

Camden Core Strategy 2010-2025

Local Development Framework



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Camden's Local Development Framework. Core Strategy 2010.

CS10. Supporting community facilities and services

- 10.1 A key part of our strategy for managing Camden's future growth is making sure that the services, facilities and infrastructure to support the local community and visitors to the borough are provided in suitable locations to meet increasing demand caused by our growing population. The provision of community facilities also plays a key role in meeting the Camden Community Strategy theme *A connected Camden community where people lead active, healthy lives*, which seeks to encourage a greater sense of community. Camden's community facilities provide people with opportunities to meet, learn, socialise and develop skills and interests and, by doing this, help improve their quality of life. Making provision for these needs locally plays an important part in developing community life in the borough by bringing people together and encouraging them to take responsibility for the local area.
- 10.2 The Council will seek to ensure that a wide range of services and facilities to meet community needs are provided in the borough, including education and childcare, health facilities (also covered in policy CS16), police and emergency service facilities, libraries, sports and leisure facilities, culture and arts, advice centres, community halls/meeting rooms, places of worship, youth facilities and public conveniences. Parks and open spaces are covered in policy CS15.

CS POLICY

CS10 – Supporting community facilities and services

The Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough. This includes:

- a) the provision of a new secondary school at Swiss Cottage, a new primary school in King's Cross and a range of improvements to 16 schools and educational facilities across the borough by 2014;
- b) supporting the higher education sector in Camden and balancing its requirements with those of other sectors and the local community. In assessing applications for higher education use, the Council will ensure that such developments are sensitive to their surroundings, take into account the cumulative impact on the balance and mix of uses in the area, protect residential uses, the local environment and the amenity of, and services for, the residential community and other users of the area and their future needs;

- c) supporting the Metropolitan Police and their plans to create more neighbourhood facilities and a new custody centre and patrol base;
- d) providing a range of other community facilities to support Camden's growing population.

The Council will:

- e) require development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities;
- f) support the retention and enhancement of existing community, leisure and cultural facilities; and
- g) facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.



Providing community facilities

- 10.3 Camden currently has a wide variety of community facilities that are provided by the Council or the voluntary sector. The paragraphs below describe how we will seek to deliver the specific facilities and services. Please also see policy CS15 for our approach to providing open spaces and policy CS16 for our approach to health facilities.

Education and training facilities

- 10.4 The Council aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and arts and recreation facilities. We will also work with our partners, such as the higher and further education colleges and universities, neighbouring authorities and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.

Schools

- 10.5 The Council has a series of strategies that set out the borough's future requirements for school places and facilities and how they will be addressed.
- The current Building Schools for the Future (BSF) 2007-2014 programme sets out how we will meet the need for secondary education which includes:
 - a new secondary school on Adelaide Road in Swiss Cottage;
 - rebuilding of Maria Fidelis Convent School and conversion to mixed entry;
 - further improvements to six other schools and three pupil referral units; and
 - provision of 530 additional post-16 school places.
 - The Primary Strategy for Change sets out the vision and funding programme for delivering improvements in primary age learning between 2009-2023 and includes the provision of:
 - a new primary school in the King's Cross growth area;
 - the expansion of Emmanuel School in West Hampstead;
 - the relocation of Frank Barnes School;
 - the refurbishment of Carlton Primary School; and
 - improvements to two specialist schools.
 - A number of strategies also cover the provision of care and facilities for nursery and pre-school age children (Childcare Sufficiency Assessment, the Phase 3 Children's Centre Strategy and the Primary Strategy for Change).

The Council will work to ensure the adequate provision of school places beyond the period covered by the above strategies through school place planning analysis and by responding to local concerns, for example, by considering the need for a school south of Euston Road. The table of key infrastructure programmes and projects in Appendix 1 provides more details on planned education schemes (see items 1-12).



Adult learning

- 10.6 The Council offers a range of adult and community learning, provided by libraries, schools, community centres and also by partner organisations, such as the City Lit Institute, the Mary Ward Centre, Westminster Kingsway College, Birkbeck College and the Learning and Skills Council. To expand the range of courses and facilities on offer, we are working with our partners to build on existing out-of-school programmes; increase the number of venues providing adult and community learning, particularly in deprived areas; and encourage the use of local cultural institutions, such as the British Museum and British Library, for educational workshops and lectures.

Higher and further education

- 10.7 Higher and further education facilities are clustered in Camden's Central London Area, particularly in Bloomsbury and Fitzrovia and include: University College London (UCL) and its associated medical institutions, such as the UCL Hospital, the National Hospital for Neurology and Neurosurgery; the Eastman Dental Institute and the University of London, including King's College, the School of Oriental and African Studies, and the School of Pharmacy. The Council recognises the importance of the higher and further education sector in Camden and will seek to support and balance its requirements with those of other sectors and the local community. While generally supporting the expansion of higher education use in the borough, the Council recognises that in areas where such uses already have an extensive presence they can have a harmful impact and will assess applications for such uses against the criteria set out in CS10 b). Please see policy CS5 for more information on how we will balance the needs of the residential communities with other interests in the borough and policy CS9 for information on how we will support residential communities in Central London

Facilities for children and young people

- 10.8 We will aim to make sure that children and young people receive the services and support they need by working with our partners, including schools, the voluntary and community sector, parents and carers, and the children and young people themselves. We will implement our Children and Young People's Plan which aims to improve the experiences of children and young people in Camden and details the areas we are working to improve, in particular:
- keeping children safe;
 - raising school standards; and
 - helping children achieve their full potential.

- 10.9 A number of projects are underway to help achieve these aims. For example, 75% of Camden's schools are now offering extended services which will support children and their families outside of school hours by offering childcare, parenting advice and support, after-school activities and classes, community access to sports, IT and arts facilities. The aim is to eventually have all the Council's schools offering extended services. Schools have also increased the number of vocational subjects they teach from 4-10 to help more young people into jobs and provide a link into the Camden Jobtrain service which provides training and apprenticeships for young people in various sectors, including construction, childcare and motor mechanics. The Council aims to increase the number of apprenticeships available to young people and to widen the variety of occupational areas from 5 to 10.
- 10.10 The lack of childcare facilities often prevents people from taking up employment opportunities or restricts them to part-time jobs that are close to home. The Council will therefore encourage non-residential developments to include provision for child care facilities. Please see policy CS8 – *Promoting a successful and inclusive Camden economy* for more information on how this strategy supports schemes that encourage Camden residents into training and jobs.

Facilities for older people

- 10.11 Older people in Camden make up 12% of the population (Source: GLA 2006 Round of Demographic Projections (RLP High) GLA, 2007) and generate the greatest demand for health care, social care and support services. The Council has a number of strategies that work together to address the challenges faced by the borough's older people, including Camden's Quality of Life Strategy for Older Citizens, the Serving Older People Strategy, Homes for Older People and the Health Improvement Programme for Older People. These strategies envisage an increasing amount of care taking place at home with people staying in their homes longer, although there will still be a requirement for day-centres, long-term care homes, nursing care homes and extra-care sheltered housing. Detail on our approach to providing these facilities is set out in Camden Development Policies (policy DP7). We will also work with our partners to continue to provide more informal services and facilities such as lunch clubs, exercise classes, learning opportunities, networking groups and meeting places.

Faith facilities

- 10.12 Camden has many meeting places, churches, synagogues, temples, community facilities and prayer centres that cater for a range of faiths and beliefs. The Council will seek to support community organisations and religious groups to help them to meet their need for faith facilities. For example, the Council is currently working with the Muslim community, who want a purpose built Islamic cultural centre and mosque in the borough, to form a community led project team which will develop the plans for these.





Sports and leisure facilities

- 10.13 Camden's Open Space, Sport and Recreation Study Update 2008 identifies a shortage of indoor sports facilities in the borough, with the exception of swimming pools. To address this shortfall, the Council will provide new sports facilities on nine school sites. These will be provided through the Council's Building Schools for the Future programme. The timescale for delivery has not yet been confirmed, although construction is expected to begin in 2012 at the first two schools – South Camden Community School and Swiss Cottage. After a long period of closure for refurbishment the Kentish Town Leisure Centre is due to re-open in 2010. The Council also has plans to invest in refurbishment works at the Oasis sports centre near Covent Garden. In addition there will be a new leisure facility in the King's Cross growth area, which will include a swimming pool and indoor sports facilities. The table of key infrastructure programmes and projects in Appendix 1 provides more details on the planned sport and leisure facilities (items 25-32).
- 10.14 The Council and its partners are also developing a Sports and Physical Activity Strategy which will outline our vision for how we can use sports and physical activity to maximise opportunities for those who live, work or go to school in the borough. The Sports Strategy will focus on St Pancras and Somers Town, Gospel Oak and Regents Park, as these are the wards with lowest levels of activity.²⁵ Please see policy CS15 for more information on how we will protect open space and outdoor sports facilities in Camden.

Arts and cultural facilities

- 10.15 Camden is home to a host of arts and cultural facilities, including many of London's and the UK's leading cultural institutions such as the British Museum and the British Library, as well as number of theatres, galleries, dance and music venues, such as the Dominion Theatre, the Roundhouse, the Foundling Museum, Hampstead Theatre, The Place and the Proud Galleries. These leisure facilities serve Camden's residents as well as those who work and visit the borough and are therefore protected and encouraged by policy CS10. The Council works in partnership with a wide range of institutions and various community groups to deliver art and cultural projects, for example, by hosting and supporting community festivals across the borough. We also encourage public art installations, organise workshops and provide space for local artists, for example in Swiss Cottage Library and Kingsgate Community Workshops. Please see Policy DP15 for more information on how we will protect and support leisure facilities.

Public toilets

- 10.16 The Council and other organisations run a number of public toilets within the borough which provide facilities for residents and visitors. Due to the high maintenance costs and the problems with vandalism, especially connected with underground Victorian facilities, many public toilets have closed. The Council will work with developers to provide new public toilets in the growth areas or as part of major redevelopment schemes and will continue to encourage community toilet schemes in our town centres. For example, a successful scheme has been running in Kentish Town since 2007 where local businesses allow the public to access their toilet facilities.

