

Camden Local Development Framework Core Strategy and Development Policies

Background information on housing evidence

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1 Introduction

- 1.1 This background paper has been prepared to support submission of the Camden Core Strategy and Development Policies in January 2010. The background paper's purpose is to set out the sources of evidence that have been used in preparation of part CS6 of Camden's Core Strategy (providing quality homes), and Development Policies DP2 to DP9, which explain how we will make planning decisions to deliver the aims of CS6. It focuses on how we will meet Government guidance relating to the need and demand for housing and the supply of homes and housing land. Particular reference is made to Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Camden's 5-year supply of deliverable housing land, Camden's 15-year supply of developable housing land, and the Camden Housing Trajectory.
- 1.2 Three key Government guidance documents set out the requirements for housing evidence in relation to Core Strategies and other development plan documents. These are:
- Planning Policy Statement 3 (**PPS3**) – Housing – CLG Nov 2006
 - Strategic Housing Market Assessments: Practice Guidance (**SHMA guidance**) – CLG Aug 2007
 - Strategic Housing Land Availability Assessment: Practice Guidance (**SHLAA guidance**) – CLG July 2007
- 1.3 Section 1 of this paper sets out the main studies and reports that form the evidence base for housing elements of Camden's Core Strategy and Development Policies. Sections 2 and 3 look at how these reports come together with background data from other sources to meet the requirements of Government guidance. Section 4 gives the background to the Camden Housing Trajectory, which is part of the evidence relating to the availability and supply of land for housing. The Housing Trajectory shows how Camden's 5-year supply of deliverable housing land and 15-year supply of developable housing land will be brought forward.
- 1.4 This paper has 4 appendices. Appendices 1 - 3 provide the Housing Trajectory as it stood at December 2009, together with the list of allocated and emerging sites that will deliver housing up to 2025, and the list of sites with planning permission that will deliver housing during the first five years of the trajectory. Appendix 4 is a complete list of housing-related reports (with web-site links where available) that augment the main studies and reports discussed in section 1.

Housing need/ demand

- 1.5 PPS3 indicates that planning authorities should determine levels of housing provision taking into account local and sub-regional evidence of current and future levels of need and demand for housing, including evidence set out in Strategic Housing Market Assessments (paragraph 33). Five reports provide the majority of the evidence of the housing need and housing demand that Camden has used to meet the requirements of Government guidance – these are described briefly in paragraphs 1.6 to 1.10 of this paper. Paragraphs 1.11 and 1.12 describe other housing need and demand evidence that has informed the housing elements of Core Strategy and Development Policies. Paragraph 1.13 describes a further commissioned report that is relevant to housing need and demand, but had not been completed in January 2010.

- 1.6 The **Greater London Strategic Housing Market Assessment** is a regional study commissioned from Opinion Research Services by the Greater London Authority in 2008. Its outputs were published as a Report of Study Findings April 2009. In this paper, the Report of Study Findings is referred to as the "**Greater London SHMA**".
- 1.7 The **Camden Housing Needs Survey 2008 Update** was commissioned from Fordham Research by LB Camden late in 2007, and published in 2008. The purpose of the commission was to update the borough-level information collected by the Camden Housing Needs Survey 2004, taking new Government guidance into account, and avoiding the need for to conduct a further costly survey of households. In this paper, the updated Housing Needs Survey is referred to as the "**HNS Update**".
- 1.8 The **Camden Affordable Housing Viability Study** was undertaken by DTZ as part of a joint commission of viability work by LB Camden and the City of Westminster. The purpose of the commission was to satisfy the PPS3 requirements in paragraph 29 for 'an assessment of the likely economic viability of land for housing' and 'informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed'. The Camden study was completed and published in 2009.
- 1.9 The **London Boroughs' Gypsy and Traveller Accommodation Needs Assessment** is a regional study with data and outputs at borough level. It was commissioned from Fordham Research by the Greater London Authority on behalf of London boroughs (excluding Bexley) in 2007 and completed in March 2008. The purpose of the commission was to satisfy the requirements of ODPM Circular 01/2006 paragraph 20, CLG Circular 04/2007 paragraph 18 and PPS3 paragraph 21 in relation to gypsies and travellers and travelling showpeople. In this paper, the Gypsy and Traveller Accommodation Needs Assessment is referred to as the "**GTANA**".
- 1.10 **Student Housing in Camden** was commissioned from URS by LB Camden alongside the Camden Infrastructure Study. The purpose of this part of the commission was to augment the Greater London SHMA and the HNS Update with new borough-level information about the incidence of student housing and its likely impact on meeting overall housing need and creating sustainable communities. The report also discusses the potential for any particular demands for strategic infrastructure to arise from Camden's resident student population. Student Housing in Camden was completed and published in 2009.
- 1.11 Government guidance advises that the evidence base should include information on **demographic trends and profiles and the existing housing stock** (eg PPS3 paragraph 21 and SHMA guidance pages 22-25). To prepare the housing elements of Camden's Core Strategy and Development Policies, Camden has augmented the Greater London SHMA and the HNS Update with data sourced from the 2001 Census, GLA population projections (2006 RLP High), stock condition surveys (see Appendix 4) and the Housing Strategy Statistical Appendix (HSSA) (see Appendix 4).
- 1.12 Government guidance advises that the evidence base should include information on the **accommodation requirements of specific groups** (eg PPS3 paragraph 21). Camden has augmented the SHMA and the HNS Update with quantitative and qualitative information from the Camden Housing Strategy 2005-2010 plus a range of reports to Camden's Executive and other bodies addressing the need for supported housing (see Appendix 4).

- 1.13 The **North London Strategic Housing Market Assessment ("North London SHMA")** was commissioned in 2009 by the seven authorities in the North London sub-region, including Camden. The North London SHMA will provide an intermediate analysis between the Greater London SHMA and the HNS Update, providing most data and outputs at the sub-regional level, alongside a more limited range of individual borough outputs. No outputs had been finalised when Camden's Core Strategy and Development Policies were submitted in January 2010.
- 1.14 Section 2 of this paper explains how the sources of evidence on housing need and demand are brought together to meet the requirements of PPS3 and the SHMA guidance.

