quality Projects & Policy (LB Camden)

**Indicator 24. Renewable energy**

Indicator	<b>Renewable energy capacity installed by type.</b>
Indicator No.	24
Indicator Type	Core 9 – Renewable Energy
Information Source	Development Monitoring (LB Camden)
Objective	Protecting and enhancing our environment
Target	Major developments to generate at least 10% of their predicted energy requirements from renewable resources

- 5.16 The Replacement UDP 2006 includes a policy that expects, where feasible, major developments to generate at least 10% of their predicted energy requirements from renewable resources. The Council will consider the monitoring systems required to monitor this indicator.

**Indicator 25. Flood Protection And Water Quality**

Indicator	<b>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality</b>
Indicator No.	25
Indicator Type	Core 7 – Flood Protection and Water Quality
Information Source	Development Control (LB Camden)
Objective	Protecting and enhancing our environment
Target	N/a

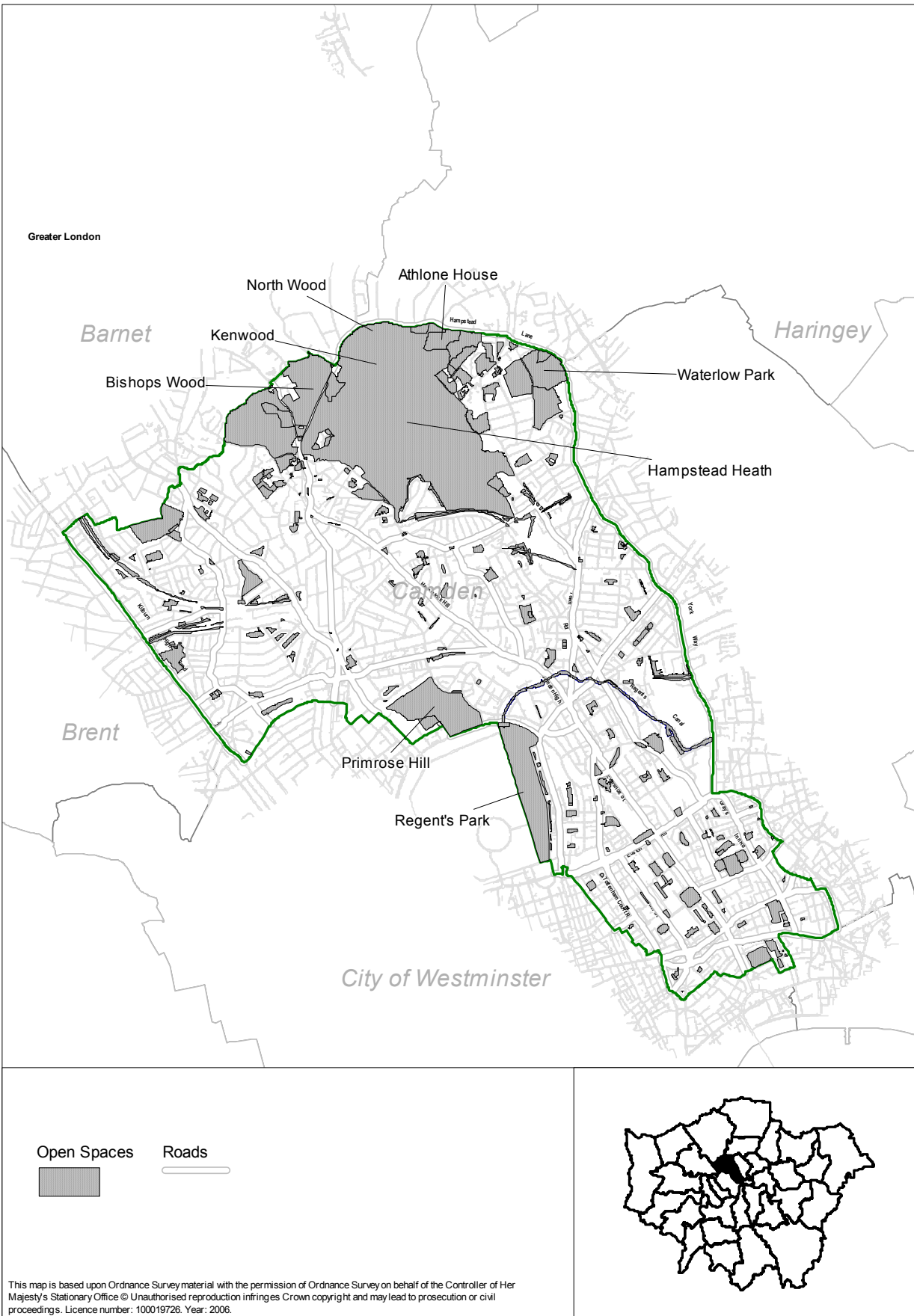
- 5.17 No Planning permissions were granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality during 2005/06.

**Indicator 26. Minerals**

Indicator	<b>Production of primary land won aggregates Production of secondary /recycled aggregates</b>
Indicator No.	27
Indicator Type	Core 5a and 5b - Minerals
Information Source	Development Control (LB Camden)
Objective	Protecting and enhancing our environment
Target	N/a

- 5.18 Within the London Borough of Camden there was no production of primary or secondary aggregates.

Map 2. Location of Designated Open Spaces



## 6. Built and Natural Environment

- 6.1 Open space has a significant contribution to make to the urban environment and policies within the UDP seek to protect the Borough's open space and to conserve its biodiversity. There are several designations of open space, including both public and private that include Metropolitan Open Land, Metropolitan Walks and Green Corridors, Parks and Gardens of Special Historic Interest, London Squares and Allotments. Additionally there are other designations of this open spaces relating specifically to biodiversity.

### Indicator 27. Change in the total amount of open space

Indicator	<b>Total amount of open space and no. of schemes approved and refused involving a loss of open space (as designated on the UDP proposals map)</b>
Indicator type	Local - Natural Environment
Information source	London Borough of Camden (Parks and Open Spaces)
Objective	To protect and enhance the Borough's open spaces
Target	No net loss of open space.

- 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 24.9% of the total area of Camden<sup>9</sup>. Of these, 128 are publicly accessible which accounted for over three quarters of the 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>10</sup>.

**Table 14. Schedule of Open Space Typologies in Camden 2004**

No. of Open Spaces	Typology	Area (Ha)	% of Borough
23	Metropolitan Open Land	391.2	18%
54	London Squares (Listed under the London Squares Preservation Act 1931)	25.0	1.2%
99	Local Parks, Amenity Greenspaces, Gardens of Special Historic Interest (Also includes areas of parks used for sports and recreation)	49.4	2.3%
73	Natural and Semi Natural Green Spaces and Green Corridors	36.5	1.7%
14	Allotments, Community Gardens and City Farms	6.7	0.3%
11	Cemeteries and Burial Grounds	29.4	1.4%
10	Civic Spaces	2.6	0.1%
<b>284</b>	<b>Total Open Space</b>	<b>540.9</b>	<b>24.9%</b>

Source: Parks and Open Spaces (LB Camden)

- 6.3 In 2005/06 there were no decisions made on schemes that involved the loss or gain of designated open space in Camden. In 2004/05 a scheme which

<sup>9</sup> Camden covers an area of 2171 hectares

<sup>10</sup> An Open Space Strategy for Camden 2006-2011

had been approved on the 4 September 2003, subject to the completion of a Section 106 agreement, had the agreement executed and works commenced on a scheme on open space and at Woburn Square for "Erection of a part three/part five storey building with basement to provide facilities for the research and development of brain and cognitive development." This is currently under construction and involves a loss of 0.036Ha of the Open Space at Woburn Square. It should be noted that there was an anomaly in the boundary of this open space in the then Deposit Draft UDP 2003, as an adjacent building had previously been completed here.

**Indicator 28. Open space to Green Flag award standard**

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

- 6.4 The Green Flag award is a measure of excellence in the management and maintenance of green spaces. For an open space to be eligible it has to be freely accessible, although it can be in local authority, other public or private ownership. The Green Flag award assessment is based on whether an open space is welcoming, healthy, safe and secure, clean and well maintained; whether the space is managed in a sustainable manner, promotes conservation of wildlife and the built heritage, reflects community needs and promotes community involvement. Also whether it is well marketed and has a clear management plan.
- 6.5 The 2004/05 AMR stated that out of the 128 eligible open spaces, 47 (37%) were assessed as being either eligible for the award or have already won the award in the past. Hampstead Heath was awarded the flag in 2004/05 (the City of London manages this open space). During 2005/06 there were still 47 of the larger parks and open spaces eligible for the award under Camden management, which accounts for 86% of the total area of designated open space in the borough.
- 6.6 Camden entered two parks for Green Flag Award in 2005/06 and received an award for Waterlow Park. The decision on Russell Square is pending and will now not fall into this financial year. The Council is currently on target to meet one green flag park award each year as part of the Open Space Strategy for Camden 2006-2011.

**Indicator 29. New open space and nature conservation sites**

Indicator	<b><i>Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency.</i></b>
Indicator type	Local: Natural Environment
Information source	London Development Database / London Borough of Camden
Objective	Protecting and enhancing our environment.
Target	Increase in the total amount of open spaces and nature conservation sites that have been created and improved in areas of public open space and nature conservation deficiency by new developments of over 1000sqm.

- 6.7 Camden is a very densely developed borough and has areas defined as deficient in most types of open space. To address this, the Council is introducing UDP policies and supplementary guidance to ensure the provision and/or improvement of open space for all developments that would result in an increased use of open space.
- 6.8 In 2005/06 there have been no new areas of open space created, and there have been no additions to the schedule of open spaces included in indicator 27 above (Table 14). The areas of open space and nature conservation deficiency defined in the UDP have not changed and remain those areas without sufficient amounts of open space proportional to developed land.
- 6.9 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. Through legal agreements (S106) there has also been a large increase in the amount of money secured for open space improvements, from just under £45,000 last year to £300,000 in 2005/06.

**Table 15. Open spaces and nature conservation sites that have been improved in areas of deficiency**

<b>Name</b>	<b>Designation</b>	<b>Area</b>	<b>Improvement</b>
Adelaide Road	Local Nature Reserve	0.9	Planting and Infrastructure
Westbere Copse/Jenny Wood	Local Nature Reserve	0.4	Planting and Infrastructure
Belsize Wood	Local Nature Reserve	0.7	Planting and Infrastructure
Waterlow Park	Metropolitan Open Land	10.2	Planting
St. Georges Gardens	Local Nature Reserve	1.1	Planting

<b>Name</b>	<b>Designation</b>	<b>Area</b>	<b>Improvement</b>
St. Andrews Gardens	Local Nature Reserve	0.7	Planting
Lincolns Inn Fields	Local Nature Reserve	2.9	Planting and new café
Kilburn Grange	Local Nature Reserve	3.3	Planting
Other improved open spaces in areas of deficiency (not designated as a SNCI <sup>11</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	Infrastructure
The Alf Barrett Playground	Small Park	0.1	Infrastructure
Crab Tree Fields	Small Park	0.1	Planting
Whitfield Gardens	Civic Space	0.1	Infrastructure
Tavistock Square	London Square	0.9	Infrastructure
Euston Square	London Square	1.1	Planting and Infrastructure
Judd Street	Small Park	0.3	Infrastructure
Falkland Place	Small Park	0.1	Infrastructure
Broadhurst Copse	Small Park	0.04	Planting
Iverson Road	Small Park	0.2	Infrastructure with new playground

Source: Parks and Open Spaces (LB Camden)

<sup>11</sup> SNCI is a Site of Nature Conservation Importance as designated by English Nature (See table 17)

**Indicator 30. Biodiversity**

Indicator	<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
Information source	London Borough of Camden
Objective	Protecting and enhancing our environment.
Target	No loss in area and populations of biodiversity

6.10 The 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 the 2004/05 AMR 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.

6.11 The following table highlights the priority habitat areas in the borough from baseline figures reported in 2004/05. There have been no recorded changes in the figures reported last year, except the inclusion of the total area of small parks and city squares and the percentage cover of each habitat type in the borough.

**Table 16. Changes to Habitats in Camden 2004/5 to 2005/06**

Habitat/Species	2004/05 Area (hectares)	2005/06 Area (hectares)	% of Borough
Woodland	137 ha	137 ha	6.3%
Heathland	0.9 ha	0.9 ha	0.04%
Churchyards & Cemeteries	34.6 ha	34.6 ha	1.6%
Waterways & Wetlands	7 ha - canal 16 ha - open standing water	7 ha - canal 16 ha - open standing water	0.3% - canal 0.7% - open standing water
Canalsides & Railsides	25.1 ha (railsides)	25.1 ha (railsides)	1.2%
Built Environment	-	-	-
Reedbed	-	-	-
Acid Grassland	38 ha	38 ha	1.8%
Small parks and city squares	74.4 ha	74.4 ha	3.4%
Gardens	-	-	Not Known

Source: Parks and Open Spaces (LB Camden)

6.12 In the 2004/05 AMR, baseline figures for changes in areas designated for their intrinsic environmental value were based on two surveys of sites of nature conservation importance (1993 and 2003). As with the changes to

priority habitats, there have been few changes from the 2003 baseline figures for sites of nature conservation importance (SNCI). The following table contains the total areas of existing SNCI's within each designation, Metropolitan, Borough (grades I and II) or Local importance, to provide additional background information on Camden's biodiversity strategy.

