

**Camden Local Plan: Site Allocations
Interim Sustainability
Appraisal**

DRAFT

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1. Introduction

Context

- 1.1 The current Camden Site Allocations Plan was adopted by the Council in September 2013. It sets out the Council's objectives and guidance for development of land and buildings on 43 significant sites which were expected to be subject to development proposals between 2010 and 2025. When the Council adopted its new Local Plan in July 2017 this triggered the need for the current Site Allocations Plan to be reviewed and updated.
- 1.2 The updated Site Allocations Local Plan (SALP) will be a key document in implementing the objectives of the Camden Local Plan and Camden 2025, particularly in terms of meeting the borough's housing targets and making sure development of key sites meets the Council's aspirations in terms of land uses, design and infrastructure provision, securing the benefits of growth for Camden and its residents.
- 1.3 This document is the Interim Sustainability Appraisal (SA) report which has been prepared alongside the draft SALP.

Requirement for Sustainability Appraisal

- 1.4 As part of the process for preparing the Site Allocations Local Plan, there is a statutory requirement to undertake a Strategic Environmental Assessment (SEA) and Sustainability Appraisal. These procedures have been combined into a single appraisal process entitled 'Sustainability Appraisal' or 'SA', for which the overall aim is to ensure that the plan contributes to the achievement of sustainable development.
- 1.5 SA is an iterative process undertaken during the preparation of a plan, which identifies and reports on the extent to which the implementation of a plan and alternatives would achieve the environmental, social and economic objectives by which sustainable development can be defined.
- 1.6 The use of the term SA throughout this document also encompasses any relevant requirements of an SEA. Appendix A to this report includes a table setting out where specific SEA requirements are addressed.
- 1.7 SA is an ongoing process, which seeks to improve the sustainability performance of a plan by testing it throughout its preparation in order to expose any weaknesses in its contribution to achieving sustainable development. It is an integral part of good plan-making, and to enable it to be effective and worthwhile, the appraisal must start early in the plan-preparation process. By doing so, SA assists with the identification of sustainability issues and the formulation of sustainability objectives (the SA framework) which is used to appraise alternative options during the plan preparation process.

Purpose of this Interim Sustainability Appraisal Report

- 1.8 This document essentially seeks to present information on the merits of the draft plan and alternatives. It shows how the Interim SA contributed to the assessment of reasonable options and the drafting of the plan for Regulation 18 consultation.

- 1.9 The SALP will form part of the Council's adopted development plan and sits alongside the Camden Local Plan 2017, Euston Area Plan, Fitzrovia Area Action Plan and any made Neighbourhood Plans within the borough. It is important that this Interim SA is read in this context. It is not the purpose of this Interim SA to reappraise the policy directions of the 2017 Camden Local Plan and/or any other plan documents.

2. Sustainability appraisal process and methodology

- 2.1 This report has been produced to meet the requirements for sustainability appraisal and Strategic Environmental Assessment, as established in European and National legislation, regulations and guidance.
- 2.2 The Site Allocations Local Plan sets out a range of detailed area and site specific policies to complement and support the delivery of the Camden Local Plan 2017. The Plan is not seeking to allocate all of the sites to be developed over the plan period. It only focuses on major development sites that are of a strategic scale and/or would benefit from additional policy to help shape their development. Policies within the plan are intended to work alongside more general policies in the adopted Development Plan which includes the London Plan, the Camden Local Plan 2017 and made Neighbourhood Plans in the borough. The revised Plan does not seek to allocate any sites within the Euston Area Plan area as these will be assessed as part of the Euston Area Plan review which is due to commence in 2020.

Sustainability Appraisals (SA) need to be proportionate and appropriate to the type of plan and policies under consideration. They should focus on the environmental, economic and social impacts that are likely to be significant, in the context of the plan proposals. As explained previously the Site Allocations Local Plan is intended to work alongside the Camden Local Plan 2017. The Camden Local Plan was subject to a SA. As such, the Site Allocations Local Plan SA does not need to revisit the foundations and effects of its strategy and policies, but only examine whether the additional effects of the detailed area and site policies with the Plan give rise to further sustainability benefits or dis-benefits.

The SA Framework

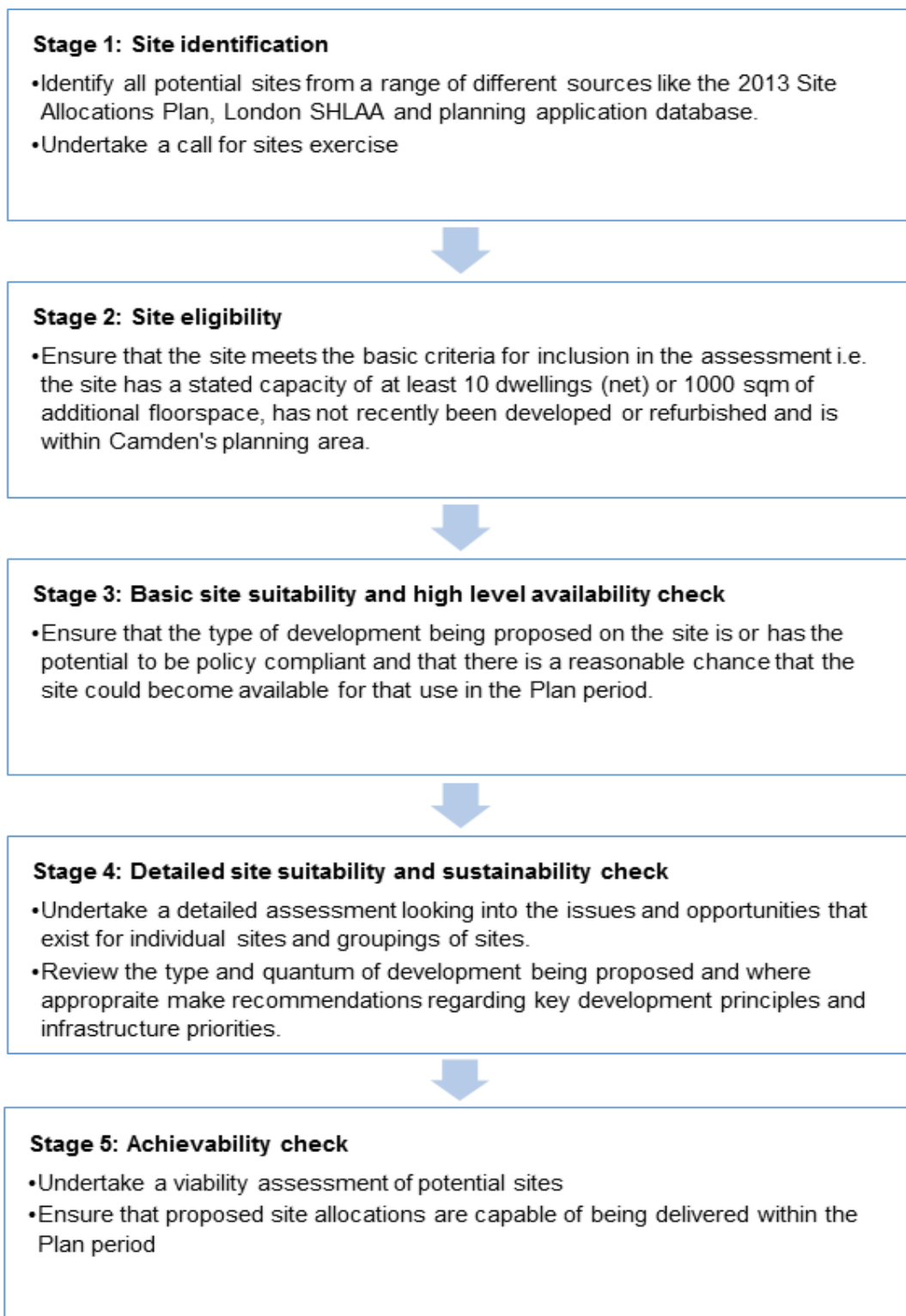
- 2.3 The SA Framework sets out the sustainability objectives that were developed in the Site Allocations Scoping Report. These form the basis of the sustainability appraisal of the draft Site Allocations Local Plan. The performance of the plans objectives and allocations (including alternatives) are assessed against each sustainability objective. This enables the sustainability effects and performance of the document to be described, analysed and compared.

Screening process and developing reasonable options

- 2.4 The SEA Directive requires that reasonable alternative options are considered and tested. National planning guidance states that councils should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. In 2018 we started the process of identifying potential sites by undertaking a review of:
- existing and emerging plans (including Neighbourhood Plans);
 - London SHLAA;
 - recent planning applications; and
 - an open 'Call for Sites'.

- 2.5 In total over 220 potential sites were identified. These are provided in Appendix E. It is necessary to screen site options and identify 'reasonable' site options that should be subject to appraisal. This assessment process is outlined in Figure 2.

Figure 2: Site assessment process



Establishing reasonable options/policy approaches for included sites

- 2.6 All potential sites that pass Stage 3 in the assessment process detailed in Figure 2 are considered to be suitable for redevelopment.
- 2.7 Methods used during the Stage 4 part of the assessment process included site visits, planning history review, detailed policy and environmental constraints review and initial engagement with councillors, internal departments, statutory consultees, and other key stakeholders.
- 2.8 In the majority of cases the Stage 4 assessment process produced a single reasonable option for a site with some minor variation in terms of the level of detail expressed with regards to placeshaping principles and infrastructure requirements. It is likely that additional options for individual sites will be put forward by stakeholders in response to the consultation on the draft SALP and these will be tested in the same way.
- 2.9 The completed assessment tables for sites where there was more than one reasonable option/ policy approach have been included in Appendix C for reference.

Defining the main development areas and establishing a preferred policy approach

- 2.10 During the site assessment process it was noted that in some areas there were groupings/clusters of sites that were either adjacent to one another or in close proximity. Most of the main development areas identified in the draft SALP are also noted as being either growth or regeneration areas in the Camden Local Plan 2017.
- 2.11 Area policies within the document are intended to be relatively high level and are intended to provide a more strategic direction for how growth in the area should be managed. The policy approach undertaken in each area has been directly informed by the Stage 4 site assessments.

Appraising reasonable options

- 2.12 The SA is a useful tool which has been integral to site assessment process and in drafting both area and site policies within the SALP. An SA for each reasonable site option in the plan has been undertaken. The completed assessment tables have been included in Appendix D for reference.
- 2.13 In addition to individual site assessments. The SA has sought to assess the cumulative impact on policies within identified development areas. Each of the grouped policies has then been appraised by assessing the likely significant effects on the baseline, drawing on the sustainability topics / objectives / issues identified in the scoping report.
- 2.14 It is recognised however, that there are a number of uncertainties and limitations that exist in the process, the primary limitation being the ability to predict effects accurately upon baseline information. Where there are assumptions based on limited baseline information, this is explained.

3. Site Allocations content, themes and objectives

- 3.1 The SALP identifies a range of suitable locations for housing, employment and other uses. The Plan champions good growth and seeks to maximise social value of new developments for residents, respond to the climate change emergency, and deliver an inclusive economy.
- 3.2 The Plan includes a combination of area-based policies and individual site allocations. These policies seek to complement strategic policies in the London Plan, the Camden Local Plan 2017 and neighbourhood plans prepared by community groups. Camden's unique and diverse environment means that the wording of each area/site policy is bespoke so that it can respond to location specific issues and opportunities.
- 3.3 The Plan is intended to be read in conjunction with other policies in our development plan and therefore policies within it are not intended to repeat policies in the adopted Camden Local Plan 2017. Strategic development plan objectives were tested in the Sustainability Appraisal of the Local Plan and as such this exercise does not need to be repeated.
- 3.4 When the Council adopts the Site Allocations Local Plan it will replace the 2013 Site Allocations document and policies and guidance relating to specific opportunity sites within the Fitzrovia Area Action Plan. The Site Allocations Plan review has not considered potential development sites that sit within the Euston Area Plan boundary as these will be assessed as part of a future review of the Euston Area Plan.

4. Sustainability appraisal framework

- 4.1 The SA Scoping Report for the Site Allocations reviews existing plans, programmes and sustainability objectives, sets out the existing baseline and key sustainability issues; and establishes the sustainability appraisal framework to be used in the appraisal process. This section summarises this context, and sets out the sustainability objectives that provide the framework for assessing the sustainability of the Site Allocations.

Plans, programmes and sustainability objectives

- 4.2 Table 1 below lists the key plans and programmes that were reviewed in the early stages of the SA process. The full review is provided in Appendix 1 of the Scoping Report.