Housing land/ supply

- 1.15 PPS3 also indicates that planning authorities should determine levels of housing provision taking into account local and sub-regional evidence of the availability of suitable land for housing, including evidence set out in Strategic Housing Land Availability Assessments (paragraph 33). Together with the land availability evidence prepared for the London region, this paper provides the majority of the evidence on the supply of housing land that Camden has used to meet the requirements of Government guidance.
- 1.16 **The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009** is a regional study with data and outputs at borough level. Some borough information on sites is suppressed at the regional level for reasons of confidentiality, although boroughs may choose to release this information. The study was produced collaboratively by the GLA and the London boroughs during 2008 and 2009. In this paper, the London Strategic Housing Land Availability Assessment is referred to as the "**London SHLAA**".
- 1.17 The Council produces a housing trajectory as part of its Annual Monitoring Report. This shows how we are bringing forward sites to deliver self-contained homes over the coming years up to 2025, and measures Camden's anticipated performance against our monitoring target for additional self-contained homes. The **Camden Housing Trajectory December 2009** (included in this paper as Section 4 and Appendices 1 – 3) was produced to accompany the submission of Core Strategy in January 2010. It updates the trajectory from September 2009 to reflect publication of the Site Allocations preferred approach document and ongoing consultation and discussion with stakeholders. The Housing Trajectory releases information for Camden sites that was confidential when the London SHLAA was published.
- 1.18 Government guidance advises that planning authorities should **identify and map the location of developable housing sites** (eg PPS3 paragraph 55 and SHLAA guidance paragraph 14/ Figure 1). The Camden Housing Trajectory December 2009 is accompanied by the list of allocated and emerging sites included in this paper as Appendix 2. These sites are also identified and mapped in two other documents:
 (a) allocated sites are those identified by the Camden Replacement UDP 2006 (saved 2009) – Schedule of Land Use Proposals and Proposals Map; and
 (b) emerging sites are those identified by the Camden Site Allocations Preferred Approach (Nov 2009) (includes maps).
- 1.19 Section 3 of this paper explains how the sources of evidence on the availability of land and housing supply are brought together to meet the requirements of PPS3 and the SHLAA guidance.

2 Meeting the requirements for Strategic Market Housing Assessments (SHMAs)

- 2.1 The Government department, Communities and Local Government (CLG) issued revised SHMA guidance in August 2007. The guidance does not seek to specify a single acceptable methodology for providing the evidence required by PPS3, but instead "promotes an approach to assessing housing need and demand" (page 7). The guidance indicates that a SHMA should be considered robust and credible in terms of PPS12 if, as a minimum, it provides all of the 8 Core Outputs and satisfies all of the 7 process criteria (page 9).
- 2.2 The SHMA guidance (page 8) encourages local authorities to assess housing need and demand in terms of housing market areas. The Government Office for London (GoL) and the Greater London Authority (GLA) issued a joint statement in June 2007 indicating that the London region represents the most appropriate spatial level of analysis for understanding housing markets as well as enabling a co-ordinated approach to evidence-base work and policy-making across the region. In March 2008, GoL, the GLA and London Councils issued a new joint statement reiterating this position.

Core outputs

- 2.3 The Greater London SHMA provides all the Core Outputs required by the SHMA guidance at a regional level, and sets out how they are provided in paragraph 1.26/ Figure 3.
- 2.4 The Greater London SHMA acknowledges that the region-wide SHMA is unlikely to provide the necessary focus on local issues that may be required for developing housing policies in individual boroughs (para 1.12). This is consistent with the GoL and GLA joint statement of June 2007 which accepted that many boroughs would require evidence earlier than it will emerge from collaboration between the boroughs and the GLA. The joint statement indicated that such borough work should deliver the outputs required in chapters 5 and 6 of the SHMA guidance, and that boroughs should consider using secondary data.
- 2.5 The Camden HNS Update meets the need for additional borough-level evidence that is recognised by the Greater London SHMA and the June 2007 joint statement. In conjunction with demographic information and reports on specific group requirements (see paragraphs 1.11 and 1.12 of this paper), the HNS Update provides the outputs required by Chapters 5 and 6 of the SHMA guidance at the borough-level, namely Core Outputs 4 to 8. The HNS Update takes primary data from the 2004 Housing Needs Survey and projects it forward to 2008 using new secondary data.
- 2.6 The North London SHMA is due to be completed in Spring 2010. The assessment will provide sub-regional and borough-level evidence for authorities that are less advanced than LB Camden in preparation of their Core Strategies, and have not updated their Housing Needs Survey data. For LB Camden, the North London SHMA will inform work on replacement of the Housing Strategy 2005-2010.
- 2.7 The North London SHMA will use broadly the same methodology and secondary data as the Greater London SHMA, but use the primary data from the Camden HNS and other Housing Needs Surveys. Consequently, we expect the North London document to identify the same high-level messages and key trends as the two documents

already available. Where there are significant differences between the conclusions of the Greater London SHMA and the Camden HNS, we expect that the North London SHMA will draw intermediate conclusions. No outputs from the North London SHMA have yet been finalised, but initial drafts suggest that our expectations are correct.

- 2.8 The Core Outputs required by the SHMA guidance are set out in Table 1 below, together with related PPS3 requirements. The second column in Table 1 shows where these outputs can be found in terms of the documents or data sources that have informed the housing elements of Camden's Core Strategy and Development Policies.

Table 1 – Where to find the SHMA Core Outputs for Camden

SHMA outputs required	Where outputs are provided for Camden
<p>Estimates of current dwellings in terms of size, type, condition, tenure (Core Output 1) (SHMA practice guidance p.10, fig 1.1)</p>	<p>HNS Update (Table 2.1 - households by tenure; Figure 5.1 unsuitable housing)</p> <p>HSSA* (Q1 - total stock of dwellings)</p> <p>Camden Private Sector House Conditions Survey 2004* (Table 3.9 - size of non-Council dwellings; throughout - condition of non-Council dwellings)</p> <p>Camden Housing Strategy Evidence Base* (Table 6 - size of Council dwellings)</p> <p>Camden Stock Condition Survey 2007* (condition of Council dwellings)</p> <p>Core Strategy (para 6.33 gives a brief summary of the housing stock)</p> <p>* see appendix 4 for full document details</p>
<p>Analysis of past and current housing market trends, including</p> <ul style="list-style-type: none"> • balance between supply and demand in different housing sectors and price/affordability • description of key drivers underpinning the housing market <p>(Core Output 2) (SHMA practice guidance p.10, fig 1.1)</p>	<p>Greater London SHMA (references throughout chapters 3, 4 and 5 – see also Greater London SHMA para 1.26/ Figure 3)</p> <p>HNS Update (chapter 3 – house price information; chapter 4 – financial information and affordability)</p>
<p>Estimate of total future number of households, broken down by age and type where possible (Core Output 3) (SHMA practice guidance p.10, fig 1.1)</p> <p>Consider future demographic trends (PPS3 Annex C)</p>	<p>Census 2001</p> <p>GLA population projections (2006 RLP High)</p> <p>Core Strategy (brief summaries are given in para 17 – overall population, breakdown and projections; para 6.15 – households; para 6.34 – household types; para 6.39 – older people, para 6.46 – young adults and students)</p>

