

# Draft Camden Local Plan 2015 Consultation

Camden Council is reviewing its main planning policies (in the Local Development Framework (LDF) Core Strategy and Development Policies) to produce a new 'Local Plan'. When finalised, the Local Plan will be the basis for planning decisions and future development in Camden.

Following initial engagement to find out views on our planning policies, we are consulting on a draft Local Plan until 17 April 2015. This is a summary of work so far and key aspects of the draft plan.

## Why we are reviewing our planning policies

Significant changes are taking place in Camden and London - with population growth and increasing demand for homes, jobs and facilities. Our planning policies are a key way we can secure the benefits of growth for residents and contribute to healthy, sustainable communities where everyone has a chance to succeed and nobody gets left behind.

The Local Plan has to respond to changes since we last updated our planning policies, including the Camden Plan - the Council's vision for the borough and changes to national planning policy - the Local Plan must be in line with national policy so the plan cannot always do what we would like.



## Have your say

To see the full draft Local Plan, see brief papers on particular topics and find out how to let us have your comments, please **click here to visit [camden.gov.uk/localplan](http://camden.gov.uk/localplan)**.

## What you told us

Over the last year we have been carrying out initial engagement on the review of our planning policies. You told us:

- Basements are a major concern and policy should be as strong as possible to protect neighbours.
- The Plan should deliver more housing and affordable housing.
- Pubs and other facilities valued by the community should be protected.
- The development industry want greater flexibility in policies and their application.
- Offices and other employment premises should be protected.
- The contribution of the knowledge sector to Camden should be recognised more.
- Local residents support protecting shops (especially independents), while landowners and the development industry wanted more flexibility to change.
- Health and wellbeing should be a key consideration.

## Find out more

To find out more about **our approach to housing** [click here](#).

