

BACTON LOW RISE REDEVELOPMENT



PLANNING STATEMENT



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**Bacton Low Rise
Redevelopment**

**Bacton Low Rise and Gospel
Oak District Housing Office
Sites, Camden, London**

22 November 2012

Our Ref: Q30150

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Quod for EC Harris in support of a full planning application at the Bacton Low Rise Estate (BLR) and the Gospel Oak District Housing Office (DHO) site, Gospel Oak, Camden. The application seeks approval for the demolition and redevelopment of the District Housing Office (115 Wellesley Road) and employment units (2-16 Vicars Road), followed by phased demolition and redevelopment of Bacton Low Rise (residential properties at nos. 121-219 – 99 units in total) to provide 290 residential units, comprising both affordable and market properties, employment floorspace and associated works. The site area is 1.89ha and the application site boundary is shown on the Site Location Plan.
- 1.2 This Planning Statement has been prepared to communicate the planning rationale for the proposals and to set out how the development meets national, regional and local planning policies.
- 1.3 The proposed development on the Bacton Low Rise and Gospel Oak District Housing Office site will bring considerable benefits to the Gospel Oak area and Camden, including:
- The provision of significantly enhanced replacement properties for existing tenants of the BLR estate. The estate is currently in a very poor condition, and while it would require a significant investment to improve the condition of properties, this would fail to address the inherent design faults of the estate.
 - Provision of further high quality housing of a variety of sizes and tenures which will help to meet Camden’s housing targets.
 - Provision of on-site replacement employment floorspace and off-site upgraded employment floorspace to safeguard employment opportunities in the Gospel Oak area.
 - Regeneration of the BLR estate and surrounding area which will improve the quality, usability and safety of the public realm; have a transformative effect on the immediate area and act as a catalyst for wider regeneration opportunities.

- 1.4 This statement explains these benefits in further detail and sets out how the proposals have been developed to respond to national, regional and local planning policies.
- 1.5 The development plan comprises the Camden Core Strategy (2010), Camden Development Policies Development Plan Document (DPD) (2010) and the London Plan (2011). The application is in accordance with the development plan and would result in an acceptable and efficient use of land in a suitable location. This has been confirmed in pre-application discussions with the Local Planning Authority (LPA). In accordance with the National Planning Policy Framework (NPPF), the presumption is that such applications should be approved without delay (paragraph 14, NPPF).
- 1.6 Formal pre-application discussions regarding the proposal were initiated with the London Borough of Camden, as LPA, in June 2012. Feedback from these discussions has fed into the application proposals. The applicants have also consulted widely on the proposals with residents of the BLR and those in properties surrounding the site.
- 1.7 The structure of this statement is as follows:
- Section 2 sets out the factual context of the site including site description and planning history;
 - Section 3 summarises the pre-application consultation undertaken (full details of which are provided in the Consultation Statement, provided within the Design and Access Statement);
 - Section 4 describes the proposed development;
 - Section 5 reviews the relevant planning policy covering the site;
 - Section 6 identifies the planning issues and provides an analysis of other material considerations;
 - Section 7 considers proposed obligations and sets out proposed heads of terms for the shadow S106 agreement;
 - Section 8 is the Affordable Housing Statement and explains the affordable housing provision; and

- Section 9 draws together the conclusions.

1.8 This Planning Statement incorporates the Affordable Housing Statement and should be read in conjunction with the application drawings and supporting documentation. In addition to this Planning Statement, the following supporting documents accompany the application:

- Design and Access Statement (including Lifetime Homes and Wheelchair Housing Statement, Crime Impact Assessment, Open Space Assessment, Waste Storage and Collection Strategy and Consultation Statement)
- Landscaping Strategy
- Energy Strategy
- Sustainability Strategy
- Construction Management Plan
- Transport Assessment
- Tree Report (including Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Arboricultural Method Statement)
- Phase 2 Geotechnical and Geo-environmental Report (which contains a summary of the Phase 1 Geotechnical Study)
- Extended Ecological Phase 1 Habitat Survey
- Bat Survey
- Flood Risk Assessment and Drainage Strategy
- Daylight and Sunlight Assessment
- Air Quality Assessment
- Noise and Vibration Assessment



- Basement Impact Assessment

A confidential Financial Viability Assessment will be submitted one week after the planning application. The conclusions from this assessment are summarised in this document (as part of the Affordable Housing Statement).

