

Draft new Camden Local Plan

01/02/24



Introduction

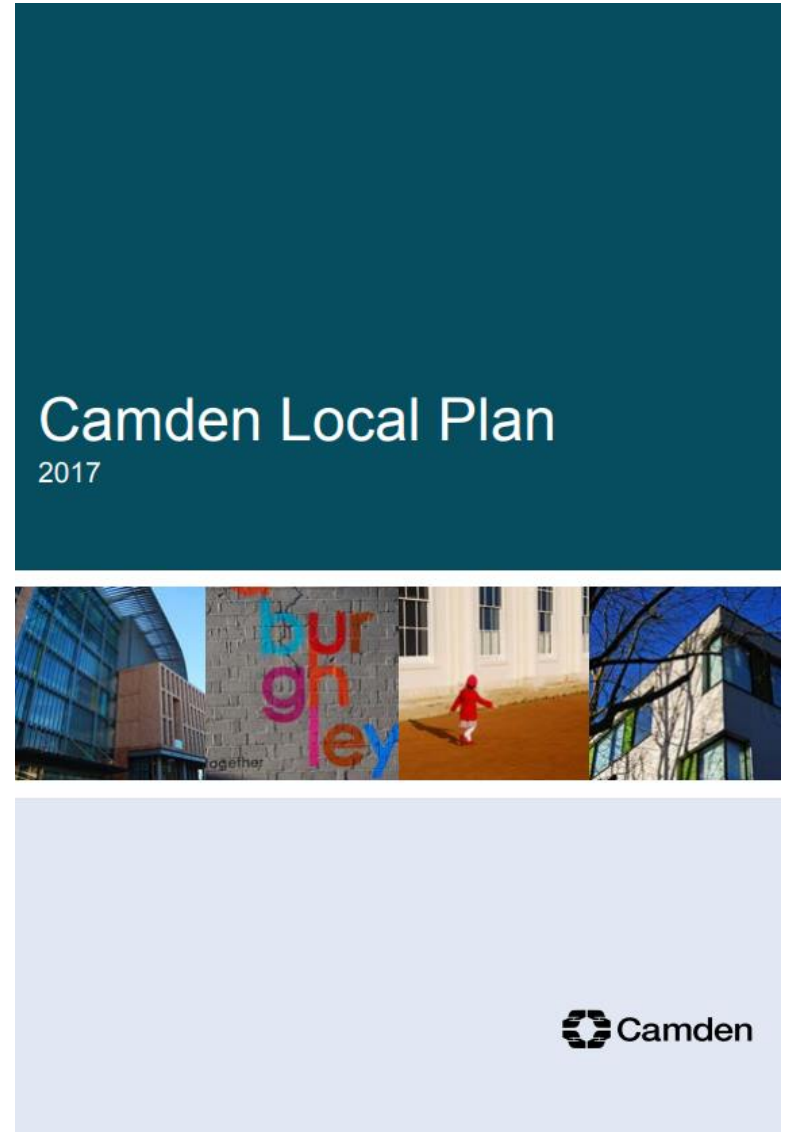
Presentation will cover:

- Overview of the Local Plan Review
- Overarching Strategy
- Site Allocations
- Housing



Need for Review

- Requirement to review and update Plans every 5 years
- Ensure the council continues to have robust and up-to-date planning policies that will deliver the Council's priorities.
- Current Plan is still operating effectively. Purpose of the review has been to update our policies where needed and consider where new policies are required.
- Review also considered a number of significant things that have happened since the Local Plan was adopted.
- The new Local Plan also incorporates the site allocations from the draft Site Allocations Local Plan.



Key Issues for the Review

- Aligning the Plan with We Make Camden
- Responding to the climate and ecological emergency
- Ensuring our policies are as inclusive as possible
- Taking a more holistic and place-based approach
- Making Camden family friendly
- Looking at issues around housing supply
- Balance between retrofitting/climate change measures and heritage
- Responding to the changing role of the office and future demand for office space
- Securing greater affordable workspace provision
- The need for greater emphasis on delivering better places and spaces
- The approach to tall buildings
- Opportunity to make our policies clearer and reduce supporting text
- Move towards a digital Plan as far as possible

Initial Engagement

- Local Plan call for views - over 1,500 responses received from approx. 250 respondents.
- Main areas of interest were climate change and the natural environment.
- Workshop with students from Regent High School
- Member briefings
- Cross-service internal workshops
- Two consultations on the draft Site Allocations Local Plan (in 2020 and late 2021/22)