SHMA outputs required	Where outputs are provided for Camden
Estimate of current number of households in housing need (Core Output 4) (SHMA practice guidance p.10, fig 1.1)	HNS Update (Table 5.2 – need by tenure; Table 5.3 homeless households; Table 5.4 gross current need)
Estimate of future households that will require affordable housing (Core Output 5) (SHMA practice guidance p.10, fig 1.1)	Greater London SHMA (chapter 5 particularly figures 54, 55 and 56 - see also Greater London SHMA para 1.26/ Figure 3) HNS Update (Table 5.5 – new household formation; Table 5.6 – future need from existing households; Table 5.7 – gross newly arising need for affordable housing per annum)
Estimate of future households requiring market housing (Core Output 6) (SHMA practice guidance p.10, fig 1.1)	Greater London SHMA (chapter 5 particularly figures 54, 55 and 56 - see also Greater London SHMA para 1.26/ Figure 3) HNS Update (Table 5.5 – new household formation; Table 5.6 – future need from existing households; Table 7.4 – total demand by tenure and accommodation size)
Provide a basis for policies setting out the proportion of households requiring market and affordable housing (PPS3 para 22)	HNS Update (paras 7.31 to 7.41, Table 7.9 – balancing housing markets, demand and supply by tenure and size)
A plan-wide target should be set for the amount of affordable housing to be provided, reflecting an assessment of likely economic viability (PPS3 para 29)	Camden Affordable Housing Viability Study
Provide a basis for policies setting out the profile of household types requiring market housing (ie the mix of single people, couples, families with children, and other combinations) (PPS3 para 22)	Census 2001 GLA population projections (2006 RLP High) Core Strategy (para 6.34 gives a brief summary of household types from the census and projections) Greater London SHMA (chapter 5 particularly figures 63 and 65 – see Greater London SHMA para 1.26/ Figure 3) HNS Update (paras 7.31 to 7.41, Table 7.9 – balancing housing markets, demand and supply by tenure and size)
Estimate of the size of affordable housing required (Core Output 7) (SHMA practice guidance p.10, fig 1.1) Provide a basis for policies setting out the size and type of affordable housing required to meet the needs of current and future occupiers	Census 2001 GLA population projections (2006 RLP High) Core Strategy (para 6.34 gives a brief summary of household types from the census and projections) Greater London SHMA (chapter 5 particularly

SHMA outputs required	Where outputs are provided for Camden
(PPS3 para 22)	<p>figures 63 and 65 – see also Greater London SHMA para 1.26/ Figure 3)</p> <p>HNS Update (Table 6.9 - gross annual requirement for affordable housing by type; Table 6.11 - net annual need for affordable housing by type; paras 7.31 to 7.41, Table 7.9 – balancing housing markets, demand and supply by tenure and size)</p>
<p>Estimate of household groups who have particular housing requirements eg families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc. (Core Output 8) (SHMA practice guidance p.10, fig 1.1) (PPS3 Annex C)</p>	<p>Census 2001</p> <p>GLA population projections (2006 RLP High)</p> <p>Core Strategy (brief summaries are given in para 17 – overall population, breakdown and projections; para 6.15 – households; para 6.34 – household types; para 6.39 – older people, para 6.46 – young adults and students)</p> <p>HNS Update (chapter 9 – special needs households, chapter 10 – BME households, chapter 11 – student households)</p> <p>GTANA (particularly tables 12.23/ 12.28 – gypsy and traveller need for residential pitches; table 13.7 – travelling showpeople families)</p> <p>Student Housing in Camden</p> <p>Camden Housing Strategy 2005-2010 (2007 update)*</p> <p>Consultation on the Long Term Care and Support of Older People –12-09-07*</p> <p>Homes for Older People –23-07-08*</p> <p>Temporary accommodation for homeless households – 28-05-08*</p> <p>Moving On and Up- 22-07-09*</p> <p>Learning Disabilities Supported Housing Procurement Award Strategy – 14-03-07*</p> <p>Mental Health Accommodation Strategy 2008-2010*</p> <p>* see appendix 4 for full document details</p>

Process criteria

- 2.9 The 7 process criteria in the SHMA guidance (page 10, figure 1.2) are:
- (1) Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region

- (2) Housing market conditions are assessed within the context of the housing market area
 - (3) Involves key stakeholders, including house builders
 - (4) Contains a full technical explanation of the methods employed, with any limitations noted
 - (5) Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
 - (6) Uses and reports upon effective quality control mechanisms
 - (7) Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken
- 2.10 The Greater London SHMA satisfies all the process criteria given in the SHMA guidance, and indicates how they are satisfied in paragraphs 1.10 to 1.25.
- 2.11 LB Camden does not form a discrete housing market area. The HNS Update acts as a borough-level supplement to the Greater London SHMA rather than seeking to provide a full housing market assessment. However, it follows the methodology set out in Chapters 5 and 6 of the SHMA guidance, and satisfies the process criteria as far as possible in the context of a local supplement based on existing primary data.
- 2.12 The HNS Update has regard to the process criteria as follows:
- (1, 2) The Greater London SHMA provides information on the housing market at the appropriate regional level. However, chapter 3 of the HNS Update provides house price and rental costs as key indicators of housing market conditions in LB Camden. Chapter 3 presents Camden house prices alongside equivalent information for Greater London.
 - (3) Taking account of SHMA guidance, regional advice from the Government Office for London and the Greater London Authority, and advice from the consultant responsible for the 2004 Survey, LB Camden considered that seeking new primary data at the local level would not be an appropriate use of resources. The HNS Update was limited to remodelling existing primary data to take account of the new SHMA guidance and newer secondary data (household projections, house price, rent and earnings and spending). Consequently, the HNS Update process provided no meaningful opportunities for input from stakeholders. In the context of the North London SHMA, a stakeholder group has been formed. A well attended meeting of this group took place at Camden Town Hall on 16 November 2009.
 - (4) Full technical explanations are offered throughout the HNS Update.
 - (5) Assumptions, judgements and findings are justified and openly presented throughout the HNS Update.
 - (6) Quality control has taken the form of ensuring a sufficient sample size and weighting it to fit the borough's household profile (HNS Update chapter 2 and Appendix A2).
 - (7) The update process is explained in HNS Update chapter 1 and Appendix A3, while a "boxed" paragraph at the end of each chapter explains the difference between the 2004 and 2008 findings.

3. Meeting the requirements for Strategic Housing Land Availability Assessments (SHLAAs)

- 3.1 The CLG's SHLAA guidance indicates that SHLAAs are a requirement of PPS3 (guidance para 1). The guidance indicates that to be considered robust and credible in terms of PPS12, as a minimum a SHLAA should provide the five identified Core

Outputs shown in figure 1 and follow the two process requirements shown in figure 2 (guidance para 14).

- 3.2 The SHLAA guidance indicates that a SHLAA should preferably be carried out for a housing market area, although it acknowledges that it may sometimes be necessary to carry out the assessment a local planning authority areas, for example where an update of the supply of deliverable sites is needed (guidance paras 7, 11 and 13). As indicated in paragraph 2.2 of this background paper, GOL and the GLA agree that the London region represents the most appropriate spatial level of analysis for understanding housing markets.