2 FACTUAL CONTEXT

a) Description of the Application Site

- 2.1 The application site can be broadly split into two main parts; the DHO site, to the eastern side of Wellesley Road and the Bacton Low Rise (BLR) site, to the western side of Wellesley Road.
- 2.2 The application site is located in north London, within the London Borough of Camden and within the Gospel Oak ward.
- 2.3 The DHO site is bound to the north by the mainline railway line which runs between Kentish Town and West Hampstead, to the south by Vicars Road and to the west by Wellesley Road. The BLR site is bounded to the east and south by Wellesley Road and to the west by Haverstock Road.
- 2.4 To the north of the application site lies Hampstead Heath with Kentish Town located to the east and south-east, Chalk Farm located to the south and Belsize Park located to the west. The application site is approximately 450 metres (0.3 miles) from Gospel Oak Station. The site area is 1.89ha.
- 2.5 The existing buildings on this site are described below.
- 2.6 BLR consists of eight individual blocks arranged around three courtyards. There are 99 units and 14,958 sqm (GEA) of residential floorspace. In terms of tenure, 87 are social rented units and 12 are market units. Five of the market units are 2 bedroom units, and seven of them are 3 bedroom units.
- 2.7 The current unit mix of Bacton Low Rise is:
 - 38 x two bedroom units (33 social rented and 5 market)
 - 56 x three bedroom units (49 social rented and 7 market)
 - 5 x four bedroom units (all social rented)

- 2.8 In terms of open space, there is one area of public amenity space in the north-east of the site, three internal semi-private courtyards, and a strip of fenced green space to the south of the site.
- 2.9 Tenants are currently living in blocks which have inherent design faults making them vulnerable to crime and antisocial behaviour. The buildings as a whole are in a very poor condition, and properties are subject to water ingress, damp and condensation, poor energy efficiency, poor thermal and envelope performance and failing heating. While it would require a significant investment to improve the condition of properties, this would not address the inherent design faults of the estate. As set out in the Cabinet Report of 12 September 2012, 'Persistent anti-social behaviour is adversely affecting residents' quality of life. Residents' expressed view is that another round of repair/refurbishment works would not resolve issues that they feel relate to the fundamental design and construction of the estate' (paragraph 3.3).
- 2.10 The Scout's Hall at 117 Wellesley Road lies to the north of the site and is subdivided into two halls – one for Bacton Low Rise Tenants Residents' Association (TRA) (which has a small mezzanine floor) and one for Wendling Estate.
- 2.11 The DHO site is currently used as offices for a small team of housing and adult social care staff. The office space is underutilised, and is scheduled to be closed as part of a Camden Council policy and programme of rationalisation of office space. Suitable replacement office space for these workers has been allocated through this rationalisation programme.
- 2.12 The 16 employment units at 2-16 Vicars Road, on the DHO site, are arranged over two floors and 14 of the units are currently let. The total area of the units is 970 sqm (GEA) and the average unit is 45.7 sqm. A Camden Council schedule records the use of the units, which ranges from office space, light industry, some small scale manufacture and storage. Beyond its legal requirements as landlords of the units, the Council will offer suitable alternative accommodation to current occupiers of the floorspace from their current stock of B1 units. Further information is provided in Section 6 of this report.
- 2.13 The BLR part of the site is accessed by Wellesley Road and Haverstock Road. The DHO part of the site is currently accessed by Vicars Road.

- 2.14 The site is subject to a number of constraints which have been taken into account in the design of the development and are described in detail in the Design and Access Statement. In particular, development on the DHO site needs to take account of the railway line to the north, including noise and vibration issues and liaison with Network Rail over access and construction.
- 2.15 The scheme has also been designed to take account of the setting of the Grade I listed St Martin's Church and the Grade II listed former St. Martin's Church Hall. Part of the site is within an area at risk of surface water flooding which will require measures to be incorporated to mitigate potential surface flooding and reduce the rate of rainwater run-off (see the Flood Risk Assessment and Drainage Strategy for further details).

b) Planning History

- 2.16 The Bacton Low Rise Estate was granted permission in the 1960s and the District Housing Office was granted permission in the early 1970s. A copy of the original planning permissions are not available in the LPA's archives, nevertheless, the LPA's subsequent planning records show that applications for minor alterations to the buildings have been made in the period since the original permission was granted.
- 2.17 A decision on a request for EIA Screening Opinion (Ref: 2012/4079/P) was issued on 21 August 2012 and confirmed that an Environmental Impact Assessment is not required for works involving the proposed regeneration of the BLR and DHO site.
- 2.18 The planning history of the former St Martin's Church Hall, latterly a French school, located north of Vicars Road, opposite St. Martins Church is also relevant. The school vacated the property in September 2011 and a planning application (2012/2383/P) for 9 residential units was submitted in May 2012. This application has since been withdrawn. In September 2012 a new French school opened within the building. Given the importance of the BLR estate regeneration, it is fundamental that any future development on the St. Martins Church site is compatible with the positive regeneration of the wider area.