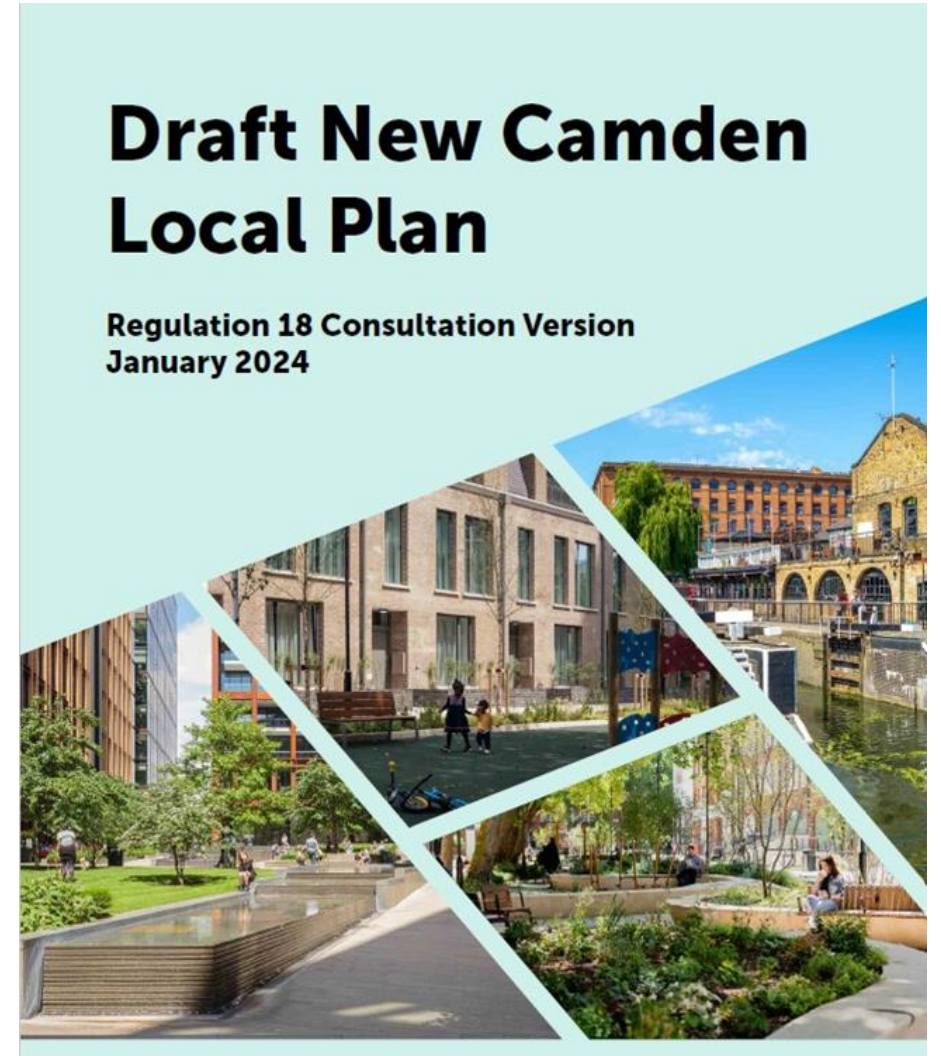


Evidence Update

- Economic Needs
- Retail and High Streets
- Building Heights
- Delivering Zero Net Carbon
- Flood Risk
- Housing Needs
- Housing Supply
- Viability
- Gypsy and Travellers Accommodation
- Open Space, Outdoor Sport and Play Facilities
- SINC
- Sustainability Appraisal
- Infrastructure
- Equalities Impact