**Table 17. Total Area of Sites of Nature Conservation Importance by Designation 2005/06**

No. of Sites	Designation	Total Area (hectares)	% of Borough
5	Sites of Metropolitan Importance	322.8 ha	14.9%
8	Sites of Borough Importance Grade I	40.8 ha	1.9%
7	Sites of Borough Importance Grade II	29.9 ha	1.4 %
17	Sites of Local Importance	19.7 ha	0.9%
37	Total	413 ha	19 %

Source: Parks and Open Spaces (LB Camden)

- 6.13 Two newly designated sites of local nature importance have been classified in 2005/06, adding 1.3 hectares, and Gondar Gardens has been re-designated from borough grade II to borough grade I. The upgrading of Kenwood Ancient Wood to a SSSI (Site of Special Scientific Interest with 90% of its area classified as favourable<sup>12</sup>) is listed, however the Corporation of London manages this site and therefore it not covered under Camden's list of SNCI's.

**Table 18. Change in Sites of Nature Conservation Sites 2003 – 2005/06**

Changes	Nature conservation site	Designation	Area
<b>New sites</b>	Kenwood Ancient Woodland	SSSI (90% favourable condition)	10.4 ha
	Adelaide Road Nature Reserve	Local Nature Reserve (formally designated)	0.9 ha
	Westbere / Jenny Wood	Local Nature Reserve (formally designated)	0.4 ha
<b>Sites improved</b>			
Planting and infrastructure	Adelaide Road	Local Nature Reserve	0.9 ha
Planting & infrastructure	Westbere Copse/Jenny Wood	Local Nature Reserve	0.4 ha
Planting &	Belsize Wood	Local Nature Reserve	0.7 ha

<sup>12</sup> English Nature classification "favourable" condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.

<b>Changes</b>	<b>Nature conservation site</b>	<b>Designation</b>	<b>Area</b>
infrastructure Planting	Waterlow Park	Reserve Metropolitan Open land	10.2 ha
Planting	St. Georges Gardens	Local Nature Reserve	1.1 ha
Planting	St. Andrews Gardens	Local Nature Reserve	0.7 ha
Planting and new café	Lincolns Inn Fields	Local Nature Reserve	2.9 ha
Planting	Kilburn Grange	Local Nature Reserve	3.3 ha
<b>Sites upgraded in classification</b>	Gondar Gardens	Borough Grade II to Borough Grade I	1.2 ha
<b>Sites lost</b>	None		

Source: Parks and Open Spaces (LB Camden)

- 6.14 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 (Greenspace Information for Greater London). This is currently being investigated, as it may provide a more complete picture of a borough's biodiversity, and changes on an annual basis.

### Indicator 31. Playing fields and outdoor recreation spaces

Indicator	<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
Information source	London borough of Camden
Objective	Protecting and enhancing our environment
Target	No loss of existing playing fields and outdoor recreational spaces.

- 6.15 Even with the intensely urban nature of the Borough, there is a low level of provision of outdoor sport facilities and, in particular, of grass pitches. The open space, sport and recreation study in 2004 revealed that only 16.81 hectares, less than 3% of the total open space in Camden is devoted to outdoor sport and recreation facilities.
- 6.16 The following table shows the breakdown of outdoor sporting facilities within Camden in 2004, including two sites located just over the borough boundary, Hampstead Heath Extension and Regents Park, which are significant in providing for the borough. The borough has approximately 45 smaller artificial pitches/multi-use games areas, which are smaller than full-size but suitable for a range of formal and informal sports with a combined area of 4.4 hectares, no change from 2004.

**Table 19. Summary of sports pitches in Camden 2004**

Site Name	Pitch Type	No. of Pitches	Area (Ha)
Parliament Hill	Cricket	1	2
Parliament Hill	Athletics Track	1	2
Hampstead and Cumberland Clubs	Cricket	1	1.8
Parliament Hill	Football (2 senior, 1 junior)	3	1.69
Hampstead and Cumberland Clubs	Tennis	20	1.34
Parliament Hill	Tennis	10	0.59
Globe Lawn Tennis Club	Tennis	6	0.4
Waterlow Park	Tennis	6	0.35
West Heath Lawn Tennis Club	Tennis	5	0.34
Acland Burghley School	Tennis	4	0.25
Cartwright Gardens	Tennis	4	0.24
La Sainte Union Convent School	Tennis / netball overmarked	4	0.24
Kilburn Grange Park	Tennis	3	0.18
Lincoln's Inn Fields	Tennis / netball overmarked	3	0.18
Fitzroy Open Space	Bowling Green	1	0.15
Mansfield Club Grounds	Bowling Green	1	0.15
Parliament Hill	Bowling Green	1	0.15
Mansfield Club Grounds	Tennis	2	0.13
Hampstead School	Tennis / netball overmarked	2	0.12
Lincoln's Inn Fields	Netball	2	0.11
Hampstead Heath Extension	Rugby, Football Cricket		Not Camden
Regents Park	Football, Cricket, Rugby		Not Camden
<b>Total</b>		<b>80</b>	<b>12.41</b>

Source: LBC open space, sport and recreation study 2004

- 6.17 There were no new outdoor sporting facilities completed or in the planning pipeline in 2005/06, however there was also no loss in facilities either over the financial year although it is noteworthy that a scheme to completely rebuild the Swiss Cottage Leisure Centre at 7,000m<sup>2</sup> providing indoor sporting facilities, was completed.

**Indicator 32. Buildings at risk**

Indicator	<b>Number of Buildings at Risk on the English Heritage Buildings at Risk Register</b>
Indicator type	Local: Built Environment
Information source	Conservation and Urban Design (LB Camden)
Objective	Protecting and enhancing our environment
Target	Reduce number of Buildings at Risk in Camden

- 6.18 Buildings at Risk are listed buildings in a poor condition, often, but not necessarily, vacant, which are in need of repair and, if vacant, to be put to a suitable use. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only.
- 6.19 The 2006 register showed the total of buildings at risk in Camden to be 53. This is a reduction from the 2005 total of 57 and is the lowest figure the borough has achieved. Although buildings will be continue to be added to the register, Camden will continue to seek to reduce the total number.

**Table 20. Buildings at Risk in Camden 2001 – 2006**

Year	No of buildings
2001	57
2002	64
2003	68
2004	61
2005	57
2006	53

Source: Conservation and Urban Design Team (LB Camden)

**Indicator 33. Archaeological Investigations**

Indicator	<b>Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required</b>
Indicator type	Local: Built Environment
Information source	Conservation and Urban Design (LB Camden)
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

- 6.20 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.

- 6.21 During 2005/06, 513 schemes were granted full planning permission and located within archaeological priority areas (as designated on the UDP proposals map). Of these schemes only 1 required an archaeological assessment to be submitted to the Council.
- 6.22 This scheme, located at 125 High Holborn, for demolition and redevelopment of 9-10 Southampton Place and 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row. The development of the new office and retail building will involve construction of a 4m deep basement across the entire building footprint, and is likely to remove any archaeological deposits that have survived previous development impacts. It was therefore recommended that the impact of the proposed development on the archaeological resource, be clarified by small-scale trial work on site, i.e. an archaeological field evaluation. Such work might be arranged in conjunction with any planned engineer's site investigation.

#### Indicator 34. Protection of Trees

Indicator	<b>Number of tree preservation orders and protected woods</b>
Indicator type	Local: Natural Environment
Information source	Conservation and Urban Design (LB Camden)
Objective	Protecting and enhancing our environment
Target	Increase in the number of TPO's served

- 6.23 The Council will seek to protect trees in the borough, 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.
- 6.24 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 4 years. During 2005/06 more TPO's were served than at any time in the last four years, with 106 compared to 91 in 2004/05.

**Table 21. Number of Tree Preservation Orders Served**

Year	No of buildings
2002/03	73
2003/04	34
2004/05	91
2005/06	106

Source: Conservation and Urban Design (LB Camden)

## 7. Transport

- 7.1 The Council seeks to reduce the need to travel, manage and reduce the amount of traffic on Camden's roads and encourage forms of travel that cause the minimum environmental harm

### Indicator 35. Non Residential Car Parking

Indicator	<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
Information Source	Development Monitoring (LB Camden)
Objective	Producing and environmentally sustainable pattern of land use and reduce the need to travel.
Target	All non residential schemes meet the Councils parking standards

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

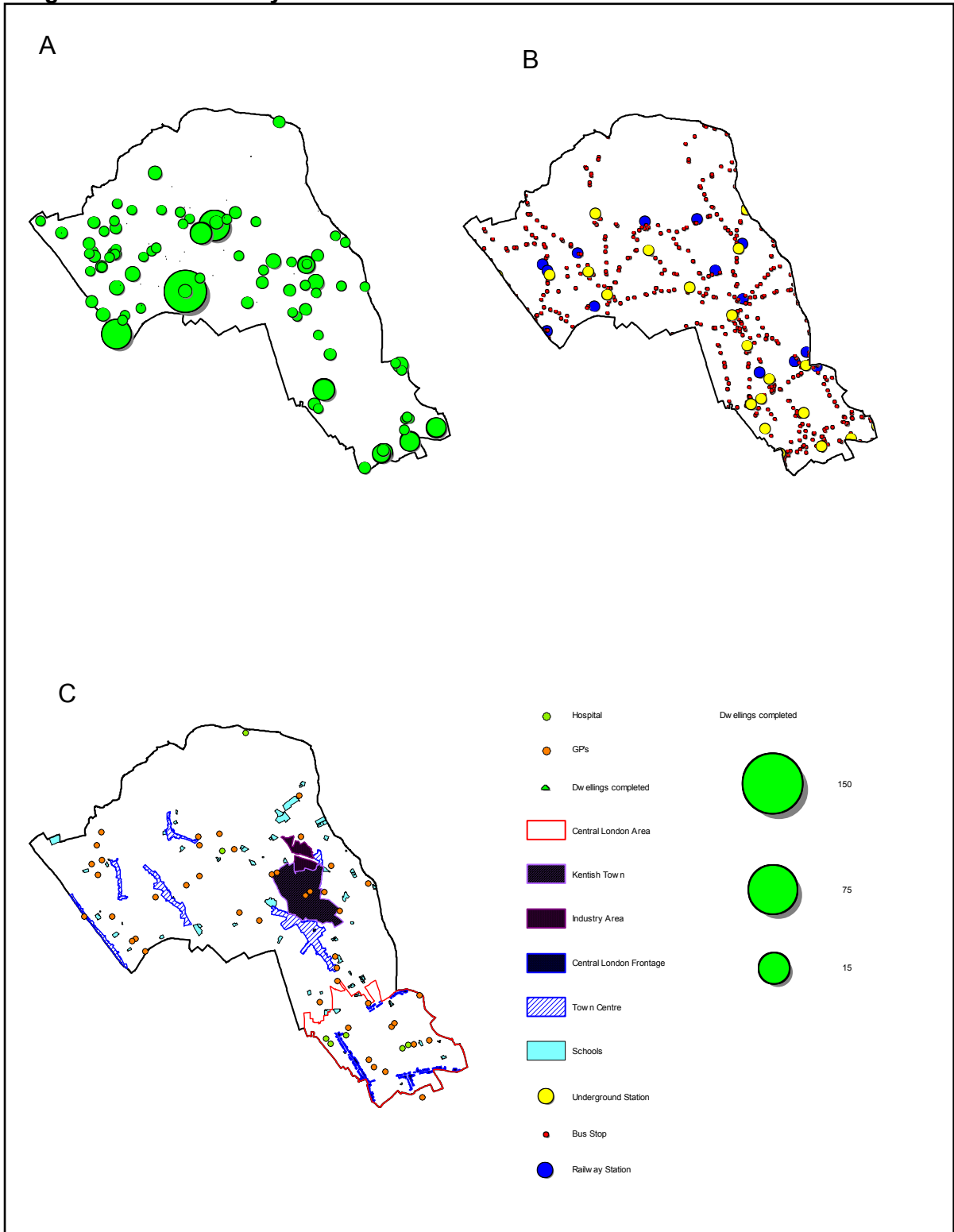
### Indicator 36. Accessibility to services

Indicator	<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 and a major retail centres</b>
Indicator Type	Core 3b
Information Source	Development Monitoring (LB Camden)
Objective	Producing and environmentally sustainable pattern of land use and reduce the need to travel.
Target	All new residential development be built in accessible locations to local services

- 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 over ground railway stations, including three mainline stations at Euston, St Pancras and King's Cross, and 16 underground stations.

- 7.5 The threshold for new dwellings (Figure 21 -Map A) to be able to access retail centres, employment centres, health and education services within a 30 minute public transport time has been reached in all cases. As can be seen from the Figure 21 Map C below, Camden's services are well distributed around the borough, with the Town Centres and Central London frontages being well located for the majority of the existing and new residents of the borough.

