

**PART 7
DELIVERY AND
MONITORING**

Delivery and Monitoring

This section explains our approach to the delivery and monitoring of the Area Action Plan's vision and objectives, as well as the phasing of the development and the way that important infrastructure will be provided, and includes a Delivery Plan.

A key mechanism for delivering the Fitzrovia Area Action Plan will be the Council's decisions on planning applications. The policies in this Plan, Camden Core Strategy and Camden Development Policies will provide the framework for these decisions in Fitzrovia. We will also take account of the Council's supplementary planning documents (in particular, Camden Planning Guidance and conservation area statements, appraisals and management strategies) when determining planning applications.

The Opportunity Sites in Part 6 seek to achieve coordinated implementation of sites expected to come forward for development. This will ensure that the benefits of growth to the area and its community are optimised, even though sites will be developed at different times. The land use and urban design principles will make sure that development of other sites will also contribute to achieving the delivery of the vision and objectives of this Plan and the Camden Core Strategy.

A Delivery Plan is provided at the end of this section and sets out measurable steps towards delivery of the Plan, along with responsibilities and timeframes. The timeframes reflect the current priorities of the various delivery partners and may be subject to change in the future. Many of the projects will require further investigation including prioritisation against other proposals, identification of funding, transport assessment and public consultation.

The key to the successful delivery of this Plan will be through ongoing engagement with local people, voluntary sector

organisations, developers, businesses, councillors and various council services. The Plan will be monitored on a regular basis.

This Area Action Plan will run until 2025. For phasing purposes this has been split into the following three periods, which are referred to throughout this section:

- Short term: 2013 – 2015
- Medium term: 2016 – 2020
- Long term: 2021 - 2025

Working with our partners

Central to the delivery of the Fitzrovia Area Action Plan will be working with our partners in the area. During the preparation of this Plan the Council worked closely with a dedicated Steering Group. This brought together community representatives, local councillors, key landowners and Camden officers, as well involving as officers from the Greater London Authority and Westminster Council. We have also worked with other key delivery partners, such as Transport for London, to reflect their plans and programmes.

There are very active local communities in Fitzrovia and Bloomsbury and so their support is critical to the success of this Plan. Groups including the Charlotte Street Association, the Fitzrovia Neighbourhood Association, the Bloomsbury Association and the Fitzrovia Trust, as well as many local residents, have made a huge contribution to the preparation of the Plan. We will continue to engage with the community to ensure that local people continue to be actively involved in the development of their area.

The sites identified in this Plan are in a range of ownerships and it was necessary to hold detailed discussions with the land owners and developers of each site during the preparation of this Plan. As a result, principles relating to the opportunity sites in

Part 7 are considered to be realistic and achievable. We will continue to work closely with the key landowners in the area to ensure that the vision and objectives of the Plan are delivered.



Planning benefits for Fitzrovia

In light of the current financial situation, the delivery of the main principles and objectives included within the Plan will require both public sector and private sector support. The delivery of the main objectives will heavily rely upon s106 planning obligations and Community Infrastructure Levy (CIL) contributions from development schemes in the area. Collecting S106 planning contributions to deliver this Plan is consistent with Camden's Planning Guidance 8 - Planning Obligations. Flexibility of implementation, adapting to economic and market circumstances, will be vital in the delivery of this Plan.

Planning obligations

The Council will use s106 planning obligations to influence the nature of development in Fitzrovia or mitigate or compensate for its potential effects. Where existing and planned provision of infrastructure, facilities and services are not adequate to meet the needs generated by a proposal, the Council will negotiate planning obligations to secure measures to meet those needs.

The main matters that the Council considers are likely to be addressed through legal agreements in Camden are identified within Core Strategy policy CS19 - Delivering and Monitoring. This sets out the range of items that may be sought. Within Fitzrovia, our priorities fall into the following broad categories:

- affordable housing;
- open space;
- community facilities and services;
- transport and other infrastructure;
- tackling climate change and environmental impacts;
- works to streets and public spaces; and

- community safety.

This list is not exhaustive and schemes can introduce a range of impacts that may justify the need for a planning obligation.

Community Infrastructure Levy

With the introduction of the Community Infrastructure Levy (CIL), the scope for collecting s106 planning obligations under the existing system (legal agreements which are tailored to the specific impacts of each development) will be significantly reduced from April 2014.

Councils that adopt the levy set a standard charge on developments which varies according to their size and type. Councils can then spend the money on the infrastructure needed to support development (it cannot be used to meet existing needs). Infrastructure is currently defined as roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces.

This Area Action Plan will help to guide decisions on infrastructure spending in Fitzrovia.

Mayor of London Community Infrastructure Levy (CIL)

The Mayor of London introduced a Community Infrastructure Levy to help pay for Crossrail on 1 April 2012. All development which meets the criteria will be required to pay the set charge. It is collected by the boroughs on behalf of the Mayor.

The charge in Camden is £50 per m² on all uses except affordable housing, education and healthcare. The Council will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

There is a legal requirement to advise Camden when planning permissions are implemented and we will issue a CIL demand notice setting out what monies need to be paid, when and how to pay.

Camden's Community Infrastructure Levy (CIL)

The Council is currently reviewing what infrastructure is needed to support housing growth in Camden until 2025. We have also commissioned research into what level of CIL could be charged in Camden without deterring new development from coming forward.

The Council has produced a draft charging schedule setting out the rates of CIL in Camden. Following public consultation and a public examination, it is expected that the CIL will apply across Camden from late 2013.



Flexibility

The current economic situation creates a particular need for sensitive and flexible implementation. However, while our vision and objections must be suitably flexible, it is vital that the level of flexibility does not create uncertainty or harm the overall delivery of the Area Action Plan. Despite recent economic circumstances, development has been, and is still, coming forward within the Fitzrovia area and, therefore, this AAP has been prepared to be flexible enough to cope with a changing world, while ensuring our vision and objectives for the area are delivered.

Monitoring

The Council will monitor the effectiveness of this Plan in delivering its objectives. We currently monitor our LDF Core Strategy and Development Policies by regularly assessing their performance against a series of indicators and publishing the results annually. We will assess planning outcomes in Fitzrovia and the implementation of this Plan against these indicators where they are relevant and publish the results alongside the findings of borough-wide monitoring.

We will also monitor government and London wide policy and changes in legislation to make sure that the Area Action Plan continues to be consistent with relevant national, regional and local planning policies, and to identify any the need to review or reassess the approach taken in this Plan.

Delivery Plan

The Delivery Plan on the following pages sets out the key projects which have been identified for Fitzrovia over the period of the Area Action Plan. The Delivery Plan addresses each key land use in turn. Open space projects are grouped by Character

Area. The Council will use the Delivery Plan to implement the Area Action Plan and will monitor progress on the identified projects on a regular basis. The Council will also continue to work with delivery partners and stakeholders to deliver the vision of objectives of this Plan.