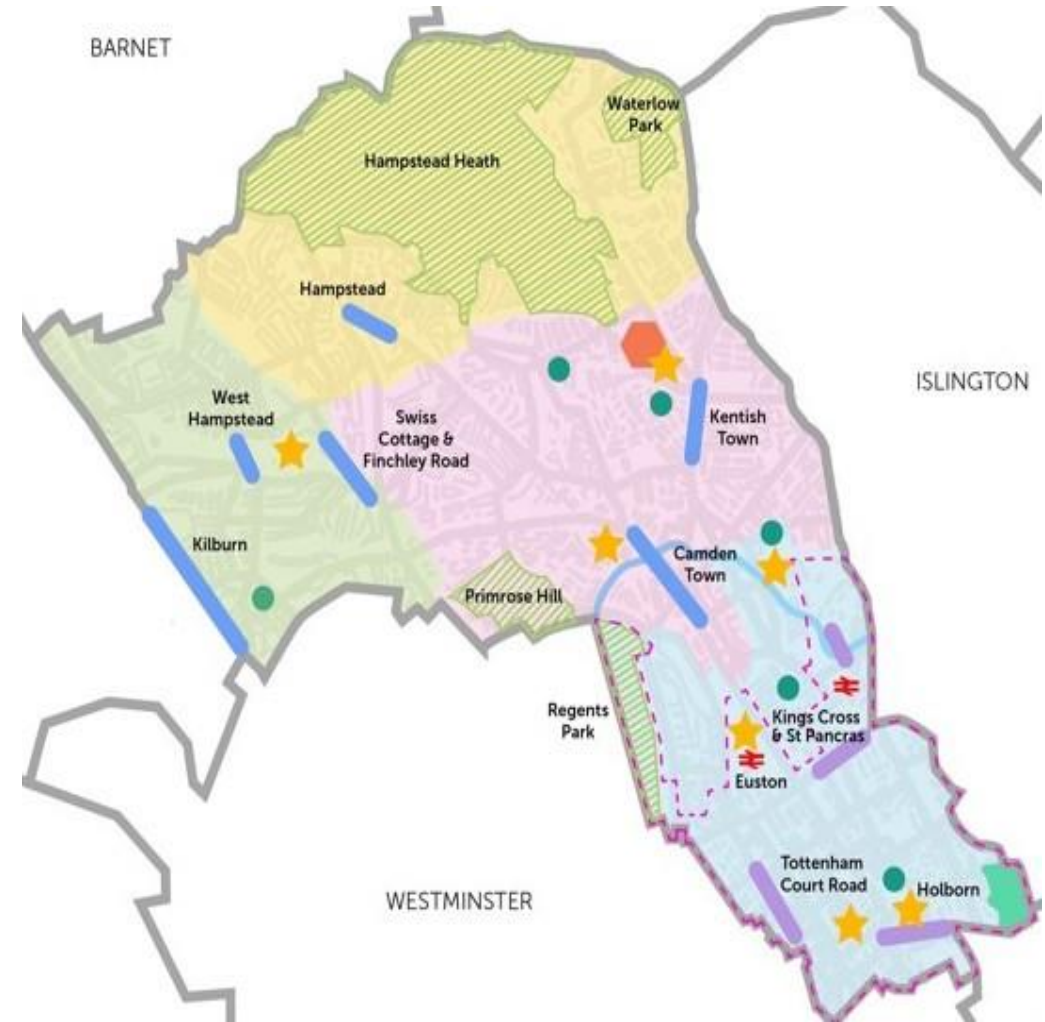
The draft new Local Plan

- Vision and Objectives
- Development Strategy
- Area policies and site allocations
- Housing
- Climate Change
- Local Economy and Town Centres
- Communities
- Natural Environment
- Design and Amenity
- Transport
- Delivery and Monitoring