Figure 20. Accessibility to services



Source: Development Monitoring (LB Camden)

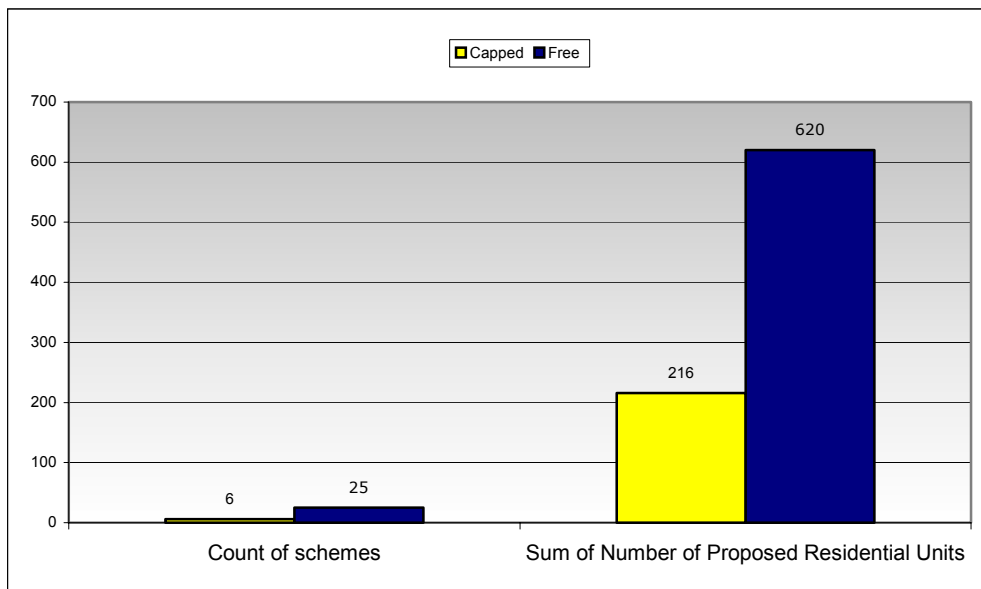
**Indicator 37. Car free housing and car capped housing**

Indicator	<b>Car free housing and car capped housing agreed through Section 106 agreements</b>
Indicator Type	Local -Transport
Information Source	Section 106 Monitoring – Sites Team (LB Camden)
Objective	Making sure that development meet our needs, now and in the future
Target	Increase in the total amount car free housing and car capped housing

7.6 The Council aims to promote sustainable lifestyles and to reduce the use of the private car. It has therefore promoted the development of car free housing. This is housing with no parking spaces on-street or on the site other than for people with disabilities. The Council also promotes car capped housing, which is housing with a limited number of spaces on the site but no parking allowed on-street. For car free and car capped housing, a legal agreement is needed to ensure that future occupants are aware they are not entitled to on-street parking permits.

7.7 In 2005/06 there were a total of 95 agreements signed that included a clause on either cap capped or car free housing. Of the 95 agreements 25 (81%) were car free – some 620 dwellings (gross).

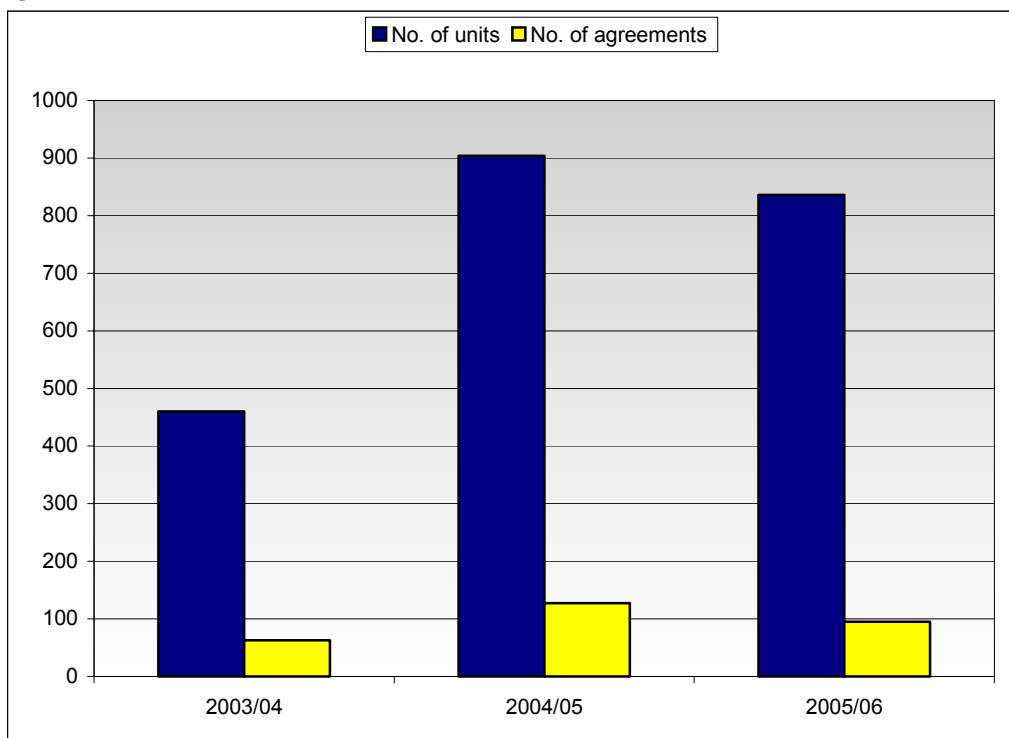
**Figure 21. Car capped and car free developments 2005/06 signed agreements by dwellings permitted**



Source: Section 106 Monitoring – Sites Team (LB Camden)

7.8 The total number of dwellings affected is slightly down on last year but it must be noted that Camden has been effective in increasing the proportion of dwellings per agreement with 8 dwellings in 2005/06 compared to 7 dwellings in 2004/05.

**Figure 22. Car capped and car free developments 2005/06 signed agreements**



Source: Section 106 Monitoring – Sites Team (LB Camden)

**Indicator 38. Location of major travel demand generating schemes**

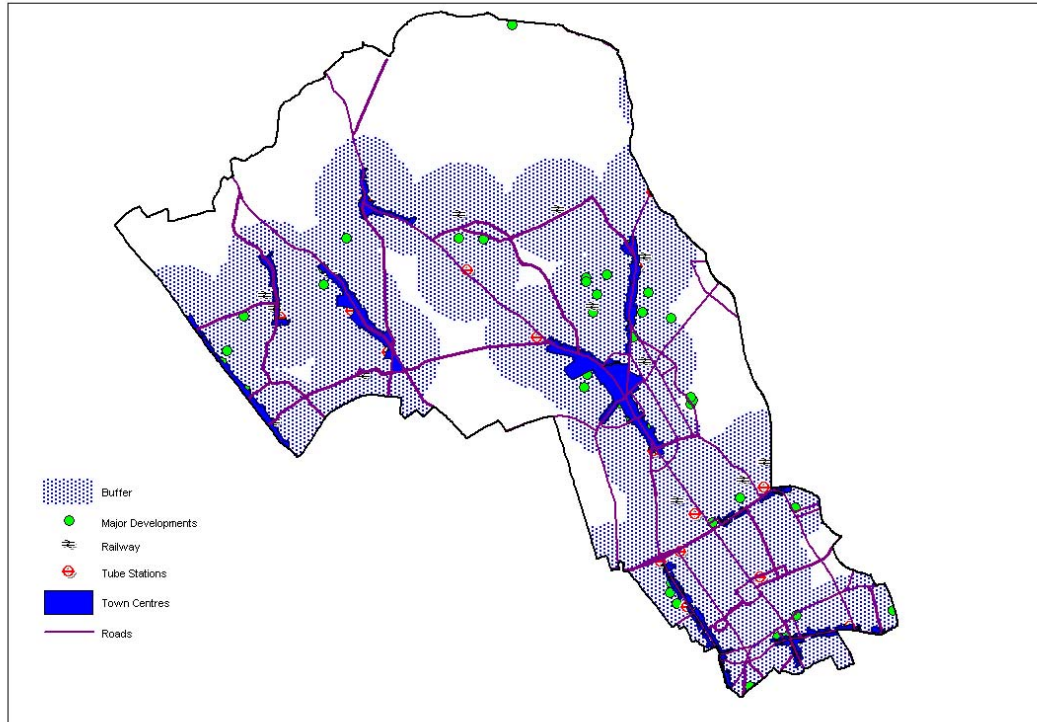
Indicator	<b>Planning consents granted for major travel demand generating schemes in accessible locations</b>
Indicator Type	Local - Transport
Information Source	Development Monitoring (LB Camden)
Objective	Making sure that development meet our needs, now and in the future. Producing and environmentally sustainable pattern of land use and reduce the need to travel.
Target	Increase in the proportion of implemented planning consents granted for major travel demand generating schemes located at key transport nodes in comparison to total number of major travel demand generating schemes.

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

7.10 PPS6 - Planning for Town Centres defines edge-of-centre locations for retail purposes as a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses (such as retail, business, entertainment), this is likely

to be within 300 metres of a town centre boundary. For office development, locations outside the town centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area are considered to be edge-of-centre.

**Figure 23 – Significant travel generating schemes and accessibility**



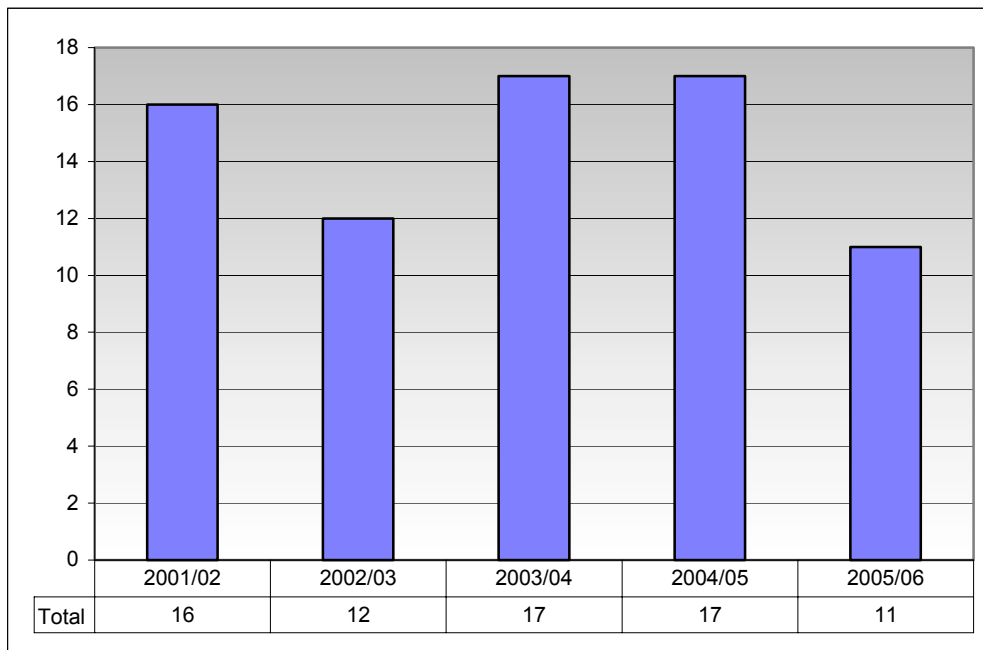
- 7.11 The map above (figure 24) shows the location of the significant travel generating schemes granted consent in 2005/06. The buffer has been drawn 500m around train and underground stations and 300m around town centres. The Central London Area is also included. Of the 44 significant travel-generating schemes only four fell outside the buffer areas (10%). Therefore, Camden's policy to direct large-scale development to accessible locations appears to be operating successfully, although last year only 4% of these types of schemes fell outside the buffer zone.
- 7.12 However three of the approvals are located on St. Pancras Way, which although not very well served with bus routes is less than 300 metres from the nearest bus stops. The fourth permission is located on the periphery of the borough bounded to the south and west by Hampstead Heath with an area of 4.85 hectares. The part of the borough consequently has the lowest public transport accessibility (PTAL) rating in the whole of the borough.

**Indicator 39. Workplace travel plans**

Indicator	<b>Workplace travel plans for new developments</b>
Indicator Type	Local - Transport
Information Source	Section 106 Monitoring – Sites Team (LB Camden)
Objective	Producing and environmentally sustainable pattern of land use and reduce the need to travel.
Target	Increase in the total amount of workplace agreed for new developments through S106 agreements.

- 7.13 UDP policy T1 C Travel Plans requires applicants to provide a Travel Plan to manage travel arising from any development that significantly increases travel demand or would otherwise have a significant impact on travel or the transport system.
- 7.14 The Council encourages travel plans for facilities that attract large numbers of staff, visitors or vehicle movements. A travel plan is a site-based package of measures to encourage walking, cycling, car sharing and public transport use and reduce the amount of car travel connected with the site.
- 7.15 Work place travel plans are secured through legal agreements when planning permissions are granted. 11 work place travel plans were secured in 2005/06, a decrease of 6 from last year’s figure. In total 90 travel plans and initiatives have been secured through Section 106 agreements since 2001/02.

