

Draft New Camden Local Plan

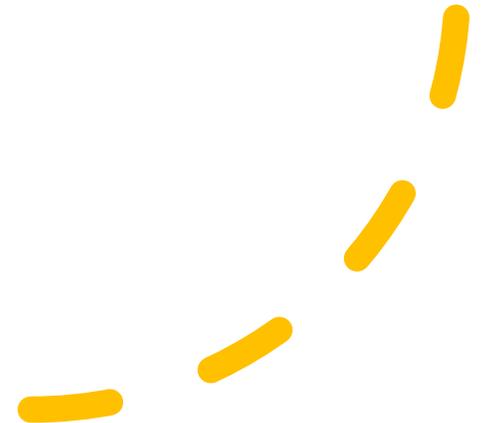
13/02/24



Introduction

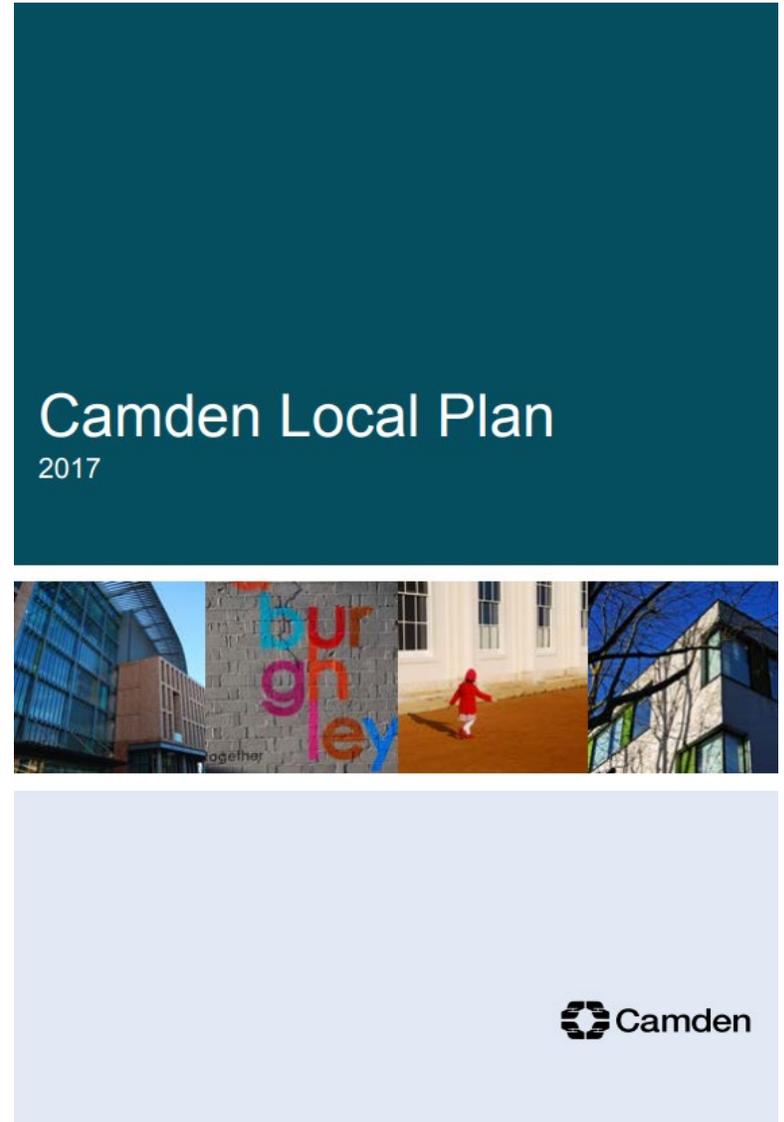
Presentation will cover:

- Introduction to the Local Plan Review
- Climate Change
- Design and Amenity
- Natural Environment