Table 1 Key plans and programmes

Ref No	Document Title and link
National	
1.	National Planning Policy Framework National Planning Practice Guidance
2.	Securing the future - delivering UK sustainable development strategy (UK Gov, 2005)
3.	Climate change: second national adaptation programme (2018 to 2023)
4.	Climate Change: The UK Programme 2006
5.	Cutting carbon, creating growth: making sustainable local transport happen – Transport white paper January 2011
6.	The air quality strategy for England, Scotland, Wales and Northern Ireland (Volume 1, 2007; Volume 2, 2011)
7.	Our Energy Future, Creating a Low Carbon Economy (Energy White Paper, DTI 2003)
8.	Planning for our electric future: a white paper for secure, affordable, and low-carbon energy (DECC, 2012)
9.	Waste Management Plan for England (DEFRA 2013)
10.	National Planning Policy for Waste (DCLG, 2014)
11.	Tall buildings. Historic England Advice Note 4 (2015)
12.	BREEAM Assessment (BRE 2006)

Ref No	Document Title and link
13.	Biodiversity 2020: A strategy for England's wildlife and ecosystem services - UK Post 2010 Biodiversity Framework
14.	A Green Future: Our 25 Year Plan to Improve the Environment, DEFRA 2018
15.	Working with the Grain of Nature: A Biodiversity Strategy for England (2002)
16.	Fair Society, Healthy Lives, The Marmot Review, 2010
17.	Reuniting Health with Planning. Series of publications by TCPA, TCPA 2010 – 2017)
18.	Circular 01/2006 – Planning for Gypsies and Traveller Caravan Sites
19.	Planning policy for traveller sites (DCLG, 2015)
20.	The Community Infrastructure Levy Regulations 2010 and amendments 2014
21.	Thames catchment abstraction licensing strategy (Environment Agency, 2014)
22.	Model Procedures for the Management of Contaminated Land (Contaminated Land Report 11) (Environment Agency, September 2004)
23.	Thames Region Catchment Flood Management Plan – Summary Report Environment Agency, 2009
24.	Bringing your rivers back to life – A Strategy for restoring rivers in North London (Environment Agency, February 2006)
25.	Conservation Area Designation, Appraisal and Management (Historic England, 2016)
26.	Streets for All: London (Historic England, 2018)
27.	Heritage Works – A toolkit of best practice in heritage regeneration (Historic England, 2017)
28.	The Setting of Heritage Assets – 2nd Edition (Historic England, 2017)
29.	Local Green Infrastructure: Helping communities make the most of their landscape, September 2011
30.	Historic England Advice Note 3: Site Allocations in Local Plans, 2015
London	
31.	The London Plan 2016
32.	The Mayor's Transport Strategy 2018
33.	Draft Economic Development Strategy, 2017
34.	London Housing Strategy, 2018

Ref No	Document Title and link
35.	London Environment Strategy 2018
36.	London Health Inequalities Strategy, 2018
37.	London Sustainable Drainage Action Plan, 2016
38.	London Infrastructure Plan 2050
39.	All London Green Grid, 2012
40.	Accessible London: Achieving an inclusive environment, 2014
41.	The Mayor's Housing SPG 2016
42.	The Mayor's Sustainable Design and Construction SPG, 2014
43.	Social Infrastructure SPG, 2015
44.	Shaping neighbourhoods: play and informal recreation, 2012
45.	Shaping neighbourhoods: Character and context, 2014
46.	London View Management Framework SPG (March 2012)
Local	
47.	Camden 2025
48.	Our Camden Plan
49.	Camden Local Plan, 2017
50.	Camden Planning Guidance
51.	Fitzrovia Area Action Plan, 2014
52.	Euston Area Plan, 2015
53.	Conservation Area Appraisal and Management Strategies
54.	Camden Character Study
55.	Camden and Islington Strategic Housing Market Assessment, ORS 2016
56.	Financial Viability Study, BNP Paribas 2016
57.	Employment Land Study, URS 2014
58.	Camden Retail and Town Centre Study 2013 - GVA
59.	Kentish Town Regis Road Employment Area Growth Study, Aecom 2015
60.	Infrastructure Study Update, URS 2015
61.	Gypsy and Traveller and Travelling Showpeople Accommodation Assessment

Ref No	Document Title and link
	2014
62.	Camden Strategic Flood Risk Assessment (SFRA), 2014
63.	London Borough of Camden Annual Monitoring Reports
64.	Camden Housing Strategy 2011-2016
65.	Camden Equality Objectives (2016)
66.	Green Action for change – Camden’s Sustainability plan 2011 - 2020
67.	Camden’s Clean Air Action Plan 2016-2018
68.	Camden Transport Strategy (LIP) 2011-2031
69.	The Camden Biodiversity Action Plan 2013 – 2018
70.	Review of Sites of Importance for Nature Conservation (SINC), London Wildlife Trust 2014
71.	Borough Wide Heat Demand and Heat Source Mapping, Buro Happold 2015
72.	Annual School Places Planning Report (Primary and Secondary) 2017
73.	Camden Open Space, Sport and Recreation Study Review; Atkins; 2014
74.	Camden’s Joint Strategic Needs Assessment 2013

Baseline characteristics

- 4.3 A baseline was collected for the SA Scoping Report under a number of relevant indicators that were considered to provide a comprehensive picture of the borough as it is now and is projected to be in the future to measure the progress of the Site Allocations Local Plan in achieving sustainable development. Table 2 sets out the key issues identified.

Table 2 – Key Issues

Issue	Summary
Environmental	
Development pressures and the protection of Camden’s heritage	There are 40 conservation areas, 5645 listed buildings, 12 Registered Parks and Gardens and 1 Scheduled Ancient Monument in Camden. Camden’s Local List identifies historic buildings and features that are valued by the local community. Camden’s Local Plan records 13 Archaeological Priority Areas in the borough. Draft HE Appraisal of APA’s in

Issue	Summary
	<p>Camden recommends 18 APA's of differing risk levels.</p> <p>Conservation Areas are important in protecting the key elements of our cultural heritage and should be conserved and enhanced. Inappropriate development in such areas can significantly harm their character and appearance.</p> <p>There is high number of designated and non-designated heritage assets in Camden. The Council needs to ensure that requirements to meet housing and employment needs do not cause harm to the significance of heritage assets and where possible enhances their character and appearance.</p>
Need to reduce carbon dioxide emissions to meet the borough's target	<p>Camden has a set target to reduce carbon dioxide emissions by 80% 2050 (2005 baseline). Latest data from Committee on Climate Change suggests that per capita emissions will be close to the 2017 target. (Green Action for Change, Fifth Annual Review, 2017).</p> <p>It is important the borough continues to push energy efficiency measures – by improvements to existing stock and continued reductions in new developments, passive (non-mechanical) measures should be the primary focus.</p>
Limited scope for creating new open space	<p>The majority of new development in the borough occurs on previously developed land and the fact that there is a significant shortage of available land for development and therefore limited scope for creating new open space.</p> <p>The areas of greatest deficiency are in the following parts of the borough: Central London East; SE and NW of Hampstead and Highgate; Kentish Town area; east of Regent's Park area; and SW of Somers Town area.</p> <p>The largest access deficiencies for children's play provision are located in the following wards: Fortune Green, Kilburn, Belsize, Camden Town with Primrose Hill, Kentish Town, Holborn and Covent Garden, Haverstock, Hampstead, Frognal and Fitzjohns.</p>
Poor air quality	<p>Camden has some of the poorest air quality in Europe, especially in the south of the borough where traffic congestion is severe. Since 2000, the whole borough is designated an Air Quality Management Area.</p> <p>2015 6.3% mortality attributable to particulate air pollution. Particulates are linked to health problems</p>

Issue	Summary
	<p>including asthma, lung cancer and cardiovascular illness. Nitrogen Oxides are linked with emphysema, bronchitis and heart disease.</p> <p>The key areas linking planning and air quality are road transport, construction, energy generation, and the operation of certain industrial processes. Each serves as a source of pollution emissions that should be mitigated. It is important that the planning system plays its part in helping reduce emissions in the borough. Camden is working to address this issue by: reducing transport emissions, reducing emissions from buildings and new developments.</p>
Potential contamination on previously developed land	<p>While no sites in the borough are currently designated as contaminated for the purposes of the Environment Act 1990 Part II A, numerous sites in the borough has been previously utilised for heavy industry and other polluting uses and this may pose contamination problems for future development on such sites, especially given the trend for building on previously developed land</p>
Risk of surface water and groundwater flooding in parts of the borough	<p>Although there are no areas at risk of flooding from rivers or the sea there are approximately 38,800 properties in the Camden within areas at risk of surface water flooding at potential depths of >0.1m, and 12,700 properties in areas at risk of flooding to potential depths of >0.3m.</p> <p>The proportion of developed land (impermeable surfaces) in Camden increases surface water flooding risks, so it's important that development considers appropriate measures of drainage.</p> <p>In August 2002, widespread surface water flooding occurred in the north of the borough in West Hampstead and Kentish Town. The topography of Hampstead and the nature of summer thunderstorms make high rainfall and associated flooding events likely in Camden.</p> <p>There are 12 Local Flood Risk Zones in Camden. They do not exceed national criteria for flood risk but can still affect homes, businesses, and infrastructure. (Camden SFRA 2014). Historic watercourses and previously flooded streets (Map 6 Camden Local Plan).</p> <p>There is a small risk of groundwater flooding in Camden, which takes two principal forms.</p>

Issue	Summary
	<ul style="list-style-type: none"> • Most common is 'perched' groundwater. The risk of this type of flooding is difficult to model but has been recorded in parts of the borough, notably Kilburn, Fortune Green and West Hampstead, • Aquifer based groundwater flooding is rare in Camden, but it is possible in areas around Hampstead Heath and in the very south of the borough.
Water supply and use	<p>Camden is within Thames Water's London Water Resource Zone which is classified as 'seriously water stressed.' This means there is a high population with high water demands and limited water availability.</p> <p>Currently water use accounts for 27 percent of all carbon emissions from our homes. In London non-households accounts for 29 percent of water consumption and this is therefore an area where further water and carbon savings can be made.</p>
Water quality and environmental impact	<p>Camden has groundwater source protection zones I & II.</p> <p>Special Protection Zones have been produced to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. It is for this reason that certain development types may be deemed unacceptable where they pose a risk of contamination to groundwater. High polluting activities, such as petrol stations or cemeteries should be directed away from SPZ1.</p> <p>The Grand Union canal has moderate status which is a change from good in 2009 (following further investigation) and the Regents canal remains at moderate status due to mitigation measures not yet in place which would make the watercourse more natural.</p>
Concern over decline in priority species	<p>Camden Biodiversity Action Plan identified priority species. Need to ensure that priority species do not further decline in the borough and receive adequate protection and encouragement through the planning process.</p> <p>There are 4.56ha of sites that are managed for nature conservation. Existing Sites of Important Nature Conservation provide important habits for priority species and other flora and fauna in the borough, which need to be protected from future development.</p>

Issue	Summary
Increased pressure on waste management facilities	The increase in the borough's population in the future will place increased pressure on existing waste management facilities and highlights the need to ensure waste is managed efficiently and where possible reduced, reused and recycled.
Social	
Providing suitable housing for a growing population	<p>The number of people living in Camden is increasing and the makeup of the borough's population is changing. Camden Local Plan aims to meet need of existing and future households by exceeding a target of 16,800 additional homes 2016/17 - 2030/31, including 11,130 additional self-contained homes.</p> <p>The GLA population projections forecast growing proportion in the 65 plus age group, a changing age structure with fewer younger children.</p> <p>Housing need includes these groups in Camden: general needs housing, accommodation for students, older and vulnerable people and traveller accommodation.</p>
The affordability of housing and the supply of affordable housing in Camden	<p>The ratio of average house prices to average earnings for Camden in 2017 was 18.97 (i.e. average house prices are 18.97 times median earnings). This compares with 13.24 across London overall, and 7.77 across England and Wales. The cost of housing relative to income is a major issue for Camden.</p> <p>The Council aims to exceed a borough strategic target of 5,300 additional affordable homes 2016 – 2031 with a mix of housing types.</p> <p>In the three years 2012/13 to 2014/15 Camden secured 37% affordable housing, above the average for London (28%). In 2015/16, 182 net affordable dwellings were completed, 19% of all net additional self-contained homes completed in the Borough.</p>
Wide disparities between deprived and affluent areas in the borough	<p>There are wide disparities of deprivation and affluence within Camden wards.</p> <p>Camden's mean annual household income is higher than that of Greater London's average, but there is significant disparity between wards within Camden.</p> <p>Camden has seen a mixed change since the 2010 Index of Multiple Deprivation to 2015 data (less deprived in some measures and more deprived in</p>

Issue	Summary
	<p>others. There are very wide disparities within the Borough and wards.</p> <p>Of the London boroughs Camden has the fourth highest percentage of children (under 16 years) in low income families. At Ward level (all children) the wards experiencing the highest level of low income families are: St Pancras and Somers Town, Haverstock, King's Cross, Regent's Park, Kilburn.</p>
<p>Large health inequalities within Camden</p>	<p>People suffering from poor general health, mental ill health and low life expectancy are generally concentrated in the borough's most deprived wards including St Pancras and Somers Town, Haverstock and Kilburn.</p> <p>For local health and wellbeing it is important that Camden continues to provide measures to help reduce car use and promote more sustainable and active forms of travel.</p>
Economic	
<p>Significant disparities in employment</p>	<p>There are significant disparities in employment between different wards in Camden, in that some wards in Camden rank very high in unemployment, whereas others rank very low.</p>
<p>Ensure range of provision for employment clusters to accommodate need</p>	<p>The key employment sectors experiencing growth are: professional, scientific and technical, business administration and support, and health. The employment sector with the greatest proportionate decrease has been manufacturing and transport storage.</p> <p>Science and technology employment sector has grown significantly in Camden (one third of jobs in the borough, which is the highest concentration of any LA area in the UK).</p>
<p>Balancing the demand for housing with the protection of employment land</p>	<p><i>AMR</i> data suggests land use pressures and conflicts between uses, particularly the demand for housing development over all other land uses and the potential threat this creates for employment generating land uses.</p>

Likely evolution without the plan

- 4.4 Camden is experiencing significant change and population growth - the Camden Local Plan 2017 sets a target to deliver 16,800 additional homes, 695,000sqm of office floor space and 30,000sqm of retail floor space in Camden by 2031. While Camden is an attractive and sustainable place for growth there is only a limited amount of land available and we need to ensure that where development takes place it makes efficient use of land, protects and respects the borough's heritage and environmental assets and responds to local needs and aspirations.
- 4.5 The Council receives hundreds of planning applications for new developments every year. These applications are currently assessed using policies in the Camden Local Plan. The Site Allocations Plan is intended to build on the policies in the adopted Local Plan by setting out specific policies for identified development areas and individual sites. The policies within the plan are consistent with policies in Camden Local Plan

Sustainability issues and objectives

- 4.6 The table 3 presents the sustainability issues and objectives established through SA scoping, which were developed following the review of relevant plans and programmes and baseline collection. Issues and objectives are grouped under ten sustainability topic headings which set out the framework for the appraisal. Some SA objectives may be repeated in the table as they relate to more than one specific topic area. For SA objective criteria please refer to Appendix B.