3 PRE-APPLICATION CONSULTATION

- 3.1 A series of pre-application meetings were held with Camden LPA from June to September 2012. These have consisted of full pre-application meetings, as well as break-out meetings on topics such as housing, employment floorspace, design, and section 106 obligations. The purpose of these meetings was to present the emerging and evolving proposals for the development, and to take on board feedback from officers regarding how the scheme met planning policy objectives. A pre-application meeting was also held with the Greater London Authority (GLA) in July 2012. Minutes of relevant meetings are appended to the Design and Access Statement.
- 3.2 There has been strong neighbourhood engagement throughout the pre-application stage of this application. Full details of the sessions and a summary of the responses received is provided in the Consultation Statement submitted with this application as part of the Design and Access Statement. There have been seven consultation events in total, during which information boards, models and material samples were available, including:
- An evening consultation event on 6 September 2011;
 - A community fun day on 8 October 2011;
 - A community drop on 30 May 2012;
 - A second community fun day on 23 June 2012;
 - Two further community 'drop- ins' on 28 June and 18 July to present revised proposals for the scheme;
 - A final drop-in session on the 2 October 2012 to present the draft final scheme that would be submitted to the LPA.
- 3.3 Three members of the Bacton Low Rise TRA were present at the meeting with the GLA and the final pre-application meeting with the LPA.

- 3.4 The Design and Access Statement explains how the development proposals have been modified to take into account these responses where possible.
- 3.5 A Development Management Forum (DM Forum), organised by Camden as LPA, was also held on the 23 July 2012. The purpose of the DM Forum is to enable developers to present their proposals for complex or sensitive projects and to familiarise local people with the proposals, and to take on board their comments, before the formal application is submitted. The DM Forum was in addition to the consultation exercise summarised above, which was undertaken by Camden as developer. More than 70 interested local people attended this event and there was an opportunity for questions, with answers provided by the development team.

4 PROPOSED DEVELOPMENT

a) Introduction

- 4.1 The application seeks full planning permission for the demolition and redevelopment of the District Housing Office (115 Wellesley Road) and employment units (2-16 Vicars Road), followed by phased demolition and redevelopment of the Bacton Low Rise estate (residential properties at nos. 121-219 – 99 units in total) to provide 290 residential units, comprising both affordable and market properties, employment floorspace and associated works.
- 4.2 This section should be read in conjunction with the Design and Access Statement, prepared by Karakusevic Carson Architects, which accompanies this application.

b) Residential Mix

- The proposal is for 290 residential units. 104 units are social rented tenure, 10 units are of intermediate tenure and 176 are market units. The residential mix is as follows: 78 x one-bedroom units; 122 x two-bedroom units; 74 x three-bedroom units; 10 x four-bedroom units; 5 x five-bedroom units; and 1 x six-bedroom unit.

Table 1: Proposed Unit Mix

Number of Bedrooms	Social	Intermediate	Market	Total
1	14	0	64	78
2	46	0	76	122
3	33	10	31	74
4	5	0	5	10
5	5	0	0	5
6	1	0	0	1
Total	104	10	176	290

c) Layout

- 4.3 The proposed layout makes the most efficient, sustainable use of the size and shape of the site, whilst ensuring sufficient public, private and communal amenity space for residents is provided on

site, and respects the setting of nearby listed buildings and the scale of existing and planned development.