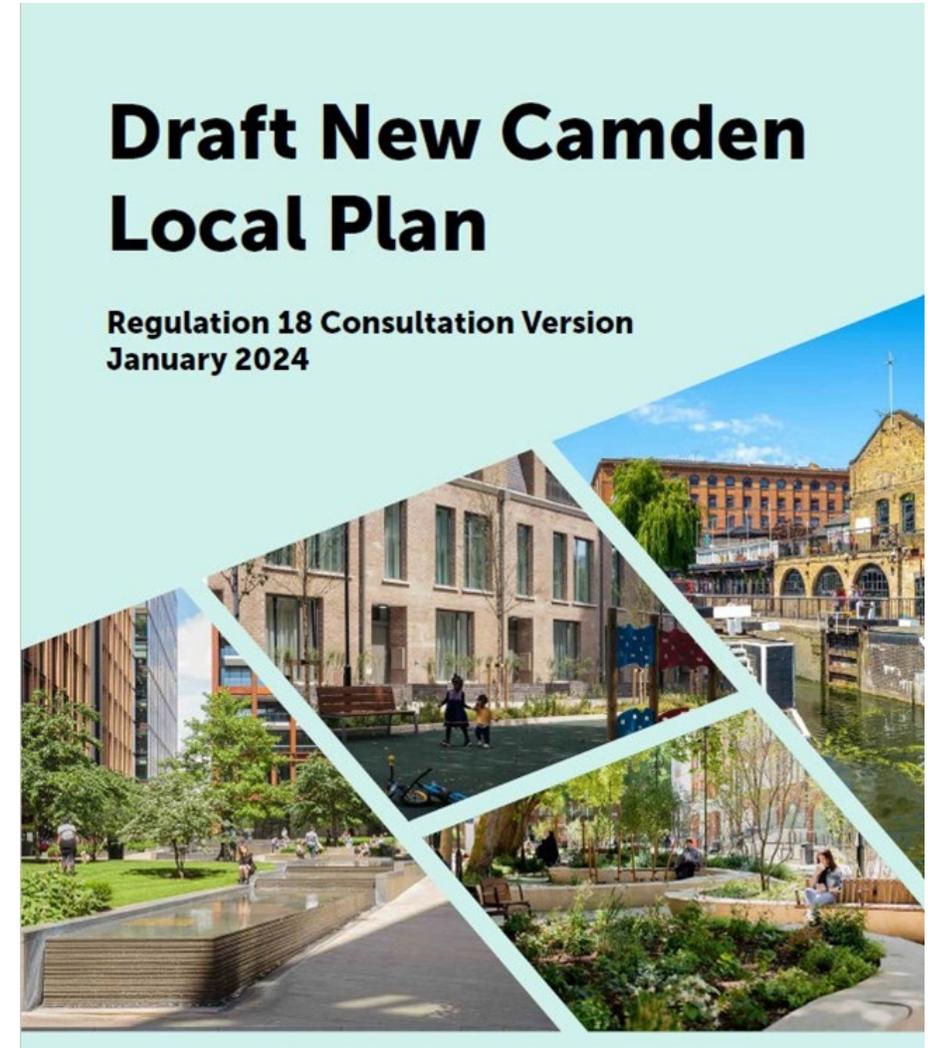
Need for Review

- 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.
- Purpose of the review has been to update our policies where needed and consider where new policies are required.
- To inform the Local Plan review we held a call for views in 2022/23 and have also commissioned updates to our evidence base.
- The new Local Plan also incorporates the site allocations from the draft Site Allocations Local Plan.



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



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
- All events will be hosted on Microsoft Teams and you can register to take part via [Camden Local Plan Consultation](#).

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?