Table 3. Sustainability topics, issues and objectives

Topic 1 - Housing	
SA Objectives	Issues
1 - To promote the provision of a range of high quality and affordable housing to meet local needs.	<p>The ratio of average house prices to average earnings for Camden in 2017 was 18.97 (i.e. average house prices are 18.97 times median earnings). This compares with 13.24 across London overall, and 7.77 across England and Wales. The cost of housing relative to income is a major issue for Camden.</p> <p>12.5% of Camden households were found to be overcrowded in the 2011 Census based on bedrooms. 20% of Camden households in social rented accommodation were overcrowded on the same basis.</p> <p>Camden's mean annual household income is higher than that of Greater London's average, but there is significant disparity between wards within Camden.</p> <p>The GLA population projections forecast growing proportion in the 65 plus age group, a changing age structure with fewer younger children.</p> <p>24,300 students live in Camden and are enrolled at publicly funded higher education institutions, and 42% of higher education students in Camden live in the three wards south of Euston Road (HESA 2012-13).</p> <p>Up to 16 gypsy and traveller pitches required by 2031 Camden Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014).</p>
8 - To ensure new development makes efficient use of land, buildings and infrastructure.	<p>The number of people living in Camden is increasing and the makeup of the borough's population is changing. Camden Local Plan aims to meet need of existing and future households by exceeding a target of 16,800 additional homes 2016/17 - 2030/31, including 11,130 additional self-contained homes.</p>

Topic 2 – Community and well-being (Inc. health)	
SA Objectives	Issues
<p>2 - To promote a healthy and safe community.</p> <p>10 – To improve amenity by minimising the impacts associated with development</p>	<p>An increasing proportion of Camden residents are describing their health as good or very good. The major causes of death in Camden are circulatory disease, cancer and respiratory disease. There is an important link between the environment where we live and how healthy we are.</p> <p>People suffering from poor general health, mental ill health and low life expectancy are generally concentrated in the borough's most deprived wards including St Pancras and Somers Town, Haverstock and Kilburn.</p> <p>Although Camden has seen the greatest reduction in overall crime compared with all London boroughs, maintaining this reduction has become increasingly difficult.</p> <p>For local health and wellbeing it is important that Camden continues to provide measures to help reduce car use and promote more sustainable and active forms of travel.</p>
Topic 3 – Economy and employment	
SA Objectives	Issues
<p>5 - To encourage and accommodate sustainable economic growth and employment opportunity.</p>	<p>There is significant disparity between different wards in Camden, as shown in deprivation indices, also some wards in Camden rank very high in unemployment, whereas others rank very low.</p> <p>Land use pressures and conflicts between uses, particularly the demand for higher value housing development and the potential threat this creates for employment generating land uses and other uses.</p>
<p>6 - To maximise the benefits of regeneration and development to promote sustainable communities.</p>	<p>It is important that key clusters harness the benefits of economic growth and contribute to reducing inequalities and ensure that adverse impacts are avoided or at least mitigated.</p>

<p>3 - To ensure access to local shopping, community, leisure facilities and open space.</p>	<p>The predominant trend for retail floorspace change in Camden is the redevelopment of mixed use schemes to provide a similar quantity but higher quality of retail space.</p> <p>There is a need to respond to challenges in town centres, including changes in consumer behaviour, new retail models, the growth in online shopping, and competition from out of centre retail development.</p>
<p>4 - To tackle poverty and social exclusion and promote equal opportunities.</p>	<p>There is significant disparity between different wards in Camden, as shown in the indices of deprivation, showing a clear economic divide in the borough.</p> <p>At 2015 Camden is ranked 69 out of the 326 districts in England in terms of average deprivation. Camden has 133 Lower level Super Output Areas. Of these 7 fall within the 10% most deprived LSOA's in England (compared to 3 in 2010). These fall within Gospel Oak, St Pancras and Somers Town, Cantelowes, Camden Town with Primrose Hill, Holborn and Covent Garden, and Kings Cross.</p>
<p>Topic 4 – Built heritage and landscape</p>	
<p>SA Objectives</p>	<p>Issues</p>
<p>7 - To promote high quality and sustainable urban design which protects and enhances the historic environment.</p>	<p>Development and protection of Camden's historic environment (40 conservation areas, 5645 listed buildings, 13 archaeological Priority Zones and 1 ancient monument).</p> <p>Our built heritage should be conserved and enhanced. Poor development in such areas can significantly harm their character and appearance.</p> <p>The need to reduce carbon emissions and make improvements to the sustainability of existing stock will be challenging – in achieving retrofitting measures that does not cause harm to heritage assets.</p>

Topic 5 – Efficient land use and soil	
SA Objectives	Issues
8 - To ensure new development makes efficient use of land, buildings and infrastructure.	<p>Land use pressures and conflicts between uses, particularly the demand for higher value housing development and the potential threat this creates for employment generating land uses and other uses -how we use our limited land?</p> <p>Significant parts of the borough are potentially contaminated owing to the extent of previous industrial uses across the borough - which may pose contamination problems for future development of sites.</p>
Topic 6 – Air quality (incl. transport)	
SA Objectives	Issues
9 - To reduce reliance on private transport modes and enhance permeability for non-motorised travellers.	<p>Whilst traffic in Camden has decreased significantly, it is important that this trend continues as it helps to reduce carbon emissions and improve air quality.</p> <p>The number of people killed or seriously injured in road accidents has not improved significantly from 2007 – 2011.</p>
14 - To improve air quality.	<p>Parts of Camden have some of the poorest air quality in London.</p> <p>Camden continues to breach annual mean air quality targets for nitrogen dioxide.</p> <p>Road transport, energy generation and the operation of some industrial processes serve as a source of air pollution in the borough.</p> <p>Since the SA Scoping was carried out the New London Plan (intend to publish 2019) has identified Air Quality Focus Areas. These are locations that not only exceed EU limit values for nitrogen dioxide but are also locations for high human exposure. They have been defined to identify areas where existing policy measures to reduce air pollution may not fully resolve air quality issues. There are four focus areas in the borough.</p>

Topic 7 – Climate change	
SA Objectives	Issues
15 - To provide for the efficient use of energy.	<p>Camden has a set target to reduce carbon dioxide emissions by 80% 2050 (2005 baseline). Latest data from Committee on Climate Change suggests that per capita emissions will be close to the 2017 target. (Green Action for Change, Fifth Annual Review, 2017). Factors outside our control in reducing carbon emissions such as the risk of higher energy demand from extremes in weather and the decarbonisation of the national grid.</p> <p>In Camden, over 25% of the boroughs CO2 emissions result from heating and powering homes – issue is encouraging energy efficiency improvements to existing stock.</p>
16 - To minimise the use of non-renewable resources.	Construction processes and new materials employed in developing new buildings are major consumers of resources and produce large quantities of waste in the borough.
Topic 8 – Water	
SA Objectives	Issues
11 - To protect and manage water resources and reduce surface water flood risk.	<p>Approximately 38,800 properties in Camden are within areas at risk of surface water flooding. The topography and densely populated nature of the borough means that high rainfall and associated flooding events could be serious in Camden. The moderate status (water quality) of Regent's canal has not improved due to mitigation measures not yet in place which would make the watercourse more natural.</p> <p>Camden has groundwater source protection zones I & II. Special Protection Zones have been produced to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. It is for this reason that certain development types may be deemed unacceptable where they pose a risk of contamination to groundwater. High polluting activities, such as petrol stations or cemeteries should be directed away from SPZ1</p>

	London is classified as 'seriously water stressed' (high population with high water demands and limited water availability – it does not reflect water companies ability to supply water).
Topic 9 – Biodiversity and open space	
SA Objectives	Issues
12 - To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.	Priority species for protection in Camden are: bats, hedgehog, butterflies, house sparrow, swift, bees, slow worm and stag beetle.
3 - To ensure access to local shopping, community, leisure facilities and open space.	There is a significant shortage of land available for development and therefore limited scope for creating new open space.
Topic 10 - Waste	
SA Objectives	Issues
13 - To reduce the amount of waste requiring final disposal.	The projected increase in the borough's population will place increased pressure on existing waste management facilities.

Appraising alternative options

- 5.1 The staged 'sifting' of sites developed a range of reasonable options that have potential to be included in the Site Allocations document. These sites have been assessed against the SA framework to identify whether they have significant positive or negative effects. It is likely that additional options for individual sites will be put forward by stakeholders in response to the consultation on the draft SALP and these will be tested in the same way.
- 5.2 In Stage 4 of the assessment process certain groupings / clusters became apparent and these have been assessed as a group/ spatial area, under a policy approach. Area policies are intended to provide a more strategic direction for how growth in the area should be managed. The areas are noted below with justification as to whether reasonable options for land use should be explored or if an emerging policy approach has already developed.

Knowledge Quarter: An area of research based organisations around Kings Cross, Euston Road, and Bloomsbury. This area is identified in the Local Plan. It is not intended to alter the Local Plan policy approach in the Site Allocations and as such no alternative options have been explored.

Bloomsbury Campus: There is no identified policy approach in the Local Plan for this area. The intention through drafting and early engagement has been to reinforce the existing character and position on higher education and supporting uses.

Camden Goods Yard: There is no identified policy approach in the Local Plan, there is a Planning Framework adopted 2017. The framework highlights the areas opportunities being a large and historically significant area. It has the opportunity to provide a substantial number of new homes, a range of commercial space, and improved public realm. There is no intention of exploring further policy approaches in this area.

Camley Street and St Pancras Way: Camley Street is identified in the Local Plan as a focus area for the Council's Community Investment Programme. The area is characterised by mainly industrial, storage, and distribution uses that are predominately single storey. There is an emerging Neighbourhood Plan and a Planning Framework drafted by the Council for mixed use redevelopment. There are opportunities to consider alternative options for how any uplift in floorspace should be provided. These options are outlined below together with an assessment of significant effects.

Holborn and Covent Garden: Holborn is identified in the Local Plan as a growth area with a number of aspirations for the development of the area. This does not include Covent Garden, which is designated as a specialist shopping area in the Local Plan. The intention through drafting and early engagement is to reinforce the existing character and of the area.

Kentish Town: This area has been identified in the Local Plan as ‘highly accessible area’, considered to be suitable for a range of land uses and high density development. The Kentish Town Industry Area is protected in the Local Plan, with consideration given to higher intensity redevelopment for employment uses. A neighbourhood plan applies in this area and a draft Planning Framework. It is not intended to alter the policy approach that has been developed for this area.

West Hampstead Interchange: West Hampstead Interchange has been identified as a growth area in the Local Plan and neighbourhood plan. A list of priorities for development have been made for this area in the Local Plan, in addition to objectives for development in the local neighbourhood plan. It is not intended to alter the policy approach that has been developed for this area.

Methodology

- 5.3 The option appraisal identifies and evaluates ‘likely significant effects’ on the baseline, drawing on the sustainability topics / objectives / issues identified in the scoping report. Effects are predicted taking into account the criteria presented within SEA Regulations. As such, account is taken of the duration, frequency and reversibility of effects as far as possible. The potential for ‘cumulative’ effects is also considered.

Appraisal findings

- 5.4 A summary of appraisal findings is set out below, with detailed appraisal findings presented in Appendix C. In each instance the aim is to present:
- the reasons for focusing appraisal on this issue/set of alternatives;
 - the reasonable alternatives;
 - summary of appraisal findings; and
 - the reasons for selecting the preferred approach, in light of appraisal.

Camley Street and St Pancras Way

- 5.5 Camley Street and St Pancras way area contain a mix of different land uses, as such there is the opportunity to develop sites within this area for a range of different uses. The majority of key development sites within the area are existing employment sites.
- 5.6 Reasonable alternative uses for this area are:
- Employment only;
 - Employment led mix;
 - Balanced mix;
 - Housing led mix;
 - Housing only.

- 5.7 The options are land use only and as such many SA objectives would not help or hinder their achievement. The option supporting a balanced mix would ensure significant negative effects on the SA objective for housing and economic growth are avoided. A balanced mix would support the borough in meeting housing supply targets and ensure that existing industry / employment uses are retained and their growth supported. The preferred approach for Camley Street and St Pancras Way area is a balanced mix.

Appraisal of the area policies and reasonable sites

- 6.1 The staged 'sifting' of sites (see Figure 2 Site assessment process) produced 223 sites at Stage 1, 95 passed Stage 2, and 88 passed Stage 3 for assessment in this SA. The stage 3 sites that include a policy approach have been assessed against the SA framework to identify whether they have significant positive or negative effects. Full assessments can be seen in Appendix D
- 6.2 The effects of area policies and site allocations within these areas have been summarised in this chapter. For individual site appraisal see Chapter 7. 'Other development sites' listed within the plan areas do not set detailed policy, their intention is to specify safeguarded uses which have generally been agreed through previous allocation or an existing planning permission.

Methodology

- 6.3 For the purposes of appraisal commentary the reasonable sites have been grouped within their areas and individual sites separately.
- 6.4 The appraisal identifies and evaluates the likely significant effects on the baseline, drawing on the sustainability topics / objectives / issues identified in the scoping report. Effects are predicted taking into account the criteria presented within SEA Regulations. As such, account is taken of the duration, frequency and reversibility of effects as far as possible. The potential for 'cumulative' effects is also considered.
- 6.5 Where, if any, negative impacts are identified we have proposed measures to mitigate against those negative impacts. In addition, where improvements are identified to strengthen the positive effects of site allocations, these will be incorporated into the plan draft where appropriate at this stage or investigated further for the following appraisal and report draft.