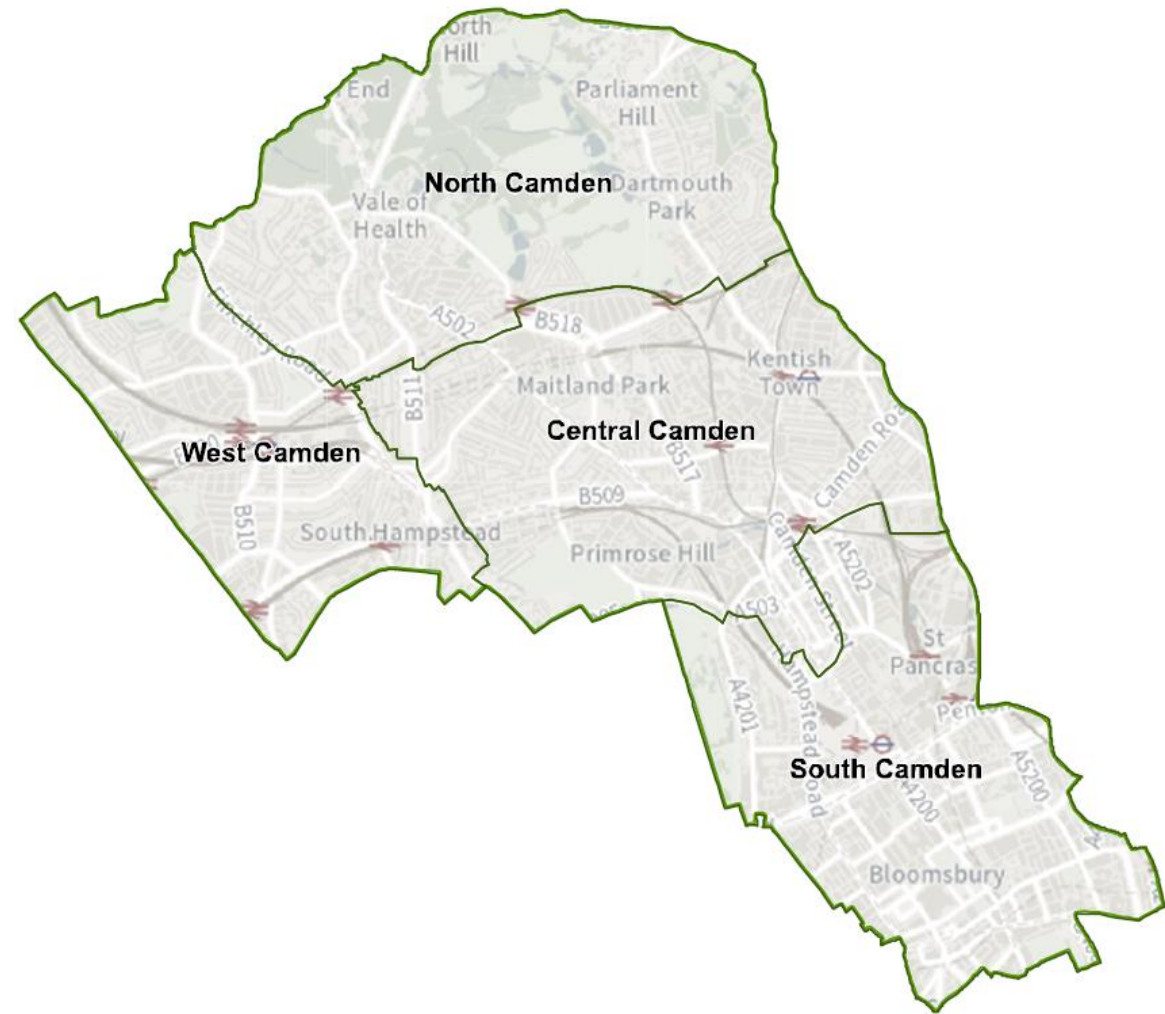
Overarching Strategy

- The Plan will shape Camden for the next 15 years
- Aims to deliver 11,550 new homes
- Target for 50% to be affordable
- Sets out need for c.400,000 sqm of net additional office floorspace (of which over 200,000sqm has already been permitted)
- Supports Camden's successful economy, maximising opportunities for local people and businesses to share in its success
- Seeks to enable high quality, inclusive and sustainable development which responds to the climate change emergency
- Aims to deliver benefits to meet the needs of our diverse communities whilst respecting and enhancing what's best about Camden.



Overarching Strategy

- Takes a more area-based approach to the delivery of new development.
- Aims to direct development to the most accessible and well-connected locations
- Area approaches for the South, Central, West and North areas set out our approach to the delivery and location of new homes, jobs, retail, leisure uses and infrastructure in each area.
- Incorporates and updates the site allocations from the draft Site Allocations Local Plan.
- Seeks to ensure that new development coming forward in Camden makes a positive contribution to the borough.



South Camden

- The South of the borough includes the neighbourhoods of Covent Garden, Holborn, Hatton Garden, Gray's Inn, Bloomsbury, Fitzrovia, Euston, Regents Park, King's Cross, St Pancras and Somers Town
- Historically the main focus of development here has been at King's Cross.
- Looking forward key areas of development in this area will be:
 - The industrial sites at Camley Street, where there is opportunity for intensification and diversification to create a new neighbourhood.
 - The area around Euston Station, however this is likely to come forward towards the end of the Plan period and will be guided by the Euston Area Plan.
 - The Holborn area - the Council are developing the Holborn Vision to inform this.
 - Sites in the Council's Community Investment Programme e.g. Tybalds Estate.
- 32 site allocations are proposed in the south of Camden and policies are included in the draft new Local Plan to guide their development
- [Have Your Say Today - South Camden Site Allocations - Draft New Camden Local Plan \(commonplace.is\)](https://www.commonplace.is)