Responding to Climate Change



Climate Change policies

Policies that reduce the impact of climate change:

- Responding to the climate emergency
- Re-use of existing buildings
- Circular economy and reduction of waste
- Minimising carbon emissions
- Energy reduction in existing buildings
- Energy reduction in new buildings
- Heat networks
- Sustainable design and construction certification

Climate Change Policies

Policies on adapting to the impacts of climate change:

- Overheating and cooling
- Water efficiency
- Managing flood risk
- Sustainable drainage



Main issues raised during consultation

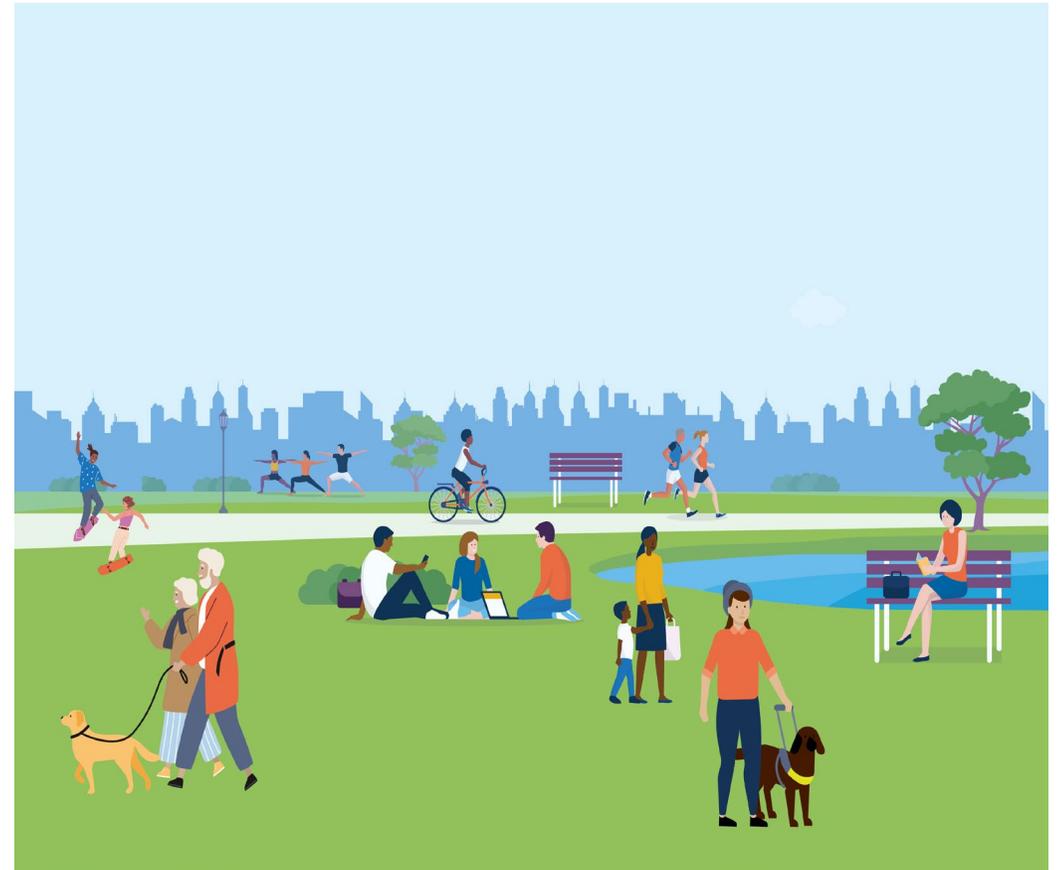
Mitigating climate change

- Policies need to be strongly worded to discourage demolition and require evaluation of a refurbishment option -
- Greater focus on retrofitting and improving existing buildings
- Greater focus on embodied carbon - in existing buildings and new build
- Require circular economy statements for a wider range of development
- Carbon offset that enables energy saving or renewable energy generation of the same value
- Clear guidance needed on what measures are acceptable in conservation areas and listed buildings
- Solar PVs should be on every new building

Main issues raised during consultation

Adapting to climate change

- Promote nature-based cooling over air conditioning
- Nature based solutions to reduce flood risk - reduce existing hard surfaces and increase permeability



Evidence, strategies and policies

- Climate Change Action Plan
- Delivering Net Zero Carbon (joint study with 18 London boroughs)
- Strategic Flood Risk Assessment