Appraisal findings

- 6.6 The appraisal findings are set out below. Full assessment sheets can be found in Appendix D.

Spatial Strategy for the Knowledge Quarter Innovation District

- 6.7 This policy sets out key priorities for the Knowledge Quarter to ensure sustainable growth and success of this established area. The policy should in the medium to long term work towards reducing inequalities through maximising social value at the planning, construction and end user phases. It should ensure that the floorspace being provided appropriately reflects current and emerging needs within the innovation district.
- 6.8 Development will be required to contribute towards the provision of new physical and social infrastructure to support the innovation district including public realm enhancements and transportation improvements including transforming pedestrian and cyclist movement within, around and across the Euston Road corridor. These projects once funded and implemented will help increase the opportunity for healthy pursuits and make walking and cycling in the innovation district easier. These effects are likely to be realised in the longer term.

- 6.9 Flexibly designed buildings should support future reconfiguration for different activities, helping them to be long life and low energy.

Recommendations

- 6.10 The consultation draft asks whether the policy should list specific infrastructure priorities in this area. Addition of specific infrastructure may likely have positive or negative effects upon the SA objectives. If these are included the SA needs to assess the extent of these effects and establish whether any mitigation will be required or if any positive effects could be enhanced.

Bloomsbury Campus Area

Minor positive effects

- 6.11 The policy makes specific reference to improving walking and cycling (east – west links) and design improvements to public spaces and integration of these with the West End project. These should in the long term deliver positive effects, in providing a safer more attractive environment for walking and cycling. Wider improvements to the pedestrian and cycle network should cumulatively contribute to improving air quality through reducing the use/ dependence on motorised vehicles.
- 6.12 The requirement for development to contribute to upgrading the Decentralised Energy network should deliver medium/long term positive effects in reducing carbon emissions. An Air Quality Assessment will be needed where increased capacity is not covered by an existing AQA.
- 6.13 The area policy contributes to the SA Design objective by aiming for the area to: provide attractive and stimulating spaces; feel welcoming and inclusive to a wide range of groups; have a coherent network of open spaces, streets and footpaths animated by cafes and restaurants; have open spaces and streets designed to integrate with the design of streets to the west; enhance historic and architectural character; and respect heritage assets.
- 6.14 The Bloomsbury Campus Area is wholly within the Bloomsbury Conservation Area. “Bloomsbury is widely considered to be an internationally significant example of town planning” (Bloomsbury Conservation Area Appraisal and Management Strategy 2011) and hosts a number of the borough’s listed buildings. The three sites allocated in the area are all within the settings of Listed Buildings. The site at 20 Russell Square also has a frontage opposite Russell Square Gardens, which is a designated Garden of Special Historic Interest. The area policy contributes to the SA Historic environment objective by prioritising enhancements to the area's historic and architectural character, and respect for its heritage assets.

Minor negative effects

- 6.15 The Local Plan seeks to maximise housing supply, exceeding a target of 16,800 additional homes from 2016/17 – 2030/31, including 11,130 self-contained homes. Policies that do not intend to maximise the supply of homes, would negatively impact this SA objective which promotes a range of homes to meet local needs. Policy BC1 supports the development of student housing in the Campus Area to serve the University of London and/or its member institutions where it will not compromise meeting the need for additional academic space. Singularly this would likely have

negative effects on the SA objective for housing as the policy does not seek to maximise opportunities to provide housing to meet local needs. Such effects however need to be considered more widely in maximising opportunities to meet housing targets where they do not compromise the need for developing academic space. Policy BC1 indicates that we will support proposals for student housing in specific circumstances provided academic needs can also be met. Where these circumstances apply, we will also support suitable mixed-use proposals for academic space and student housing

Bloomsbury Campus Area sites

- BC2a Birkbeck College, Malet Street
- BC2b Senate House, Malet Street
- BC2c 20 Russell Square

6.16 Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to the sites proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.

6.17 Senate House is an existing allocation in Camden Site Allocations 2013. Development at Senate House would remove a green space. This is undesignated open space with a mature tree of high amenity value. While only the use of these sites are specified in BC2, supporting text has sought to reinforce Local Plan policy A3 'Biodiversity' - proposals involving the loss of this tree should be supported by evidence showing that the harm from its loss is outweighed by the benefits of the development, and be mitigated by replacement planting of equivalent value nearby. The existing allocation of the Senate House in the Camden Site Allocations 2013 addresses this objective insofar as it seeks new or extended publicly accessible open space.

Recommendations

6.18 Further investigation internally to identify how development in this area could support and/ or extend the existing Decentralised Energy Network in the local area.

Camden Goods Yard Area Policy

Major positive effects

6.19 This policy facilitates the delivery of approximately 1,200 homes across the area. It states that this area must make a substantial contribution towards a diverse range of housing types and tenures, while maximising the supply of on-site affordable housing at target rents. During development the policy seeks to ensure most efficient use of land through temporary uses.

6.20 This policy states that the Goods Yard area should become a pioneering green environment with high quality infrastructure, attractive, inclusive and welcoming areas of public realm and buildings that are low impact in terms of emissions and waste. A

key objective of the area policy is to give priority to walking and cycling and establish new connections with key destinations and the wider Town Centre. It also requires the delivery of social infrastructure, including public art, to support the new living and working population of the area with particular attention given to the needs of children and young people and older age groups and the ability of development to promote health and wellbeing. Community engagement in the development of site proposals is also sought, ensuring that the needs of existing communities are fully understood and taken into account.

- 6.21 The policy expects exemplary urban design and architecture, while taking account of all aspects of local character, responding appropriately to the predominant scale and heights of the surrounding townscape and preserving or enhancing local heritage assets and their settings. Proposals are expected to draw upon and celebrate the area's industrial and transport heritage in terms of design. The Goods Yard area should create a character of its own but still feel like it belongs to this part of Camden and be contextual within its setting, particularly in locations where it connects with existing neighbourhoods. The public realm is expected to be attractive, inclusive and welcoming.
- 6.22 This policy aims to build on the innovative and creative economy of Camden Town, providing jobs and opportunities, diversification of the town centre's retail offer and an appropriate range of employment spaces, which respond to local economic context and need. This includes provision of affordable workspace and accommodation suitable for small and medium-sized enterprises and small/independent retailers. It considered that implementation of this policy would provide significant numbers of additional jobs and business investment, including move on space for existing firms in Camden Town.

Minor positive effects

- 6.23 This policy promotes the creation of attractive and safe pedestrian and cycling routes through and into, and through, the area, improving connections with surrounding communities, reducing community severance and isolation. It expects high quality green infrastructure with attractive, inclusive and welcoming areas of public realm. Opportunities are identified for wildlife corridors through the potential 'Highline' proposal and along the railway edge. It states that new neighbourhoods should allow all occupants easy access to plants and nature.
- 6.24 This policy supports carbon neutral development and the provision of area-wide district heating and cooling systems. It expects that buildings should be low impact in terms of emissions and waste.

Minor negative effects

- 6.25 This policy could lead to temporary short term negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'. The policy states that different land uses need to be compatible and designed to mitigate impacts on the amenity of existing and future residents and businesses. It seeks a transition from more commercially orientated development in the Town Centre, with its established 24 hour economy into areas with a more residential character to protect the

amenity of residents. This can be achieved through the nature and distribution of uses and noise mitigation measures.

- 6.26 Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. It is unclear at this stage whether cumulatively the proportion of development in this area would be harmful to air quality. It is important that an area wide Air Quality Assessment is made to ensure there would be no deterioration of local air quality, and strive to improve the current situation.

Recommendations

- 6.27 There are a range of potential positive effects identified in this assessment. A detailed Health Impact Assessment as required by Local Plan policy C1 'Health and wellbeing' should be specified, recommending early engagement with the community and the Council. Given the scale of new development there is potential for development to be exemplary in energy efficient design – the first stage of the energy hierarchy. Should a higher target be set for this stage of the energy hierarchy?
- 6.28 The Camden Goods Yard area is located adjacent to Primrose Hill Local Flood Risk Zone. Further work internally will be carried out to investigate the potential for flood alleviation projects.
- 6.29 It is important that an area wide Air Quality Assessment is made to ensure there would be no deterioration of local air quality, and development should strive to improve the current situation.

Camden Goods Yard Sites

- CGY2 Morrisons Supermarket
 - CGY3 Morrisons Petrol Filling Station
 - CGY4 100 Chalk Farm Road
 - CGY5 Juniper Crescent
 - CGY6 Network Rail Site at Juniper Crescent
 - CGY7 Gilbey's Yard
 - CGY8 Camden Lock Market and the Interchange
- 6.30 A detailed assessment has been carried out for the area wide policy (above). The combined individual sites commentary below does not seek to reiterate positive and/ or negative effects already identified.

Major and minor positive effects

- 6.31 All sites, with the exception of CGY3 and CGY8, in the Camden Goods Yard area seek to increase housing supply from 500 to 30 homes. Cumulatively these will have a significant positive effect on the SA objective for housing in the long term. Local needs are taken into account, larger social rented housing is specified in CGY5 and CGY7.
- 6.32 The Morrisons site opens an opportunity to create a new neighbourhood that positively responds to the area's history of a goods yard and surrounding townscape. There should be significant positive effects in providing links and increasing permeability. The

site at Juniper Crescent also seeks to remove historic separation. Gilbey's Yard and Camden Lock Market are expected to respond positively to the areas industrial character and canal side environment.

- 6.33 Sites with an existing employment function will be retained and improvements sought to the floorspace provided. The Council expects the supermarket to be reprovided alongside small-scale retail and food and drink uses that add variety to the Camden Town Centre offer. CGY4 (100 Chalk Farm Road) protects the existing B1 floorspace on this site but potentially will deliver more. Juniper Crescent is expected to deliver limited proportion of commercial, retail, café and community uses at ground floor level to bring life to principal streets and spaces. This activity could potentially provide opportunities for local businesses and people living on the estate. CGY6 supports the provision of permanent B1a or B1c light industrial uses.
- 6.34 CGY8 states that uses will be supported that are compatible with the creative and cultural strengths and character of Camden Town. The policy identifies the provision of 'maker' spaces as being particularly suitable as well as limited provision of small-scale employment uses serving local growth sectors.
- 6.35 The Healthy Communities SA objective scores fairly positively, with locally specific requirements for improved cycling and pedestrian routes and new links. Policies seek to ensure sufficient community facilities and services are included. The Morrisons supermarket site would provide a significant proportion of the areas housing. It is expected that any development would be designed to support a sustainable community.
- 6.36 All sites, with the exception of the Network Rail site, are expected to provide new and / or improved open space. A large proportion of open space is expected at the Morrisons supermarket site. Other additions and improvements made within and between estates will eventually provide greater positive effects. It is likely that these effects will start to be delivered in the medium to long term.
- 6.37 Sites CGY2, CGY6 and CGY7 will require positive action on either retaining or increasing their biodiversity value. The Morrisons supermarket site is required to provide new wildlife areas and protection of existing biodiversity along the rail line.

Minor negative effects

- 6.38 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal. Other effects are where new receptors (people) are introduced to areas which experience high levels of noise and vibration and or poor air quality. These impacts will need to be appropriately mitigated.

Recommendations

- 6.39 Opportunity to explore sustainable use of water resources such as water re-use / rainwater harvesting for certain sites / uses.
- 6.40 Site CGY8 'Camden Lock Market and Interchange' is located in an Air Quality Focus Area. This development should demonstrate that design measures have been used to minimise exposure. It is recommended that the next draft includes a requirement for Non-Road Mobile Machinery to meet Central London standards.

Camley Street and St Pancras Way Area Policy

Major and minor positive effects

- 6.41 This policy facilitates the delivery of approximately 750 homes across the area. It states that this area must deliver a significant increase in the number, mix and affordability of homes in the area.
- 6.42 This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets. These measures should make the area feel more welcoming and safer and encourage people living on and around the area use more active modes of travel
- 6.43 Development will be expected to contribute to new pedestrian and cycle routes through the area, including a new canal crossing, it also supports the development of the Camden High line. These improvements will in the long term support healthier travel choices and reduce reliance on motorised transport.
- 6.44 The provision of publically available open space in the area will help to facilitate social cohesion and inclusion. This policy requires development to maximise on site opportunities for on-site open space and urban greening throughout the area.

Minor negative effects

- 6.45 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.

Recommendations

- 6.46 Reference to the areas historic employment character is lacking. It is not clear how the area policy would positively contribute to the SA Objective for Economic development. Opportunity to explore this in the next draft.
- 6.47 There is an opportunity to work with the local community on delivering an area wide network of urban greening. This should support social cohesion and help deliver spaces that meet local need.
- 6.48 Given the scale of new development there is potential for development to be exemplary in energy efficient design – the first stage of the energy hierarchy. Should a higher target be set for this stage of the energy hierarchy?

Camley Street and St Pancras Way Sites

- CSP2 120-136 Camley Street
- CSP3 104-114 Camley Street and Cedar Way Industrial Estate
- CSP4 Parcelforce and ATS Tyre Site
- CSP5 St Pancras Hospital
- CSP6 Shorebase Access Site

- 6.49 A detailed assessment has been carried out for the area wide policy (above). The combined individual sites commentary below does not seek to reiterate positive and/ or negative effects already identified.