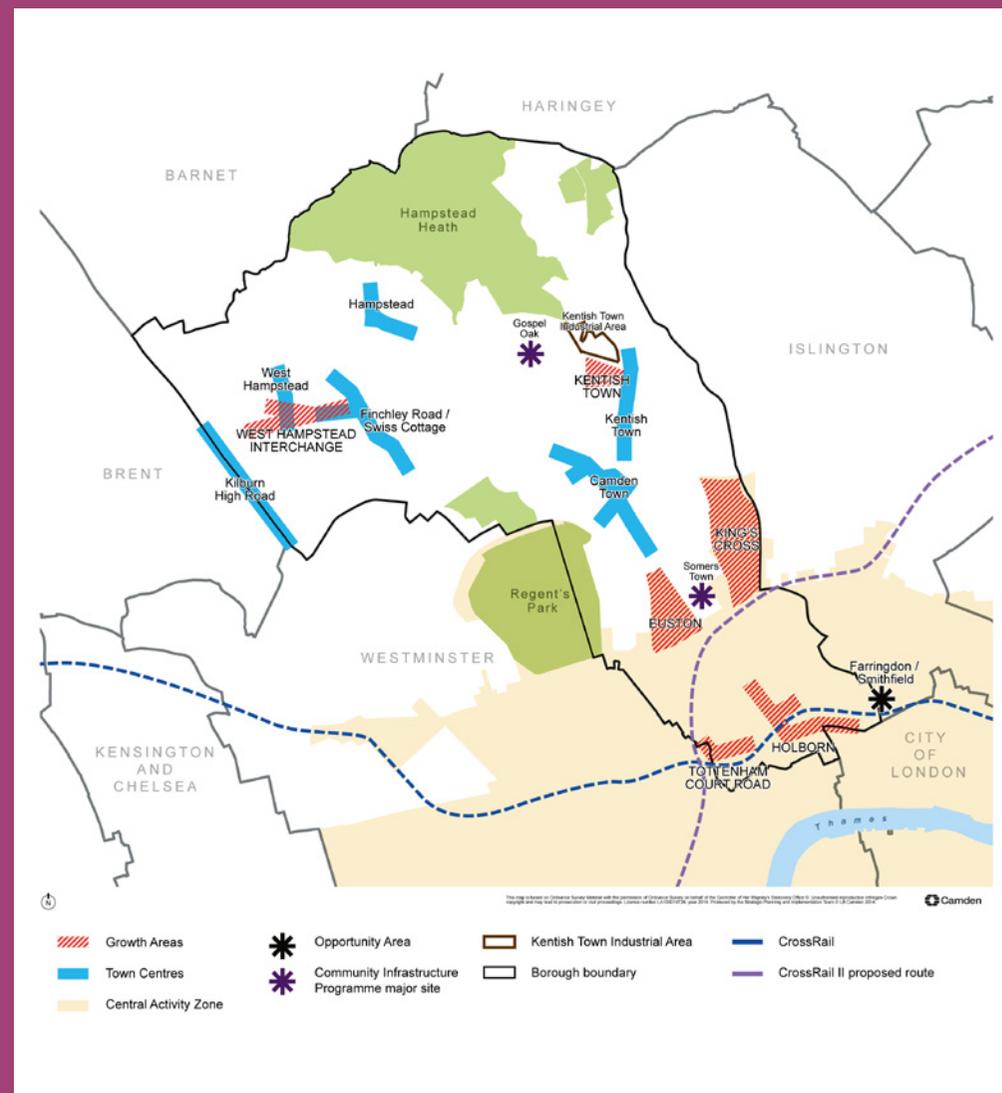


## What we are proposing for homes

- A target for over 1,000 new homes per year up to 2030/31.
- Continue to have a negotiating target of 50% affordable homes, prioritising large affordable homes.
- Retain our existing 60% to 40% guideline split between 'social-affordable rented' homes (for lower incomes) and 'intermediate' housing (for middle incomes).
- Continue to require housing to be provided alongside non-residential development in central London.
- Provide some more flexibility to provide off-site affordable housing, but ensure affordable housing is still built south of Euston Road.
- Support new private rented housing where it will help to create sustainable communities.
- Provide support for older people and vulnerable people to live as independently as possible.

## What we are proposing for growth and jobs

- Protecting existing business premises (offices as well as industry and warehousing) unless redevelopment can better meet economic and employment objectives and other priorities, for example housing/affordable homes.
- Shifting the emphasis of employment policies to focus more on securing premises for growth sectors and small and medium firms; and maximising jobs, training and apprenticeships.
- Explicit support for proposals that deliver a package of measures across multiple sites.
- Designating the Regis Road part of the Kentish Town Industry Area for comprehensive mixed use development, including significantly increased employment opportunities and new homes.
- Continued support for Camden's town centres.
- Updated list of key infrastructure needed to ensure growth delivers the facilities needed by local communities, such as schools, open space and transport.



## Find out more

To find out more about **our approach to growth and to economy and jobs click here.**

## Other proposals

- To make policy on basements as strong as possible.
- Stronger policy to protect pubs and music venues.
- Restrictions on pay-day loan and betting shops, once proposed government reforms are in place.
- More emphasis on health and wellbeing.
- Extending requirements for car parking-free development to new housing and businesses throughout the borough.
- Continue to require high sustainability performance.
- Continue to protect resident's quality of life and amenity, for example in terms of noise, privacy and light.
- Continue to preserve/enhance Camden's rich and diverse heritage, require the highest architectural and urban design quality. Tall buildings to be considered case-by-case taking into account their surroundings.
- Continue to secure suitable community facilities.
- Continue to protect open spaces and secure additional publicly accessible spaces.



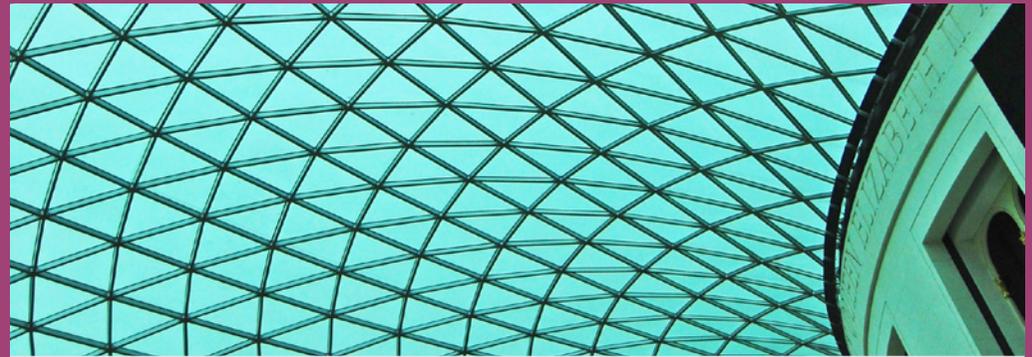
## Find out more

To see our topic papers and the full draft Local Plan, please **click here to visit [camden.gov.uk/localplan](http://camden.gov.uk/localplan)**.

## Let us know what you think

Do you agree with the proposed planning policy approach in the draft Local Plan?

Give us your views by 17 April 2015 at **[planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk)**



## What happens next

After public consultation on the draft local plan we will consider the comments made and make appropriate amendments. We will then consult on a further draft of the plan later in 2015 before submitting it to the government for public examination by a Planning Inspector in early 2016.