Central Camden

- The Central area of the borough includes the neighbourhoods of Gospel Oak, Haverstock, Kentish Town, Belsize Park, Primrose Hill and Camden Town.
- A number of opportunities exist in this area to deliver new homes, jobs and infrastructure to support Camden's communities, the most significant being:
 - The industrial sites at Regis Road and Murphy's in Kentish Town, where there is opportunity for intensification and diversification to create a new neighbourhood.
 - The Camden Goods Yard area on the edge of Camden Town
 - Sites in the Council's Community Investment Programme, e.g. West Kentish Town and Wendling and St Stephen's Close estates.
- 24 site allocations are proposed in the central area of Camden and policies are included in the draft new Local Plan to guide their development
- [Have Your Say Today - Central Camden Site Allocations - Draft New Camden Local Plan \(commonplace.is\)](https://www.commonplace.is)

West Camden

- The West of the borough includes the neighbourhoods of Kilburn, Fortune Green, West Hampstead, South Hampstead and Finchley Road/ Swiss Cottage.
- A number of opportunities exist in this area to deliver new homes, jobs and infrastructure to support Camden's communities, the most significant being on the site of the O2 Centre, car park and car showrooms, where the opportunity exists to create a new neighbourhood, to provide a mix of uses including housing, complementary commercial and town centre uses, including retail and health/community facilities.
- 13 site allocations are proposed in the west of Camden and policies are included in the draft new Local Plan to guide their development
- [Have Your Say Today - West Camden Site Allocations - Draft New Camden Local Plan \(commonplace.is\)](#)

North Camden

- The North of the borough includes the neighbourhoods of Hampstead, Highgate and Frognal.
- Given the established historic character of the area and lack of development sites, opportunities to deliver new homes, jobs and infrastructure in the north of the borough to support Camden's communities are limited.
- 3 site allocations are therefore proposed in the north of Camden and policies are included in the draft new Local Plan to guide their development
- [Have Your Say Today - North Camden Site Allocations - Draft New Camden Local Plan \(commonplace.is\)](#)

How to comment

You can share your views on the draft new Local Plan with us in a number of ways:

- Via our commonplace site [Have Your Say Today - Draft New Camden Local Plan - Commonplace](#).
- By email to planningpolicy@camden.gov.uk.
- By attending an online public engagement session -
 - Overview of the Local Plan, Housing and Site Allocations - 1 February 2024 - 7pm - 9pm
 - Inclusive Economy, Town Centres, Communities, Infrastructure and Transport - 7 February 2024 - 7pm - 9pm
 - Climate Change, Environment and Design - 13 February 2024 - 7pm - 9pm

Next Steps

- Consultation on the draft new Local Plan closes on the 13 March 2024.
- Following this, officers will review the comments submitted and update the policies in the Plan where needed.
- Updated draft Local Plan will be published for consultation at the end of 2024
- The Plan will then be submitted for public examination by a Planning Inspector in 2025



Any Questions?



Site Allocations



Site Allocations – work to date

- Current version of Site Allocations was adopted in 2013
- Initial Call for Sites and site review – early 2018
- Draft Site Allocations Plan consultation and further call for sites – early 2020
- Online public meeting Nov 21
- Further consultation on 2020 Draft Site Allocations and call for sites – Dec 21/22
- Decision was then taken in 2022 to incorporate the site allocations from the 2020 draft site allocations local plan into the new Local Plan



Common themes from consultation

- Level of detail provided and supporting imagery (Developers wanted more flexibility, communities wanted more detail)
- Residential capacities - too high, too low, need to balance with other uses
- Loss of industrial uses
- Affordable workspace requirement
- Most objections were received to:
 - Knowledge Quarter policy
 - Camley Street and St Pancras way sites
 - West Hampstead sites