Major and minor positives

- 6.50 Policies CSP2 - 6 all ensure that new development makes more efficient use of land by encouraging the reuse, improvement or redevelopment of buildings that are currently underutilised including several low-rise industrial units and depot space. All sites seek to increase housing supply from 25 to 750 homes. Cumulatively these will have a significant positive effect on the SA objective for housing in the long term. Local needs are not specified in terms of the levels of affordable housing, the size of units and/or mix. These will be assessed alongside other policies within the adopted development plan that cover these matters.
- 6.51 Policies CSP2 – 6 all state that employment uses should be provided on site. Sites identified in policies CSP2, 3 and 4 are currently used as light industrial and depot space but are not designated/safeguarded industrial sites. The policy expectation to intensify and increase the amount of employment floorspace alongside the introduction of a substantial number of homes, open space and other complementary and supporting services and uses. Ultimately, this means bringing new homes and further jobs together where more people can live and work alongside each other.
- 6.52 Policies CSP2- 6 all set out specific measures that improve and/create new pedestrian and cycle routes through the area, enhancing the public realm, promoting a wider mix of uses on the site and increasing activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site use more active modes of travel.
- 6.53 The sites identified in policies CS2 - 6 do not have any designated open spaces within them. Policies CSP2 - 5 specifically reference the need to provide public open space/s on-site. These policies only include a limited amount of detail regarding the type of space/s that should be provided and their scale. Policy CSP6 also promotes a new accessible pedestrian access point to St Pancras Gardens which would make walking and use of the Gardens for recreational purposes easier and more attractive. The open space and improved access proposed would add significant value to the area. These effects are likely to be achieved in the long term.
- 6.54 Policy CSP5 specifically facilitates the development of new hospital facilities on the site which will support health providers to fulfil their strategic estates plans. The site covered by policy CSP5 has been part of the NHS since 1951 and different health and medical related activities have operated out of different buildings and parts of the site. The site is currently owned and used by the Camden and Islington NHS Foundation Trust. The Trust recognise that the facilities at St Pancras Hospital are no longer fit for purpose and fail to provide a therapeutic environment for care. In response, the Trust has started drawing up plans to redevelop the St Pancras Hospital site and reprovide inpatient facilities at a new purpose-built site adjacent to the Whittington Hospital. The NHS in north central London is working with NHS England Specialised commissioning, in partnership with Moorfields Eye Hospital, University College London (UCL) and Moorfields Eye Charity, to develop proposals for bringing together services from

Moorfields' main City Road hospital site and the UCL Institute of Ophthalmology in a new purpose-built centre. Their preferred location for this facility is the St Pancras Hospital site.

Minor negative effects

- 6.55 The sites identified in policies CSP2 - 6 are located near to a range of different uses including residential uses. The compact nature of this part of Camden means that there is likely to be some temporary negative impacts on amenity during the construction period. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.

Recommendations

- 6.56 The boundaries for policies CSP2 and 3 sit within the Camley Street potential heat network area and CSP4 and 5 sit in the South Camden potential heat network area. In view of the proportion of development proposed in the area there is an opportunity to explore the potential to establish a heat network.
- 6.57 There is a Local Flood Risk Zone in the area - consider whether the potential for flooding in sites CSP5 and CSP6 requires an area wide focus or just site level.

Holborn and Covent Garden Area Policy

Major and minor positive effects

- 6.58 A mix of uses is promoted in the Holborn and Covent Garden area, including housing and affordable housing. This policy does not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the adopted development plan that cover these matters. Nonetheless positive effects on the SA Objective for housing will be likely in the medium to long term in the supply of housing to meet local needs. Any new buildings and extensions will be required to be of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets.
- 6.59 New investment and development of existing employment will be encouraged by the policy. This should have positive effects in developing the existing local economy and promoting investment.
- 6.60 This policy encourages and opens up new pedestrian routes through the area, promote a wider mix of uses on the site and increase activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the area use more active modes of travel.
- 6.61 The policy aims to support wider urban greening through the area while ensuring on-site open space where feasible. The site is within the Central London Area and efforts to increase open space and provide greening would cumulatively deliver positive effects.

Minor negative effects

- 6.62 This policy may lead to temporary negative impacts on amenity during the demolition and rebuilding period of specific sites throughout the area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.

- 6.63 The level of development expected in the area as a whole will likely have however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.

Recommendations

- 6.64 The Holborn and Covent Garden Area does experience particularly poor air quality and the Holborn and Southampton Row junction is identified as an Air Quality Focus Area. Development should demonstrate that design measures have been used to minimise exposure. Further investigation is required to identify if any specific measures or monitoring should be used.

Holborn and Covent Garden Area sites

- HCG2 Former Central St Martins
 - HCG3 1 Museum Street
 - HCG4 135-149 Shaftesbury Avenue
- 6.65 A detailed assessment has been carried out for the area wide policy (above). The combined individual sites commentary below does not seek to reiterate positive and/ or negative effects already identified.

Major and minor positive effects

- 6.66 Policies HCG 2, 3 and 4 all sit within the Central Activities Zone this area is characterised by its vibrant mix of uses in retail, leisure, residential and commercial/office space. The Holborn and Covent Garden area is also home to a successful visitor economy. Policies HCG2 and 3 both include hotel allocations which contributes to the local visitor economy and supports local businesses by supporting business based tourism.
- 6.67 Policies HCG2 – HCG4 seek to increase housing supply and will have a positive effect on the SA objective for housing in the long term. Local needs are not specified in terms of the levels of affordable housing, the size of units and/or mix. These will be assessed alongside other policies within the adopted development plan that cover these matters.
- 6.68 Policies HCG2 and 4 both contain policy points regarding how the future development of these sites should specifically respond to heritage context of the site and include statements such as restoring and protecting specific on-site heritage sites. Policy HCG3 makes no reference to specific measures but does state that any new buildings are designed to respond to the site's varied context and range of interfaces, including listed buildings, the setting of specific heritage assets, and the Bloomsbury conservation area.
- 6.69 Policy HCG2 and HSG3 both make specific reference to opening up new routes through these sites, promoting a wider mix of uses on the site and increasing activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site use more active modes of travel. Policy HCG2 and HCG4 also seek to secure a cultural use of part of the sites which will help to reinforce the character of the Central Activities Zone which is a key location for cultural, retail and leisure uses within the borough.

Minor negative effects

- 6.70 The sites identified in policies HCG 2, 3 and 4 all sit within the Central Activities Zone and are located near to a range of different uses including residential uses. The compact nature of this part of Camden means that there is likely to be some temporary negative impacts on amenity during the construction period. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.
- 6.71 The sites referenced in policies HCG2, 3 and 4 are located in an area of poor air quality and development could expose more people to high levels of air pollution. Local Plan Policy CC4 requires measures to be taken as part of any development to mitigate the impact of high levels of air pollution, where an Air Quality Assessment has shown that the development is likely to expose residents to high levels of air pollution. Temporary negative impacts on air quality will also occur during the construction period which will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.
- 6.72 In addition, the boundaries of policies HCG2 and HCG3 also overlap with an Air Quality Focus Area. As such, further attention needs to be made to ensure that development impacts are appropriately mitigated.

Recommendations

- 6.73 Sites HCG2 and HCG3 are located in an Air Quality Focus Area. Development should demonstrate that design measures have been used to minimise exposure. Further investigation is required to identify if any specific measures or monitoring should be used.
- 6.74 Hotel uses can be very water intensive. Explore opportunities for water capture / water recycling.

Kentish Town Area Policy

Major and minor positive effects

- 6.75 The Kentish Town Area policy facilitates the delivery of approximately 2000 homes across the area. It states that new housing is expected to include genuinely affordable homes and a mix of types, sizes and tenures, with a significant proportion of homes for families. The housing delivered could include homes for older people, co-housing, and provision for high density self build homes, and area is considered suitable for innovative forms of new housing. This is considered to significant in the achievement of the housing SA objective.
- 6.76 This policy promotes the intensification of an area, much of which is currently in low density use, therefore it will make more efficient use of the borough's limited land and likely deliver significant positive effects in the long term. Redevelopment of the area is expected to include higher density provision of industry, logistics and other employment uses, providing space for, and a significant increase in jobs in, identified growth sectors, small and medium enterprises and start-ups, and for businesses supporting London's Central Activity Zone (CAZ) and the local economy. It promotes retention of existing businesses as far as possible, in particular industrial and warehouse/logistic uses that support the functioning of the CAZ or local economy, and expects contributions towards training and apprenticeship opportunities, and provision of affordable workspaces.

- 6.77 The local area is quite cut off from its surroundings and the policy has a strong focus on making links and creating spaces for social interaction. Active travel choices would be promoted through creating safe and attractive pedestrian and cycle routes, which should in the medium to long term reduce dependence on motorised transport. The policy also expects significant provision of welcoming and safe parks and coherent open spaces for play which can provide a focus for the community and contribute towards social interaction and cohesion.
- 6.78 The policy expects high quality design that respects its context and celebrates the area's heritage assets, producing an area with rich and varied character. It also expects development to create a high quality public realm.

Minor negative

- 6.79 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.

Recommendations

- 6.80 The policy does not mention energy efficient design or potential for an energy network in the local area. While this is a key focus in the emerging Kentish Town Framework its considered to be significant and should be noted in the area wide policy.
- 6.81 There are previously flooded streets in the area. Consider whether the potential for flooding in Kentish Town requires an area wide focus or on specific sites.

Kentish Town Area sites

- KT2 Regis Road Growth Area
 - KT3 Murphy Site
 - KT4 Kentish Town Police Station
 - KT5 369-377 Kentish Town Road ('Car wash site')
 - KT6 Kentish Town Fire Station
 - KT7 Highgate Centre, Highgate Road
- 6.82 A detailed assessment has been carried out for the area wide policy (above). The combined individual sites commentary below does not seek to reiterate positive and/ or negative effects already identified.

Major and minor positive effects

- 6.83 Policies KT2 – KT7 all ensure that new development makes more efficient use of land by encouraging the reuse, improvement or redevelopment of buildings that are currently underutilised including several low-rise industrial units and parking space. Policies KT2 to KT7 seek to increase housing in the Kentish Town area from 35 to 1,000 homes. These sites, especially KT2 and KT3 will make a significant contribution to the boroughs housing supply. These policies do not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the adopted Local Plan that cover these matters.

- 6.84 Policy KT2 expands on the identification of Regis Road as a growth area in the Local Plan. It promotes employment-led redevelopment of the site with industrial uses reprovided or intensified and other high density employment uses provided, supporting new investment and an increase in jobs. Policy KT3 promotes also employment-led redevelopment of the site including intensified industrial provision and other high density employment uses, supporting new investment and significantly increasing jobs. Existing businesses that wish to stay on the sites, and in particular industrial and warehouse uses that support the functioning of the CAZ or local economy, should be retained. A business retention / relocation strategy and an ambitious employment and skills strategy, which secures training and job opportunities for Camden residents, are expected. Therefore, the overall impact of these policies on the Economic development objective is likely to be positive.
- 6.85 Policy KT2 promotes new attractive pedestrian / cycling routes through the site and to link with neighbouring areas. It expects substantial new public open spaces, consideration of a new public square and for design to minimise vehicle movements and parking. Policy KT3 promotes pedestrian / cycling routes through the site and to link with neighbouring areas and a green connection between Kentish Town and Hampstead Heath. It expects substantial new public open space, and for design to minimise vehicle movements and parking. These policies should encourage active modes of travel, create spaces for recreation that act as a focus for community activity and cumulatively have positive effects for SA Objective 2 'Healthy communities' and 3 'Social exclusion'.
- 6.86 Policy KT5 expects development to contribute towards the widening of the adjacent pavement and the relocation of the bus shelter, consistent with aspirations for a new Kentish Town Square, as identified in the Kentish Town Neighbourhood Plan, which is intended to act as a community focus, aiding social cohesion. It also expects development to be designed to enable the future delivery of a route to link Kentish Town Station to Hampstead Heath through the Murphy site, which will improve access between communities. Therefore, the overall impact of the policy on this objective is considered to be positive.
- 6.87 Policies KT2 and KT3 expect substantial new public open spaces in on sites with limited green space. Policy KT6 expects development to retain existing trees and take opportunities to incorporate soft landscaping, which should protect and enhance biodiversity. Therefore, the overall impact of these policies is considered to be positive for open space and biodiversity objectives.
- 6.88 Policy KT4 states that development must preserve the listed police station and not harm its setting. Policy KT7 expects development to enhance the setting of the adjacent listed Christ Apostolic Church and neighbouring locally listed buildings.

Minor negative effects

- 6.89 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.

- 6.90 Sites KT5, KT6 and KT7 are within an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. These policies do not take this into account. Need to consider whether this is suitably covered by Local Plan Policy CC3 Water and flooding.

Recommendations

- 6.91 The Kentish Town site allocations (KT2 - KT7) are considered to be neutral in terms of the SA Objective for Energy and resources. In consideration of the scale of development expected in this area further specific measures to reduce carbon emissions and reduce waste need to be investigated.

West Hampstead Interchange Area Policy

Major and minor positive effects

- 6.92 This policy facilitates the delivery of approximately 1150 homes across the area. It states that new housing is expected to include genuinely affordable homes and a mix of types, sizes and tenures, with a significant proportion of homes for families. The housing delivered could include homes for older people, co-housing, and provision for high density self-build homes, and the area is considered suitable for innovative forms of new housing. This is considered to significant in the achievement of the housing SA objective.
- 6.93 This policy expects redevelopment of area to include employment and additional town centre uses within a growth area and highly accessible location. The main additional commercial space will replace the low density part of the site where Homebase and car park area as part of mixed use development. Therefore, the overall impact of the policy on this objective is considered to be positive.
- 6.94 Key issues identified in this area are poor movement and integration with surrounding communities, provision of community uses and quality of open spaces. The policy expects development to facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, and create a high quality public realm which includes significant provision of welcoming and safe parks and coherent open spaces for play and social interaction. The policy supports new community uses and refers to investigating opportunities for a wider benefit of a new NHS facilities Mental Health and wellbeing centre.
- 6.95 The policy expects high quality design that respects its context. It also expects development to create a high quality public realm.