Core outputs

- 3.3 The Core Outputs required by the SHLAA guidance are set out in the first column of Table 2 below, together with related PPS3 requirements. The London SHLAA indicates that each Core Output required by the SHLAA guidance has been addressed (London SHLAA paragraph 1.11/ Figure 1.1). Core Outputs 2 to 5 are reported in an aggregated form for London. In addition Core Output 3 is reported as an aggregated quantity of housing for each borough.
- 3.4 The London SHLAA does not seek to provide Core Output 1 in terms of presenting a comprehensive list of identified sites or mapped boundaries for each site. The consultation draft of the replacement London Plan (October 2009) argues in paragraph 3.17 that is neither realistic nor practicable to simply translate national guidance to London. Specifically, the pressurised land market means that 96% of housing provision comes from brownfield sites and many of these sites are in existing uses that could be compromised by increases in land value and speculative disposals. Consequently, the London SHLAA only publishes information about sites that are already in the public domain – that is sites with planning approval or a development plan allocation (see SHLAA paragraphs 1.5, 1.6, 3.7 and 3.8).
- 3.5 The London SHLAA indicates that boroughs should consider how the SHLAA results impact on the preparation of their Development Plan Documents (paragraphs 8.4). The SHLAA advises that additional local studies are not required, but that SHLAA results may be supplemented by other relevant evidence available locally and that boroughs should present evidence from the SHLAA in a way that demonstrates that the principles of national guidance have been addressed (paragraphs 8.1 and 8.3). Boroughs may wish to release information on potential sites that has been kept confidential by the London SHLAA (paragraphs 3.8 and 8.7).
- 3.6 The Camden Housing Trajectory individually identifies each developable SHLAA site within Camden, presenting Core Outputs 2 and 3 in a disaggregated form. All identified sites within the Housing Trajectory are mapped as required for Core Output 1. Sites that appear in the Camden Replacement UDP 2006 (Schedule of Land Use Proposals) are shown on the UDP Proposals Map. The remaining sites are detailed and mapped in the Camden Site Allocations Preferred Approach (Nov 2009). These two documents also identify constraints affecting the identified sites and actions that will be needed to overcome them (Core Outputs 4 and 5).
- 3.7 Although different outputs are provided by the London SHLAA, the Camden Housing Trajectory and the Camden Site Allocations Preferred Approach document, all three have been prepared in tandem, and in parallel with preparation for submission of the Camden Core Strategy and Development Policies documents. Recommendations to include or exclude individual sites from the London SHLAA and assessments of each site's capacity and constraints were undertaken by the relevant borough. Camden

was represented on the SHLAA steering group. Work on the London SHLAA has informed work on Camden's Site Allocations document and Housing Trajectory, while work on the Camden documents has informed the London SHLAA. The outputs produced by the documents are mutually reinforcing, and between them provide all the necessary evidence on housing land availability.

- 3.8 The outputs required by PPS3 and the SHLAA guidance are set out in Table 2 below. The second column in Table 2 shows where these outputs can be found in terms of the documents that have informed the housing elements of Camden's Core Strategy and Development Policies.

Table 2 - Where to find the SHLAA Core Outputs for Camden

SHLAA outputs required	Where outputs are provided for Camden
<p>A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary) (Core Output 1) (SHLAA practice guidance p.7, fig 1)</p>	<p>Camden Housing Trajectory (<i>in this paper, Appendix 2 – list of allocated/ emerging sites</i>)</p> <p>Camden Replacement UDP - Schedule of Land Use Proposals and Proposals Map (<i>Section 11 – Sites 2, 7-9, 11, 12, 15-17, 20, 24, 26-29, 30A, 30B, 32, 34, 36, 37, 39-42, 44</i>)</p> <p>Camden Site Allocations Preferred Approach (includes maps) (<i>Sites 1, 2, 4-22, 24, 26-31, 35-41, 44-49</i>)</p> <p>Core Strategy (<i>page 23 map 1 and page 34 map - broad location for future growth – West Hampstead Growth Area</i>)</p>
<p>Assessment of the deliverability/ developability of each identified site (ie in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed (Core Output 2) (SHLAA practice guidance p.7, fig 1)</p>	<p>London SHLAA (<i>paras 3.15 - 3.23, 4.4 - 4.13</i>)</p> <p>Camden Housing Trajectory (<i>in this paper, Appendix 2 – list of allocated/ emerging sites</i>)</p>
<p>Assessment of the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified) (Core Output 3) (SHLAA practice guidance p.7, fig 1)</p> <p>Identify buildings and land with potential for housing development, or mixed-use development with housing, and the likely level of housing that can be provided; evaluate trends and implementation rates for windfall sites where appropriate (PPS3 Annex C)</p>	<p>London SHLAA (<i>paras 3.24 - 3.42, 4.14 – 4.27 – housing potential; paras 3.50 – 3.59, 4.32 - 4.42 – windfalls; Appendix 1 – approvals and allocations sites list</i>)</p> <p>Camden Housing Trajectory (<i>in this paper, Appendix 2 – list of allocated/ emerging sites; para 4.11(2) – broad location for future growth; para 4.11(3), para 4.12, Table 3 and paras 4.16-4.18 – windfalls</i>)</p>
<p>Assessment of the likely level of housing from implementing existing consents (PPS3 Annex C)</p>	<p>London SHLAA (<i>paras 3.16 – 3.17, 4.7 – 4.13, Appendix 1</i>)</p> <p>Camden Housing Trajectory (<i>in this paper,</i></p>

SHLAA outputs required	Where outputs are provided for Camden
	<i>para 4.11(1), paras 4.12-4.15, Tables 3 and 4 – delivery from existing permissions; Appendix 3 – list of deliverable sites with planning permission)</i>
Identify constraints on the delivery of identified sites (Core Output 4) (SHLAA practice guidance p.7, fig 1) (PPS3 Annex C)	London SHLAA (paras 3.27 – 3.42, 4.5, 4.6) Camden Replacement UDP - Schedule of Land Use Proposals (Section 11 – Sites 2, 7-9, 11, 12, 15-17, 20, 24, 26-29, 30A, 30B, 32, 34, 36, 37, 39-42, 44) Camden Site Allocations Preferred Approach (Sites 1, 2, 4-22, 24, 26-31, 35-41, 44-49)
Recommend how these constraints could be overcome and when (Core Output 5) (SHLAA practice guidance p.7, fig 1) (PPS3 Annex C)	London SHLAA (paras 3.43, 3.44, 4.28 – 4.31) Camden Replacement UDP - Schedule of Land Use Proposals (Section 11 – Sites 2, 7-9, 11, 12, 15-17, 20, 24, 26-29, 30A, 30B, 32, 34, 36, 37, 39-42, 44) Camden Site Allocations Preferred Approach (Sites 1, 2, 4-22, 24, 26-31, 35-41, 44-49)