**Figure 24. Workplace travel plans for new developments 2005/06 signed agreements**



2003/04 figure of 16 travel plans revised to 17 due to inaccuracies in source data  
 Source: Section 106 Monitoring – Sites Team (LB Camden)

**Indicator 40. Traffic flows**

Indicator	<b>Estimated traffic flows (million vehicle km)</b>
Indicator Type	Local - Transport
Information Source	Department of Transport
Objective	Producing and environmentally sustainable pattern of land use and reduce the need to travel.
Target	Reduction in the total number of vehicles using borough roads.

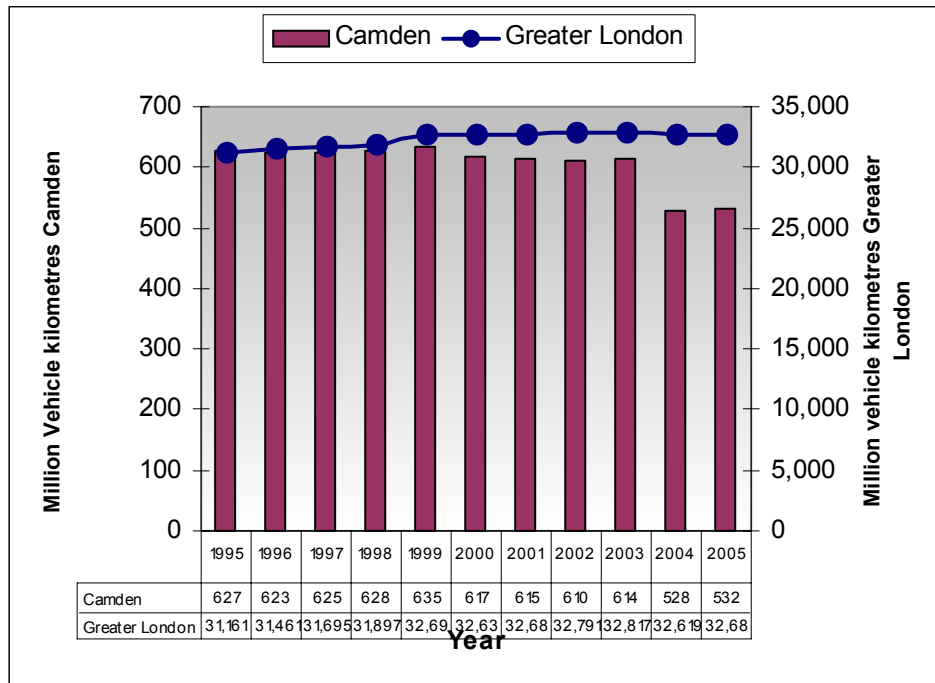
7.16 The Department of Transport compiled data to provide estimates of total motor vehicle traffic - annual million vehicle kilometres - for each local authority and region in Great Britain from 1995 to 2005. As can be seen from the table below Camden has been quite successful in reducing the total number of vehicles using borough roads.

**Table 22. Total motor vehicle traffic**

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

Source: Department of Transport's National Road Traffic Survey

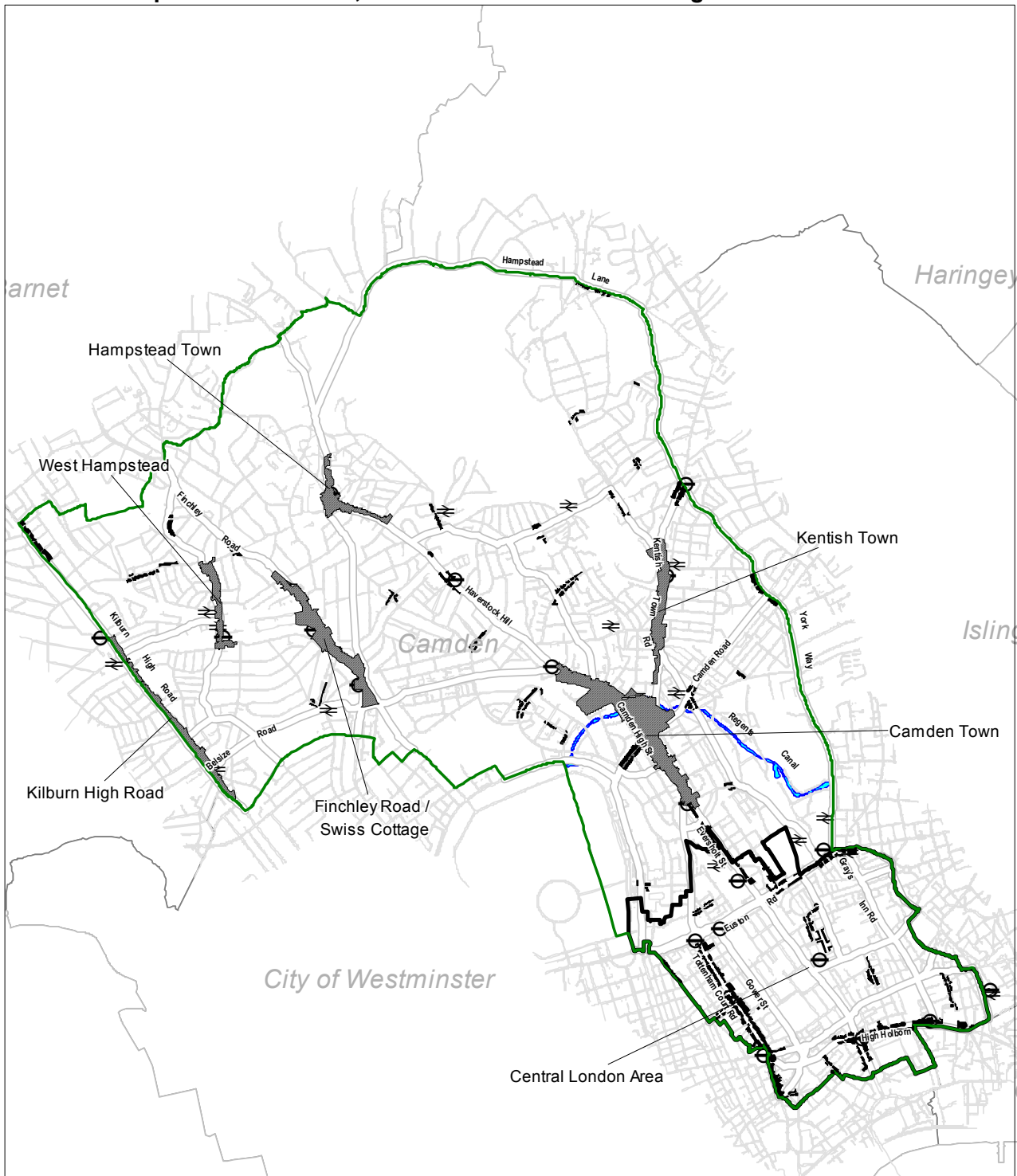
**Figure 25. Total motor vehicle traffic**







Source: Department for Transport's National Road Traffic Survey



London Borough of Camden Annual Monitoring Report 2005/06  
**Map 3. Town Centres, Central London Area and Neighbourhood Centres**



-  Neighbourhood Centre
-  Central London Frontage
-  Central London Area
-  Town Centre



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## 8. Town centres, retail, community and leisure

- 8.1 The UDP aims to provide an appropriate range of services across the borough and improve and protect Camden's town centres and neighbourhood centres as successful places for shopping and services. The Council's policies also aim to provide a range of community facilities that meet the needs of Camden's population.

### Indicator 41 - Retail, office and leisure development

Indicator	<b>Amount of completed retail, office and leisure development</b>
Indicator type	Core 4a - Local services
Information source	Development monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 8.2 The amount of completed A1 retail development in terms of floorspace is considerably less in 2005/06 than the previous year, with only 4,550m<sup>2</sup> gross and a net gain of 594m<sup>2</sup> when taking account of losses. A2 office (financial services) floorspace has also been analysed in this AMR, which also showed considerably less completed floorspace than the previous year, with a net gain of 519m<sup>2</sup>.

**Table 23. Completed Retail and Financial Services Offices Floorspace 2002 to 2006**

	A1 Retail (Floorspace m <sup>2</sup> )			A2 Office (Floorspace m <sup>2</sup> )		
	Gross	Loss	Net Change	Gross	Loss	Net Change
2002/03	9,896	15,478	-5,582	1,490	1,129	361
2003/04	17,530	25,009	-7,479	1,553	1,295	258
2004/05	17,387	13,044	4,343	3,922	2,301	1,621
2005/06	4,550	3,956	594	676	157	519

- 8.3 Completed B1 Office floorspace showed a large decrease between 2004/5 and 2005/06. Just 33,431m<sup>2</sup> of office floorspace was completed in 2004/05 compared to 111,299m<sup>2</sup> the previous year. There were also losses of B1 to other uses leading to a net gain of just 4,187m<sup>2</sup>. In recent years there has been no clear trend in the net change in office floorspace, however gross floorspace in 2005/06 was considerably less than the previous 3 years. It is possible that this is due to the number large number of vacant office units that have not been let since completion in previous years, with many vacant for over a year since completion. (See chapter 9 – Economic Activities for vacancy rates)
- 8.4 Leisure development, on the other hand, had an increase in the amount of completed floorspace from last year with 8,627m<sup>2</sup> gross. This was however offset by losses in 2005/06, which lead to an overall net loss of 5,617m<sup>2</sup>, which included the complete re-building of Swiss Cottage leisure centre with a net loss of 2,200m<sup>2</sup>.

**Table 24. Completed Office and Leisure Floorspace 2002/03 to 2005/06**

	B1 Office (Floorspace m2)			D2 Leisure (Floorspace m2)		
	Gross	Loss	Net Change	Gross	Loss	Net Change
2002/03	106,346	99,609	6,737	5,743	5,282	461
2003/04	105,319	81,542	23,777	10,914	1,806	9,108
2004/05	111,299	116,712	-5,413	1,535	711	824
2005/06	33,431	29,244	4,187	8,627	14,244	-5,617

**Indicator 42 . Retail, office and leisure developments in town centres, neighbourhood centres and central London frontages**

Indicator	<b>Amount of completed retail, office and leisure development in the Central London Frontages, Town Centres, and Neighbourhood Centres</b>
Indicator type	Core 4b - Local services
Information source	Development monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

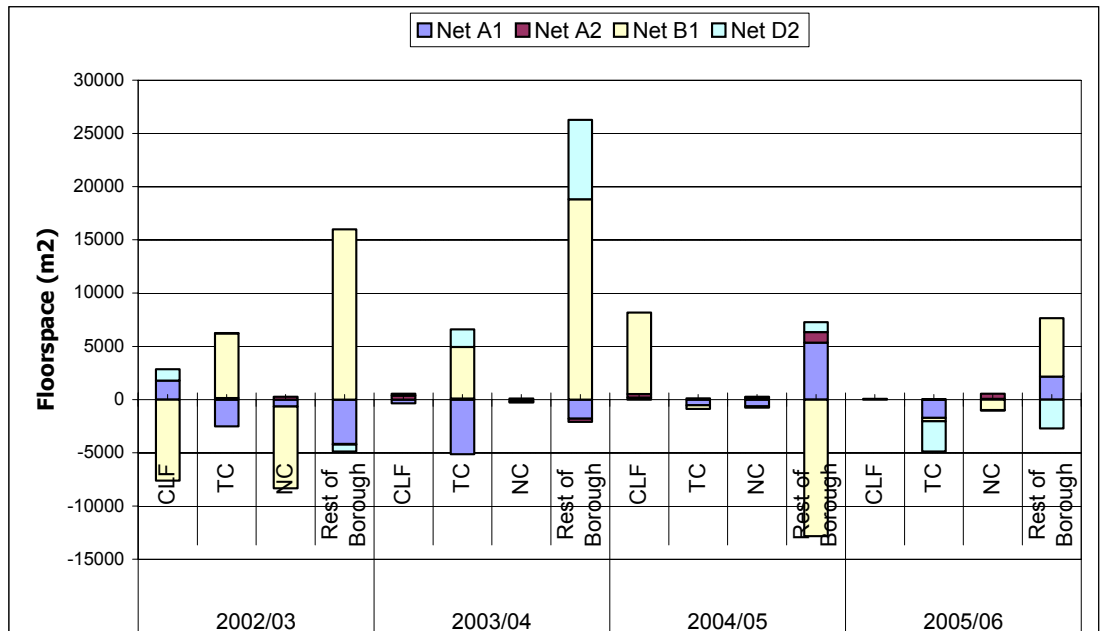
- 8.5 The UDP designates three types of centres in Camden where retail, office and leisure activities are encouraged. Indeed, these services are concentrated in the Central London Area (of which there are 3 main Central London Frontages or CLF's), Town Centres (TC) and Neighbourhood Centres (NC) These areas are generally well served by public transport. Each fulfils a role, either internationally, nationally or locally to provide retail and associated leisure and commercial services for visitors and residents.
- 8.6 The Borough has 6 town centres: Camden Town, Finchley Road / Swiss Cottage, Kilburn High Road (east side only), Kentish Town, Hampstead and West Hampstead each with its own character and a large range of retail, leisure and employment uses. Additionally, Camden has 36 neighbourhood centres, providing smaller scale retail and commercial activity for local residents and visitors.
- 8.7 Figure 27 below shows the amount of completed floorspace in designated centres over the last 4 years. During 2005/06 there was only a small net increase in the amount of A1 retail floorspace within central London frontages, and no change in offices (A2 and B1) and leisure (D2) floorspace. Town Centres however, showed a net loss of retail floorspace of 1,709m2, mainly from change of use schemes where retail has been converted into restaurants, take-aways and residential accommodation on upper floors. There was also a 2,847m2 loss in leisure floorspace within town centres. One large scheme, involving a change of use from a nightclub to a place of worship, was responsible for the loss of 2,532m2 leisure floorspace in Finchley Road / Swiss Cottage town centre.
- 8.8 Neighbourhood centres showed slight gains in retail and financial services uses in 2005/06, but there were also significant gains in retail and office

floorspace outside these centres. Much of the floorspace created outside the designated centres were part of larger mixed-use schemes, which provide local shops and services alongside large numbers of residential units.

