

“I will tick -**V**, or not tick-**X** in red, my rating of Fairview’s design in terms of the criteria below as listed in this document.”

Ms Boman-Behram

Sustainability Appraisal Report

The draft Camden Planning Guidance Supplementary Planning Documents on Design, Housing and Sustainability provide additional information and advise to support the adopted policies in Camden’s Core Strategy and Development Policies, which were subject to Sustainability Appraisal.

The following table lists the chapter headings of the Camden Planning Guidance (CPG) 2010 and identifies the corresponding LDF policies and LDF Sustainability Appraisal. This indicates that the sustainability impacts of the general policy approach contained within the CPG chapters have been appraised through the LDF process.

1. Design

CPG chapter	Corresponding LDF policy	LDF Sustainability Appraisal
Design excellence	CS14 Promoting high quality places and conserving our Heritage. X -To the contrary! Camden’s heritage of mixing culture, commerce, & residential not accounted for.	Core Strategy SA (p. 42-46)
	DP24 Securing high quality design. Not innovative, and out of keeping with surrounding Conservation area.	Development Policies SA (p. 44-49)
Heritage	CS14 Promoting high quality places and conserving our Heritage X –Shows no mixture of businesses and residences, or beauty as is Camden’s heritage.	Core Strategy SA (p. 42-46)
	DP25 Conserving Camden’s heritage X –Not at all!	Development Policies SA (p. 45-49)
Extensions, alterations & conservatories	DP24 Securing high quality design. X -Average suburban design.	Development Policies SA (p. 44-49)
Roofs and terraces	DP24 Securing high quality design	Development Policies SA (p. 44-49)
Basements	DP27 Basements and lightwells	Development Policies SA (p. 46-49)
Landscape design and trees	CS14 Promoting high quality places and conserving our Heritage X – No. A small park, or patch of Green would.	Core Strategy SA (p. 42-46)

	CS15 Protecting and improving our parks and open spaces & encouraging biodiversity X –No Biodiversity!	Core Strategy SA (p. 43-46)
	DP24 Securing high quality design X – Plebeian design!	Development Policies SA (p. 44-49)
Shopfronts	DP30 Shopfronts X –None.	Development Policies SA (p. 47-50)
Advertisements, signs & hoardings	DP24 Securing high quality design	Development Policies SA (p. 44-49)
Designing safer environments	CS17 Making Camden a safer place. When Gilbey's yard & LockHouse were built, crime escalated in this corner.	Core Strategy SA (p. 44-46)
	DP24 Securing high quality design. Will it be a gated community I wonder? Or the teenage vandals will enter.	Development Policies SA (p. 44-49)
Waste and recyclables storage	CS18 Dealing with our waste and encouraging recycling	Core Strategy SA (p. 44-46)
Building surfaces equipment	DP24 Securing high quality design. ??	Development Policies SA (p. 44-49)

2. Housing

CPG chapter	Corresponding LDF policy	LDF Sustainability Appraisal
Affordable housing	CS6 Providing quality homes. More boxes taking away Camden's skyline and character.	Core Strategy SA (p. 35-40)
	DP3 Contributions to the supply of affordable housing. What percentage of flats will actually be affordable?	Development Policies SA (p. 28-32)
	DP4 Minimising the loss of affordable housing. People cannot keep moving into central London, can they?	Development Policies SA (p. 28-32)
Student housing	DP9 Student housing, bedsits and other housing with shared facilities. I don't think Fairview is building these here.	Development Policies SA (p. 30-33)

Residential space standards	DP24 Securing high quality design. Perhaps inside these flats are OK, but from the outside they are an eyesore!	Development Policies SA (p. 44-49)
	DP26 Managing the impact of development on occupiers and neighbours. I have suffered from Barratt's last housing development in Oval Road already!	Development Policies SA (p. 45-49)
Lifetime homes / wheelchair housing	CS6 Providing quality homes	Core Strategy SA (p. 35-40)
	DP6 Lifetime homes and wheelchair homes	Development Policies SA (p. 29-32)

3. Sustainability

CPG chapter	Corresponding LDF policy	LDF Sustainability Appraisal
Energy hierarchy	CS13 Tackling climate change through promoting higher environmental standards. Has Fairview done this? Will it be all solar energy?	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Energy efficiency – new buildings	CS13 Tackling climate change through promoting higher environmental standards. X –Centric Close is an open space now. It won't be with all these new flats & people.	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Energy efficiency – existing buildings	CS13 Tackling climate change through promoting higher environmental standards. Has Fairview done this? Filling space and having a token tree or two, doesn't.	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Decentralised energy and combined heat and power	CS13 Tackling climate change through promoting higher environmental standards. What standards??	Core Strategy SA (p. 41-46)

Renewable energy	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Water efficiency	DP23 Water. Is this just shower heads or toilets, or using Buckminster Fuller's ideas of reusing the water?	Development Policies SA (p. 43-44)
Sustainable use of materials	DP22 Promoting sustainable design and construction. ?	Development Policies SA (p. 43-44)
Sustainability assessments tools	CS13 Tackling climate change through promoting higher environmental standards. ?	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Green/brown roofs	CS13 Tackling climate change through promoting higher environmental standards. What will the roofs be made out of?	Core Strategy SA (p. 41-46)
Flooding	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP23 Water. With all this digging and rivers running underneath here, be prepared for the ground water levels.	Development Policies SA (p. 43-44)
Climate change adaptation	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
	DP23 Water. -Clay soil here, variable with the weather, affects all the old conservation houses here.	Development Policies SA (p. 43-44)
Biodiversity	CS15 Protecting and improving our parks and open spaces & encouraging biodiversity. X- This development does none of that!	Core Strategy SA (p. 43-46)

Local food growing	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	CS16 Improving Camden's health and well-being. X -The opposite! –More pollution –construction, boilers and cars.	Core Strategy SA (p. 44-46)
	DP22 Promoting sustainable design and construction. A green allotment to grow food etc would be the most amazing answer for Centric Close.	Development Policies SA (p. 43-44)