Process requirements

- 3.9 The two process requirements in the SHLAA guidance (page 7, figure 2) are:
1. The SHLAA and site survey should involve key stakeholders, specifically house builders, social landlords, local property agents and local communities, and in some circumstances the Homes and Communities Agencies (then known as the Housing Corporation and English Partnerships)
 2. Methods, assumptions, judgements and findings should be discussed and agreed transparently, and explanations included in the SHLAA report, together with an explanation of any sites or areas excluded
- 3.10 The London SHLAA satisfies all the process criteria given in the SHMA guidance, and summarises how they are satisfied in figure 1.1 on page 7. Key features are involvement of all the stakeholders recommended by the SHLAA and SHMA guidance, engagement with developers and landowners through a call for sites, a full explanation of the methodology in London SHLAA Section 3 and a full report of the findings in London SHLAA Section 4, including an analysis of excluded sites (paragraphs 4.5 to 4.6 and Figure 4.1).
- 3.11 As indicated by paragraphs 3.5 and 3.6 of this paper, Camden's Housing Trajectory and Site Allocations document do not form a separate SHLAA for Camden. They effectively provide supplementary information for sites from the London SHLAA that fall within Camden, presenting this in a disaggregated form for each developable site. Consequently, there is no formal requirement for the Housing Trajectory to follow the SHLAA guidance. Nevertheless, the Camden documents have been prepared in conjunction with the London SHLAA and having regard to the SHLAA process requirements. Engagement with developers and landowners has been key to informing the sites selected for the Site Allocations document, and deciding when delivery of housing can realistically be expected for the Housing Trajectory.

Appendices 1 and 2 of the Site Allocations Document list sites that have been considered and excluded.

4. Background to the Camden Housing Trajectory

Preparation of the Camden Housing Trajectory December 2009

- 4.1 The Council produces a housing trajectory as part of its Annual Monitoring Report (AMR). This shows how we are bringing forward sites to deliver self-contained homes over the coming years, and measures Camden's anticipated performance against our monitoring target for additional self-contained homes.
- 4.2 The housing trajectory included in Camden's Core Strategy proposed submission document (Core Strategy Appendix 2) was a snapshot representing the best information available in September 2009, when the document was approved by the Council. The trajectory did not include a list of sites as Camden's Site Allocations preferred approach document had still to be approved for consultation. Public consultation on the Site Allocations preferred approach began on 19 November 2009.
- 4.3 Appendices 2 and 3 to this paper include all identified sites for delivery of housing as part of the housing trajectory. The sites listed in Appendix 2 are *allocated sites* and *emerging sites*. *Allocated sites* are those in the Camden Replacement UDP that are wholly or partly proposed for housing development, and expected to be developed between 2010 and 2025. *Emerging sites* are those in Camden's Site Allocations preferred approach document that are wholly or partly proposed for housing development. Appendix 3 lists additional development sites that have permission for 10 or more homes, have been assessed as developable, and have not yet been completed.
- 4.4 The sites listed in the attached Appendices 2 and 3 are not identical to those used in preparing the September 2009 trajectory (Core Strategy Appendix 2). The Appendix 2 and 3 sites that inform the December 2009 trajectory and the overall supply figures reflect (1) ongoing discussions with stakeholders, (2) comments received during preparation of the Site Allocations preferred approach, and (3) consultation on the Core Strategy and Development Policies in October and November 2009. Supply figures have therefore changed since September 2009, and no longer align exactly with figures given in the Core Strategy. The schedule of proposed amendments to the proposed submission documents includes changes that would bring the Core Strategy into alignment with the December 2009 housing trajectory. Appendix 1 of this document provides an updated version of the graphs originally included in Core Strategy Appendix 2.

Key features and role of allocated and emerging sites

- 4.5 The Council has a target of 8,925 additional homes for the plan period of 2010-2025 (595 homes per year), including 6,550 additional self-contained homes (437 homes per year). This is based on the London Plan, related regional guidance, and our assessment of the supply of developable housing land.
- 4.6 For the entire plan period from 2010/11 to 2024/25, the housing trajectory shows that the delivery of additional self-contained homes is expected to total approx 9,850 (around 650 per year). This is significantly above Camden's target of 6,550 additional self-contained homes over the entire 15 year plan period.

- 4.7 The trajectory also shows how we are planning housing delivery in terms of the sources of sites and the rate of development. Our starting point is sites that have already been allocated in the Camden Replacement UDP 2006, and sites that are emerging in the LDF Site Allocations document. For the first five years of the trajectory, the target for additional self-contained homes can be met from an identified supply of deliverable land in the form of allocated sites, emerging sites and other sites where planning permission has already been granted. For the subsequent ten years, the target can be met from an identified supply of developable land in the form of allocated sites and emerging sites.
- 4.8 The later years of the housing trajectory also include a figure for 'windfall' sites, which are sites that do not yet have planning permission, and have not been individually identified in a development plan document. We do not rely on these windfalls to meet our target for delivery of self-contained homes, but windfall sites will make a significant contribution to our overall housing delivery, and we consider that they should be included in the trajectory to enable proper planning for infrastructure. This contribution from windfall reflects Camden's circumstances as an Inner London borough with a high turnover in the use of land and high proportion of small sites. The numbers included reflect Camden's history over the period since 2003/04 of completed developments on small-sites delivering fewer than 10 additional homes, and ongoing monitoring suggests that this rate is likely to continue.

Housing delivery from other sources

- 4.9 Detailed definitions associated with Core Output Indicators, including the housing trajectory, are given in Annex B of Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005). On the basis of these, Camden's housing trajectory deals with the net addition to self-contained dwellings (437 annually in the current London Plan, 500 dwellings in the draft replacement). The elements excluded from the housing trajectory are:
1. Non-self contained accommodation – Annex B refers to self-contained dwellings in terms of the 2001 Census definition. This definition allows for the counting of 'converted or shared houses, bungalows or flats', but does not include managed accommodation/ communal establishments for groups such as students and elderly people. The London SHLAA indicates that London's supply of new non-self contained accommodation is largely student halls and hostels (para 3.54). London Plan targets reflect past trends based on development monitoring. The GLA and LB Camden continue to separately monitor development of non-self contained accommodation.
 2. Vacant dwellings brought back into occupation – these are excluded from the Annex B definition of net additional dwellings, which is new completions, conversions and changes of use, taking account of losses and demolitions. London Plan targets reflect the level of vacancy in the private sector stock and the reduction needed to reduce this to a fixed proportion of the total. LB Camden separately monitors dwellings returning to use through Council Tax records.
- 4.10 The plan period referred to in the Core Strategy proposed submission is 2010/11 to 2024/25. The housing trajectory includes 16 years of supply from 2009/10 to 2024/25.
- 4.11 The primary components of the housing trajectory are allocated sites and emerging sites (ie sites in the Adopted UDP and the Site Allocations preferred approach document) – these are expected to deliver additional homes across the entire 16-year period. The remaining components of the trajectory are as follows:

1. **Permissions** – these are unallocated sites that had planning permission at the end of March 2009. They include 25 sites that each provide 10 additional homes or more and have been assessed as deliverable: 21 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 870 homes in total. However sites providing fewer than 10 dwellings represent over 90% of existing permissions and more than 30% of net additional homes, and it would not be feasible to predict delivery dates for individual sites at that scale. To calculate the deliverable number of homes, existing small-site permissions have been discounted by the past ratio of completions to permissions for small sites (70%). Sites with permission for fewer than 10 additional homes are expected to deliver 380 homes in total. The total number of deliverable homes (1,250) has been divided equally between the 5 years from 2009/10 to 2013/14, giving 250 net additional homes per year. Details of these calculations are given in the paragraphs 4.12 to 4.15 of this paper. A list of the deliverable sites with permission for 10 or more additional homes, giving the status of each site, is attached to this paper as Appendix 3.