REFERENCES

²⁵ Draft Camden Sport & Physical Activity Needs Assessment 2008

Policing and emergency services

- 10.17 The Metropolitan Police Authority have prepared an *Asset Management Plan* which sets out how they will improve their operational estate which will comprise a move towards more local “front counter” facilities and neighbourhood policing facilities across the borough to provide enhanced accessibility. This will be supported by the centralisation of custody cells, patrol bases and associated operational facilities. We will work with the Police to help deliver their planned improvements once they have been agreed. The London Fire Brigade (LFB) has four stations in Camden – Euston, Belsize Park, Kentish Town and West Hampstead. The LFB is reviewing the current fire service provision and may seek to redevelop stations in the future as necessary. Ambulances are provided by the London Ambulance Service (LAS) NHS Trust from a network of ambulance stations across London. Camden has two ambulance stations which are located in Gospel Oak and Bloomsbury. The London Ambulance Service is working with local primary care providers, such as NHS Camden, to consider the opportunity of locating new primary healthcare and ambulance services together when developing any estate strategy. See Policy CS16 for more information on healthcare services in Camden. The table of key infrastructure programmes and projects in Appendix 1 provides more details on the planned policing and emergency service schemes. (see items 33-38).

Community facilities and development

- 10.18 Camden’s population is expected to continue growing, which will increase demand for community uses in the future. To ensure that we continue to meet the demand for community facilities, developments will be expected to make commensurate provision for new, or improvements to existing, facilities. This will help to meet the needs of new residents and mitigate impacts on the existing community. Please see policy DP15 in Camden Development Policies for more information on our approach to the provision of community uses and Policy CS19 for more information on planning obligations.
- 10.19 We recognise that increasing the number of community, and some leisure, facilities in Camden will be difficult due to competition from other, higher value land uses and due to the pressure on existing facilities to be redeveloped for more profitable uses. Therefore we will seek to protect existing community facilities where they are necessary to support the local population. Please see policy DP15 in Camden Development Policies for our detailed approach to protecting community and leisure facilities.





- 10.20 Community facilities can provide a range of services in one location, for example a community hall can be used for meetings, performances, exercise classes, exams, rehearsals and other uses. Grouping facilities together allows a greater number of services to be provided in a single place and encourages links between them. The Council and other service providers are increasingly moving towards integrating their services to ensure that residents can access advice and assistance in the most convenient way. For example:
- the '1a Community Centre' in Clerkenwell was redeveloped by the Council to provide a new Children's Centre where local residents can access nursery facilities, health and family support services or hire a room for community meetings/events; and
 - the new Kentish Town Health Centre now provides health services, social services, housing, welfare advice and many other activities.
- 10.21 Grouping community facilities in a single location or in one building makes efficient use of land, which is particularly important in Camden where there are few opportunities for new community facilities. Therefore, the Council will support multi-purpose community facilities that can provide a range of services and facilities to the community at one accessible location. We will also encourage the use of existing community facilities for more than one use, and support the use of other types of premises for community use, for example, making meeting rooms in offices available to the local community.

Key evidence and references

- Camden Together – Camden's Sustainable Community Strategy; 2007-2012
- Camden's Children and Young People's Plan 2009-12
- Draft Camden Pro-Active Sports and Physical Activity Strategy 2008
- Draft Camden Sport & Physical Activity Needs Assessment 2008
- Building Schools for the Future Programme
- NHS Camden Strategic Plan 2008-13



Section 3

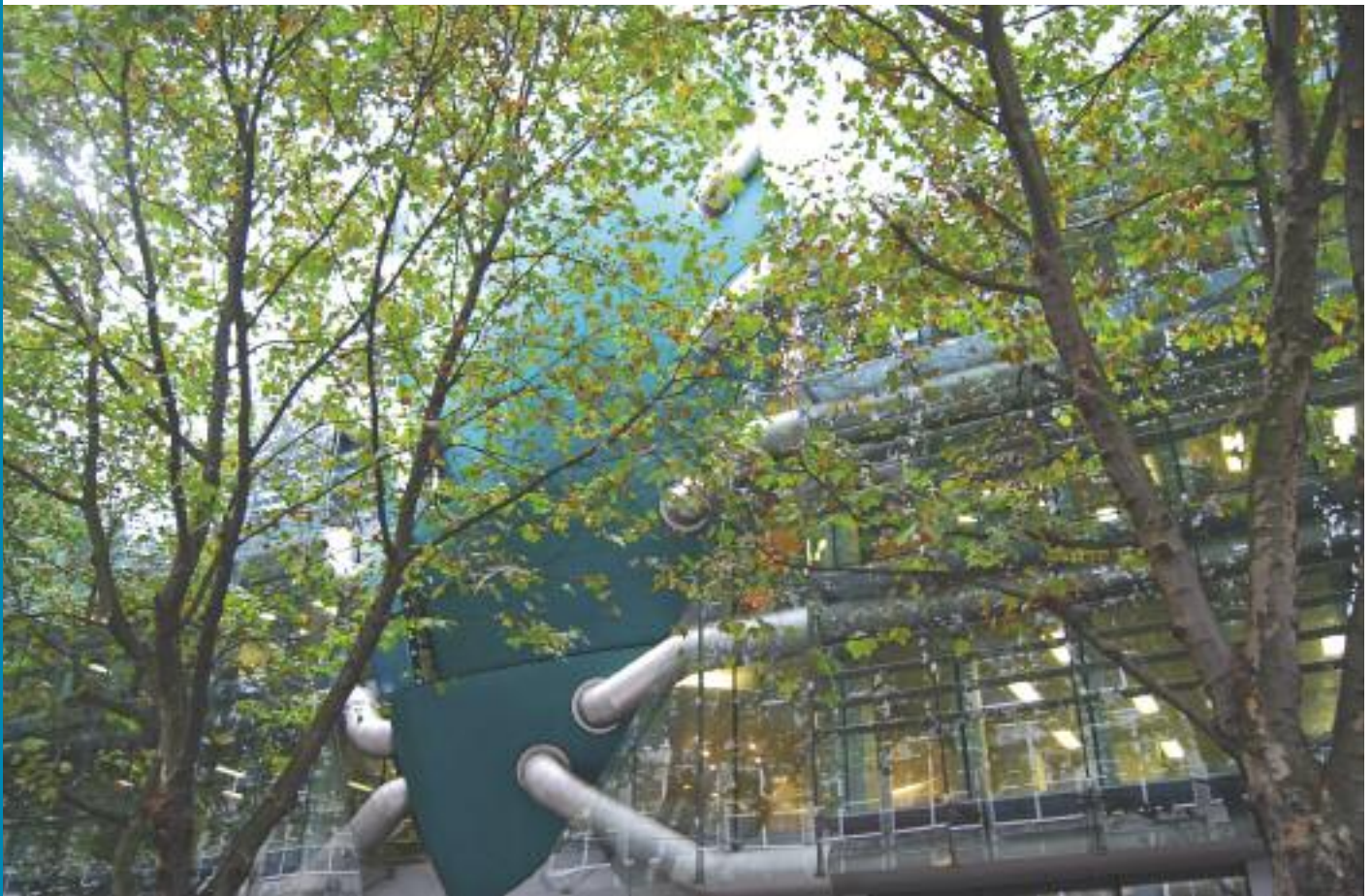
A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life

- 13.1 The Core Strategy sets out the Council's approach to managing Camden's growth so that it is sustainable, meets our needs for homes, jobs and services, and protects and enhances quality of life and the borough's many valued and high quality places. This section focuses on delivering the key elements of our strategy relating to:
- making Camden more sustainable and tackling climate change, in particular improving the environmental performance of buildings, providing decentralised energy and heating networks, and reducing and managing our water use;
 - promoting a more attractive local environment through securing high quality places, conserving our heritage, providing parks and open spaces, and encouraging biodiversity;
 - improving health and well-being;
 - making Camden a safer place while retaining its vibrancy; and
 - dealing with our waste and increasing recycling.
- 13.2 The implications of our actions on the environment are increasingly clear and action is needed at global, national and local levels. The Core Strategy has an important role in reducing Camden's environmental impact and achieving sustainable development – meeting our social, environmental and economic needs in ways that protect the environment and do not harm our ability to meet our needs in the future. *A Sustainable Camden that adapts to a growing population* is one of the elements in the vision in Camden's Community Strategy.



CS13. Tackling climate change through promoting higher environmental standards

- 13.3 Camden's Community Strategy commits the Council and our partners to reduce Camden's carbon dioxide emissions in line with the national target of 80% by 2050. To help deliver this, the Council commissioned a study to investigate how we can best cut our carbon dioxide emissions. *Delivering a Low Carbon Camden* (SEA-Renue) found that 30% of Camden's current emissions come from domestic buildings, 58% from non-domestic buildings and 12% from transport. Growth in the borough is expected to increase emissions if they are allowed to grow unconstrained, with emissions from transport expected to see the greatest growth. However, the study found that a 60% reduction can be met through technological means in a financially viable way, with local, decentralised heating systems served by combined heat and power (CHP) being the most cost-effective way for Camden to reduce carbon use. Achieving the 80% target will rely either on alternative technologies and fuels becoming available or on significant behavioural change to reduce energy demand.
- 13.4 Although climate change is not specific to Camden, the borough's highly built-up, inner urban environment means that we face specific environmental issues such as poor air quality and surface water flooding. The measures we can take to minimise the impacts of climate change and adapt to its effects need to consider and be appropriate to the borough's dense and historic character and sensitive environments. Where demonstrated, the Council will have regard to the costs and feasibility of measures to tackle climate change within developments. We will also take into account the cumulative costs of not responding to the need to mitigate and adapt to climate change as well as the long term cost savings such as in energy and water bills to the future occupiers. Measures to tackle climate change are integral in the development process and are a priority of the Council. They should not be seen as 'add-ons'.
- 13.5 The Council can influence environmental performance in the borough through its role in land use and transport planning and also through its own actions and community leadership. *Towards a Sustainable Camden – Camden's Environmental Sustainability Delivery Plan 2008-2012* sets out how we will reduce carbon emissions and improve the environmental performance of activities across the borough to meet national and local targets.



CS POLICY

CS13 – Tackling climate change through promoting higher environmental standards

Reducing the effects of and adapting to climate change

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

- a) ensuring patterns of land use that minimise the need to travel by car and help support local energy networks;
- b) promoting the efficient use of land and buildings;
- c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:
 1. ensuring developments use less energy,
 2. making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;
 3. generating renewable energy on-site; and
- d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions

Local energy generation

The Council will promote local energy generation and networks by:

- e) working with our partners and developers to implement local energy networks in the parts of Camden most likely to support them, i.e. in the vicinity of:
 - housing estates with community heating or the potential for community heating and other uses with large heating loads;
 - the growth areas of King's Cross;

Euston; Tottenham Court Road; West Hampstead Interchange and Holborn;

- schools to be redeveloped as part of Building Schools for the Future programme;
- existing or approved combined heat and power/local energy networks (see Map 4);

and other locations where land ownership would facilitate their implementation.