**Table 25. Completed retail, office and leisure floorspace (net) in designated centres 2002/03 to 2005/06**

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

**Figure 26 – Net change in retail, offices and leisure floorspace 2002/03 – 2004/05**



Source: Development Monitoring (LB Camden)

**Indicator 43. Retail units in town centres, neighbourhood centres and central London frontages**

Indicator	<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
Information source	Development monitoring (LB Camden)
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

- 8.9 As the core function of the Boroughs' 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.
- 8.10 Retail surveys was carried out in 2005 and 2006 on all ground floor units within the designated centres across Camden to monitor the number of units within each use class. Across all designations there has been very little change in the total number of units and the number of A1 retail units has also remained fairly constant. See Table 26 below showing the number of A1 retail units as a proportion of all the units in each designated centre.
- 8.11 High Holborn and Euston Road frontages have low proportions of A1 units as they do not have a specialist retail function like Camden's other centres, and principally serve the daytime weekday office workforce<sup>13</sup>. They have much higher numbers of A2 financial services and A3 restaurant units. Tottenham Court Road is a main retail centre and has retained the 132 retail units.
- 8.12 The number of A1 units in the six town centres has either remained static or increased between 2005 and 2006 with the exception of West Hampstead where two A1 units have been lost. Neighbourhood centres have seen a slight reduction in the number of A1 units, particularly Mill Lane and Chalcot Road where 2 were lost in each centre.

<sup>13</sup> Camden Retail Study – Roger Tym & Partners 2004

**Table 26. Proportion of A1 units in central London frontages, town centres and neighbourhood centres 2005 – 2006**

Designation	2005			2006		
	No. of A1	Total Units	% in CLF	No. of A1	Total Units	% in CLF
<b>Central London Frontages</b>						
Euston Road	17	70	24%	17	71	24%
High Holborn	77	182	42%	78	168	46%
Tottenham Court Road	132	201	66%	132	199	66%
<b>Town Centres</b>						
Camden Town	307	600	51%	307	600	51%
Finchley Road	134	250	54%	135	251	54%
Hampstead Town	135	251	54%	139	253	55%
Kentish Town Road	115	251	46%	116	253	46%
Kilburn High Road	97	183	53%	101	184	55%
West Hampstead	81	175	46%	79	175	45%
<b>Neighbourhood Centres</b>						
Combined for all 36 NC's	No. of A1 Units: 651	Total Units: 1207	Average % in NC: 53%	No. of A1 Units: 644	Total Units: 1201	Average % in NC: 53%

Source: Retail Survey 2006 (LB Camden)

- 8.13 Although there are specific policies in place to protect these centres and frontages thus limiting the losses of A1 use below a certain percentage, where the Council has prepared area planning guidance a specific approach is taken for individual frontages. In future AMR's we will aim to monitor the proportion of A1 units against the specific approach that applies. This will assess the appropriateness of the policy objectives during the preparation of the Local Development Framework

**Indicator 44. Ground floor vacancy rates**

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

- 8.14 Vacancy rates have increased across all centres in Camden in 2006, with Euston Road still having the highest with 24%. High Holborn and Tottenham Court Road both saw a reduction in the total number of units overall and also seeing a rise in the number of vacancies. Vacancy in the 6 town centres remained relatively low although all saw an increase in the vacancy rate, while neighbourhood centres vacancy rate saw a very small rise.

**Table 27. Vacancy rates in central London frontages, town centres and neighbourhood centres 2005 – 2006**

Centre	2005			2006		
	No. Vacant Units	Total Units	% Vacant	No. Vacant Units	Total Units	% Vacant
<b>Central London Frontages</b>						
Euston Road	15	70	21%	17	71	24%
High Holborn	10	182	5%	13	168	8%
Tottenham Court Road	2	201	1%	11	199	6%
<b>Town Centres</b>						
Camden Town	34	600	6%	45	600	8%
Finchley Road	9	250	4%	18	251	7%
Hampstead Town	5	251	2%	9	253	4%
Kentish Town Road	14	251	6%	19	253	8%
Kilburn High Road	7	183	4%	14	184	8%
West Hampstead	5	175	3%	8	175	5%
<b>Neighbourhood Centres</b>						
Total for all 36 neighbourhood centres	67	1207	6%	78	1201	6%

**Indicator 45. New community facilities**

Indicator	<b>Total of new community facilities floorspace completed</b>
Indicator type	Local: Community Uses, Leisure and Tourism
Information source	Development monitoring (LB Camden)
Objective	Protecting facilities for all members of the community
Target	Net increase in the amount of new community facilities

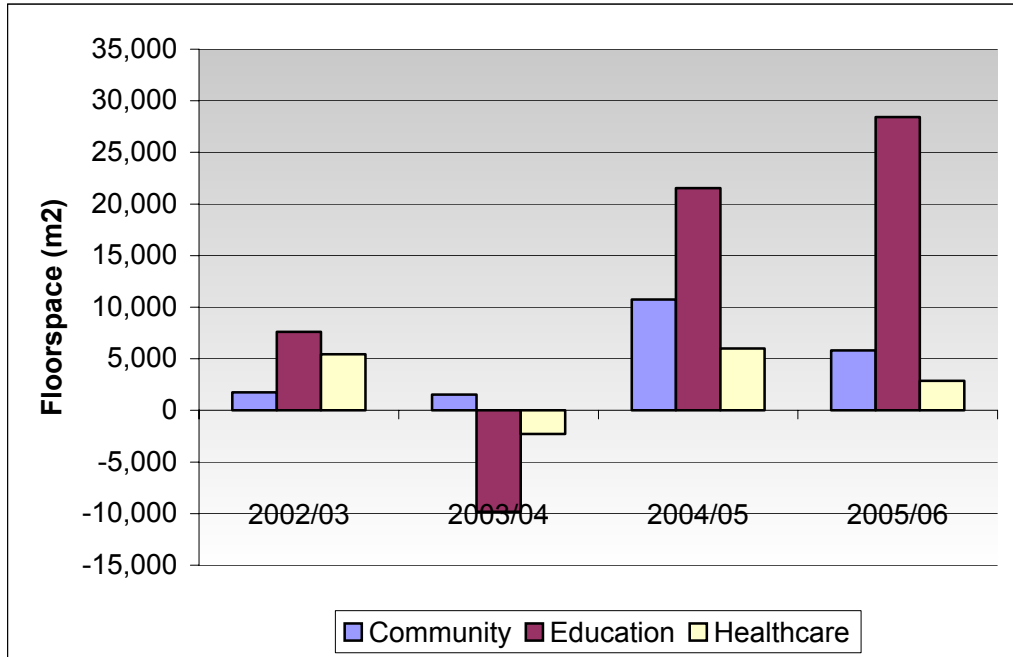
- 8.15 Community facilities, including educational establishments, healthcare facilities and community centres, have a significant impact on people's quality of life and are vital for sustaining residential communities, promoting social inclusion and equality of opportunity. The Council's policies aim to provide a range of community facilities that meet the needs of residents, workers and visitors and are located close to, and easily accessible to, the community they serve.
- 8.16 Table 28 below shows the gross and net amount of completed community facilities floorspace, by type over the last five years and additionally those schemes in the planning pipeline at financial year-end. In 2005/06 just under 60,000m<sup>2</sup> of floorspace was completed, substantially less than 2004/05. The total net gain was 37,103m<sup>2</sup> including all D1 schemes, only slightly less than the previous year. A further 26,577m<sup>2</sup> (net) of, as yet unimplemented, community floorspace is in the pipeline indicating that future years will continue to see growth in community premises.

**Table 28. Schemes involving a gain or loss in community facilities by type 2002/03 to 2006/06**

Year Completed	Community Premises (m2)		Educational & Childcare Facilities (m2)		Hospital & Healthcare Facilities (m2)		Total (m2) (All D1 Schemes)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2002/03	1,808	1,738	29,702	7,606	5,506	5,451	37,016	14,795
2003/04	2,007	1,545	35,184	-9,822	399	-2,272	37,590	-10,549
2004/05	18,641	10,756	53,542	21,545	8,155	5,988	80,338	38,289
2005/06	5,808	5,808	43,718	28,423	9,746	2,872	59,272	37,103
Under Construction at 31/3/06	14,716	63	25,166	19,813	22,153	13,029	62,035	32,905
Unimplemented Planning Permission at 31/03/06	6,434	3,455	42,444	17,607	12,814	5,515	61,692	26,577

- 8.17 As illustrated in figure 28 below, the net change in floorspace of community facilities by type has varied year by year. In 2005/06 educational facilities showed the largest net increase in floorspace with 28,423m<sup>2</sup> completed and a further 19,813m<sup>2</sup> net under construction. The presence of the University College London and various other further education colleges are responsible for the high proportion of education floorspace being created, driven by an increase in the number of people attending university and further education establishments.
- 8.18 Community premises, which includes museums, community halls and places of worship have also seen a net increase in floorspace and in line with policy there have been no recorded losses of community uses during 2005/06. Health care facilities have not shown such large net increases as other D1 uses, and indeed less than 2004/05. There is however, over 13,000m<sup>2</sup> of potential net gain in healthcare floorspace currently under construction, which indicates that further net gains will become apparent in future years.

**Figure 27. Net change in community facilities completed 2002/03 2005/06**



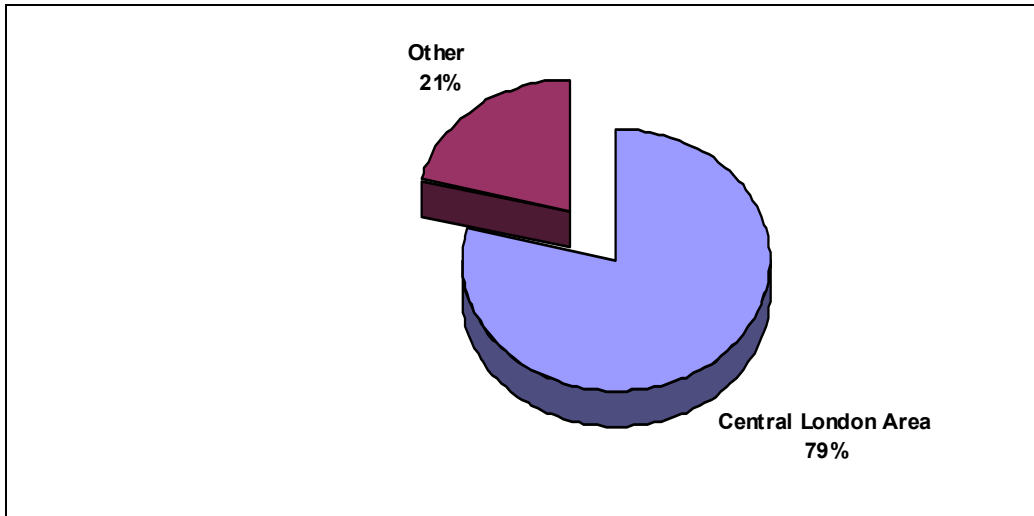
Source: Development Monitoring (LB Camden)

**Indicator 46. Hotel Facilities**

Indicator	<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
Information source	Development monitoring (LB Camden)
Objective	Protect hotel facilities in the borough
Target	No net loss of hotel facilities in the Borough

- 8.19 Hotels, B&B and hostels can 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.
- 8.20 UDP policy C5 sequentially directs hotel development to certain areas such as Town Centres and the Central London Area. 79% of all employees in hotels are working in the Central London Area (Annual Business Inquiry, 2004).

