

Planning Policy Newsletter

Summer 2023



Initial engagement on the review of the Local Plan

To inform the review of the Camden Local Plan we held a “call for views” in late 2022 / early 2023 to enable residents, businesses, and community groups to share their views on the current Local Plan and suggestions and priorities for the new, updated Plan.

We received around 1,500 comments from around 250 respondents, submitted through the commonplace website and via email. Thank you to everyone who took the time to respond. The consultation and comments made via commonplace are available to view here: [Community Forum - Camden Local Plan Review - Commonplace](#)

A wide range of responses were received, with the topic areas generating the most comments being Challenges and Opportunities, Climate Change, and the Natural Environment. We also asked people to tell us what they thought the main priorities for the new Local Plan should be. The top four were:

- Housing and affordable housing
- Climate change and sustainability
- Social infrastructure provision
- Health and wellbeing

We are currently preparing a draft of the new Local Plan and the responses received during the initial engagement are informing its development. Alongside this, we are also updating the evidence to support the Plan.

We are now proposing to incorporate the site allocations from the draft Site Allocations Local Plan (SALP), which we consulted on previously, into the new Local Plan, rather than prepare a separate document. All comments received during the consultations on the SALP are being considered and will inform the site allocations in the new draft Local Plan.

We are planning to publish the draft new Local Plan for consultation by the end of 2023. If you are not on our mailing list and would like to be notified when the Local Plan is published for consultation, then please email planningpolicy@camden.gov.uk



New Local Community Infrastructure Levy ward priority lists agreed

The Council has updated the ward priority lists that guide the allocation of the local element of the Community Infrastructure Levy (CIL) in the borough. The new lists have been developed by Councillors for their wards following community engagement and will inform decisions on proposed local CIL projects over the next three years.

The CIL is a charge the Council collects from new developments that is used to fund infrastructure and other measures to support the development of the area. In Camden 25% of CIL funds collected are allocated and spent locally through a Member-led, ward-based system.

If you wish to propose an infrastructure project for local CIL funding, please contact the relevant ward councillors.

Alongside the adoption of the new priority lists at the end of March, the Cabinet Member for New Homes, Jobs and Community Investment also approved amendments to LCIL allocation system to improve its effectiveness. From April, where the local CIL balance in a ward exceeds £500,000 for longer than six months, funds above this cap will be redistributed to neighbouring wards, provided they themselves have balances of less than £500,000.

Further information on the local CIL, including the the new ward priority lists and how to make an application for funding, can be found on our website:

<https://www.camden.gov.uk/community-infrastructure-levy>



LOCAL COMMUNITY INFRASTRUCTURE LEVY

Update on the Partial Review of the Euston Area Plan

As part of our work to review the Euston Area Plan (EAP), the long-term planning framework to guide development in the Euston area, we ran a public consultation on the first draft of the proposed Plan at the start of the year. There were over 3,500 visitors to our Commonplace consultation website and 147 respondents made 400 contributions. We also received a number of more detailed email responses. Thank you to all of those who responded. All comments received are being considered and will inform the next draft of the EAP.

Unfortunately, the next draft of the Euston Area Plan will not be issued as soon as hoped due to the announcement that HS2 works at Euston are paused. We are keen to understand the implications of this and options for the station before progressing with the Plan. Once we have more information we intend to issue an updated timetable.

Further information about the EAP can be found here -

<https://www.eustonareaplan.info/>



Protecting Camden's businesses and high streets through Article 4 Directions

The Council has used its planning powers to introduce Article 4 Directions to protect the borough's businesses and valued high streets by removing the permitted development right allowing the change of use from 'Class E' commercial, business and service uses to residential use without the need for planning permission.

As a result, proposals for such changes in the area covered will need a planning application and will be assessed against our planning policies. This will allow the Council to consider the impact on an area and the supply of premises, and for Camden's centres, businesses, services and jobs to be protected.

In February 2023 the Secretary of State formally modified the Directions (which had come into force in July 2022) to reduce the extent of the area covered. However, the substantial majority of the businesses and high streets that we set out to protect - over 5,000 premises - remain covered, reflecting the robust case made in support of the Directions by the Council.

The Article 4 Directions cover town centres and neighbourhood centres, locations with the Central Activities Zone and Knowledge Quarter, and clusters of offices and light industrial uses.

Uses in Class E include retail, restaurants, cafes, other high street uses, offices and light industry. The Council considers the permitted development right to allow these uses to change to residential without planning permission would have unacceptable harmful impacts in Camden.

Further information can be found on our [Article 4 Directions webpage](#).

Neighbourhood Forum redesignation applications

The Council has is currently consulting on applications for the redesignation of the neighbourhood forums in [Highgate](#) and [Mount Pleasant](#). Under the relevant legislation, neighbourhood forums are designated for a period of 5 years. When the 5 years elapse, the forum designation expires. A forum must then apply for re-designation if it wishes to continue using neighbourhood planning powers. Designation of a forum enables it to prepare a neighbourhood plan or make changes to an existing plan.

The Highgate Neighbourhood Forum covers parts of both Camden and Haringey so it has applied to both boroughs for redesignation. The current application is the third time the Forum has sought designation following applications approved by the councils in 2012 and 2018. Consultation on the application closed on 23 June 2023.

The Mount Pleasant Neighbourhood Forum is also cross boundary and has applied to Camden and Islington Councils for redesignation. This is the second time the Forum has sought redesignation, having originally been designated by the councils in 2016. The deadline for comments on the application is 30 June 2023.

Contact us

If you have any questions regarding our work, please contact the Planning Policy team at:

planningpolicy@camden.gov.uk