Minor negative effects

- 6.96 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.

Recommendations

- 6.97 West Hampstead has been identified as a potential area for a Decentralised Energy Network. Opportunities for a low carbon network and measures to ensure energy efficient design should be explored.

- 6.98 West Hampstead is near a Local Flood Risk Zone and there are previously flooded streets in the area. Consider whether the potential for flooding requires an area wide focus or specific sites only.

West Hampstead Interchange Area sites

- WHI2 02 Centre, carpark and car showrooms sites
- WHI3 13 Blackburn Road
- WHI4 188–190 Iverson Road

- 6.99 A detailed assessment has been carried out for the area wide policy (above). The combined individual sites commentary below does not seek to reiterate positive and/ or negative effects already identified.

Major and minor positive effects

- 6.100 This policy promotes the intensification of an area, much of which is currently in low density use, therefore it will make more efficient use of the borough's limited land. WHI2 facilitates the delivery of approximately 950 permanent self-contained homes on a site that currently does not provide any housing and so will make a significant contribution to the Borough's housing supply. WHI3 will facilitate the delivery of potentially 21 additional residential units, in addition to replacing an existing 29 units. The policy would result in affordable housing provision on site where there is currently none and a broader mix of units sizes. WHI4 facilitates 15 new homes on a site where there are currently none.
- 6.101 WHI2 The policy expect a safe and legible pedestrian and cycle route east to west across the site. It also promotes the provision of a high quality realm with good natural surveillance. The policy seeks to make provision for a new health and well being hub is identified as a policy requirement.
- 6.102 All sites will likely have positive effects with regard to the SA objective for economic development. WHI2 allocates the site for a mix of uses including a range of commercial and town centres uses, including retail, health and community facilities. WHI3 promotes retention of commercial space and the provision of more flexible space to support small to medium businesses. WHI4 seeks to ensure the operation of existing or future employment uses are not compromised and therefore is considered to have a minor positive impact.

Minor negative effects

- 6.103 The proportion of development expected in the area as a whole will have negative effects on local amenity. Most effects are likely to be temporary however mitigation measures (Local Plan Policy A1 'Managing the impact of development') will be required to ensure that impacts are minimal.
- 6.104 WHI2 is within a Local Flood Risk Zone and streets were previously flooded in 2012. WHI3 is near to a Local Flood Risk Zone and streets that were flooded in 2012. The policies do not specifically take into consideration the risk of flooding but this would be addressed by Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

- 6.105 WHI2 is in an Air Quality Focus Area and development will bring in additional people in the 950 homes expected. The overall potential impact is therefore negative. WHI2 policy has some potential positive impacts as the site includes a large car park currently which encourages the use of cars. This policy seeks to reduce the number of car parking spaces and the impact, which should therefore assist in enhancing the air quality of the area. The policy seeks to ensure pedestrians, cyclists and public transport are prioritised over operations, servicing and vehicles for existing uses. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.
- 6.106 Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.

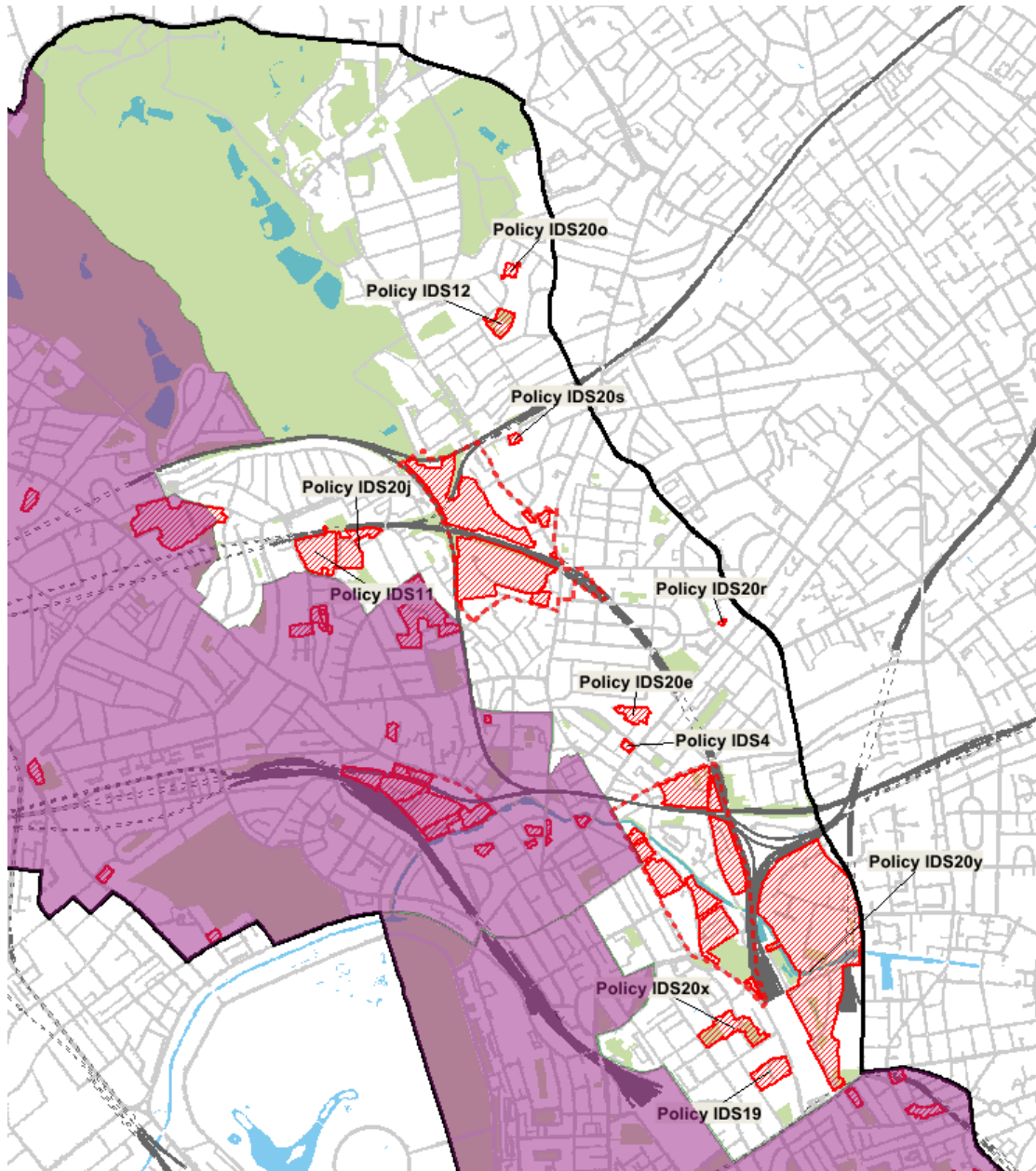
Recommendations

- 6.107 WHI2 is within a Local Flood Risk Zone and previously flooded streets and WHI3 is in close proximity to an area at risk of flooding. Consider whether the potential for flooding in requires an area wide focus or specific sites only.
- 6.108 WHI2 is located in an Air Quality Focus Area. Development should demonstrate that design measures have been used to minimise exposure. Further investigation is required to identify if any specific measures or monitoring should be used.

Appraisal of the individual development sites

- 7.1 For the purposes of appraisal the individual site allocations have been divided into three areas East, West, and South (as shown in the corresponding maps below). Each area appraisal can be found in this Chapter. Further work needs to be undertaken to explore whether neutral or positive effects can be improved on and whether mitigating measures for any negative effects are satisfactory.

Individual site allocations East



East site allocation appraisals

Site reference/ name	Sustainability Appraisal objectives													Summary of SA commentary	
	1	2	3	4	5	6	7	8	9	10	11	12	13		
IDS4 - 85 Camden Road	+	0	0	-	0	0	0	0	0	0	+	0	+	0	<p>85 Camden Road is currently occupied by retail uses including Pets at Home and Carpet Right at ground level, with 16 homes above. The site also includes a green lawn with semi-circular driveway and car parking to the Camden Road frontage. Policy IDS4 allocates 85 Camden Road for permanent self-contained homes, with the potential of retail and/or employment uses at ground floor.</p> <p>Policy IDS4 has a minor positive effect on objectives 1, 10 and 12 as the policy makes provision for 24 additional homes, seeks to improve the streetscene by creating a stronger frontage to Camden Road and makes more efficient use of the site. The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a minor positive effect in terms of the set objectives.</p>
IDS12 – Former Mansfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>The former Mansfield Bowling Club site is located in a housing neighbourhood within the Dartmouth Park Conservation Area. Its former use was as a private bowls club and part of the site is</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Bowling Club														<p>currently a designated private open space. The site is also identified as a specific neighbourhood site in the emerging Dartmouth Park Neighbourhood Plan. The neighbourhood plan also designated part of the site as a Local Green Space.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>In January 2017 planning permission was granted on appeal for 21 new dwellings, a new public space, enhanced tennis facilities and an ancillary sports pavilion. At the time of writing it is noted that work on the site has technically commenced but is not at an advanced construction stage which is why it is deemed appropriate for this site to be included in this Plan.</p> <p>Policy IDS12 mirrors the consented scheme for the site and seeks to ensure that the wider community benefits are retained if a new application were to be received on this site.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS13 – West Kentish Town	+	+	+	-	+	0	0	0	0	+	+	+	0	<p>The West Kentish Town Estate is located in the Gospel Oak area and is bordered by Queen's Crescent neighbourhood centre to the north and Grafton Road to the east. The site is surrounded by a mixture of uses, with the adjacent Queen's Crescent providing amenity to the existing residents including retail, leisure and</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Estate														<p>commercial uses. Public parks with sports facilities are offered to the north and south, while a number of leisure centres are also located in the surrounding area. The site is within walking distance of several primary schools and other educational facilities. In general the area is primarily housing, with a large area of industrial and mixed uses to the east of the railway line.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS13 allocates the site for a housing led mixed-use development and provides an indicative housing capacity of 484 additional homes (800 total). This policy promotes the intensification of an existing housing estate developed at a low density for its location. The draft policy also specifically mentions the need to create a safe, welcoming, attractive environment and establish a clear network streets and spaces including space to relax, play and grow food. These points specifically support objectives around social exclusion, design and healthy communities.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phrase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														of development'. Overall the policy is considered to have a positive effect in terms of the set objectives.
IDS14 – Royal Free	+	++	+	0	0	0	+	0	0	+	+	+	0	<p>The Royal Free Hospital is a major teaching hospital located on Pond Street in Hampstead. The hospital is part of the Royal Free NHS Foundation Trust and offers a wide range of medical services, including ground-breaking transplantation research.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS14 promotes the site for a health-led mixed-use development including a hospital and a range of complementary uses (including housing). Key aims within the policy include ensuring that the on-site health offer is enhanced and improving movement across the site and the wider area by providing accessible level entrances to the street frontages, in particular at the Pond Street entrance. These points specifically support objectives around healthy communities, social exclusion and design.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>