- f) protecting existing local energy networks where possible (e.g. at Gower Street and Bloomsbury) and safeguarding potential network routes (e.g. Euston Road);

Water and surface water flooding

We will make Camden a water efficient borough and minimise the potential for surface water flooding by:

- g) protecting our existing drinking water and foul water infrastructure, including Barrow Hill Reservoir, Hampstead Heath Reservoir, Highgate Reservoir and Kidderpore Reservoir;
- h) making sure development incorporates efficient water and foul water infrastructure;
- i) requiring development to avoid harm to the water environment, water quality or drainage systems and prevents or mitigates local surface water and downstream flooding, especially in areas up-hill from, and in, areas known to be at risk from surface water flooding such as South and West Hampstead, Gospel Oak and King's Cross (see Map 5).

Camden's carbon reduction measures

The Council will take a lead in tackling climate change by:

- j) taking measures to reduce its own carbon emissions;
- k) trialling new energy efficient technologies, where feasible; and
- l) raising awareness on mitigation and adaptation measures.

Reducing the effects of, and adapting to, climate change

Sustainable patterns of development

- 13.6 The location of development and mix of land uses have a significant influence on the amount of energy we use for transport, as well as whether we can generate or supply local energy efficiently. We will make the most efficient use of Camden's limited land and steer growth and uses that will generate a large number of journeys to the most accessible parts of the borough. We will also encourage an appropriate mix of uses to support sustainable modes of travel such as walking and cycling as well as local energy networks. Development will be focussed in Camden's growth areas, with other highly accessible locations, such as central London and most of our town centres, also considered suitable for development that significantly increases travel demand (please see policy CS1 – *Distribution of growth* and the Key Diagram – Map 1).

Efficient use of land and buildings

- 13.7 The efficient use of land and buildings will reduce pressure to develop undeveloped, 'greenfield' sites. Camden's historic and built up nature means most of our greenfield sites are designated open spaces. The Council will encourage higher densities in line with policy CS1 – *Distribution of growth*. To enable buildings to last longer it is important that they are designed and built to a high standard and to accommodate the changing requirements of occupants over time. Buildings can be designed to be adaptable in the future if consideration is given to:
- the design of the structure, to enable expansion;
 - the layout of the internal space;
 - mechanical services, to allow for expansion or changing expectations and technologies; and
 - enabling 'retro-fitting', for example for renewable energy generation.

Energy hierarchy

Ensuring developments use less energy

- 13.8 A building's use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re-using buildings and materials and the size and location of the development. In addition to design and materials, a building's internal heating and cooling design, lighting and source of energy can further reduce energy use. Policy DP22 – *Promoting sustainable design and construction* in Camden Development Policies provides further guidance on what measures can be implemented to achieve an environmentally sustainable building. The Building Research Establishment's Environmental Assessment Method (BREEAM) and the Code for Sustainable Homes provide helpful assessment tools for general sustainability. Further details on these assessment tools can be found in Development Policy DP22 and our Camden Planning Guidance supplementary document.
- 13.9 Camden's existing dense built form with many conservation areas and other heritage assets means that there are often limits to the contribution that orientation, height and footprint can make towards the energy efficiency of a building. This dense character, along with the varying heights of buildings in central London, can also make the installation of various technologies, including renewable energy technologies more difficult. For example, the efficient use of photovoltaics in Central London can be constrained by overshadowing from taller buildings. We will expect high quality and innovative design to help combat these constraints. Energy efficiency measures relating to heritage assets will be welcomed provided that they do not cause harm to the significance of the heritage asset and its setting. The refurbishment of some existing properties in the borough, such as Camden's EcoHouse in Camden Town and a home in Chester Road in Highgate have demonstrated how Victorian properties can be upgraded to meet Level 4 of the Code for Sustainable Homes energy performance standards. Given the large proportion of development in the borough that relates to existing buildings, we will expect proportionate measures to be taken to improve their environmental sustainability, where possible. Further details on this can be found in our Camden Planning Guidance supplementary document.



Making use of energy from efficient sources

- 13.10 Once a development has been designed to minimise its energy consumption in line with the approach above, the development should assess its remaining energy needs and the availability of any local energy networks or its potential to generate its own energy from low carbon technology. The Council's full approach to local energy generation and local energy networks is set out below (paragraphs 13.16 – 13.22).

Generating renewable energy on-site

- 13.11 Buildings can also generate energy, for example, by using photovoltaic panels to produce electricity, or solar thermal panels, which produce hot water. Once a building and its services have been designed to make sure energy consumption will be as low as possible and the use of energy efficient sources has been considered, the Council will expect developments to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation (which can include sources of site-related decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Details on ways to generate renewable energy can be found in our Camden Planning Guidance supplementary document.

Adapting to climate change

- 13.12 It is predicted that in the future we will experience warmer, wetter winters and hotter, drier summers. In addition, Camden is likely to experience more intense rainfall and local flooding, more days with especially poor air quality, increased demand for its open spaces and outdoor pools and increased summer demand for electricity for cooling. To minimise the future need for summer cooling we will expect the design of developments to consider anticipated changes to the climate. For further details on what measures should be considered see policy DP22 – *Promoting sustainable design and construction* in Camden Development Policies. The Council is in discussions with the National Grid regarding future infrastructure improvements including, potentially, a new electricity grid supply point. To help ensure there is adequate water in the future we will require developments to be water efficient. Our overall approach to water conservation and run-off is detailed below.
- 13.13 Camden is fortunate that it contains Hampstead Heath, Primrose Hill and a part of Regent's Park which help reduce long term heating of the city, known as the urban heat island effect, and provide cool space in hot weather. We will continue to protect our open spaces and other green spaces, where possible, and seek to create additional open spaces. We will also continue to protect the borough's trees and encourage the creation of green and brown roofs and green walls, which help to keep local air temperatures lower. For more detail on how we are protecting and improving our open spaces and other green spaces please see policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity*. Policy DP24 – *Securing high quality design* in Camden Development Policies sets out how we will protect gardens, where possible.

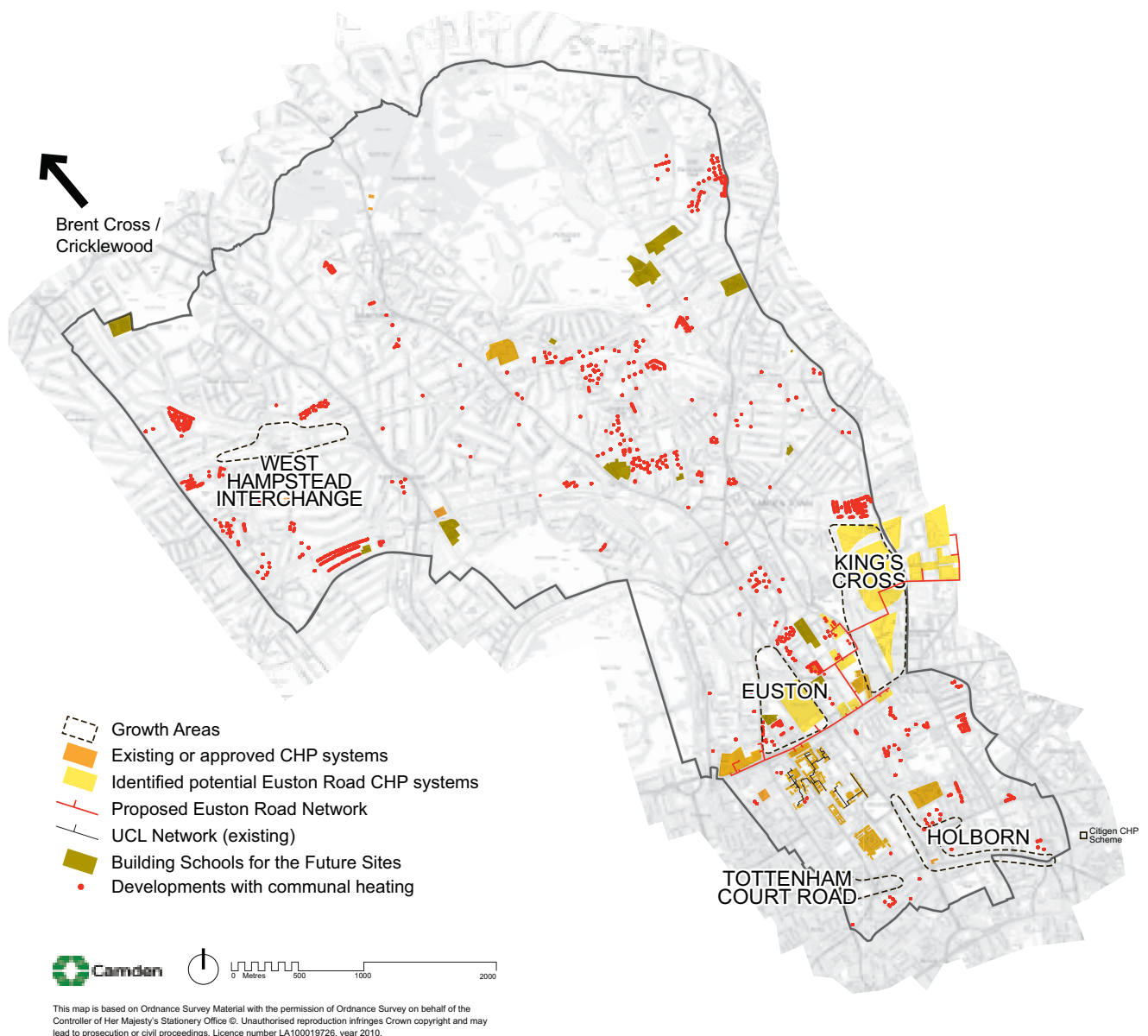
- 13.14 Climatic changes will affect which plant and animal species thrive or decline. The City of London, which is responsible for Hampstead Heath, has identified potential threats to open spaces and biodiversity in its Climate Adaptation Strategy. It will therefore be important for the Council, other owners of open space and developers to consider the adaptation needs of plants and wildlife. The Council is trialling lower maintenance plant species at Waterlow Park and Cumberland Market. For more detail on our approach to biodiversity please see policy CS15.
- 13.15 We will also continue our strong efforts to reduce air pollution through mitigation and reducing traffic. Please see policy CS11 – *Promoting sustainable and efficient travel*. Detail on how we will expect development to take into account climate change is set out in policy DP22 – *Promoting sustainable design and construction* in Camden Development Policies.