- 4.4 The proposals respond to site characteristics and constraints. On the BLR site, perimeter buildings create clear street edges, with street-based housing throughout the site and internal courtyards that is reminiscent of the typical north London urban fabric. A central pedestrianised street has been created between the two perimeter blocks to provide new public open space within the scheme, a new route following pedestrian desire lines and an opportunity to view the Grade I listed St Martin's Church.
- 4.5 There are 227 residential units (5 town houses, 23 maisonettes and 199 flats) proposed on the BLR part of the site. The BLR part of the site will also accommodate 285sqm (GEA) of employment floorspace on the corner of Haverstock Road (Block F2) creating active streetscape and responding to the current mix of public and commercial spaces on Haverstock Road.
- 4.6 Development of the DHO site is constrained by the need to take into account the railway line to the north of the site, and the fact that there are existing buildings fronting Vicars Road which are not part of the scheme. Accordingly, the proposed development is arranged around the perimeter of the site, with blocks facing the street, with the exception of the block adjacent to the railway line which faces onto a landscaped courtyard that has been created in the centre of the site. There are 63 residential units (9 town houses, 13 maisonettes and 41 flats) proposed on the DHO part of the site.
- 4.7 Private open space is provided in the form of balconies, roof terraces, patios and private gardens. Soft landscaped communal open space is provided in the centre of each block of development, and public open space is provided in the form of the pedestrianised, hard-landscaped street in the centre of the BLR part of the site. The new east-west link improves connections and enhances the setting of St. Martin's Church. Further information is provided in the Landscape Strategy and Design and Access Statement.
- 4.8 A flexible waste and recycling strategy is proposed. Details of the waste and recycling strategy can be found in the Design and Access Statement.

4.9 As part of the proposals, the existing north-south route (Haverstock Road) is also proposed to be improved. This will significantly improve the public realm, as well as the connectivity of the BLR and DHO site.

4.10 The full extent of the layout of the proposals is shown on the accompanying application drawings. The Design and Access Statement provides further details regarding layout and open space provision.

d) Scale and Massing

4.11 The new development integrates well with the form and character of surrounding development. The height of the proposed buildings has responded to the existing context and the desire to create an exemplary development, which would lead the way for other Council developments in the area. The scale and massing have also taken into account the distance between residential units and surrounding properties, to ensure appropriate permeation of daylight and sunlight to existing and proposed development. Full details on the response of the development to its context are provided in the Design and Access Statement.

4.12 Medium rise buildings of 3, 4 and 5 storeys are proposed within the scheme, with taller accents on Haverstock Road, and the edges of Wellesley Road/Allcroft Road and Grafton Road/Vicars Road. The Design and Access Statement concludes that these heights are appropriate in the context of existing buildings on site and surrounding buildings in the immediate vicinity. The townscape is already influenced by the taller Bacton High Rise tower immediately north of Bacton Low Rise, and other housing estates to the west, south and north. As a result, the area can accommodate change of this order without detriment to its character, and the effect is not considered to be significant.

4.13 A daylight and sunlight report is also submitted in support of the application which confirms that the relationship of the proposed development to neighbouring residential properties is generally acceptable in terms of the relevant BRE criteria.

e) Design and External Appearance

- 4.14 The urban structure and form of the scheme is considered to be in keeping with the character of the surrounding area, and will allow the proposal to integrate seamlessly with neighbouring development and the surrounding urban landscape.
- 4.15 The properties have visually interesting elevations which are articulated in a variety of forms and are well detailed. High quality brick is proposed across the majority of the scheme, alongside a selection of complementary facade materials. Large windows are proposed throughout, and communal entrances will be articulated by double height spaces. Balconies are both inboard and cantilevered, and the building facades incorporate a range of recesses and projections, all of which will provide visual interest. The roof line is varied across the scheme, and includes pitched roofs. Both the BLR and DHO sites also benefit from roof terraces, roof gardens and green roofs.
- 4.16 Further details are provided in the Design and Access Statement.

f) Access

- 4.17 The DHO site has existing vehicular access from Vicars Road although the existing crossovers are to be closed as part of the redevelopment of this site. Pedestrian access to the site will be from Vicars Road. There is no access from the northern edge of the site due to the railway line. Network Rail requires any development proposed adjacent to the railway line to be set back at least 3 metres from the retaining wall of the railway line to provide access.
- 4.18 The BLR site is currently accessed from Wellesley Road and there is access for parking and servicing along Haverstock Road. In the proposed scheme, vehicular access to Haverstock Road will be restricted for parking and servicing, and pedestrian access will continue to be from Wellesley and Haverstock Road.
- 4.19 Front doors to ground floor properties facing the street throughout the scheme will create active street frontages and provide passive surveillance to the public realm.
- 4.20 All the new homes have been designed to Lifetime Homes standards and 10 percent (29 units) are provided as either already-adapted or readily-adaptable wheelchair accessible units.

4.21 Full details are provided in the Design and Access Statement.

g) Landscaping

4.22 The Design and Access Statement sets out the approach for landscaping across the site, which is detailed in the Landscape Strategy. In summary, landscaping proposals have been design to provide a variety of spaces across the scheme, which are suitable for a range of users and activities. The safety and security of the environment and users has been considered, as well as the role of trees (overshadowing and proximity to buildings), and the robustness and ease of maintenance of the spaces.