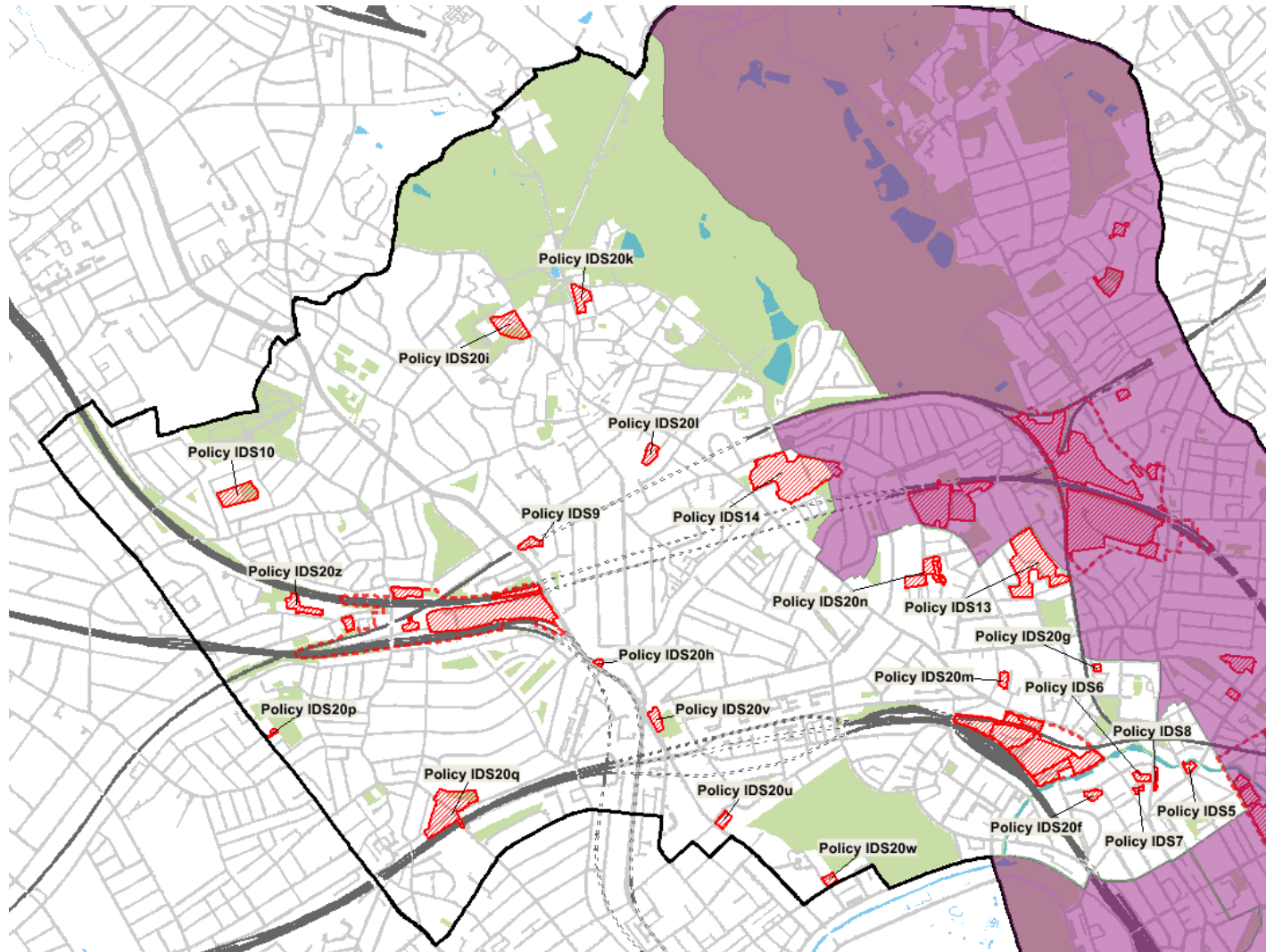
	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS19 - land to the rear of the British Library	+	+	+	0	+	0	0	0	0	+	0	+	+	<p>The land to the rear of the British Library site is located at the heart of the Knowledge Quarter Innovation District, between the British Library, the Francis Crick Institute and close to Central Somers Town and the King's Cross Central development site. Part of the site is occupied by the British Library Conservation Centre.</p> <p>Policy IDS19 allocates the site for a mixed use development that complements and supports the expansion plans and future service needs of the British Library, including cultural, commercial and community uses and in particular uses related to the knowledge and innovation economy. The policy encourages and opens up new pedestrian routes through the site, promotes a wider mix of uses on the site and increased activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site to use more active modes of travel. These points specifically support objectives around healthy communities, social exclusion and design.</p> <p>It promotes opportunities for urban greening and the provision of a range of open spaces facilitating opportunities for users to relax, reflect and play.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														Overall the policy is considered to have a positive effect in terms of the set objectives.
IDS20e - Ifor Evans Halls of Residence, 109 Camden Road	+	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20e only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the existing residential use of the site as such it will have a minor positive effect on housing objectives.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20k - Queen Marys House, 124 Heath St	+	0	0	0	0	0	0	0	0	0	0	0	0	<p>Queen Marys House is a former hospital which has been used in more recent years for key worker housing. Policy IDS20k only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the residential use of the site by increasing the number of self-contained homes on the site as such it will have a minor positive effect on housing objectives.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS20o - Highgate New Town Community Centre	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20o only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20r - 1 Hampshire Street	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20r only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors a prior approval on the site.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20s - 11-12 Ingestre Road	+	0	0	0	0	0	0	0	0	0	0	0	0	<p>11-12 Ingestre Way is currently home to the former Ingestre Road Care Home for the Elderly which included 48 self-contained bedrooms for residents. It closed in 2013, when the then residents were relocated to more modern and fit for purpose elderly person's accommodation at Maitland Park.</p> <p>Policy IDS20s only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the existing residential use of the site as such it will have a minor positive effect on housing objectives.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS20x - Central Somers Town	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20x only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20y - King's Cross Central	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20y only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

West site allocation appraisals



	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS5 - Shirley House 25 – 27 Camden Road	+	0	+	0	+	0	0	0	+	+	+	+	+	<p>Shirley House is an office building on the corner of Camden Road and Camden Street, within the Regent's Canal Conservation Area. It is occupied by the British Transport Police headquarters in a 7 storey building with car parking at ground floor and basement levels.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Policy IDS5 allocates the site for an employment-led scheme with small-scale retail (A1) or café/restaurant (A3) uses on the ground floor. It also states that housing is also considered to be an appropriate use and could facilitate the delivery of 30 new homes. The policy contains a number of points that would have a positive effect on objectives such as biodiversity, heritage and economic development including things such as the need to manage light spill given the proximity to a bat corridor and redeveloping a site that currently detracts from the Regent's Canal Conservation Area and impedes views of an historic listed bridge.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS6 -	+	0	+	0	+	0	+	0	0	+	+	+	+	Camden Town over station development site is located in the

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Camden Town over station development														<p>heart of Camden. A proposed capacity upgrade by Transport for London (TfL) has been postponed due to funding constraints. The auction house and school buildings on this site are presently occupied by Camden Collective providing co-working and training space for young entrepreneurs.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Policy IDS6 allocates the site for a new station entrance and ancillary supporting facilities for the station with small-scale retail uses provided at ground floor level along the Buck Street and Kentish Town frontages and housing on upper storeys. The policy also considers employment uses are appropriate and should be concentrated in Stucley Place.</p> <p>A number of points within the policy will have a positive effect on the chosen objectives. Specific points like the expectation that the area should become more accessible and widely used with the ease and comfort of residents and visitors passing through the area enhanced and that level access should form a key principle for public realm works in the area, will have a positive effect on objectives like healthy communities, social exclusion and design.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS7 - Buck Street Market	0	+	+	0	0	0	0	0	0	+	+	+	+	<p>Buck Street Market is in a busy location fronting onto Camden High Street near to Camden Town Underground Station. While the existing market appears to trade successfully, it sells a limited range of goods, with little appeal to local people, and provides cramped accommodation for traders and visitors.</p> <p>Planning permissions for a market use have been granted on a temporary basis since the 1980s due to the likelihood of Transport for London bringing forward station improvement works. The capacity upgrade referred to in Policy IDS6 is dependent on excavations directly beneath this site.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS7 allocates the site for continued use as a market. The policy states that this use could be supported by ancillary uses, such as other suitable town centres uses – retail, food and drink or small-scale office facilities - to secure more intensive use of the site. The policy sets out a number of placeshaping policy points including the need for poor accessibility of the market to be addressed giving consideration to older people and visitors with limited mobility. The policy aims to increase physical and visual</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>permeability through the site, particularly for people with disabilities and buggies. It states the Council would welcome the creation of spaces for sitting and encourages the provision of public toilets. This point has a positive impact on a number of objectives including healthy communities, social exclusion and design</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS8 - Grand Union House, 18- 20 Kentish Town Road	+	0	0	0	+	0	0	0	0	+	+	+	0	<p>'Grand Union House' forms part of the wider Grand Union group of buildings (together with the Sainsbury supermarket on Camden Road, Grand Union Walk terrace and a small crèche building). Historic England recently decided to list the supermarket and terrace but rejected listing of Grand Union House and the crèche.</p> <p>The site sits opposite the allocation for Camden Town over Station Development (Policy IDS6), which fronts onto the western side of Kentish Town Road. Therefore, the character and context of the wider area would change during the Plan period, with significant additional footfall expected if a new station entrance is constructed in Buck Street.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS8 allocates the site for an employment-led development with retail and food and drink uses on the ground floor. The policy also states that housing would also be acceptable use above ground floor level. The policy sets out a number of placeshaping policy points including the need to explore opportunities to improve the public realm in the servicing yard. It also states the Council will seek improvements to the public realm along the Kentish Town Road frontage. This point has a positive impact on a number of objectives including open space and design.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS9 - 202 - 204 Finchley Road	+	0	0	-	+	0	0	0	+	0	0	+	+	<p>202-204 Finchley Road is occupied by a property known as Meridian House which comprises of a five storey building fronting Finchley Road in commercial and housing use together with a two storey commercial building and large car park area to the rear.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Policy IDS9 allocates a mixed use development consisting of employment uses (light industrial and offices) and permanent self-</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>contained homes. The policy seeks to make more efficient use of the site and will ensure that the operation of existing or future employment uses on the site are not compromised by the inclusion of additional homes. The policy also protects the wooded copse that is part of the site.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS10 - Gondar Gardens Reservoir	+	0	0	-	+	0	0	0	+	0	0	+	0	<p>The Gondar Gardens Reservoir site comprises some 1.24 ha of open land within the housing suburb of West Hampstead. The site forms a long rectangle, bounded on three sides by the rear gardens of terraced houses and with an unbuilt frontage along Gondar Gardens. The site contains a decommissioned reservoir, which comprises a vaulted brickwork structure supported on brick piers and perimeter walls, mostly buried in the ground or contained within a grassed embankment.</p> <p>The site is near to an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site may potentially</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>need to take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS10 allocates the un-designated part of the Gondar Gardens Reservoir site for permanent self-contained homes and seeks to ensure that the ecological mitigation measures are incorporated as part of any development to prevent a decline in valuable habitats and protected species on the designated part of the site.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS11 - Wendling Estate and St Stephens Close	+	++	+	0	+	0	0	0	0	+	+	+	0	<p>The Wendling Estate and St Stephens Close is located in the Gospel Oak area. The site comprises of a collection of three to four storey blocks divided into flats and maisonettes, and a point block of 10 storeys divided into one bed flats. It is a deck access estate that faces inwards, away from surrounding streets with pedestrian walkways all above the level of surrounding streets. Streets surrounding the estate are faced by its garages or back</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>gardens and entrances to the estate are unwelcoming to non-residents.</p> <p>The existing design means that Wendling Estate is very inward looking, turning its back on the surrounding roads and railway and connectivity from one side to the other is poor, leading to wider issues of dead ends, poor passive surveillance and antisocial behaviour. However, the estate’s generous internal and external spaces are highly valued by residents.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policy IDS11 allocates the site for a housing led mixed-use development and provides an indicative housing capacity of 409 additional homes (650 total). This policy promotes the intensification of an existing housing estate developed at a low density for its location. The draft policy also specifically mentions the need to create a safe, welcoming, attractive environment and establish a clear network streets and spaces including spaces to play. These points specifically support objectives around social exclusion, design and healthy communities.</p> <p>The development site is in a predominantly residential area and includes a range of key community facilities, as such there is the potential for there to be a negative impact on amenity during the construction phrase. Policy IDS11 makes clear that the health</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>centre, nursery and hostel need to be able to maintain continuity of service throughout the redevelopment period. In addition, other more general impacts on amenity will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS20f - Jamestown / Arlington Road depot	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>The Jamestown/Arlington Road depot site is located in Camden Town. It is likely that the depot site will become redundant in the coming years when services relocate to the Holmes Road site. The site sits just out of Camden Town town centre and is surrounded by a mix of different uses including retail and residential.</p> <p>Policy IDS20f only sets out information on the proposed use of a site and the indicative capacity of the site.</p> <p>This policy promotes light industrial and residential uses on a site that currently has no residential use, as such it will have a minor positive effect on housing objectives.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														of development'. Overall the policy is considered to have a neutral effect in terms of the set objectives.
IDS20g - Lot 1 Hadley Street	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>Lot 1 Hadley Street is located within a predominantly residential area flanked by a 7 storey residential block along the eastern side. The site is occupied by a disused underground car park with a high perimeter fence along the southern and western elevations.</p> <p>Policy IDS2g only sets out information on the proposed use of a site and the indicative capacity of the site. This policy promotes residential development on a site that currently has no residential use, as such it will have a minor positive effect on housing objectives.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS20h - BP Petrol Station, 104A Finchley Road	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>The BP Petrol filling station is located next to Finchley Road Town Centre and is surrounded by a mix of retail and residential uses. Policy IDS2h only sets out information on the proposed use of a site and the indicative capacity of the site. This policy promotes residential development on a site that currently has no residential use, as such it will have a minor positive effect on housing objectives.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20i - Hampstead Delivery Office, Shepherd's	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>Hampstead Delivery Office is located in a residential area. The site is currently in active use but could become available in the plan period. Policy IDS20i only sets out information on the proposed use of a site and the indicative capacity of the site. This policy promotes residential development on a site that currently</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Walk														<p>has no residential use, as such it will have a minor positive effect on housing objectives.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20j - 113a,115 and 117 Wellesley Road - Bacton Low Rise	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20j only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20m - Former Charlie	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20m only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p>