Local energy generation and networks

- 13.16 The *Delivering a Low Carbon Camden* report concludes that the most cost-effective way for Camden to meet its carbon reduction targets is through a local energy generation and distribution system served by combined heat and power (CHP). CHP systems typically supply buildings with heat and power (usually electricity) generated on-site or nearby, therefore avoiding the losses which occur in transmitting electricity from plants outside London. CHP is highly efficient and can therefore make a significant contribution to goals to minimise carbon emissions. Cooling can also be incorporated in such systems where there is appropriate demand (known as combined cooling, heating and power or CCHP).
- 13.17 New decentralised energy networks negotiated through the planning system are most likely to begin in, and expand out from, the growth areas of King's Cross, Euston, Tottenham Court Road, West Hampstead Interchange and Holborn due to the expected scale and mix of development. A local energy network fuelled by gas-fired combined heat and power, a fuel cell and renewable sources has been approved as part of the King's Cross redevelopment. There are possibilities to expand this network beyond the border of the site, including into Islington. Camden is also working with the London Development Agency (LDA) and land owners to establish a decentralised energy network along Euston Road and into Islington. Map 4 shows the areas considered most likely to provide development-led decentralised energy networks.
- 13.18 Providing a decentralised energy network in an already built up area is difficult. Although there is currently no extended CHP network in the borough, numerous Council housing estates are already on a community heating system, which can provide a starting point for a wider energy network serviced by CHP. There are also three successful local energy networks in the borough fed by CHP (two serving University College London buildings, one serving two housing developments on Eversholt Street) as well as individual systems at the Swiss Cottage Leisure Centre and the Royal Free Hospital in Gospel Oak and approved schemes at King's Cross, Regent's Place Estate, Southampton Row and Great Ormond Street Hospital. Where decentralised energy networks already exist, development in the area will be required to connect to them, unless it is proven not to be technically feasible or commercially viable.
- 13.19 The Council will require the developers of any large scheme within proximity of a Council housing estate to speak to us about the possibilities of exporting heat to the existing homes. We will also expect developments to export heat to any willing user, where feasible and viable. The largest possible decentralised energy system fed by CHP should be implemented. Where developments in the vicinity of an existing local energy network do not connect to that network or do not include their own CHP system due to feasibility and viability, we will require them to provide the on-site infrastructure for future connection and, where reasonable, a contribution towards laying future connections. The Council is investigating setting up a local energy network fed by CHP for Camden Town Hall, Argyle Street Primary School and two existing housing developments.
- 13.20 We will work with adjoining boroughs to promote connections to new or existing decentralised energy networks and with the Greater London Authority and London Development Agency to provide advice on funding and linking developments and systems. It will be important to provide for future links to decentralised energy networks within developments or across roads and sites where they are likely to be needed, as providing connections later is difficult in built up places like

Camden. See *Community Energy: Urban Planning for a Low Carbon Future* by the Combined Heat and Power Association and the Town and Country Association for more information on community heating, renewable energy and CHP.

Map 4: Combined Heat and Power Network



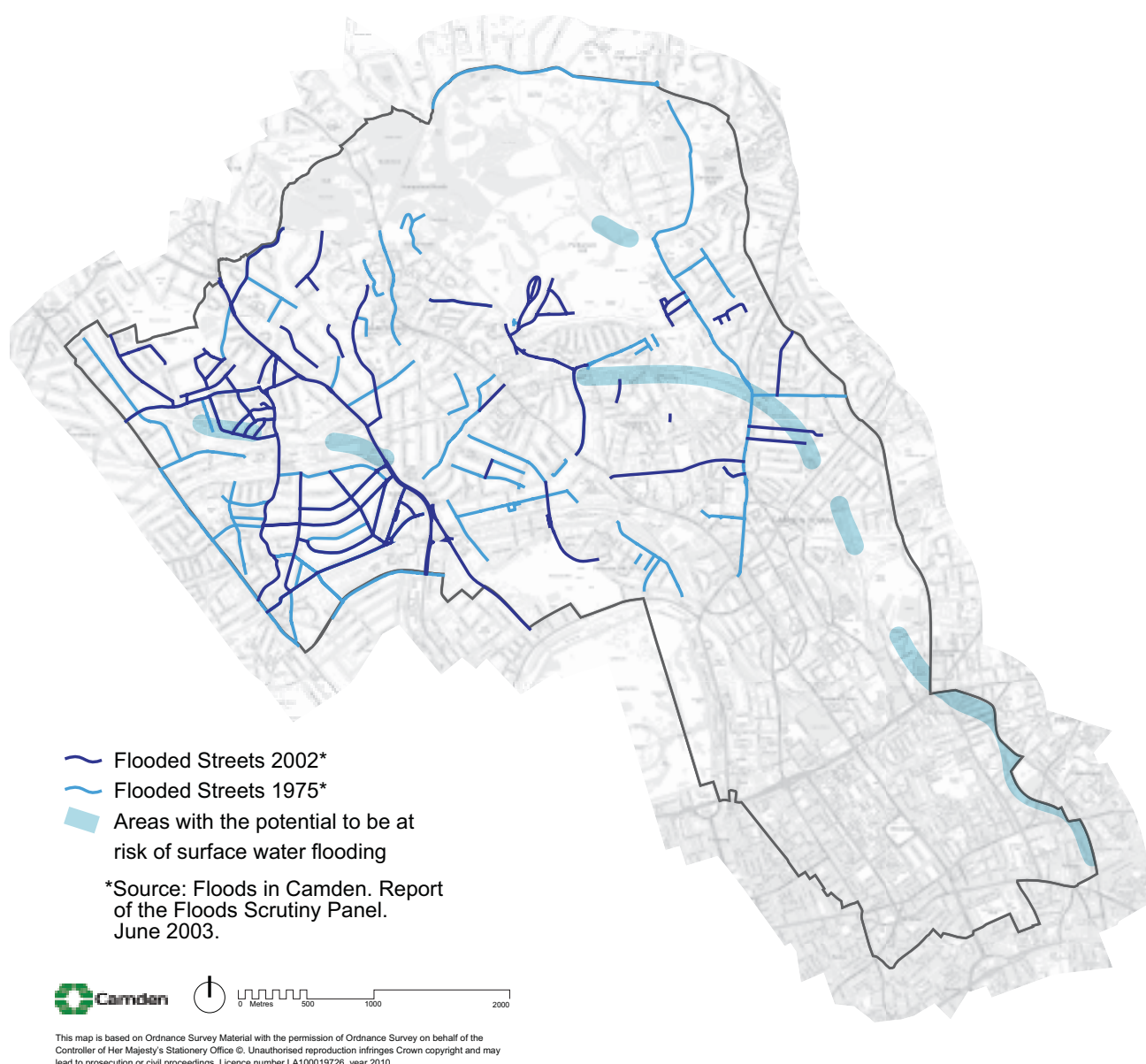
- 13.21 There is growing technical potential to generate heat from waste. The North London Waste Plan will identify future sites for waste facilities in the area (see policy CS18). Given the environmental benefits of using waste for heat, such as less waste going to landfill and turning waste into a resource, the Council will welcome proposals for energy from waste schemes in suitable locations, where they do not cause harm to the amenity of local occupiers.
- 13.22 The Camden Sites Allocations document will identify any areas or sites where we consider zero carbon development can successfully be promoted. These are likely to be areas or sites near one of the likely CHP locations shown on Map 4.



Water and surface water flooding

- 13.23 Water is an important resource which requires energy to clean it to drinking standard and to pump it to every building. Population growth and increased levels of water consumption per person mean that the availability of this resource is under pressure. Our growing population and an increase in hard surfaces also mean there is more foul water and rain water to be dealt with. These issues are predicted to become more important with hotter, drier summers reducing the amount of water available, and wetter winters putting additional pressure on the combined sewer and run-off network. Therefore, the Council will protect the borough's existing water infrastructure to ensure there is adequate water supply, water storage and foul water capability. Camden has five reservoirs, of which four are currently in use for storing drinking water. Thames Water has stated that these sites are likely to require future development and expansion to meet their operational requirements.
- 13.24 Thames Water identified that there will be a shortfall in the water supply for London within the next 30 years if measures are not taken. However, it will seek to ensure an adequate supply through education and metering to reduce consumption, continuing to repair water pipes, the construction of a desalination plant at Beckton and providing a new reservoir, if required (see Appendix 1 – *Key infrastructure programmes and projects* – item 60). To promote responsible consumption, the Council is working with Thames Water to install water meters in homes in Council ownership, as well as requiring all new development to install water efficient devices through the requirements in the Code for Sustainable Homes and BREEAM assessments.
- 13.25 Although Camden has very low risk from flooding from waterways, the North London Strategic Flood Risk Assessment identified several areas in the borough, in particular West Hampstead, that have experienced surface water flooding when existing water infrastructure has not been able to cope with surface and foul water at the same time as the result of heavy rain. The Environment Agency has developed a map showing areas with the potential to flood given the topography and depth of the site. Map 5 shows the parts of the borough that have experienced significant sewer or surface water flooding and the places that are considered to have the potential to be at risk of surface water flooding. The Council will require major developments or development that increases the amount of impervious surfacing to adequately manage the increases in surface water or sewage discharge and take account of known sewer flooding problems by including appropriate mitigation measures to avoid increased drainage problems and flood risk downstream. Our approach to basement/underground development is contained in Camden Development Policies (see policy DP27 – *Basements and lightwells*).

Map 5: Surface Water Flood Risk Potential



- 13.26 Thames Water's initial modelling indicates that local infrastructure improvements are likely to be required for Camden's growth areas, specifically King's Cross and Euston. As the combined sewer across the borough is a network, it will be important that all developments release as little foul and grey water (water from sinks, showers and washing machines) into the combined sewer system as possible by minimising the amount of water used on site and maximising re-use of grey water. British Waterways has identified the Regent's Canal as a source of grey water. Larger developments in areas already suffering from surface water flooding can provide the opportunity for improvements to be made to local infrastructure. Thames Water has advised the Council that the existing strategic, 'trunk' infrastructure is likely to be able to accommodate growth levels. In addition, it is building the Thames Tideway Scheme to improve the capacity of London's combined sewer network. Further information on planned sewerage/waste water infrastructure and sustainable urban drainage systems is provided in Appendix 1 – *Key infrastructure programmes and projects* (items 60 and 61).
- 13.27 The Council's detailed approach to water use and management within developments is set out in Camden Development Policies (policy DP23 – *Water*).