2. **Broad location for future growth** – West Hampstead – this growth area contains a number of allocated sites and an emerging site. The growth area is assessed by the GLA and LB Camden to have additional capacity, but landowner/ developer intentions have not yet been stated. Camden does not rely on unidentified sites at West Hampstead to meet the annual target of 437 net additional self-contained homes: however we consider it appropriate for the trajectory to include estimated delivery from unidentified sites in the area for the purpose of assessing the future level of housing growth and planning for infrastructure requirements. Unidentified sites at West Hampstead are expected to make a contribution to housing supply from 2021.

3. **Windfalls** – Camden does not rely on housing windfalls to meet the annual target of 437 net additional self-contained homes. All supply shown during the first 5 years of the trajectory comes from known sites. However, over many years a significant proportion of Camden's housing supply has come from sites that are not included in an Adopted UDP, particularly sites providing net additions of fewer than 10 homes. Details of the past delivery of additional homes from small sites are given in the next paragraph of this paper. We anticipate that this delivery will continue. Consequently, for the purpose of assessing the future level of housing growth and planning for infrastructure requirements, we consider it appropriate to include an estimate of windfall sites that will emerge after the first five years of the trajectory. This has been calculated as 208 additional homes per year.

Calculation of delivery from existing permissions

4.12 Camden's monitoring data shows the past level of permissions and completions for housing developments providing fewer than 10 additional homes, set out in Table 3.

Table 3 – permissions and completions for development of fewer than 10 homes

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	Average	Ratio
Permissions (net <10)	253	489	378	215	218	219	295	
Completions (net <10)	195	283	122	291	193	162	208	70%

4.13 Table 4 below shows further Camden monitoring data for existing planning permissions for housing at 31/01/09, other than those included in the allocated and

emerging sites (existing permissions are those which have neither expired nor been completed).

Table 4 – deliverability from housing schemes with permission at 31 March 2009
(excluding allocated sites)

	Schemes with permission	Proposed net addition to homes	Deliverable homes	Divide by 5 for annual delivery of homes to 2013/14
10 or more homes	32	999	870 [#]	174
Fewer than 10 homes	506	547	380 [*]	76
Total	548	1,546	1,250	250

[#] 10+ sites individually assessed as deliverable (25, including 21 under construction)

^{*} small sites multiplied by 70% ratio of completions to permissions from previous table

4.14 Of the 32 schemes with permission for 10 or more additional homes (excluding allocated and emerging sites), 25 have been assessed as deliverable, and these collectively represent a net addition of 870 homes. There are also 506 schemes with permission for fewer than 10 homes, collectively representing a net addition of 547 homes. The 70% ratio of completions to permissions taken from Table 1 has been applied to this to give a figure of 380 as the number of deliverable homes from schemes of under 10 dwellings.

4.15 Taken together existing permissions (excluding allocated and emerging sites) are assessed as providing for the delivery of 1,250 homes over the period 2009/10 to 2013/14. Dividing by 5 shows that these existing permissions can be expected to deliver an average of 250 homes per year from 2009/10 to 2013/14.

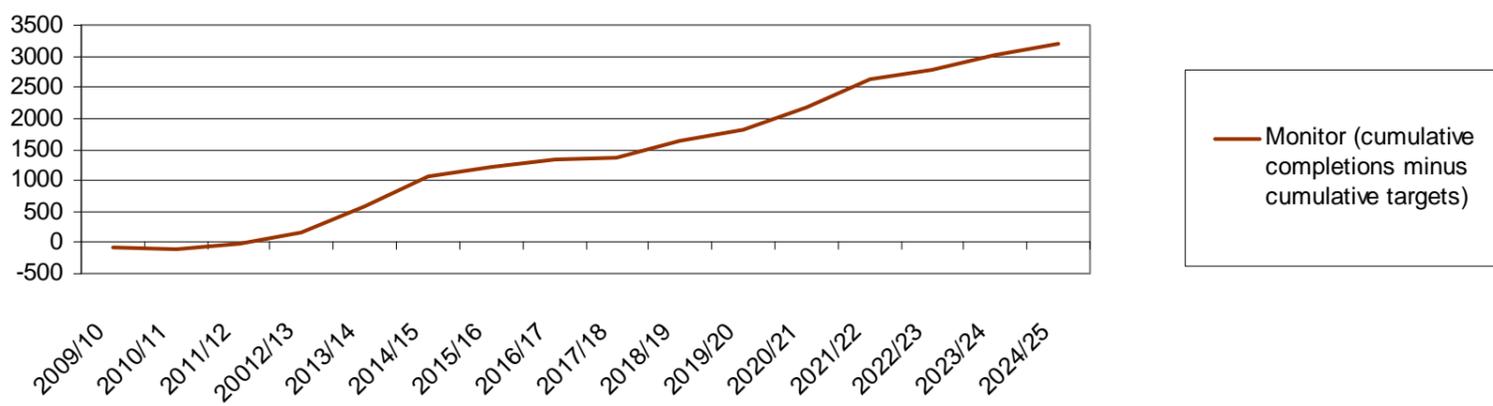
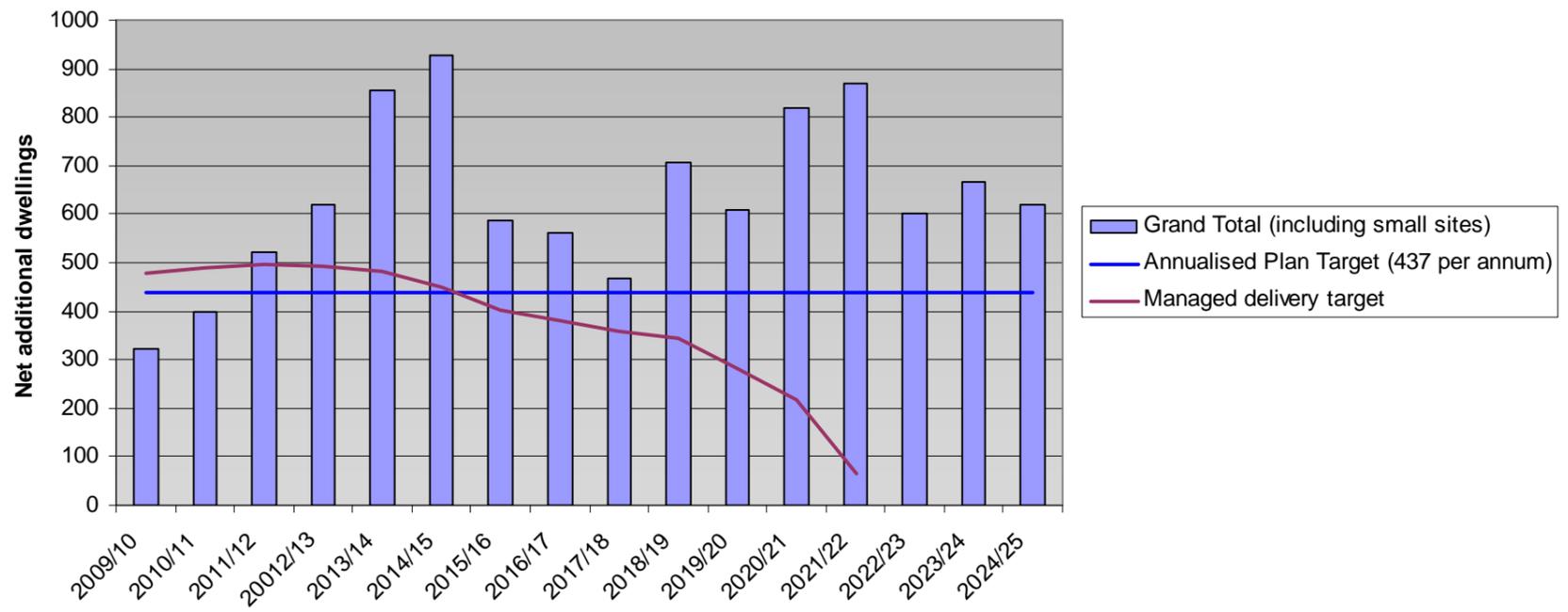
Calculation of delivery from windfall sites providing fewer than 10 dwellings