5 PLANNING POLICY CONTEXT

a) Background

- 5.1 This section sets out the relevant national, regional and local planning policy context, before compliance is addressed in Section 6.
- 5.2 The statutory development plan for the site comprises the Camden Core Strategy (2010), Camden Development Policies DPD (2010) and the London Plan (2011).
- 5.3 Emerging policy relevant to the site includes the Proposed Submission Site Allocations DPD which was submitted for examination in 2012 and will be examined later this year.

b) National Planning Policy Guidance

- 5.4 The National Planning Policy Framework was published in March 2012 and replaces the previous suite of national Planning Policy Statements and Guidance Notes with one consolidated policy document.
- 5.5 It sets out the Government's planning policies for England and how these are expected to be applied, and it is therefore a material consideration in determining planning applications.
- 5.6 The NPPF promotes a strong pro-growth agenda and paragraph 14 states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. For decision-taking, this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

– specific policies in the Framework indicate development should be restricted.

- 5.7 In terms of housing, the NPPF is clear in that Local Planning Authorities need to meet the ‘full, objectively assessed needs for market and affordable housing in the housing market area’ (paragraph 47). They should plan for five years’ worth of housing measured against their housing requirements, and they should include either an additional buffer of 5% (or 20% where there has been a record of persistent under delivery of housing) to ensure choice and competition in the market for housing land (paragraph 47).
- 5.8 When considering planning applications for housing, the NPPF states that ‘Housing applications should be considered in the context of the presumption in favour of sustainable development’ (paragraph 49).

c) Regional Planning Policy

Housing

- 5.9 The London Plan (2011) advises that the loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace (Policy 3.14).
- 5.10 In the supporting text to this policy, it is stated that:
- ‘Estate renewal should take into account the regeneration benefits to the local community, the proportion of affordable housing in the surrounding area, and the amount of affordable housing intended to be provided elsewhere in the borough. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better quality accommodation, providing at least an equivalent floorspace of affordable housing (paragraph 3.82).’
- 5.11 Policy 3.7 of the London Plan (2011) encourages proposals for large residential developments including complementary non-residential uses in areas of high public transport accessibility.
- 5.12 Policy 3.8 of the London Plan (2011) seeks to ensure that new developments offer a range of housing choices, that all new housing is built to Lifetime Homes standards and that 10% of new

housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

- 5.13 Policy 3.9 of the London Plan (2011) seeks a balanced mix of tenures in all parts of London, particularly in neighbourhoods where social renting predominates.
- 5.14 The Mayor's Housing Supplementary Planning Guidance (SPG) was published in November 2012. The SPG provides guidance on how to implement the housing policies in the 2011 London Plan and emphasises that the quality and design of homes and the facilities provided for those living in them are vital to ensuring successful, sustainable and livable neighbourhoods.

Place Shaping

- 5.15 Policy 7.1 of the London Plan (2011) states that development should be designed so that the layout, tenure and mix of uses interface with surrounding land and improve people's access to social and community infrastructure. The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.
- 5.16 The London Plan (2011) requires all new development in London to achieve the highest standards of accessible and inclusive design.
- 5.17 Policy 7.3 is also relevant. It states that:

'Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating'.

- 5.18 Architecture should provide a positive contribution to a coherent public realm, streetscape and wider cityscape. Policy 7.4 of the London Plan (2011) states that development should have regard to the form, function, and structure of an area, and the scale mass and orientation of surrounding buildings. It should improve an area's visual connection with natural and historic features. Policy 7.5 states that buildings should be on the highest architectural quality. They should be of proportion, composition, scale and orientation that enhance the public realm. The design and materials used do not necessarily have to replicate the local architectural character but should complement them. Buildings should also not cause unacceptable harm to the amenity of

surrounding land and buildings, particularly residential buildings in relation to privacy, overshadowing, wind and microclimate. Best practice in resource management and climate change mitigation and adaptation should be incorporated. Buildings should provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces. Policy 7.5 also notes that buildings should be adaptable to different activities and land uses, particularly at ground level, meet the principles of inclusive design and optimise the potential of sites.

Energy

5.19 The London Plan (2011) aims to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Policy 5.2 of the London Plan (2011) states that:

'Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy'

5.20 This policy also states that major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction are to be met within the framework of the energy hierarchy.

5.21 Policy 5.6 outlines how proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems. It promotes connections to existing heating or cooling networks.