The Council's carbon reduction measures

13.28 The Council is undertaking a range of measures to reduce its own energy use and energy use throughout the borough. These include:

- fuelling 50% of the Council vehicle fleet by liquefied petroleum gas (LPG), electricity or hybrid means;
- installing energy efficiency measures in Council houses;
- using sustainable timber as standard in housing refurbishment;
- investing in cavity wall and roof insulation for Council homes and private sector housing (over 2,000 dwellings have received cavity wall insulation);
- making 'eco-grants' available for various measures, including the installation of solar panels and green roofs;
- our Small steps, Big difference campaign to raise awareness of climate change and encourage changes to behaviour to reduce the borough's environmental impact; and
- supporting the introduction of energy efficient and carbon saving technology. For example, by investing in our own hydrogen fuel cell which is also used as an education tool and by trialling biomethane in our vehicle fleet.

Further Council initiatives are set out in our Climate Change and Environmental Sustainability Delivery Plan 2008-2012.

Key evidence and references

- Delivering a Low Carbon Camden – Carbon Reduction Scenarios to 2050; SEA-Renue; 2007
- Towards a Sustainable Camden. Camden's Environmental Sustainability Delivery Plan 2008-2012
- Camden Sustainability Task Force Report on Energy and Energy Efficiency; 2007
- Camden Together – Camden's Sustainable Community Strategy; 2007 – 2012
- North London Strategic Flood Risk Assessment, Mouchel; 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Action Today to Protect Tomorrow – Mayor's Climate Change Action Plan; 2007
- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1; CLG; 2007
- Planning Policy Statement (PPS) 22: Renewable energy; ODPM; 2004
- Planning Policy Statement 25: Development and Flood Risk, CLG, 2006
- Community Energy: Urban Planning for a Low Carbon Future; The Combined Heat and Power Association and the Town and Country Association 2008
- Hampstead Heath Management Plan Part 1. Towards a Plan for the Heath 2007-2017; City of London & Land Use consultants; 2007

CS16. Improving Camden's health and well-being

- 16.1 Improving our health and well-being requires more than improving access to medical treatment and services. There is an important link between the environment in which we live and how healthy we are, both physically and mentally. Factors such as age, gender and ethnicity influence our health and well-being, as well as wider factors such as education, employment, income, housing, social networks, air and water quality, nutrition, and access to social and public services. One of the key aims of Camden's Community Strategy is to ensure that the health and well-being of all Camden residents improves by tackling the key health issues.
- 16.2 The Council, NHS Camden (formally known as the Primary Care Trust or PCT) and the local community (through the Local Strategic Partnership) have a number of key, shared priorities which are set out in Camden's Joint Strategic Needs Assessment. These priorities include tackling smoking, alcohol misuse, obesity, drug misuse, as well as addressing mental health needs.
- 16.3 Policy CS16 contributes towards the overall aim of the Core Strategy to manage the impact of Camden's future growth by setting out our approach to improving health and well-being in the borough. It should be read alongside Policy CS10 which sets out how this strategy protects community facilities, including health care facilities. Many measures set out in other parts of the Core Strategy also play a part in promoting good health and addressing health inequalities, for example:
- Protecting and improving our parks, play areas (see CS15) and leisure facilities (see CS10) which can encourage Camden's residents to choose healthier and more active lifestyles, help to improve mental well-being and encourage social interaction;
 - improving housing standards and affordability (see CS6);
 - encouraging walking and cycling (see CS11);
 - providing job, training and educational opportunities (see CS8);
 - promoting community safety (see CS17); and
 - managing the impact of development on amenity (DP26).

CS POLICY

CS16 – Improving Camden's health and well-being

The Council will seek to improve health and well-being in Camden. We will:

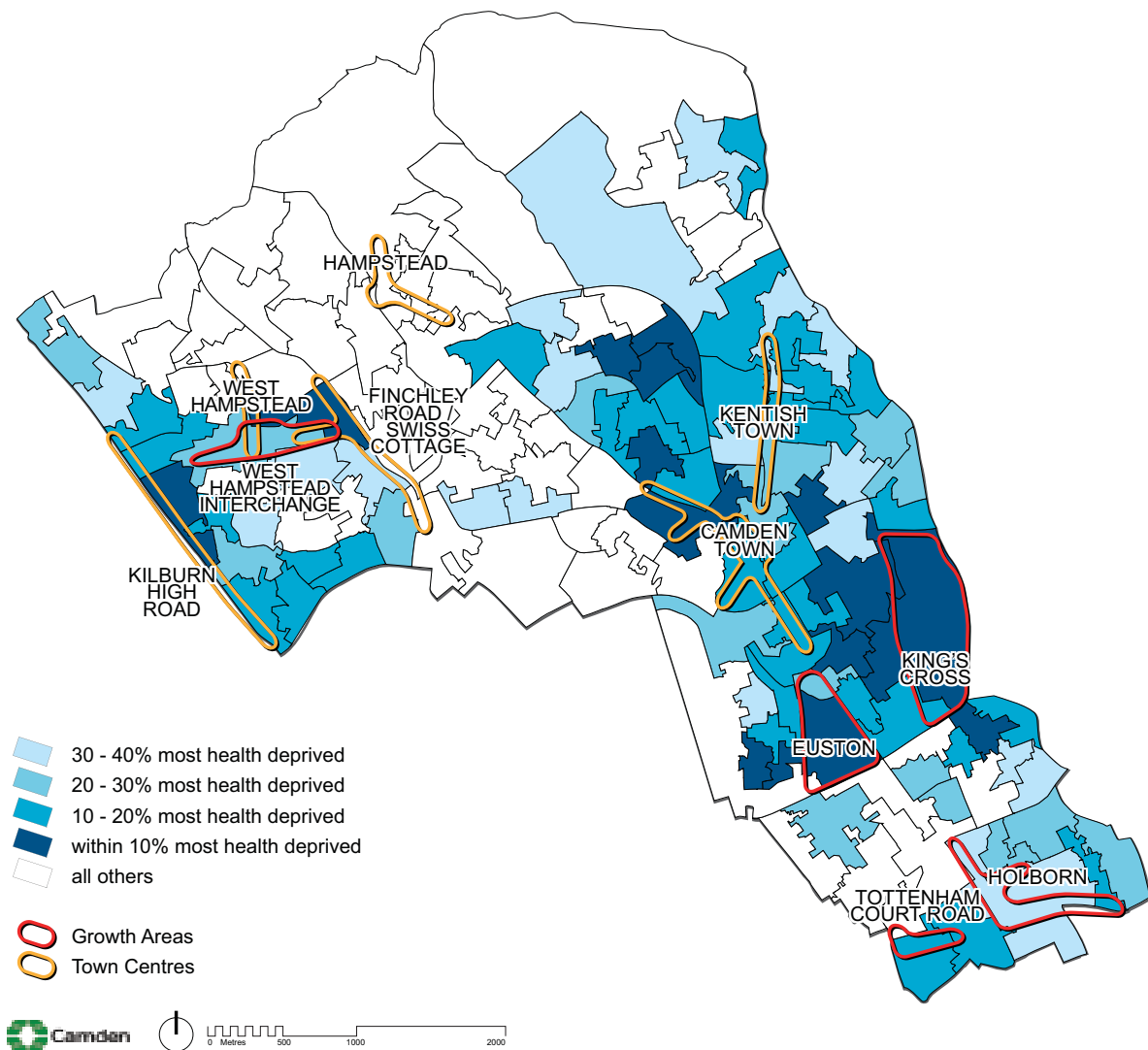
- a) support NHS Camden in its goal to reduce health inequalities by targeting measures to improve health in the areas with poorest health, including King's Cross, St Pancras & Somers Town, Gospel Oak and Kilburn;
- b) protect existing health facilities in line with preferred approach CS10 – *Supporting community facilities and services*;
- c) support the provision of new or improved health facilities, in line with NHS London's plans to consolidate and modernise its facilities;
- d) recognise and support the borough's concentration of centres of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision;
- e) recognise the impact of poor air quality on health and implement Camden's Air Quality Action Plan which aims to reduce air pollution levels.

Health inequalities

- 16.4 NHS Camden recognises that one of its biggest challenges is addressing variations in health across its area. It is committed to addressing health inequalities particularly in Camden's deprived areas where health care requirements are greater and where residents are less likely to access the health services that are available.
- 16.5 Map 9 shows health inequalities across the borough using the Indices of Deprivation 2007, which measured rates of poor health, mortality and disability, across all ages. The wards with the poorest levels of health are represented by the darker shading. Residents living in the most deprived wards are more likely to suffer from diet-related diseases, such as heart disease, cancers and strokes, which can contribute to higher mortality rates. For example, in St Pancras and Somers Town ward the mortality rate from heart disease is 98% higher than the national rate.²⁶ There is also a stark contrast between the most affluent ward (Hampstead) and most deprived ward (St Pancras and Somers Town) where there is a 10 year gap in male life expectancy.²⁷
- 16.6 The map also shows that the wards with the poorest health are located close to our growth areas. This provides us with the opportunity to ensure that new development in the growth areas will work alongside the initiatives discussed in this policy and throughout the Core Strategy to deliver improvements to the health and well-being of residents, particularly in the most deprived wards and Areas for Regeneration identified in the London Plan. For example, the King's Cross growth area will include a new health centre and additional public open space.
- 16.7 In order to reduce health inequalities, the Council and NHS Camden are concentrating on reducing mortality rates in the wards suffering the highest rates, which currently include St Pancras and Somers Town, King's Cross, Kilburn and Gospel Oak. Initiatives to improve premature mortality will be varied and include improving access to primary care (see section below on health facilities) as well as a range of health improvement and health promotion initiatives.
- 16.8 Projects and initiatives to improve resident's health include:
- targeting people at risk of cardio vascular disease within the four most deprived wards, where it is the main cause of death;
 - enhancing GP services in the most deprived wards to provide more detailed advice and individual support to promote exercise and healthy eating and to reduce smoking and alcohol consumption;
 - promoting better access to healthy and nutritious food in the four most deprived wards through more local food growing opportunities. The Council is committed to providing 80 new growing spaces of varying sizes by 2012 and will provide support to individuals and organisations who wish to start growing their own food;
 - to reduce obesity in primary school age children in year 6 (Local Area Agreement target);
 - Camden Healthy Communities Action Group which works in the wards suffering the greatest health inequalities;
 - a Green Gym project, which allows residents to get fit by helping to improve seven of Camden's open spaces, including Westbere Copse, Belsize Wood and Waterlow Park; and
 - the opening of eight free 'Outdoor Gyms' in or close to areas of open space to encourage the community to improve their health by taking more regular exercise.