Overview of proposed policy approach

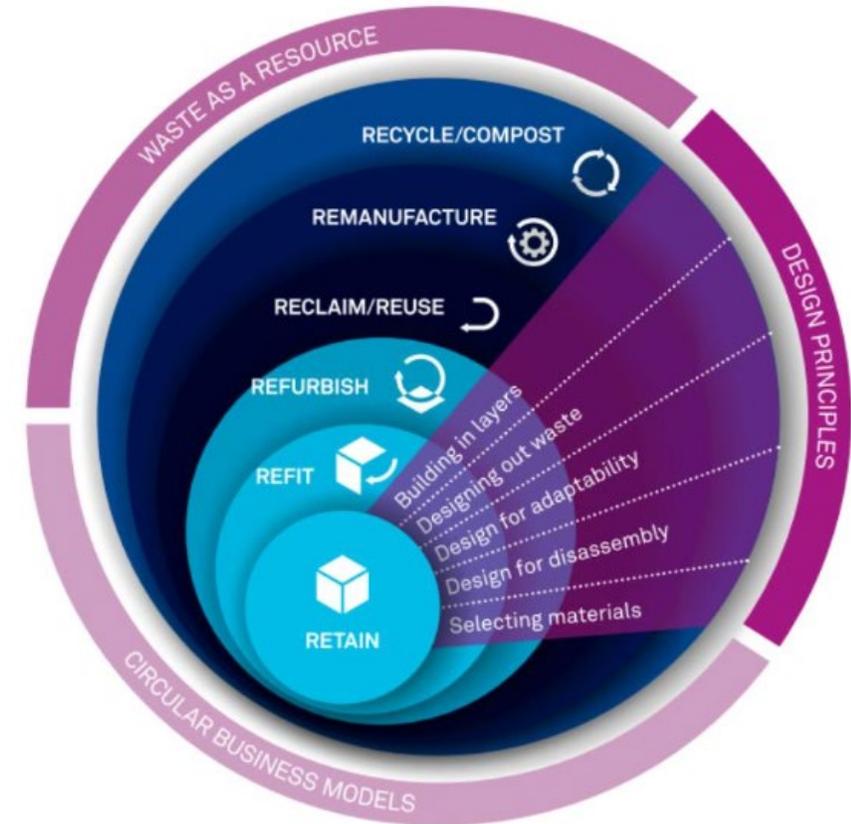
Overarching Strategy

- Sets out measures we will expect development to take to **mitigate** and **adapt** to climate change

Minimising waste and increasing the reuse of resources

The policies in this section seek to ensure:

- repurposing, refurbishment and re-use of existing buildings is prioritised over demolition
- developments minimise waste, use resources efficiently, and are designed to facilitate easy maintenance and adaptability of use
- all development minimises carbon emissions over the lifespan of the building(s)



Overview of proposed policy approach

Energy: Delivering zero carbon development

The policies in this section seek to:

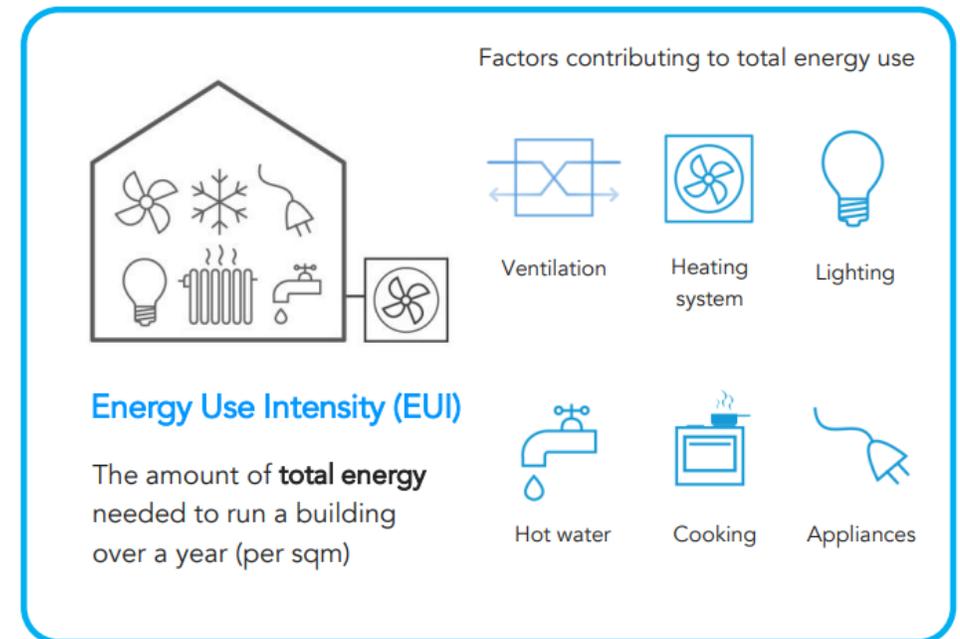
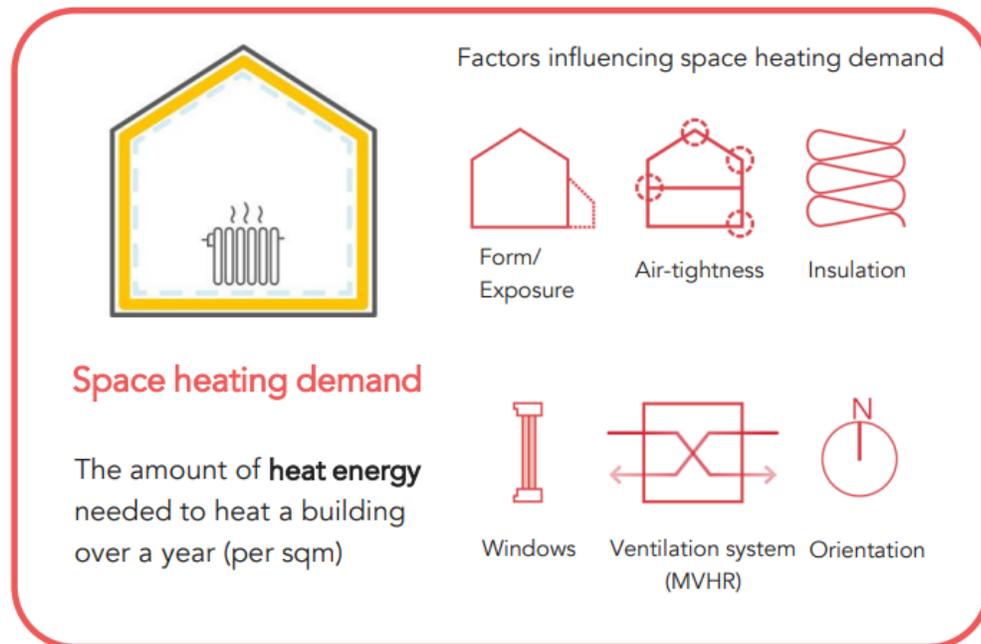
- Support retrofitting of existing buildings to make them more energy efficient. Approach proposed expects energy efficient improvements to be made appropriate to the scale or nature of the proposal
- Ensure all new buildings are designed and built to be net zero carbon in operation
- Ensure all major developments utilise energy from heat networks where feasible

Overview of proposed policy approach

Energy: Delivering zero carbon development

The Plan proposes a new approach to assessing energy reduction in buildings

- Focus on targets which take account of energy needed to heat a home / building over a year, and its total energy use



Overview of proposed policy approach

Retrofitting in heritage assets

- Heritage policy has been updated to support the retrofitting of heritage assets
- Wider public benefits of delivering sustainability improvements will be a strong consideration in determination of applications
- Climate change chapter will identifies measures that can be undertaken for existing homes and buildings

Overview of proposed policy approach

Designing for a changing climate

The policies in this section will:

- Ensure development is designed to minimise overheating and promote cooling
- Seek to maximise water efficiency and relieve water stress
- Ensure that development achieves the highest possible standards of sustainable design and construction through BREEAM certification

Managing flood risk

The policies in this section will seek to:

- Ensure that development addresses and reduces flood risk to mitigate impact of flooding on Camden's communities and future occupants
- Control surface water run-off from development to reduce risk of flooding

Any Questions?