5.22 The London Plan (2011) seeks to increase the proportion of energy generated from renewable sources. Policy 5.7 states that major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

Parking Standards

5.23 Table 6.2 of the London Plan (2011) provides the maximum parking standards to be applied to planning applications. 4 or more bedrooms require 2-1.5 spaces per unit, 3 bedrooms require 1.5-1 spaces per unit and 1-2 bedroom properties require less than 1 per unit. Table 6.3 of the London

Plan (2011) sets out the cycle standards required as 1 space per 1 or 2 bed unit and 2 spaces per 3 or more bed unit.

d) Local Planning Policy

Designations

5.24 The site does not fall within a specific designation as outlined on the Proposals Map 2010.

Camden Core Strategy (2010)

Housing

5.25 Policy CS6 of the Core Strategy (2010) aims to secure high quality affordable housing based on an overall guideline target that 50% of the total addition to housing floorspace should be affordable. The LPA seeks to negotiate a contribution from specific proposals on the basis of the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development. The policy also includes the guideline split of 60% social rented housing and 40% intermediate affordable housing.

5.26 The DHO site is included in the five year housing delivery supply 2011/12 to 2015/16 as set out in Camden's Annual Monitoring Report 2010/11 (page 21).

Employment

5.27 Policy CS8 of the Core Strategy (2010) sets out the LPA's approach to promoting a successful and inclusive economy in Camden. The LPA will 'support Camden's industries by ... safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers'.

Design

5.28 The LPA will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design. Policy CS14 of the Core Strategy (2010) promotes design that respects local context and character, high quality landscaping and works to streets and public places. The policy aims to preserve and enhance Camden's heritage assets and

their settings. It seeks the highest standards of access in all buildings and places and requires schemes to be designed to be inclusive and accessible.

Safety

- 5.29 Policy CS17 of the Core Strategy (2010) aims to make Camden a safer place through requiring developments to demonstrate that they have incorporated design principles which contribute to community safety and security. This can be achieved through design, layout and access measures to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment. The LPA will seek active frontages which allow streets to be overlooked.

Climate Change

- 5.30 The LPA requires all developments to take measures to minimise the effects of, and adapt to, climate change. Policy CS13 of the Core Strategy (2010) encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Transport

- 5.31 The LPA promotes sustainable and efficient travel through Policy CS11 of the Core Strategy (2010). The LPA will minimise provision for private car parking in new developments, particularly in car free and car capped developments. Low emission vehicles will be promoted in the borough through the provision of electric charging points.

Camden Development Policies DPD (2010)

Housing

- 5.32 Policy DP2 of Camden Development Policies DPD (2010) aims to make full use of Camden's capacity for housing. The LPA seeks to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing. The explanatory text relating to Policy DP4 (paragraph 4.2) clarifies the LPA's position regarding affordable housing and estate regeneration. In each case, the LPA will expect the affordable housing floorspace to be re-provided in full, usually on-site and within the development.

- 5.33 It is noted at paragraph 4.3 that ‘the estate regeneration programme is a long term strategy, and will involve relocating some occupiers while their homes are refurbished or redeveloped’. The LPA will take a strategic approach to estate regeneration, taking into account the potential to attract investment and the benefits of mixed and inclusive communities. The LPA will resist the loss of affordable housing floorspace across the programme as a whole, but may not resist localised or short-term losses provided a strategy is in place for their eventual replacement.
- 5.34 As noted in Core Strategy CS6 and policy DP5, there is a mismatch between the sizes of affordable housing most needed in Camden and the sizes available in the existing stock, with a particular shortage of affordable homes for large families. Therefore, policy DP4 protects affordable housing floorspace rather than seeking to retain each individual home, and provides for development that tailors the stock to meet existing and future needs. However, the LPA will seek to ensure that arrangements are in place to re-house all existing occupiers.
- 5.35 Paragraph 4.5 explains that the LPA may consider alternative proportions of social rented and intermediate housing if there is no longer a need for the type of stock being replaced.
- 5.36 Policy DP5 of Camden Development Policies DPD (2010) expects a mix of large (3+ bed) and small (1-2 bed) homes in all residential developments. In considering the mix of dwelling sizes appropriate to a development, the LPA will have regard to different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:
- the character of the dwellings, the site and the area, including the impact of the mix on child density;
 - site size;
 - the economics and financial viability of the site, including the demand for homes of different sizes.
- 5.37 Consistent with the London Plan (2011), Camden Development Policies DPD (2010) states that all housing development should meet Lifetime Homes standards and 10% of homes development