Map 9: Health Deprivation



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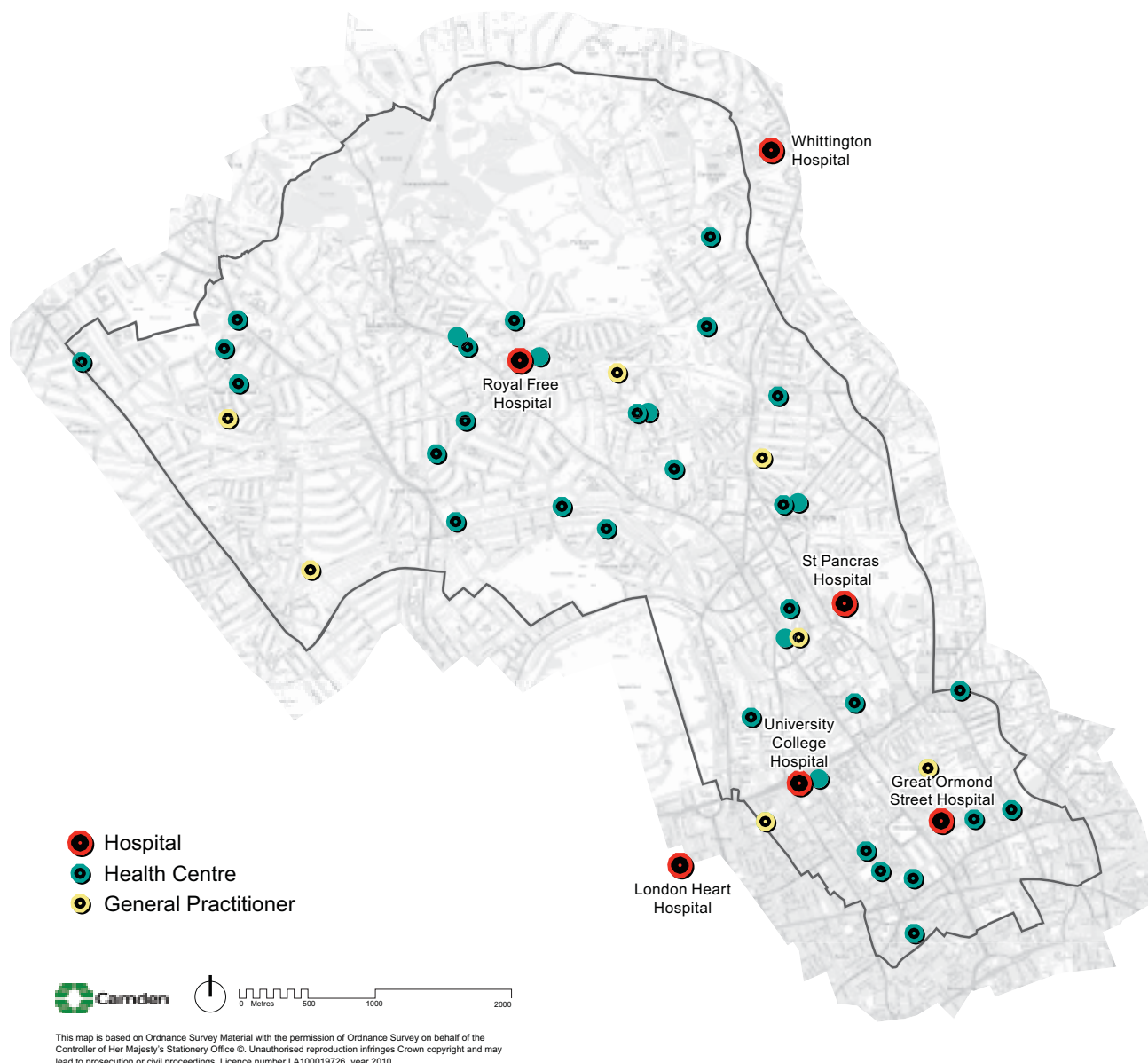
Providing and protecting health facilities

- 16.9 Camden has a wide range of health facilities, with four major hospitals, around 40 GP practices, and over 150 other facilities, such as dentists, optometrists, and pharmacists. Map 10 shows the distribution of health facilities across the borough. Camden's local and community health facilities are perceived to be difficult to access by local residents.²⁸ NHS Camden is therefore changing the way it delivers primary health care over the next five to ten years. The improvements are set out in the NHS Camden Strategy Plan 2008-2013 and will include the consolidation and modernisation of its facilities to develop fewer, larger health facilities.

REFERENCES

- ²⁶ London Health Observatory Profile Report
²⁷ Camden's Annual Public Health Report 2007/08
²⁸ Camden NHS PCT Strategy Plan 2008-2013

Map 10: Health Facilities



16.10 After consultation with local residents, NHS Camden have established that ‘polyclinics’ in Camden will not be in individual buildings or health centres; but instead will involve linking the network of practices and health related facilities across the borough. By 2013, all practices in Camden will be linked to one of four of the following polyclinic networks:

- North Camden: this will involve 11 practices providing a range of additional services alongside a pilot urgent care service at the Royal Free Hospital in Hampstead;
- Kentish Town: this polyclinic network will cover two large GP practices, one of which has been redeveloped and now provides a range of services including nursing, dental access, out-patient and diagnostic services and a range of healthy living activities;
- South Camden: this will link all the practices in south Camden. NHS Camden will commission an urgent care centre and a new practice for this polyclinic. The location of the new facilities is subject to a site search and further public consultation;
- West Camden: this polyclinic network will be based around the Belsize Priory area in Kilburn.

NHS Camden will also commission a new health centre close to King’s Cross station, in the King’s Cross growth area.

- 16.11 As well as Camden's network of GP surgeries, health centres and dentists, we also have a significant concentration of secondary health facilities in the borough. These include four general hospitals, six specialist hospitals and a range of centres that provide care and support for the elderly, children and families, for people with mental health needs, for the mentally ill and many other groups. Policy CS6 contains more information on residential care facilities.
- 16.12 The Council will support the provision of additional health care facilities and will work with NHS Camden and other service providers to make sure the borough has a necessary supply and distribution of premises to meet Camden's health care needs. (see Appendix 1 – *Key infrastructure programmes and projects* – items 13-20). Existing health care facilities are protected by policy CS10 – *Supporting community facilities and services*.

Centres of medical excellence

- 16.13 Camden has an internationally important concentration of medical education, research and care institutions. These make a significant contribution to the borough and the nation by providing healthcare facilities, specialist research, employment and education opportunities, and by encouraging innovation. We will seek to support these institutions, which include the University College London Hospital (UCLH), the Royal Free Hospital, Great Ormond Street Hospital and the Wellcome Trust, and balance their requirements with those of other sectors and the local community.

Air quality

- 16.14 Camden suffers from poor air quality which impacts on human health, particularly the very young, older people and those with existing heart and lung conditions. The avoidance of localised air pollution is therefore very important in avoiding a potential negative impact on health and on the environment. The Council has declared the whole borough an Air Quality Management Area (AQMA) for failing to meet the government's health based air quality objectives for nitrogen dioxide and particulate matter. An Air Quality Action Plan has been produced setting out measures to reduce air pollution emissions from a variety of sources including new developments. Policy DP32 in our Camden Development Policies Local Development Framework document sets out how we will expect developments to reduce their impact on air quality. Please also see CS11 – *Promoting sustainable and efficient travel* for more on our approach to improving air quality through transport measures.

Contaminated land

- 16.15 In order to protect the health and well-being of local residents, workers and visitors, the Council will expect proposals for the redevelopment of sites that are known to be contaminated, have the potential to be contaminated, or are located in proximity to such sites to take appropriate remedial action to the Council's satisfaction. For example, sites that have been used for vehicle repair, industrial processes and petrol stations could have land contamination issues. Remedial action is particularly important in developments where people will have access to the ground for gardening, play or planting food for consumption. Please refer to Planning Policy Guidance 23 – Planning and Pollution Control, the Council's Contaminated Land Strategy and our Camden Planning Guidance supplementary document for more information.

Key evidence and references

- Camden Joint Strategic Needs Assessment
- Camden's Air Quality Action Plan
- Good food for Camden: The healthy and sustainable food strategy (2009-2012)
- NHS Camden Strategy Plan 2008-2013
- Camden PCT Commissioning Strategy Plan 2007
- Camden PCT Annual Public Health reports 1998 to 2007
- Camden PCT Estates Strategy 2006
- Health Issues in Planning: Best Practice Guidance, Mayor of London 2007

Camden Development Policies 2010-2025

Local Development Framework



**If you would like this document in large print
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Forward Planning
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

Published November 2010.

Camden's Local Development Framework. Development Policies.

DP15. Community and leisure uses

- 15.1 Camden's Core Strategy policy CS10 – *Supporting community facilities and services*, sets out our overarching approach to protecting and providing the community facilities that meet the needs of Camden's growing population. Policy DP15 helps to deliver the Core Strategy by providing our detailed approach to the protection of existing community and leisure facilities and on contributions towards the provision of new facilities. This policy should be read alongside Core Strategy policy CS10.
- 15.2 Community facilities include childcare facilities, all educational and training facilities, healthcare facilities, policing facilities, youth facilities, libraries, community halls, meeting spaces, places of worship, public conveniences and other use in Use Class D1 that provide a service to the local community. Leisure facilities include cinemas, music venues, theatres, leisure centres, indoor and outdoor sports facilities and other relevant uses. Please see policy DP31 for our detailed approach to the provision of open space.

DP POLICY

DP15 – Community and leisure uses

To help to meet increased demand for facilities, the Council will expect:

- a) developments that result in any additional need for community or leisure facilities to contribute towards supporting existing facilities or providing for new facilities; and
- b) suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a community facility.

