

## **9 Provision of flexible shops and business space**

- 9.1 In order to encourage flexibility of provision, vitality and diversity in town centres and other employment areas Camden will use planning obligations to secure the provision of the types of flexible business space described below. Please refer to Camden Planning Guidance 5 Town Centres and Retail and Employment for a fuller explanation of Camden's approach to these issues.

### **Affordable business space (Hatton Garden)**

- 9.2 Policy DP1 requires that 50 percent of additional floorspace in Hatton Garden is to be provided as jewellery sector workspace at affordable rents (defined as an average of rents paid by the jewellery industry in Hatton Garden). Where jewellery workshop space cannot easily be provided, mainly in cases where the floorspace is too small to provide viable workshop/ business space, a financial contribution will be secured in lieu of the direct provision. This will be based upon the cost of providing alternative workshop floorspace and will be used for related measures to support this business sector.
- 9.3 The average contribution per square metre negotiated in jewellery sector contributions in Camden since 2008 is £498 although in the future an increased contribution may be sought where it can be demonstrated that the cost of provision has increased beyond this level.

### **Affordable business space (outside Hatton Garden)**

- 9.4 On major development sites outside of Hatton Garden the Council may require the inclusion of affordable workspace to help support small businesses and provide a range of employment opportunities. Camden will provide more information on the level and type of this provision on individual sites through planning frameworks and/or the LDF Site Allocations document.

### **Provision of affordable, small and independent shops**

- 9.5 In order to maintain and encourage a balance of different types of shops to maintain and support successful and diverse town centres in line with Policy DP10 of the Local Development framework the council will expect the provision of small and affordable shop units (100sq m or less) in large retail developments (over 1,000sq m). Legal agreements may be used to manage the rents of these units to appropriate levels and to control their size, location and the nature of occupant. Please see separate planning guidance note on this topic.