Design and Amenity



Common themes from consultation

- Need to update position on tall buildings to align with London Plan
- Support families to alter and extend their homes
- Strengthen basement policy
- Ensure spaces are designed to be safe, welcoming, accessible and inclusive for all
- Resist overdevelopment
- Need for greater emphasis on delivering better places and spaces
- Ensure residential design quality
- Higher density development should be encouraged in accessible locations
- Heritage assets should be protected
- Importance of trees and landscaping
- Plan should mitigate impact of mechanical plant on residential amenity

Scope of the Design and Amenity policies

- Achieving Design Excellence
- Tall Buildings
- Design of Housing
- Extensions and Alterations
- Heritage
- Basements
- Advertisements and signage
- Shopfronts
- Protecting Amenity
- Safety and Security
- Air Quality
- Noise and Vibration

Overview of proposed policy approach

Achieving Design Excellence

- Updated to emphasise importance of celebrating and reflecting Camden's diversity in the design of spaces and places
- Provides further guidance on the design of public spaces to ensure they are safe, welcoming, accessible and inclusive for all

Tall Buildings

- Updated to ensure general conformity with the London Plan
- Defines what a 'tall building' is for specific localities in Camden and identifies locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan
- Policy proposes criteria to guide the determination of applications for tall buildings in the borough

Overview of proposed policy approach

Design of Housing

- Policy approach ensures all residential development is designed and built to create high-quality, accessible homes
- Includes requirements to meet space standards, be sustainable in design and construction, provide facilities for waste and recycling, be accessible and adaptable, deliver biodiversity enhancements and provide play space for all ages.

Extensions and Alterations

- Plan proposes a more family-friendly approach to home alterations, including roof extensions, to support households to expand and improve their homes to meet their needs

Overview of proposed policy approach

Basements

- Propose to restrict the size of basements that would be allowed by not allowing extensions beyond the footprint of a property
- Requires basement developments to mitigate their carbon impact

Safety and Security

- Updated to emphasise the need to ensure that places are designed and managed to feel safe for everyone, including the most vulnerable
- Includes reference to the need to mitigate potential suicide risks associated with the built environment, particularly in relation to tall buildings and structures, and transport infrastructure

Overview of proposed policy approach

Air Quality

- Updated to align with London Plan
- All development required to be at least air quality neutral
- Resists proposals for sensitive uses in areas of particularly poor air quality and proposals that will contribute to poor air quality

Noise and Vibration

- Updated to align with 'agent of change' principle
- Requirement to submit a Noise and Vibration Impact Assessment where sensitive uses are proposed close to an existing source of noise, or when development is likely to generate noise
- Resists development likely to generate unacceptable noise and vibration impacts

Any Questions?



The Natural Environment



Issues raised during consultation

- Need to improve biodiversity and protect, and encourage, wildlife
- Avoid water pollution
- Ensure the protection and planting of trees
- Protection of Sites of Importance for Nature Conservation (SINCs)
- Set out a position on Biodiversity Net Gain
- Protect garden land from development



Scope of Natural Environment policies

The policies address the following issues:

- The Natural Environment
- Biodiversity
- Tree Protection and Planting
- Water Quality



Overview of proposed policy approach

- New policy sets out our overarching approach to conserving and enhancing the natural environment, in recognition of the fact that the Council has declared a climate and ecological emergency
- Biodiversity policy takes account of the government's mandatory requirement for 10% biodiversity net gain - Likely this will have limited applicability in Camden as net gain is based on existing ground cover
- Overall approach to protecting designated nature conservation sites and promoting biodiversity enhancement in new developments remains unchanged
- Separate policy on trees - aims to protect trees of value, seeks replacements where trees are lost, and requires developments to incorporate additional trees in schemes wherever possible
- Separate policy on water quality - seeks to protect groundwater sources to ensure that developments do not harm drinking water that comes from the groundwater

Any Questions?