The Council will protect existing community facilities by resisting their loss unless:

- c) a replacement facility that meets the needs of the local population is provided; or,
- d) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.

The Council will protect existing leisure facilities by resisting their loss unless:

- e) adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; or
- f) the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

The Council will resist the loss of premises that are suitable for continued theatre use.

New community and leisure uses must be:

- g) close or accessible to the community they serve;
- h) accessible by a range of transport modes, in particular walking, cycling and public transport;
- i) located in the Central London Area or in the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town if they are expected to attract larger numbers of visitors.

New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises.

Providing new community and leisure facilities to meet the needs of a growing population

- 15.3 Developments can lead to increased pressure on Camden's existing community facilities and infrastructure, either cumulatively or individually. The Council will expect schemes that create additional demand for community facilities to make an appropriate contribution to the provision of community facilities on-site or close to the development. When assessing the impact of new development the Council will consider:
- existing community facilities accessible to the development and their available capacity;
 - the likely number of future occupants;
 - the needs of community service providers operating in the area (public and community) and their accommodation requirements;
 - whether community or leisure facilities are proposed within the new development.
- 15.4 To ensure any short-fall in provision created by the development is addressed, we will seek, as appropriate:
- the provision of a new facility on the development site;
 - improvements to an existing facility close to the development;
 - contributions towards the running costs and maintenance of nearby facilities.

For more information on our approach to planning obligations please see our Camden Planning Guidance supplementary document.

- 15.5 Some uses, in particular serviced offices, hotels and educational premises, can be suitable for occasional use by a range of local community groups. Where a community or leisure facility has been redeveloped to provide any of the above uses, the resulting development will be expected to allow community groups to access rooms or facilities at a discounted rate.

Protecting community uses

- 15.6 Community facilities provide opportunities for residents to meet, share their interests and access services such as education, health care and family support. We will protect existing community facilities to ensure that Camden's residents have access to a range of buildings and facilities for community use. Proposals involving the loss of a community facility will need to:
- provide a replacement facility that meets the needs of the local population in an appropriate location; or
 - show that the loss would not create, or add to, a shortfall in provision for the specific community use; and
 - provide marketing evidence to show that the premises have been offered at a reasonable charge to community groups or voluntary organisations over a 12 month period. Existing community facilities should be offered to potential new users on the same financial basis as that of the previous occupant. If there were no recent users, the space should be offered at an appropriate rate for community groups/voluntary sector organisations.
- 15.7 We will also resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use.
- 15.8 Sites in community use generally have a relatively low capital value compared with housing sites. In cases where a community use ceases and it has been successfully demonstrated that there is no local need or demand for its continued community use, the Council's preferred use will be affordable housing. We will seek the maximum reasonable amount of affordable housing in accordance with Development Policy DP3, having regard to financial viability. We will expect the proportion of affordable housing to reflect the value of the development site in its former community use.



Protecting leisure uses

- 15.9 The Council is opposed to any reduction in the provision of leisure facilities because of their contribution to our quality of life and to Camden's cultural character. Where a replacement leisure facility is to be provided, the applicant should demonstrate to the Council's satisfaction that the replacement facilities are at the same standard or better than those lost, and that the new location will be easily reached by the users of the facility. Proposals involving the loss of a leisure facility should demonstrate that adequate alternative facilities are already available in the area, and therefore that no shortfall in provision will be created by the loss. They should also show that the site cannot be used for an alternative leisure use, either because there is no demand, or because the location is no longer suitable for leisure uses.
- 15.10 We recognise the contribution that theatres make to Camden's character both in Central London and in our town centres, where they have important cultural and leisure roles. Therefore, we will protect theatres that are suitable for continued theatre use from being converted to another leisure use or any other use.

Location and impact of new community and leisure uses

- 15.11 It is important that Camden's community and leisure facilities are located close to the people who use them. Locating these facilities where they are easily reached by a choice of means of transport, particularly walking, cycling and public transport will enable as many people as possible to have access to them. Central London and our town centres are appropriate locations for community and leisure uses, particularly those that may attract large numbers of people, as they are generally easily reached by a range of means of transport. Smaller facilities which will attract people from a local area should be located within their catchment area or in other locations where they are easily reached by the community they serve.
- 15.12 New community and/or leisure uses should not harm residential amenity, the environment or transport networks in line with all the policies in this document. They must also be consistent with their surroundings in terms of scale, character and mix of uses.

Key evidence and references

- Camden Together – Camden's Sustainable Community Strategy; 2007 – 2012
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008

DP23. Water

- 23.1 Our built environment plays a large role in the way water is consumed, distributed and disposed of. The way water is used in a building and the pollutants it picks up running across a site affect the quality of the water that reaches our combined storm water and sewer system. In addition, the location of a development, and any flood mitigation measures used, can have an impact on local and downstream surface water flooding. For example, by capturing surface water on-site so that the flood risk to downstream properties is reduced or, in poorly located and designed schemes, by diverting surface water onto adjoining sites, increasing the risk of flooding on those sites.
- 23.2 As noted in paragraph 22.4 above, although the need for sustainable design and construction is not specific to Camden, our dense built-up environment limits the ways sustainability can be addressed. The efficient use and disposal of water and the minimisation of surface water run-off are elements of sustainable design and construction that need to be addressed sensitively taking into account Camden's specific characteristics.
- 23.3 Core Strategy policy CS13 – *Tackling climate change through promoting higher environmental standards* sets out our overall approach to tackling climate change which includes reducing our water consumption and reducing the risk of surface water flooding. Map 2 and policy CS13 identify areas of the borough that have been affected by sewer or surface water flooding in the past as well as areas identified as being at risk of surface water flooding.
- 23.4 Policy DP23 contributes to the implementation of the strategy set out in policy CS13 by seeking to reduce water consumption and limit the amount of waste water entering the combined storm water and sewer network. Policy DP23 should be read in conjunction with policy Core Strategy CS13, policy DP22 – *Sustainable design and construction* above and the North London Strategic Flood Risk Assessment.

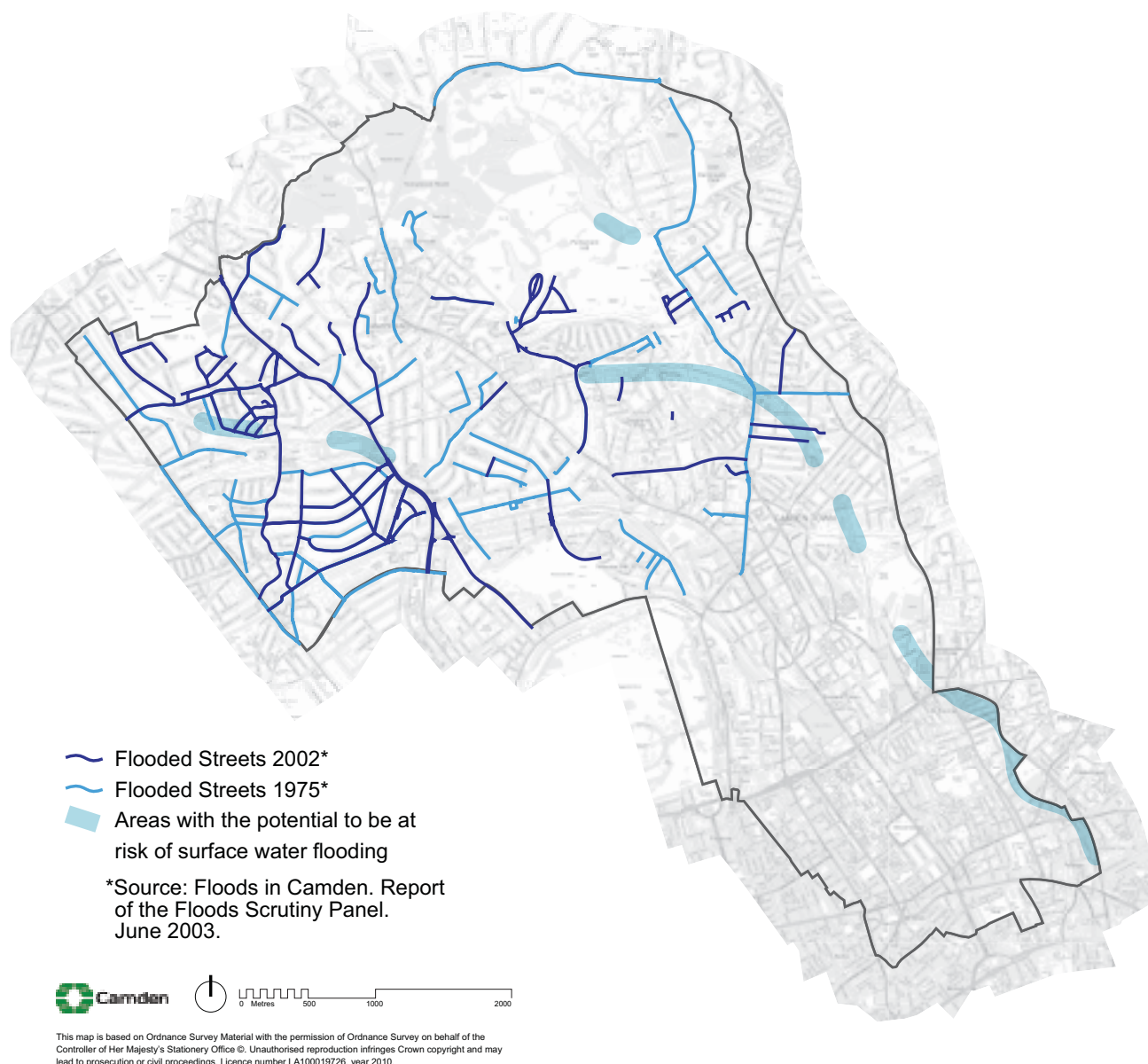
DP POLICY

DP23 – Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:

- a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;
- c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and
- e) encouraging the provision of attractive and efficient water features.

Map 2: Flood Risk



- 23.5 We only consume a small proportion of water that enters a building. Most of the water we use is for washing and flushing the toilet and therefore leaves the site again. The pumping and cleaning of water to drinking level consumes energy. In order to save energy and drinking water, water should be consumed efficiently and, where possible, treated and consumed close to source. Most of the water we do not consume, including rainfall, ends up in the combined storm water and sewer system. Our increased use of water, along with a growing population and increasing use of impervious surfaces, means more waste water is entering the combined storm water and sewer system, putting pressure on it.