4.16 Windfalls from sites providing fewer than 10 additional homes have been included in the trajectory from 2014/15. On the basis of Table 3 above, they have been assessed to continue at the average annual rate of 208 monitored in the 6 year period from 2003/04 to 2008/09.

4.17 During the year 2009/10, a number of sites with permission for fewer than 10 additional homes will reach completion, and a number of new permissions will be granted for similar sites. Monitoring data recording these completions and permissions will be included in the Annual Monitoring Report for 2009/10.

4.18 The Annual Monitoring Report for 2009/10 will also include an updated housing trajectory. On the basis of the monitoring data, existing permissions will be rolled forward to cover the period 2010/11 to 2014/15. Windfalls will then also be rolled forward to cover only the final 10 years of the plan period ie 2015/16 to 2024/25.

Camden Housing Trajectory December 2009



List of allocated/ emerging sites 2010-2025

Location	Name/ address	Period when homes will be delivered			Cumulative 5 year total	Cumulative 10 year total	Cumulative 15 year total
		2010/15	2015/20	2020/25			
Kings Cross and Surrounds	King's Cross Growth Area (Railway Lands)	●	●	●	550	1,450	1,700
	Camden Town Hall Extension		●			13	13
	277a Gray's Inn Road	●			72	72	72
	Midland Road - Brill Place		●			200	200
	Midland Road - land rear of the British Library			●			124
	4 St Pancras Way (St Pancras Hospital)	●			94	94	94
	103 Camley Street	●			37	37	37
	land west of Westminster-Kingsway College, Sidmouth Street	●			37	37	37
Euston Station and Surrounds	Euston Station, Euston Road		●	●		400	1,400
	BHS Warehouse, 132-140 Hampstead Road	●			76	76	76
	110-122 Hampstead Road (former National Temperance Hospital)	●			80	80	80
	1-39 Drummond Crescent (Euston Traffic Garage)		●			80	80
	Granby Terrace	●			245	245	245
	Elizabeth Garrett Anderson Hospital, 124-154 Euston Road	●			47	47	47
Tottenham Court Road Growth Area	St Giles Circus/ Denmark Place			●			31
	6-17 Tottenham Court Road and 5, 6 and 12 Hanway Place	●			20	20	20
	Royal Mail Sorting Office, 21-31 New Oxford Street		●			31	31
	land bounded by New Oxford Street, Museum Street and West Central Street	●			11	11	11
	St Giles Court, 1-13 St Giles High Street	●			109	109	109
High Holborn Growth Area	12-42 Southampton Row and 1-4 Red Lion Square	●			35	35	35
	land bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row and Brownlow Street	●			22	22	22
	Cockpit Yard Depot, Cockpit Yard WC1			●			30
Bloomsbury Fitzrovia	Middlesex Hospital Annex, Cleveland Street WC1	●			93	93	93
	Arthur Stanley House, 44-50 Tottenham Street	●			16	16	16
	Grafton Way, Odeon Cinema Site		●			17	17
	7-15 Whitfield Street	●			22	22	22
Farringdon	Phoenix Place (Royal Mail site)			●			270
	Herbal House, 10 Back Hill	●			30	30	30
	land bounded by Wren Street, Pakenham Street, Cubitt Street, Langton Walk			●		58	58
West Hampstead and Swiss Cottage Area	187-199 West End Lane	●			180	180	180
	156 West End Lane		●			95	95
	O2 Centre Car Park			●			315
	100 Avenue Road, Swiss Cottage			●			32
	154 Loudon Road	●			22	22	22
	Belsize Road Car Park		●			100	100
	14 Blackburn Road	●			14	14	14
	Lithos Road substation			●			14
Camden Town and Surrounds	Camden Town "Triangle" (incl Camden Town Underground Station Site)			●			16
	Hawley Wharf and 39-45 Kentish Town Road	●			100	100	100
	202-212 Regent's Park Road (Roundhouse Car Park)	●			50	50	50
	rear of 52-88 and 90-108 Gloucester Avenue & 1 Dumpton Place	●			11	11	11
Kentish Town and Gospel Oak	Westminster-Kingsway College, 87 Holmes Road	●			45	45	45
	115-117 Wellesley Road (incl 2-6 Vicars Road) and Lismore Circus Health Centre and Nursery		●			57	57
	19-37 Highgate Road, Day Centre and 25 and 37 Greenwood Place	●			20	20	20
	Former BR Staff Club, College Lane	●			30	30	30
Hampstead	former Nurses Hostel, 29 New End	●			15	15	15
Primrose Hill	40-49 St Edmunds Terrace, former car park and adjacent land south of Barrow Hill Reservoir,	●			15	15	15
Highgate	58-86 Chester Road and 41-71 Balmore Street	●			18	18	18
Existing permissions at 2009		●			1,000	1,000	1,000
West Hampstead Growth Area				●			400
Sub-total					3,116	4,433	7,549
Target					2,185	4,370	6,555
Windfall projection (small sites) – from 2014		●	●	●	208	1,248	2,288
Grand total					3,324	6,257	9,837