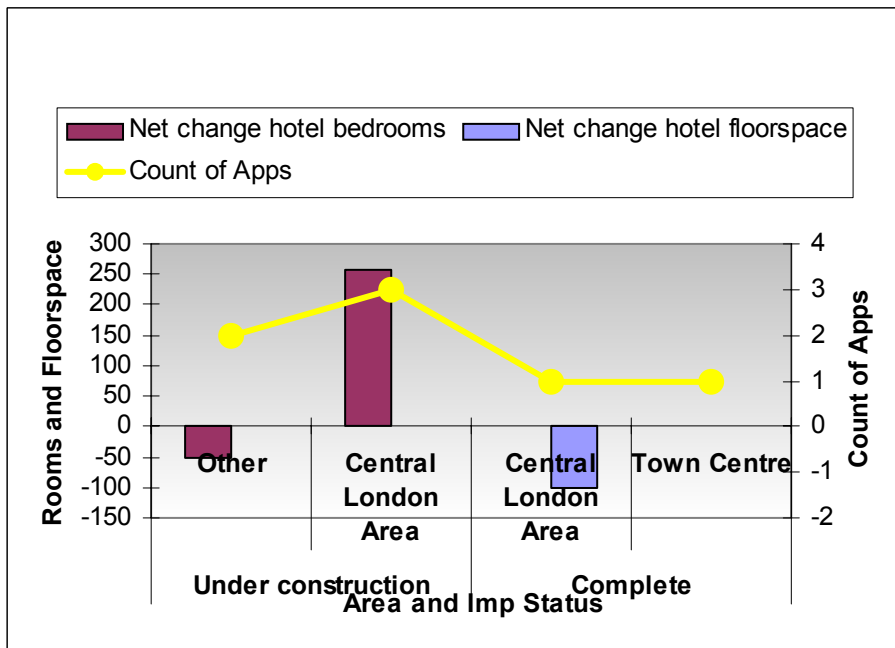
**Figure 28. Percentage of employees within Hotels sector working in the central London area, 2004**



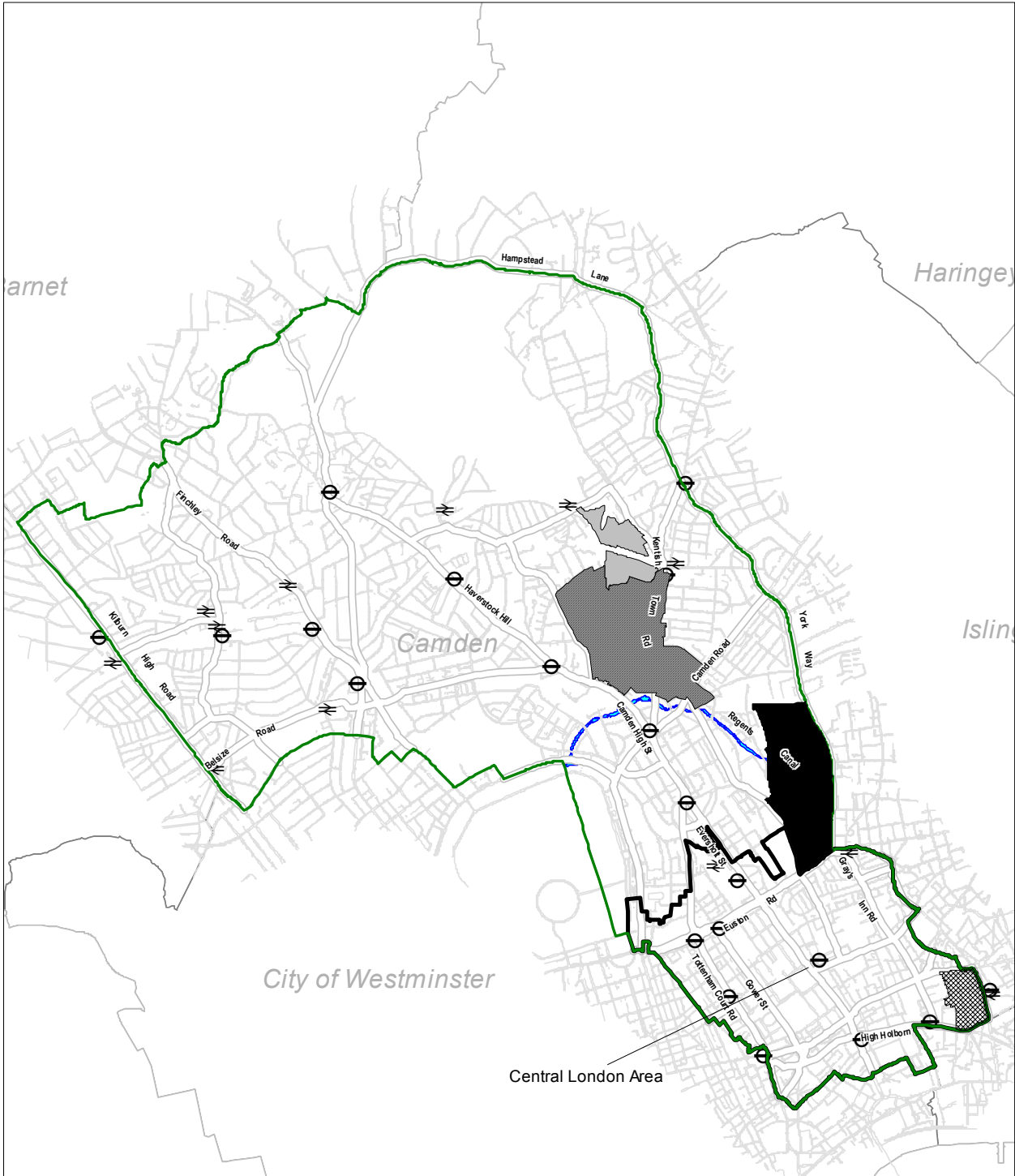
Source: Development Monitoring (LB Camden)








- 8.21 Figure 30 below shows the number of permissions for hotels implemented in the year 2005/06 and additionally the number of rooms completed and currently under construction. There was one completed scheme with the loss of 100 rooms in the central London area, and 3 schemes under construction in this area with a net gain of 256 bedrooms.
- 8.22 Outside the central London area there are 2 schemes currently under construction which, when completed will involve the loss of 51 bedrooms.

**Figure 29. Completed hotel facilities and hotel facilities in the planning pipeline in 2004/05**



Map 4. Designated Employment and Economic Activity Areas



- |  |   |
|--|---|
|  Kings Cross Opportunity Area |  Central London Area |
|  Kentish Town Area            |  Railway Station     |
|  Industry Area                |  Tube Station        |
|  Hatton Garden                |   |



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## 9. Economic activities

- 9.1 Economic activity uses or employment uses will be defined as uses within the B Use Class<sup>14</sup> incorporating office, research and development, light industry, general industry and warehousing & storage. The Council will seek to encourage Camden as an economically successful borough, guiding business development to appropriate locations within the borough, provide a range of business needs and to maximise job opportunities.

### Indicator 47. Employment floorspace

Indicator	<b>Amount of floorspace developed for employment by type</b>
Indicator type	Core 1a - Economic Activities
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.2 Camden has a large stock of office floorspace with ODPM figures for 2004 showing Camden had 2,032,000m<sup>2</sup> of office floorspace, 190,000m<sup>2</sup> of industrial floorspace and 240,000m<sup>2</sup> of warehouse floorspace. This large proportion of office stock is due to Camden's central London location with the main employment sector being financial and business services, dominating other sectors.
- 9.3 During 2005/06 a total of 33,431 m<sup>2</sup> of B1 floorspace was completed, much less than 2004/05. However, there were fewer losses this year than in 2004/05 and consequently there was a net gain of 4,187 B1 office floorspace. B2 and B8 floorspace, classified as general industrial and storage uses saw net losses of 781m<sup>2</sup> and 3,981m<sup>2</sup> respectively.
- 9.4 Overall, 54 sites were completed in 2005/06 involving employment floorspace, again significantly less than in 2004/05. These involved a total area of 4.938 hectares.

**Table 29. Completed employment floorspace in Camden 2002/3 – 2005/06\***

Year	B1		B2		B8		Total Area (Ha)	Total Number of Completed Sites
	gross	B1 net	gross	B2 net	gross	B8 net		
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	4.938	54

\* floorspace figures for 2002/03 to 2004/05 have been revised to take into account corrections in previous data collection; site areas not available for this period  
 Source: Development Monitoring (LB Camden)

<sup>14</sup> Town and Country Planning (Use Classes) Order

**Indicator 48. Employment floorspace in regeneration areas**

Indicator	<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
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.5 Camden has ten Neighbourhood Renewal Areas (NRA), which are identified as areas with the highest levels of deprivation. The UDP states “development proposals which link with the Neighbourhood Renewal Areas will be encouraged.” Of the 17 schemes identified as being completed within these areas, there was a gross total of just 314m<sup>2</sup> of completed B1 floorspace, and an actual loss of 3,208m<sup>2</sup> when taking account of B1 losses. Losses in NRA’s in 2004/05 and again in 2005/06 indicate that there is potentially a surplus of B1 office accommodation within these areas. There were also net losses of B2 floorspace and B8 floorspace within NRA’s.

**Table 30. Completed Employment floorspace in Neighbourhood Renewal Areas (m<sup>2</sup>)**

	B1		B2		B8		Total Area (Ha) *	Total Number of Schemes
	gross	B1 net	gross	B2 net	gross	B8 net		
2002/03	46,782	4,505	0	-1,236	734	-1,745		48
2003/04	49,832	23,317	2,300	2,300	957	-967		19
2004/05	26,950	-4,289	0	-1,270	2,008	1,230		74
2005/06	314	-3,208	0	-85	700	-1,080	1.8206	17

\* site areas not available for the period 2002/03 to 2004/05

Source: Development Monitoring (LB Camden)

- 9.6 The Council aims to direct business developments to appropriate locations across the Borough that can be easily reached by public transport to minimise the use of private motor vehicles and the associated negative impacts on the environment and traffic congestion. The UDP defines an area to the north west of Kentish Town, close to the North London Line as an Industrial Area, a suitable place for the location of general industry and warehousing.

**Table 31. Completed Employment floorspace in the Industry Area (m<sup>2</sup>)**

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net	Total Area of Completed Sites in Industry Area (Ha)*	Total Number of Schemes
2002/03	17,165	1,776	0	0	3,116	3,116		3
2003/04	0	0	0	0	0	0		0
2004/05	163	163	0	0	0	0		1
2005/06	0	0	0	0	0	-538	0.07	1

\* site areas not available for the period 2002/03 to 2004/05

Source: Development Monitoring (LB Camden)

- 9.7 Within the Industry Area there was only 1 scheme completed involving employment floorspace, which involves the loss of a builder's merchant yard and the conversion to a parking area. Previous years monitoring indicate that there has been very few schemes involving employment floorspace within the industry area.

**Indicator 49. Employment floorspace on previously developed land**

Indicator	<b>Amount of floorspace by employment type, which is on previously developed land</b>
Indicator type	Core 1c - Economic Activities
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.8 The London Borough of Camden is a densely built up area with limited greenfield land, a large majority of which is protected as open space. During 2005/6 as with last year, all developments of employment floorspace were on previously developed land.

**Indicator 50. Employment land available**

Indicator	<b>Employment land available by type</b>
Indicator type	Core 1d - Economic Activities
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.9 As stated in the previous AMR, the London Borough of Camden is a predominantly mixed-use area with few sites designated solely for employment use. On analysing sites in the Replacement Unitary Development Plan Schedule of Land Use Proposals there is only 1 site designated solely for employment use. This site (No. 31 at 46a Mornington Crescent) has a site area of 0.072 hectares (722m<sup>2</sup>). There are 28 other sites, which although mixed use sites have an employment component and these come to a total of just over 76 Ha. The exact amount of employment floorspace on these sites will be determined through the planning application process after negotiations with developers.
- 9.10 Schemes currently in the planning pipeline involving employment floorspace also give an indication of the amount of employment land available. There were a total of 78 schemes currently under construction on 31 March 2006 with a combined floorspace of 80,840m<sup>2</sup>. A further 180,696m<sup>2</sup> of B class floorspace had planning permission but had yet to be implemented.

**Table 32. Employment (B Class) floorspace (m2) and total site area (Ha) of sites in the planning pipeline at 31/03/06**

	<b>B1 gross</b>	<b>B1 net</b>	<b>B2 gross</b>	<b>B2 net</b>	<b>B8 gross</b>	<b>B8 net</b>	<b>Total No. of Schemes</b>	<b>Total Gross Floorspace (All B Class)</b>
Under Construction 31/03/06	77,249	-2,1922	0	-1,339	3,591	-383	78	80,840
With Permission and not started as at 31/03/06	166,477	87,331	624	-795	13,595	-54,320	207	180,696

Source: Development Monitoring (LB Camden)

**Indicator 51. Loss of employment land**

Indicator	<b>Losses of employment land in (i) regeneration or industrial areas defined in the local development framework and (ii) local authority area</b>
Indicator type	Core 1e - Economic Activities
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.11 Camden's Replacement UDP 2006 states that the Council will not grant planning permission for development that involves the loss of a business use on a site where there is a potential for that use to continue (policy E2). The aim of retaining business uses is important for maintaining the buoyancy of economic activity at borough level and Camden's contribution at a London wide level.
- 9.12 Analysing the losses of business floorspace in 2005/06 highlighted 34 such schemes that were completed with a combined area of 1.47 hectares. The majority of these losses were B1 office floorspace, with over 8000m2 being lost. Of these, 17 were located in Neighbourhood Renewal Areas, with a total of 4,373m2 of business floorspace lost, with a combined area of 0.5 hectares.