Efficient use of water

- 23.6 Developments must be designed to be water efficient to minimise the need for further water infrastructure. This can be through the installation of water efficient appliances and by capturing and re-using rain water and grey water on-site. Rainwater harvesting systems are discussed in paragraph 23.8 below. Grey water use captures water from sinks, showers and washing machines for its re-use. Major developments and high or intense water use developments, such as hotels, hostels and student housing, should include a grey water harvesting system. Where such a system is not feasible or practical, developers must demonstrate to the Council's satisfaction that this is the

case. We will assess the performance of water-saving measures against the Water category in BREEAM, EcoHomes or the Code for Sustainable Homes assessments (see our Camden Planning Guidance supplementary document for further details).

Reducing surface water run-off

- 23.7 The water efficient methods expected above will help reduce the overall amount of waste water entering the combined storm water and sewer system so it retains some capacity to deal with heavy rainfall. The volume and rate of run-off from heavy rainfall can be reduced through the use of sustainable urban drainage systems (SUDS), including green and brown roofs, pervious paving and detention ponds or tanks. We will seek to achieve the most sustainable methods of SUDS wherever possible. The Council's expectations for the design and location of green and brown roofs are set out in policy DP22 – *Promoting sustainable design and construction*. Where green or brown roofs are provided we will expect them to be designed to reduce run-off.
- 23.8 Some sustainable urban drainage methods enable captured water to be re-used, and are generally known as 'rainwater harvesting systems'. These systems capture water falling on a site, in particular on roofs and impervious paved areas, and use the water for irrigation, flushing of toilets and, where the water is clean enough, washing clothes. With appropriate filtration, the capture of rainwater can also be incorporated into a grey water system.
- 23.9 It is important that water is captured from the top of the water catchment area, which generally starts at the top of a hill, to prevent flooding of more susceptible sites below. We will require all new build developments where run-off is likely to have an impact on buildings downstream (see Map 2) to include a green or brown roof and/or a rainwater harvesting system, with the aim of achieving a 'greenfield' rate of run-off. A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before it was developed. All other development that increases the amount of impervious surface will be expected to minimise the amount and rate of run-off from the site to at least the existing rate. The size of a rainwater harvesting system should take into account annual rain yield, consumption rates and the need for on-site detention to prevent flooding. Information on sizing based on annual yield and consumption rates can be obtained from the Environment Agency.



Minimising flood risk

- 23.10 All sites over one hectare are required by government Planning Policy Statement (PPS) 25 – *Development and Flood Risk* to produce a site specific Flood Risk Assessment. In Camden these assessments should focus on the management of surface water run-off and should address the amount of impermeable surfaces resulting from the development and the potential for increased flood risk both on site and elsewhere within the catchment.
- 23.11 The area shown on Map 2 is known to be at risk from local surface water flooding. It is especially important for development within this area to be designed to cope with being flooded without placing additional pressure on adjoining sites and on the combined sewer system. For example, development should not prevent the flow of water across its site where this would lead to water build up or divert water onto an adjoining site. Instead, water should be captured and stored for re-use or for slow release to the combined sewer. Where a site is known to have a particular drainage issue, development should not place additional strain on the existing drainage infrastructure. Within the areas shown on Map 2 we will expect water infrastructure to be designed to cope with a 1 in 100 year storm event (including an appropriate allowance for climate change) in order to limit the flooding of, and damage to, property. Please see Planning Policy Statement 25 and its Practice Guide for further guidance on managing flood risk. The Council's Camden Planning Guidance supplementary document also contains further information on water and sustainable design and construction.
- 23.12 Development can have an impact on the water environment beyond the site where it takes place by altering the flow of water above and below ground and changing where water is absorbed or rises to the surface. For example, the construction of a basement could cause surface water flooding if its location forces water to the surface or could cause flooding elsewhere if the movement of water below ground is altered. Changing water movements can alter soil conditions in the wider area. Applications for developments in areas where historic underground streams are known to have been present will be required to include assessments of the potential for, and management of, groundwater flood risk (see our Camden Planning Guidance supplementary document for further information). Basements also affect the ability of the ground to absorb rain when soil is replaced by an impervious structure and can be particularly susceptible to flooding due to their underground location. In certain circumstances the use of basements may be restricted to non-habitable uses. For further detail on our approach to basements please see policy DP27-*Basements and lightwells*.

Water features

- 23.13 Water features can celebrate the importance of water and can be used as an educational tool. We will expect any water feature provided to be of a high quality and, where possible, provide some interpretation of the local environment or community. For example, any water feature provided along the route of the old Fleet River, which used to run from Hampstead Heath to the City of London, could take the opportunity to provide an interpretation of this lost watercourse. Any proposed water feature should also be water and energy efficient.

Key evidence and references

- Camden Sustainability Task Force Report on Food, Biodiversity and Water; 2008
- Towards a Sustainable Camden – Camden's Environmental Sustainability Delivery Plan 2008-2012
- Sustainable Design and Construction Supplementary Planning Guidance; Mayor of London; 2006
- Planning Policy Statement 25 – Development and Flood Risk; CLG, 2006
- Planning Policy Statement 25 – Development and Flood Risk – Practice Guide; CLG, 2008
- North London Strategic Flood Risk Assessment; Mouchel; 2008
- Greywater: An information guide; Environment Agency; 2008
- Harvesting Rainwater for domestic uses; Environment Agency; 2008

DP32. Air quality and Camden's Clear Zone

- 32.1 The Core Strategy highlights the need to promote higher standards of air quality within the borough. It is recognised that parts of Camden have some of the poorest air quality levels in London and consequently the whole of the borough has been declared an Air Quality Management Area. The Council has produced an Air Quality Action Plan that identifies actions and mitigating measures necessary to improve air quality in the borough.
- 32.2 A key challenge therefore is to make our local environment better by reducing air pollution. This underpins many of the Core Strategy policies, including CS9 – *Achieving a successful Central London*, CS11 – *Promoting sustainable and efficient travel*, CS13 – *Tackling climate change through promoting higher environmental standards* and CS16 – *Improving Camden's health and well-being*.
- 32.3 The designation of Central London as a Clear Zone region is a key way to reduce congestion and promote walking and cycling as a way of improving the borough's air quality.

DP POLICY

DP32 – Air quality and Camden's Clear Zone

The Council will require air quality assessments where development could potentially cause significant harm to air quality. Mitigation measures will be expected in developments that are located in areas of poor air quality.

The Council will also only grant planning permission for development in the Clear Zone region that significantly increases travel demand where it considers that appropriate measures to minimise the transport impact of development are incorporated. We will use planning conditions and legal agreements to secure Clear Zone measures to avoid, remedy or mitigate the impacts of development schemes in the Central London Area.

Air Quality

- 32.4 The Council will take into account impact on air quality when assessing development proposals. Regard will be paid to Camden's Air Quality Action Plan and to Cleaning London's Air: The Mayor's Air Quality Strategy. Where development could potentially cause significant harm to air quality, we require an air quality assessment. Where the assessment shows that a development would cause significant harm to air quality, planning permission will be refused unless mitigation measures are adopted to reduce the impact to acceptable levels. Further guidance on air quality and when assessments will be required is provided in the Council's Camden Planning Guidance supplementary planning document.
- 32.5 Our growth areas of Euston, Kings Cross, Holborn, Tottenham Court Road and West Hampstead (see Core Strategy policy CS2) are located along busy roads and currently experience poor levels of air quality and disturbance from noise. Developments in these areas will need to be well protected against air and noise pollution to ensure they are suitable for occupation. Where mechanical ventilation is required due to poor environmental conditions we will expect developments to incorporate high standards of energy efficient design, for example 'Passivhaus' principles. Policy DP22 – *Promoting sustainable design and construction* gives more guidance on energy efficient design and Passivhaus. Our Camden Planning Guidance supplementary document gives more information on mitigating against poor air quality and Passivhaus principles.

- 32.6 Core Strategy policy CS13 promotes the use of renewable energy technologies to reduce carbon emissions and tackle climate change. The burning of biomass in a boiler is identified as a renewable energy resource in the Mayor's Energy Strategy. Boilers can burn solid biomass or liquid biofuels and are popular on high density sites with small footprints as their use can be the only way for development to reduce their carbon emissions by 20%. However, in central London there are air quality implications for the use of biomass as higher levels of nitrogen oxides (NOx) and particulates are released than conventional gas boilers or gas-fired community heating facilities. Given the existing poor air quality in Camden, the use of biomass as a renewable energy source will be the Council's least preferred option for the provision of renewable energy. We will expect developments to focus on energy efficiency and an efficient energy supply. Details on potential low carbon and renewable energy technologies can be found in the Camden Planning Guidance and also within policy DP22 – *Promoting sustainable design and construction*.

Camden's Clear Zone

- 32.7 Camden has been a leading council in the development of policies and initiatives to reduce the impact of transport on the environment. We are the lead borough in the Clear Zone Partnership, which covers the Central London part of Camden, with the City of Westminster and the Corporation of London. The Clear Zone Partnership aims to reduce congestion, noise and air pollution; encourage a shift to walking, cycling and public transport; and improve the urban realm. It uses partnership working, innovative technologies and sustainable transport measures to achieve these aims. The Council will expect development schemes to contribute to Clear Zone measures where appropriate.
- 32.8 The objectives of the Clear Zone region are to:
- reduce congestion and pollution through piloting sustainable transport measures and innovative technologies;
 - improve air quality;
 - reduce noise pollution;
 - improve accessibility and mobility for walking, cycling and public transport;
 - improve our streets, places and open spaces;
 - make it easier for people to find their way around through installing pedestrian and cycling signage systems;
 - encourage cycling by promoting secure cycle stations and city bike hire schemes;
 - promote car-free and traffic reduced areas and developments, complemented by car clubs;
 - reduce the amount of through traffic;
 - promote good management in development schemes through construction, servicing and waste management plans; and
 - promote alternatively fuelled and low emission vehicles for freight distribution and servicing.
- 32.9 More detail on the Clear Zone and the types of measures we will promote within it, such as travel plans, car clubs, construction, servicing and waste management plans, pedestrian and cycle facilities, is set out in the Council's Camden Planning Guidance supplementary document.

Key evidence and references

- Camden's Noise Strategy, 2002
- The London Plan (Consolidated with Alterations since 2004), 2008
- Planning Policy Guidance 24: Planning and noise
- Camden's Air Quality Action Plan
- Cleaning London's Air: The Mayor's Air Quality Strategy