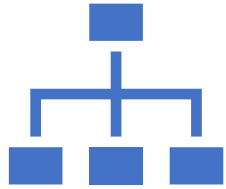
Key Changes

- Format of site allocation policies has been updated and sites now grouped by area, as part of the area-based approach taken in the draft new Local Plan
- 2020 Draft SALP included 95 policies (88 sites, 7 area policies)
- Draft new Local Plan includes 74 allocated sites
- Sites have been updated where appropriate based on:
 - previous consultation responses
 - planning status, including planning permissions
 - Evidence reports, including the Strategic Flood Risk Assessment and Building Heights Study (as required by London Plan)
- Sites have been removed (i.e. are no longer proposed as allocations) where they were: substantially under construction; complete; no longer expected to come forward over the Plan period; or below the capacity threshold for inclusion

Proposed new sites for allocation

Site	Proposed allocation / capacity
Holmes Road	Part of the Regis Road site allocation. Council/depot uses included and capacity incorporated within the figure for the whole site.
14 Blackburn Road	Allocated as part of the O2 site
11 Blackburn Road	Allocated for employment and indicative capacity of 14 homes
317 Finchley Road	Allocated for residential; indicative capacity of 22 homes
551 – 557 Finchley Road	Allocated for residential; indicative capacity of 15 homes
5-17 Haverstock Hill	Allocated for residential; indicative capacity of 77 homes
Chalton Street, Godwin and Crowndale Estate	Allocated for residential; indicative capacity of 10 homes

Role of allocations and status



Role

Allocations set out key objectives for the sites, but should not be read in isolation. Policies in the rest of the draft Local Plan still apply (unless stated otherwise).



Indicative housing capacities

Based on an assessment of potential site capacity using a design led approach – similar to the GLA Good Quality homes for Londoners

They are not fixed figures that must be adhered to exactly

Figures coming forward in emerging / future planning applications are likely to be different as they will be based on more detailed design work



Status

Currently limited, but gains weight as a material consideration in decision making, as the Plan moves through the plan making process

Any Questions?



Housing



Common themes from consultation

- Housing is needed to suit people at different stages in their life-cycle
- Too much new housing is only suitable for single people
- There aren't currently affordable housing options for growing families
- A greater variety of intermediate/ key worker housing is needed for young people
- Accessible housing is needed for older people and disabled people
- Vacant housing and short-lets should be tackled
- Flexibility for Build to Rent and student housing would add to the diversity of supply

Evidence/findings

- London Plan Land Availability Assessment suggests a reduced housing target from 2029, but this is above likely delivery since Euston announcements
- Currently over 18,000 market renting households that aspire to buy - this is likely to grow by a further 17,000 households by 2039
- There is predicted to be:
 - continued growth in the market rented sector (was 840 per year to 2011)
 - more households of unrelated adults and couples without children
 - fewer families with children and young one-person households
- Over 60% of housing need is likely to be for rented affordable homes
- Dwelling-size most needed is likely to be 2- and 3-bedroom homes
- Median market rents are 2+ times social rents, multiple is bigger for larger homes
- Some households with incomes over £60K who need 3- or 4-bedroom homes will be unable to afford market housing to rent or buy

Proposed approach

- Housing target proposed for 2026-2041 is 11,550 additional homes (770 per year) (Camden target to 2029 in the London Plan is 1,038 homes per year)
- Propose to retain self-contained housing as the priority use of the Plan
- Propose to resist alternative use of potential housing sites, including permanent use for short-term lets
- Propose to expand the policy that seeks housing as part of mixed-use schemes in Central London and large town centres to apply across a wider area, and provide additional flexibility for off-site housing delivery
- Propose to retain the 50% affordable housing target and sliding scale (subject to viability)
- Propose to align our approach to estate regeneration with the London Plan and aim to replace existing affordable housing and add more based on viability
- Propose to seek 'conventional' affordable housing rather than 'discount rent' for Build to Rent and student housing wherever a separate block/ core is feasible

Proposed approach (continued)

- Propose to continue seeking supported housing (e.g. learning disabilities) in place of some affordable housing for larger schemes
- Propose a minor update to the dwelling-size mix priorities to reflect current evidence and make it clearer we will resist the loss of three-bedroom homes
- Propose to amend policies to encourage release of large homes currently occupied by unrelated adults and large homes under-occupied by older people, including:
 - a more positive approach to Build to Rent
 - a more positive approach to purpose-built student accommodation, subject to safeguards on scale/ concentration and links to Universities
 - greater flexibility for converting HMOs to family homes subject to a payment-in-lieu towards affordable housing
 - a positive approach to specialist housing for older households
- No change proposed regarding gypsies and travellers pending completion of GLA's traveller needs accommodation assessment and our site identification study

Any Questions?