**Table 33. Completed Schemes in 2005/06 - Losses of Employment Land in Regeneration Areas**

<b>Use Class</b>	<b>Camden</b>			<b>In NRA</b>		
	<b>No. of Schemes</b>	<b>Total Site Area (Ha)</b>	<b>Floorspace</b>	<b>No. of Schemes</b>	<b>Total Site Area (Ha)</b>	<b>Floorspace</b>
B1	29	1.07	-8,318	15	0.43	-3,208
B2	2	0.007	-795	1	0.007	-85
B8	6	0.41	-4,711	2	0.09	-1,080

Total *	36*	1.47*	-13,824	17*	0.5*	-4,373
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\* Total adjusted to avoid double counting of site area where 2 use classes lost on 1 site

Source: Development Monitoring (LB Camden)

- 9.13 Losses of employment floorspace in other areas defined in the UDP as appropriate locations for business (the Industrial area, Kentish Town area and Central London area) will also be resisted, unless the site does not have potential for continuation of existing business use. In 2005/06 the majority of losses were B1 offices within the Central London Area. There could potentially be a surplus of office space within this area, which seems to be reflected by long term vacancy rates of B1 offices (see indicator 53 below).

**Table 34. Completed Schemes in 2005/06 – Losses of Employment Floorspace in Employment Areas**

Use Class	Industry Area	Kentish Town Area	Central London Area	Other Area	Borough Total	No. of Schemes
B1	0	-180	-6,828	-1,310	-8,318	29
B2	0	-710	0	-85	-795	2
B8	-538	-1,990	-1,593	-590	-4,711	6
<b>Total</b>	<b>-538</b>	<b>-2,880</b>	<b>-8,421</b>	<b>-1,985</b>	<b>-13,824</b>	<b>36*</b>

\* Total adjusted to avoid double counting of site area where 2 use classes lost on 1 site

Source: Development Monitoring (LB Camden)

- 9.14 When analysing schemes refused in 2005/06, six schemes were refused permission on the grounds that the proposal would result in the loss of employment floorspace to the detriment of economic activity within the borough. One such refused scheme, involving the conversion of a warehouse to 9 residential units, was also dismissed after an appeal, indicating the policy is being effectively pursued.

**Indicator 52. Employment land lost to residential development**

Indicator	<b>Amount of employment land lost to residential development</b>
Indicator type	Core 1f - Economic Activities
Information source	Development Monitoring (LB Camden)
Objective	Improving economic prosperity and diversity
Target	N/a

- 9.15 Camden is a predominantly mixed-use area with few sites designated solely for employment use, so it is not possible to measure the exact amount of employment 'land' lost to residential development. However, when analysing completed developments over 2005/06, 15 schemes (of the 34 identified as losing B class floorspace above) were replaced with residential development, with a combined site area of 0.44Ha.
- 9.16 Comparing the employment floorspace lost to residential use in the Borough, with that lost to residential in Neighbourhood Renewal Areas (NRA's),

highlighted that roughly half of the 5,469m<sup>2</sup> B class floorspace lost was in NRA's.

**Table 35. Completed Schemes in 2005/06 – Losses of Employment Floorspace to Residential**

Use Class	No. of Schemes	Camden		In NRA	
		Total Site Area (Ha)	Floorspace	Total Site Area (Ha)	Floorspace
B1	13	0.28	-2,904	8	-2,168
B2	1	0.007	-85	1	-85
B8	2	0.18	-2,480	1	-490
Total *	15*	0.44*	-5,469	9*	-2,743

\* Total adjusted to avoid double counting of site area where 2 use classes lost on 1 site

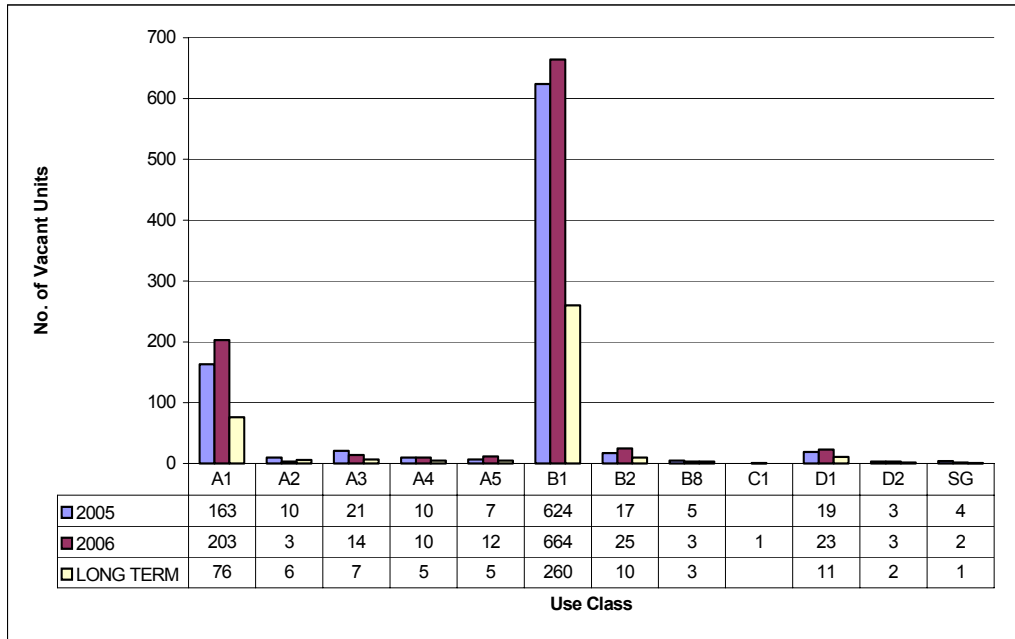
Source: Development Monitoring (LB Camden)

### Indicator 53. Vacancy Rates

Indicator	<b>Number of vacant business units</b>
Indicator type	Local - Retaining Business Premises
Information source	Business Rates (LB Camden)
Objective	Improving economic prosperity and diversity
Target	Reduction in the number of vacant business units

- 9.17 Figure 31 indicates the level of vacant commercial property in the borough in 2005 and 2006. Vacancy rates in the borough indicate there is a surplus of B1 office units. The number of vacant office units has risen from 624 in 2005 to 664 in 2006, with 260 of the remaining vacant for 2 or more years. This somewhat underlines the fact that losses in B1 floorspace to other uses may be justified in many cases. General Industrial units (B2 use class) have also seen an increase in vacancy, while 2 storage units (B8 use class) have seen a return to use in 2006 from the 5 that were recorded as vacant in 2005.

**Figure 30 – Vacant Business Units in Camden 2005 to 2006**



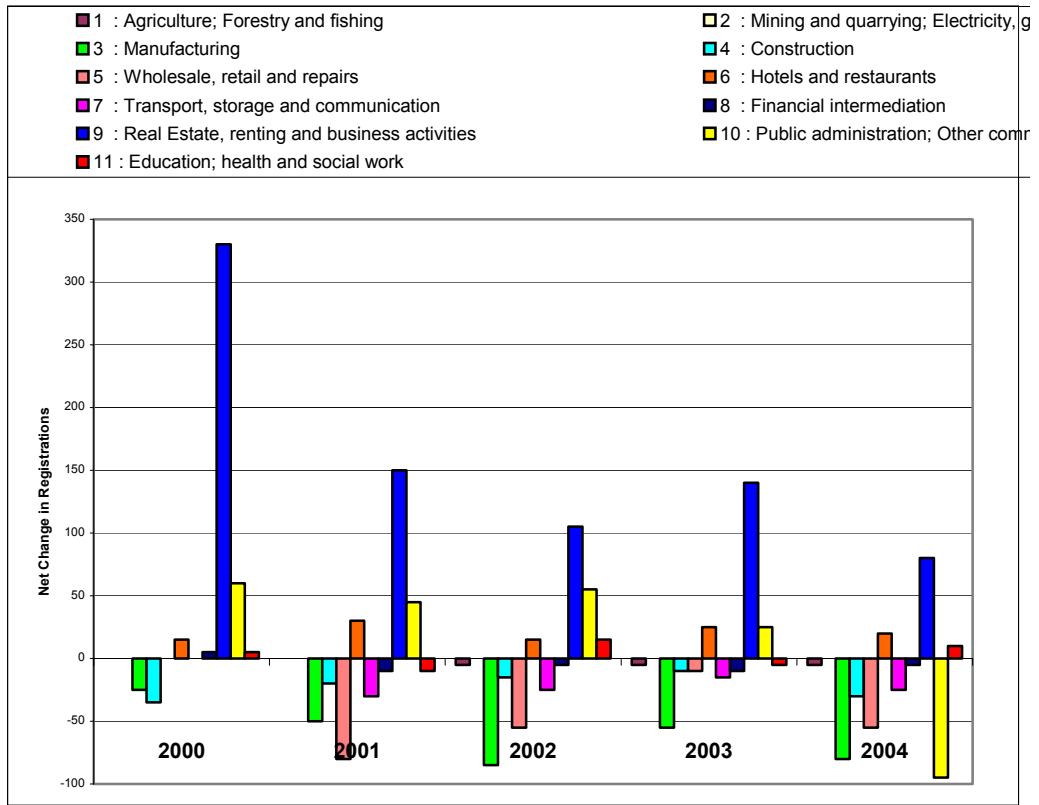
Source: Business Rates Camden Borough Council 2006

#### Indicator 54. VAT Registrations

Indicator	Change in VAT Registered Businesses
Indicator type	Local - Retaining Business Premises
Information source	ONS / NOMIS VAT Business Registrations 2006
Objective	Improving economic prosperity and diversity
Target	No net decrease in the amount of VAT registered business

9.18 VAT registration figures in Camden showed that 1,995 businesses registered, or started up in 2004, conversely 2,180 businesses de-registered revealing that at the end of 2004 there was an overall net loss of 185 businesses. The overall stock of businesses fell in 2004 from the highest level over the last 4 years. The peak came in 2003 when there was a total of 18,995 businesses at year end, while in 2004 the stock at year end had fallen to 18,810.

**Figure 31. Net Change in Business Registrations in Camden 2000 to 2004**



Source: ONS / NOMIS VAT Business Registrations 2006

## **Appendices**



## Appendix A Population Estimates, projections and Forecasts

A1.1 The 'official' measure of population for English local authorities is the Office for National Statistics' (ONS) **mid-year estimates** that are published annually in the last week of August. The current series of ONS mid-year estimates (based on 2001) give Camden's resident population at mid-2005 as 226,100. This is 9,000 (4.2%) higher than at mid-2004 (217,100) and 23,500 (11.6%) higher than the resident population of Camden at mid-2001. This compares with a growth in London of 2.7% and 2% in England and Wales.

**Table A1. ONS Mid-year Estimates for Camden**

Mid-Year	Total Resident Population (000's)	% Change
1995	182.5	-
1996	186.3	2.0%
1997	186.2	-0.1%
1998	183.9	-1.3%
1999	190.0	3.2%
2000	196.2	3.2%
<b>2001</b>	<b>202.6</b>	<b>3.1%</b>
2002	207.0	2.1%
2003	210.7	1.7%
2004	217.1	3.0%
2005	226.1	4.0%

Source: ONS Mid-Year Population Estimates, © 2006

- A1.2 Recent high profile questions about the accuracy of migration statistics, particularly those for international migration, has led ONS to announce that it is **urgently reviewing international migration estimates for London in general and particularly for central London boroughs, including Camden**. ONS research<sup>15</sup> has revealed that estimates of international in-migration to London has been over-estimated and that its distribution, especially to central London boroughs like Camden has also been over-estimated. ONS will be making adjustments to the mid-year estimates series, i.e. reducing Camden's population for 2002, 2003, 2004 and 2005, before creating a new mid-2006 estimate by August 2007.
- A1.3 Although feeling that the borough's population *has* increased since 2001, the pace of change expressed in the mid-year estimates had been called into question. The suggested reduction in the mid-year estimate for Camden, therefore, is in line with the Council's own expectations.
- A1.4 Future population change is always difficult to predict and plan for, but especially in a time of such uncertainty. ONS Subnational Population Projections are very much a product of the Mid-year Estimate series. The latest set are based on the 2004 mid-year estimate and take onboard trends in births, deaths and, crucially, migration over the preceding 5 years (2000-04, **which are due to be adjusted downward for Camden**). Rapid growth in the trend-setting period leads to rapid growth in the projection.
- A1.5 ONS Subnational Population Projections project future population on the basis that recent trends continue unhindered. Left unconstrained by the borough's ability to house the population, ONS' 2004-based projections

<sup>15</sup> Improving Migration and Population Statistics (IMPS) project

project growth in Camden's population over 25 years in excess of 100,000 persons, an increase of almost 50% and clearly unsustainable.

- A1.6 The GLA 2003 Round (Scenario 8.1), employed to underpin the original *London Plan* showed a population increase to 231,000 by 2016, constrained by the reality of a housing capacity of 8,692 over the period 2006-2016 and produced a population growth of 19,900 people. The latest assessment of borough dwelling capacity has decreased the expected growth in dwellings to 6,346 over the period and, therefore, it must be assumed that population growth will be less than thought at that time.
- A1.7 GLA has recently produced (but not published) two new variant projections to ready the GLA for the *Review of the London Plan* (RLP), hence RLP Low and RLP High. These take on board all the latest information (including making an adjustment to second-guess ONS changes to MYE) and links with London boroughs' dwelling capacity. The RLP Low is based on the dwelling capacity agreed with London boroughs, while the RLP High is a "what-if" high growth scenario that assumes London would continue to have the same proportion of international migration flows as it did during 1999-2004.