Deliverable sites with planning permission at 31 March 2009 – 10 or more additional homes (excluding allocated sites and emerging sites)

Net additional homes = 870

Key:

Not started
Started

Net additional homes	Proposed total homes	Proposed Residential Site Area	Site name/ Street number	Street name	Post code	Ward	Borough planning reference	Permission type	Permission Date	Start date
129	171	0.423	North East Quadrant	Drummond Street	NW1	REGENT'S PARK	2007/0823/P	Full	25/03/2009	
76	76	0.181	30	Oval Road	NW1 7DE	CAMDEN TOWN WITH PRIMROSE HILL	2006/1248/P	Full		16/04/2007
72	72	0.176	22/24	St Pancras Way	NW1 0QG	ST. PANCRAS AND SOMERS TOWN	2006/5700/P	Full		01/10/2007
68	68	0.406	St Pancras Chambers (Midland Grand Hotel)	Euston Road	NW1 2QR	ST. PANCRAS AND SOMERS TOWN	2004/3319/P	Full		26/03/2007
67	76	0.255	2-20	Winchester Road	NW3 3NT	BELSIZE	2005/5580/P	Full		27/02/2008
54	55	0.165	Travellers Site, 52-52a	Prince Of Wales Road	NW5 3LR	HAVERSTOCK	2005/4187/P	Full		09/09/2008
52	52	0.150	146-162	Kilburn High Road	NW6 4JD	KILBURN	2007/4650/P	Full	11/01/2008	
44	44	0.099	1 - 5	St Pancras Way	NW1 0PB	ST. PANCRAS AND SOMERS TOWN	2008/4425/P	Full		08/07/2008
42	151	0.190	Site Comprising 360-376	Euston Road	NW1 3BL	REGENT'S PARK	2004/1700/P	Full		01/09/2007
41	41	0.065	100	Park Village East	NW1 3SR	REGENT'S PARK	2007/0911/P	Full		27/03/2008
35	35	0.158	Arlington House, 220	Arlington Road	NW1 7HE	CAMDEN TOWN WITH PRIMROSE HILL	2007/3283/P	Full		15/03/2008
27	27	0.106	71-91	Kings Cross Road	WC1X 9LN	KING'S CROSS	2006/3673/P	Full		24/10/2007
18	18	0.335	Fitzjohn's Lodge Hotel, 3, 5 & 7	Fitzjohn's Avenue	NW3 5JY	FROGNAL AND FITZJOHNS	2008/4976/P	Full		25/09/2006
14	14	0.072	86-88	Delancey Street	NW1 7SA	CAMDEN TOWN WITH PRIMROSE HILL	2008/0718/P	Full	15/05/2008	
14	14	0.036	187	Kentish Town Road	NW1 8PD	KENTISH TOWN	2007/5009/P	Full	21/12/2007	
14	14	0.035	159 161 163 And 165	Camden High Street	NW1 7JY	CAMDEN TOWN WITH PRIMROSE HILL	2006/0776/P	Full		30/03/2009
14	14	0.117	Highgate Road Baptist Church	Highgate Road	NW5 1BS	HIGHGATE	2005/0888/P	Full		05/04/2007
13	13	0.060	26-28	Rochester Place	NW1 9JR	CANTELOWES	2007/0524/P	Full		28/10/2008
12	13	0.020	18-19	Warren Street	W1T 5LR	BLOOMSBURY	2006/0475/P	Full		27/02/2008
12	12	0.028	110-114	Grafton Road	NW5 4BA	GOSPEL OAK	2007/1649/P	Full		01/11/2008
11	13	0.035	64-70	Camden High Street	NW1 0LT	REGENT'S PARK	2005/5294/P	Full		27/03/2008
11	12	0.100	523	Finchley Road	NW3 7BD	FORTUNE GREEN	2006/5903/P	Full		02/05/2007
10	13	0.074	Kentish Town Sports Centre	Prince Of Wales Road	NW5 3LE	KENTISH TOWN	2007/4426/P	Full		23/06/2008
10	10	0.036	246a-248	Kilburn High Road	NW6 2BS	KILBURN	2007/3467/P	Full		01/03/2008
10	10	0.020	Part Of Former City Lit. Building, 16	Stukeley Street	WC2B 5LJ	HOLBORN AND COVENT GARDEN	2006/3798/P	Full		30/03/2007

Complete list of source documents and links

Underlined titles are links to the web-page where the document can be downloaded, or direct to the document if there is no host web-page.

Needs/ demand studies

[Greater London SHMA 2008](#) (Report of Study Apr 2009)
(link added 23-04-10)

[Camden Housing Needs Survey 2008 Update](#)

[Camden Affordable Housing Viability Study 2009](#)

[London Boroughs' Gypsy and Traveller Accommodation Needs Assessment](#) March 2008
(link added 23-04-10)

Stock, households

[Camden Private Sector House Conditions Survey 2004](#)

[Camden Stock Condition Survey 2007](#)

[Camden Housing Strategy 2005-2010, 2007 update](#)

[Camden Housing Strategy 2005-10 Evidence Base 2007](#)

[Camden Housing Strategy Statistical Appendix 2007 \(HSSA\)](#)

Students

[Student Housing in Camden - August 2009](#)

Older People

[Sheltered Housing for Older People – Camden brochure March 2007](#)

[Consultation on the Long Term Care and Support of Older People – Camden Executive Report 12-09-07](#)

[Homes for Older People – Camden Executive Report 23-07-08](#)

Homeless People and Vulnerable People

[Temporary accommodation for homeless households – Camden Executive Report 28-05-08](#)

[Moving On and Up: Strategy for Providing Accommodation for Homeless People – Camden Executive Report 22-07-09](#)

[Appendix 1](#)

[Appendix 2](#)

[Appendix 3](#)

[Learning Disabilities Supported Housing Procurement Award Strategy – Camden Executive Report 14-03-07](#)

[Mental Health Accommodation Strategy 2008-2010 - Camden Primary Care Trust Board Report 29-09-08](#)

Estate Regeneration

[Investing in Camden's Homes – Camden Executive Report 23-05-07](#)

[Investing in Camden's Homes – Camden Executive Report 01-04-09](#)

Supply studies

[The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009](#)

Camden Housing Trajectory December 2009 – see Appendices 1 – 4 of this paper

Supply background

[Camden Site Allocations Preferred Approach - Nov 2009](#)

[Camden Replacement UDP 2006](#) (saved policies) – including Schedule of Land Use Proposals and Proposals Map

[Annual Monitoring Report 2008-09](#)