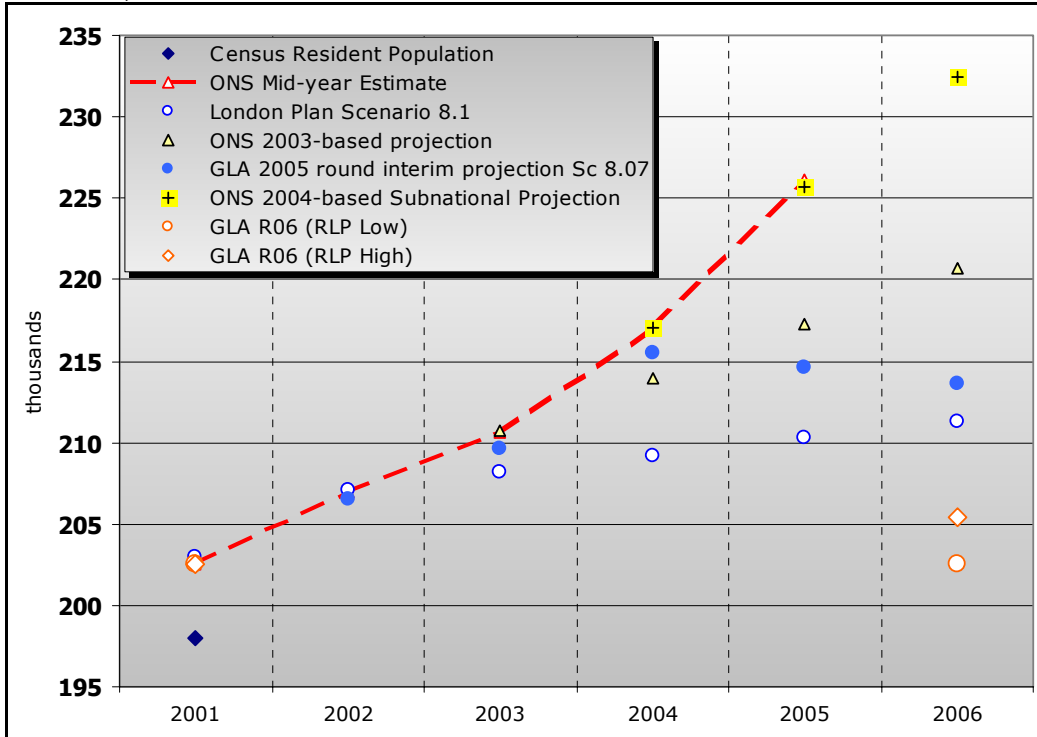
**Table A2. Population Sources Compared, 2006**

Source:	Mid-2006
ONS 2004-based Subnational Population Projections	232,500
ONS 2003-based Subnational Population Projections	220,700
GLA 2005 Round (Scenario 8.07)	231,700
GLA 2003 Round (Scenario 8.1)	211,300
GLA 2006 Round RLP High (unpublished)	205,500
GLA 2006 Round RLP Low (unpublished)	202,500

Sources: ONS/GLA, © 2006

- A1.8 The degree of uncertainty over Camden's current population is no better demonstrated than by displaying the full array of estimates, projections and forecasts that relate to the *current* year, 2006 (see Table A1 and Figure A1). Displayed together, they amount to a difference of 30,000 people when comparing the lowest to the highest, all around a population that measured 203,000 in 2001.

**Figure A1. Population Estimates, Projections and Forecasts for Camden, 2001-2006**



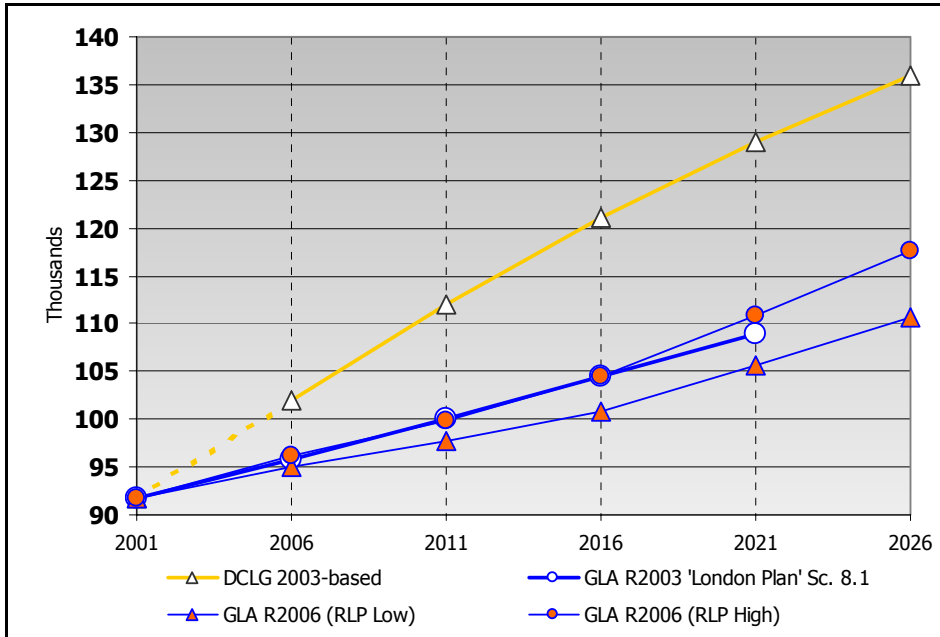
Source: Office for National Statistics; Greater London Authority, © 2006.

### Household Projections and Forecasts

- A1.9 The 2001 Census recorded 91,603 households containing 188,724 residents, giving an average household size of 2.06 persons per household.
- A1.10 Estimates or projections of households in the borough are calculated using two main inputs: population and household formation rates, the proportionate characteristics of which (household representative rates) can be applied to any population.
- A1.11 The first set of borough level household representative rates to take account of findings in the 2001 Census were made available earlier this year and were taken from the production of the DCLG 2003-based Household Projections (N.B. that use ONS 2003-based Subnational Projections as the population driver). The resultant household projection gives 102,000 households in Camden at 2006 and goes on to project 136,000 for 2026. Criticisms regarding the ONS Subnational Population Projections feed through into the DCLG household projections, i.e. too high, due to population based on a rising trend, and further distorted by the impact of projecting too few women – therefore more households produced from having more males to form households.
- A1.12 GLA demographic forecasts use household representative rates to link population with dwelling and household change. These give a better idea about the future pace of population and household change because they are linked to the boroughs own forecast of development. GLA has recently

produced (but not published) two variant projections to ready the GLA for the *Review of the London Plan* (RLP) – see paragraph A1.7.

**Figure A2: Household Projections and Forecasts for Camden, 2001 to 2026**



Source: Department for Communities and Local Government; Greater London Authority, © 2006.

A1.13 The original *London Plan* assumed household growth for Camden of 6,700 (9%) between 2006 and 2016, based on dwelling growth of 8,700. The RLP Low scenario shows lower household growth in Camden of 5,900 (6.2%) over the same period, understandably based on a lower growth trajectory of 6,300 dwellings. The high scenario shows higher household growth 2006-16 of 8,100 (8.4%).

## Appendix B – Schedule of Indicators

\* Indicates a new or amended indicator in 2005/06

Number	Type	Indicator	Source
1	Contextual	Population size and structure	GLA 2003 Round of Projections (Scenario 8.1)
2	Contextual	Households*	GLA household projections
3	Contextual	House prices	Land Registry
4	Contextual	Housing tenure	Housing Investment Programme (HIP) Return
5	Contextual	Employment structure of the borough	Annual Business Inquiry 2004, NOMIS
6	Contextual	Level of unemployment	ONS: DWP Claimant Count
7	Contextual	Conservation areas and listed buildings	London Borough of Camden
8	Contextual	Economic Activity of residents aged 16-74 *	2001 Census
9	Contextual	Indices of Deprivation at Borough and SOA Level *	ONS Ness Website
10	Contextual	Household Income *	CACI Paycheck
11	Contextual	Total number of crimes in Camden by type *	Metropolitan Police
12	Core	New housing - housing trajectory	Development Monitoring (LB Camden)
13	Core	New housing on previously developed land	Development Monitoring (LB Camden)
14	Core	Housing density: 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.	Development Monitoring (LB Camden)
15	Core	Affordable housing completions	Development Monitoring (LB Camden)
16	Core	Net change in Lifetime Homes	Development Monitoring (LB Camden)
17	Local	Gains and losses (number of rooms) for hostels and care homes: with planning permission, under construction and completed *	Development Monitoring (LB Camden)

<b>Number</b>	<b>Type</b>	<b>Indicator</b>	<b>Source</b>
18	Local	Size of schemes completed *	Development Monitoring (LB Camden)
19	Local	Total number of mixed use developments on a single use site and proposed mixed use schemes completed	Development monitoring (LB Camden)
20	Local	Energy efficiency - Proportion of eligible major planning applications accompanied by a BREEAM assessment	Development monitoring (LB Camden)
21	Core	Capacity of new waste management facilities by type.	Street Environment Services (LB Camden)
22	Core	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed	Street Environment Services (LB Camden)
23	Local	Air-borne pollutants identified and measured in Camden	Air Quality Projects & Policy (LB Camden)
24	Core	Renewable energy capacity installed by type	Development Monitoring (LB Camden)
25	Core	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Development Control (LB of Camden)
26	Core	Production of primary land won aggregates *	Development monitoring (LB Camden)
27	Local	Total amount of open space, and number of schemes approved and refused involving a loss of open space, parks and gardens with historic interest, green corridors, allotments and city farms	Development monitoring (LB Camden)
28	Core	Percentage of eligible open spaces managed to Green Flag award standard	Parks and Open Spaces (LB Camden)
29	Local	Total amount of open spaces and nature conservation sites that have been created or improved in areas of deficiency.	Parks and Open Spaces (LB Camden)

<b>Number</b>	<b>Type</b>	<b>Indicator</b>	<b>Source</b>
<b>30</b>	Core	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	Parks and Open Spaces (LB Camden)
<b>31</b>	Local	Total amount of existing playing fields and outdoor recreational spaces in the Borough and their location, Including gains and losses through planning system in 2005/06`	Development monitoring (LB Camden) and Open Space, Sport and Recreation Study 2004
<b>32</b>	Local	Number of Building at Risk on the English Heritage Buildings at Risk Register	Conservation and Urban Design (LB Camden)
<b>33</b>	Local	Number of planning permissions granted in areas of national archaeological importance where an archaeological investigation was required *	Development Control (LB of Camden)
<b>34</b>	Local	Number of tree preservation orders served *	Conservation and Urban Design (LB Camden)
<b>35</b>	Core	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	Development Monitoring (LB Camden)
<b>36</b>	Core	Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment and a major retail centres	Development monitoring (LB Camden)
<b>37</b>	Local	Car free housing and car capped housing agreed through Section 106 agreements	Sites Team S106 Monitoring (LB Camden)
<b>38</b>	Local	Planning consents granted for major travel demand generating schemes in accessible locations	Development Monitoring (LB Camden)
<b>39</b>	Local	Workplace and school travel plans for new developments	Sites Team S106 Monitoring (LB Camden)
<b>40</b>	Contextual / Local	Estimated traffic flows (million vehicle km)	DfT National Road Traffic Survey

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<b>Number</b>	<b>Type</b>	<b>Indicator</b>	<b>Source</b>
41	Core	Amount of completed retail, office and leisure development	Development monitoring (LB Camden)
42	Core	Amount of completed retail, office and leisure development in Town Centres, Central London Frontages & Neighbourhood Centres *	Development monitoring (LB Camden)
43	Local	Proportion of A1 retail units in Central London Frontages, Town Centres and Neighbourhood Centres *	Retail Survey 2006 (LB Camden)
44	Local	Total number of vacant units within Town Centres, Central London Frontages and Neighbourhood Centres	Development monitoring (LB Camden)
45	Local	Amount of completed community facilities floorspace	Development monitoring (LB Camden)
46	Local	Schemes completed and in the planning pipeline involving a loss or gain of hotel facilities *	Development monitoring (LB Camden)
47	Core	Amount of floorspace developed for employment by type	Development Monitoring (LB Camden)
48	Core	Amount of floorspace developed for employment, by type, which is in industry area / neighbourhood renewal areas as defined in the local development framework	Development Monitoring (LB Camden)
49	Core	Amount of floorspace by employment type, which is on previously developed land	Development Monitoring (LB Camden)
50	Core	Employment land available by type	Development Monitoring (LB Camden)
51	Core	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	Development Monitoring (LB Camden)
52	Core	Amount of employment land lost to residential development	Development Monitoring (LB Camden)
53	Local	Number of vacant business units *	Business rates (NDBR)
54	Local	VAT business registrations *	ONS / NOMIS VAT Business Registrations 2006

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