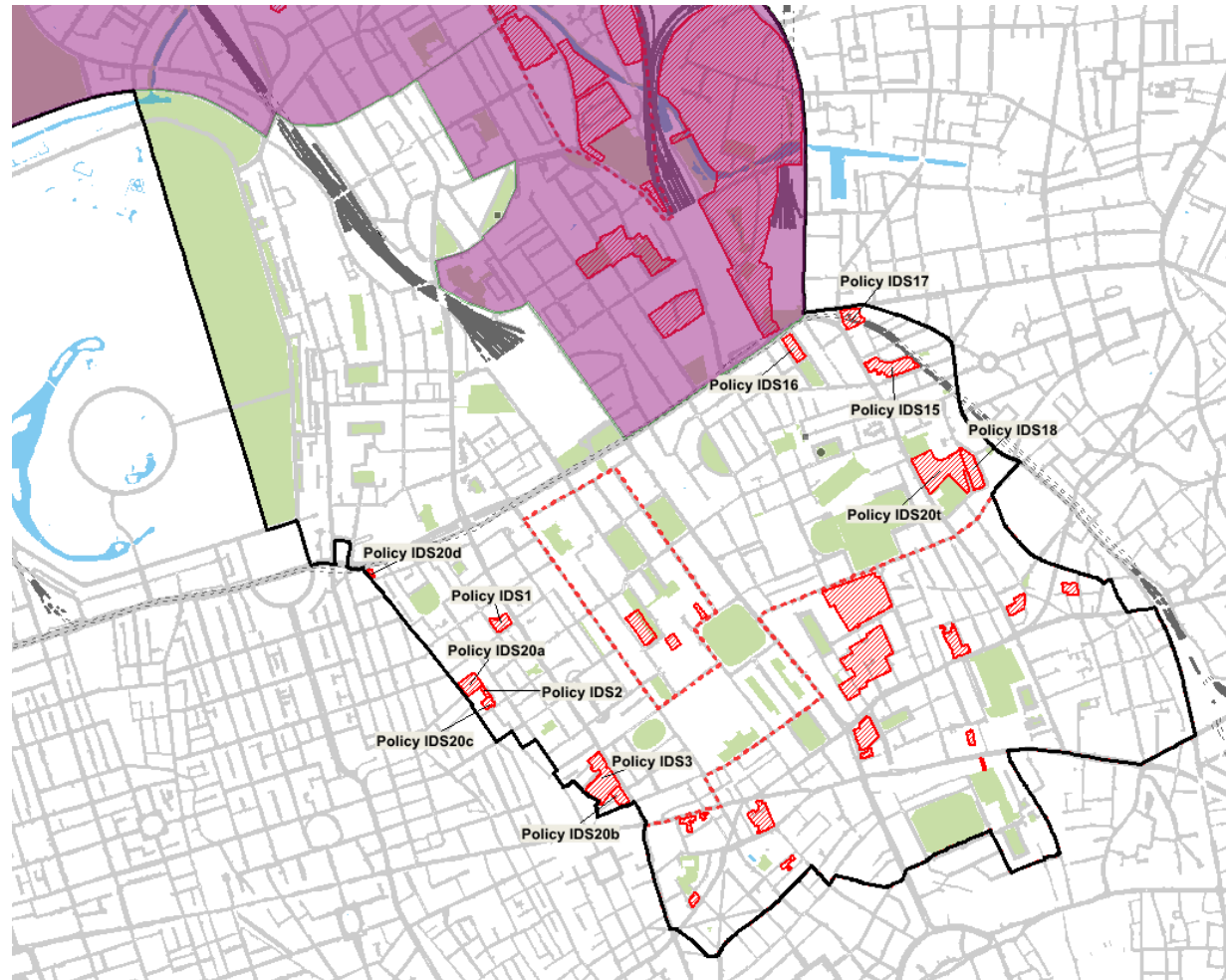
	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Ratchford Centre														Overall the policy is considered to have a neutral effect in terms of the set objectives.
IDS20n - Land at Grafton Terrace and Maitland Park Villas	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>Land at Grafton Terrace and Maitland Park Villas is located in a residential area. The site is split into two development parcels and consists of a hall, gymnasium, garages and a small residential block. Policy IDS20n only sets out information on the proposed use of a site and the indicative capacity of the site. This policy mirrors a previous planning permission.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20p - 246-248 Kilburn High Road	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20p only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>potential flood risk in accordance with Local Plan Policy CC3.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20q - Abbey Co-Op Housing Site, Casterbridge and Snowman House	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20q only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20u - 52 Avenue Road	+	0	0	-	0	0	0	0	0	0	0	0	0	<p>Policy IDS20u only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the existing residential use of the site as such it will have a minor positive effect on housing objectives.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>potential flood risk in accordance with Local Plan Policy CC3.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20v - 100 Avenue Road	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20v only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS20w - Barrie House, 29 St Edmund's Terrace	+	0	0	0	0	0	0	0	0	0	0	0	0	<p>The site identified in IDS20w includes 7 storey block with basement and a now-derelict 2-storey 1960's porter's lodge to the front of the site, both buildings are in residential use. Policy IDS20q only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the existing residential use of the site as such it will have a minor positive effect on housing objectives.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20z - Liddell Road Industrial Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20z only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>The site is in an area at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. The site should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

South site allocation appraisals



	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS1 - Network Building and 88 Whitfield Street	0	0	0	-	0	0	0	0	0	+	0	0	0	<p>The Network Building is located in Fitzrovia, part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The Network Building currently provides shops and other retail uses as part of the Tottenham Court Road Central London Frontage, with office uses on the upper floors and fronting Howland and Whitfield Streets. 88 Whitfield Street provides seven permanent homes in Use Class C3.</p> <p>Policy IDS1 allocates the site for an office and retail led development that also retains and adds to existing permanent self-contained housing. The policy will have a minor positive effect on design. This is due to the policy requiring the design of the development to provide particular improvements to the Howland Street and Whitfield Street frontages, and seeks coordination with works to the street in Tottenham Court Road and nearby. The only perceived negative effect is on amenity during the construction phase as the development site is in a predominantly residential area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS2 -	+	0	0	-	+	0	0	0	0	+	+	0	0	The former Tottenham Mews Day Hospital is located in Fitzrovia,

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Former Tottenham Mews Day Hospital														<p>part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The former hospital is a prefabricated structure built in 1974 which has a dilapidated appearance and is identified in the Charlotte Street Conservation Area Appraisal as a detractor from the character and appearance of the area. The facility closed in 2011, but was previously used by the Camden and Islington NHS Foundation Trust for community-based mental health treatment to out-patients.</p> <p>Policy IDS2 allocates the site for a residential led development providing at least 12 new homes. The policy will have a minor positive effect in areas like design, heritage and promoting the provision of a range of high quality and affordable housing to meet local needs.</p> <p>The only perceived negative effect is on amenity during the construction phase as the development site is in a predominantly residential area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS3 - Central Cross, 18	0	0	0	0	0	0	0	0	0	0	0	0	0	Central Cross is located in Fitzrovia, part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The site is 200 metres from the Tottenham

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
30 Tottenham Court Road and 1 and 2 Stephen Street														<p>Court Road Underground and Crossrail Station, and immediately outside the Growth Area associated with them. Central Cross comprises a mixed-use development with a number of distinct elements. The ground floor along Tottenham Court Road provides shops, other retail uses, and a cinema entrance. Above these is an office complex that rises by two to eight storeys above the retail frontage. Set back from the frontage is a distinctive tower, resembling a flattened chevron in plan form, that rises by the equivalent of four more storeys (two office floors plus a prominent unglazed plant room). At the rear in Gresse Street is a housing apartment block, rising nine storeys above a single storey office podium.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS15 - 330 Grays Inn Road	+	+	+	-	+	0	0	0	0	+	+	+	+	<p>330 Grays Inn Road is located in the Central Activities Zone near King's Cross Station. The site is currently occupied by the Royal National Throat, Nose and Ear Hospital, however they are due to relocate to a new centre on Huntley Street at which point the site will potentially become available for redevelopment.</p> <p>Policy IDS15 allocates the site for a mixed-use development including offices and other uses related to the knowledge and innovation economy, and permanent self-contained homes.</p> <p>This policy promotes residential development on a site that</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>currently has no residential use, as such it will have a minor positive effect on housing objectives. It also will have a positive effect on things like social exclusion and healthy communities as the policy makes provision for the creation of a new route and public open space through the site which will make it easier for people to interact with the site and walk through the area. The route would also enable people walking along Grays Inn Road to use a quieter less busy road.</p> <p>The only perceived negative effect is on objective 4 as the development site is in a predominantly residential area as such there is likely to be a negative impact on amenity during the construction phrase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS16 - Belgrove House	+	+	+	-	0	0	0	0	0	+	+	+	+	<p>Belgrove House is a three storey building used predominantly for storage purposes (use class B8). It contains retail and post office (A1) and restaurant (A3) uses fronting Euston Road as part of the designated Central London Frontage. The site is within the King's Cross Conservation Area, adjacent to Bloomsbury Conservation Area and surrounded by a number of listed buildings, including Grade I listed King's Cross Station and St Pancras Chambers. The site frames the designated open spaces, King's Cross Square</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>to the north and Argyle Square to the south.</p> <p>Policy IDS16 allocates the site for an employment-led mixed-use development, in particular uses related to the knowledge and innovation economy and permanent self-contained homes.</p> <p>This policy includes a number of points that support design and heritage objectives such as ensuring that any new buildings are designed to respond to the site's setting on King's Cross square; that any new building is of an appropriate height; and the need to improve the public realm by widening the pavement on Euston Road.</p> <p>The only perceived negative effect is on objective 4 as the development site is in close proximity to residential development as such there is likely to be a negative impact on amenity during the construction phrase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS17 - Former Thameslink Station	+	0	0	0	0	0	0	0	0	0	+	+	+	<p>This site was a former Thameslink station entrance and now houses a ticket office and entrance to the London Underground. The site lies in the King's Cross Conservation Area and is currently occupied by a single storey building of low architectural merit, with a glazed façade and is set back from the building line.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														<p>To the rear of the site are railway tracks. The site is in between the Grade II, three storey 'Big Chill' late night music venue at 257-259 Pentonville Rd and the Scala, the music venue and snooker hall at the corner of Grays Inn Road and Pentonville Road. The Scala is identified as a positive contributor to the King's Cross Conservation Area and together with the nearby lighthouse building are considered to be local landmarks in the area.</p> <p>Policy IDS17 allocates the sites for an employment-led mixed-use development including uses supporting the knowledge economy and permanent self-contained homes.</p> <p>This policy promotes residential development on a site that currently has no residential use, as such it will have a minor positive effect on housing objectives. It also will have a positive effect on things like making more efficient use of land and design.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>
IDS18 - Land bounded by Pakenham Street and Wren	+	+	+	-	0	0	0	0	0	+	+	+	+	<p>The Land bounded by Pakenham and Wren Street site is located to the south of Euston Road and on the north side of Grays Inn Road. The site is within the Knowledge Quarter Innovation District and the Central Activities Zone. This area is heavily built up and contains a mix of different uses including offices, retail, hotels and housing. The site had previously been safeguarded for education purposes in the 2013 Site Allocations Plan.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
Street														<p>Policy IDS18 allocates the site for a mixed-use development including education, commercial and self-contained homes. The policy states that development must consider local educational needs and make provision for educational use if required. If the educational use is not currently required to meet existing needs then the development proposal must seek to ensure that part of the site could be used as school/educational floorspace if local needs change. Examples of how this could be achieved include, but are not necessarily limited to, the use of flexible floorplates, temporary buildings, useable roof spaces, and the provision of meanwhile/temporary uses linked to an educational needs review mechanism. Safeguarding the potential use of the site for educational purposes is important because sites of this size and nature are in increasingly short supply in Central London and pupil place projections can and are likely to change over time as a result of urban intensification and changes in population mix.</p> <p>The only perceived negative effect is on objective 4 as the development site is in close proximity to residential development as such there is likely to be a negative impact on amenity during the construction phase. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Overall the policy is considered to have a positive effect in terms of the set objectives.</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
IDS20a - Middlesex Hospital Annex - 44 Cleveland Street	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20a only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20b - 1-5 Hanway Place and 6-17 Tottenham Court Road	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>5 Hanway Place and 6-17 Tottenham Court Road is currently uses of a mix of different uses including retail, employment uses and residential. Policy IDS20b only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20c - Arthur Stanley House - 44-50 Tottenham Street	+	0	0	0	0	0	0	0	0	0	0	0	+	<p>Arthur Stanley House is currently a vacant hospital. The site has permission to deliver a mix of different uses including health uses, employment uses and residential. Policy IDS20b only sets out information on the proposed use of a site and the indicative capacity of the site. The policy seeks to intensify the existing uses on the site as such it will have a minor positive effect on housing and economic development objectives.</p> <p>Overall the policy is considered to have a neutral effect in terms of</p>

	Sustainability Appraisal objectives													
Site reference/ name	1	2	3	4	5	6	7	8	9	10	11	12	13	Summary of SA commentary
														the set objectives.
IDS20d - Cambridge House	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20d only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission (subject to a S106 agreement being finalised).</p> <p>This site is in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>
IDS20t - Eastman Dental Clinic	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Policy IDS20t only sets out information on the proposed use of a site and the indicative capacity of the site. The information set out in this policy mirrors an existing planning permission.</p> <p>Overall the policy is considered to have a neutral effect in terms of the set objectives.</p>

Conclusions and monitoring

Overall assessment

- 8.1 The assessment indicates that the draft Site Allocations would deliver positive effects, as well as some negative effects, in relation to all SA objectives and criteria.

Improving positive effects

- 8.2 The appraisal was useful in identifying areas of the plan which could be further improved in relation to SA objectives and criteria. The majority of these, listed below, require further investigation for potential inclusion within the next version of the Site Allocations

Knowledge quarter

- The consultation draft asks whether the policy should list specific infrastructure priorities in this area. Addition of specific infrastructure may likely have positive or negative effects upon the SA objectives. If these are included the SA needs to assess the extent of these effects and establish whether any mitigation will be required or if any positive effects could be enhanced.

Bloomsbury Campus

- Further investigation internally to identify how development in this area could support and/ or extend the existing Decentralised Energy Network in the local area.

Camden Goods Yard

- There are range of potential positive effects identified in this assessment. A detailed Health Impact Assessment as required by Local Plan policy C1 'Health and wellbeing' should be specified, recommending early engagement with the community and the Council.
- Given the scale of new development there is potential for development to be exemplary in energy efficient design, the first stage of the energy hierarchy.
- The Camden Goods Yard area is located adjacent to Primrose Hill Local Flood Risk Zone. Further work will be carried out to investigate the potential for flood alleviation projects.
- It is important that an area wide Air Quality Assessment is made to ensure there would be no deterioration of local air quality, and development should strive to improve the current situation.
- Opportunity to explore sustainable use of water resources such as water re-use / rainwater harvesting for certain sites / uses.
- Site CGY8 'Camden Lock Market and Interchange' is located in an Air Quality Focus Area. This development should demonstrate that design measures have been used to minimise exposure. It is recommended that the next draft includes a requirement for Non-Road Mobile Machinery to meet Central London standards.

Camley Street and St Pancras Way

- Reference to the areas historic employment character is lacking. It is not clear how the area policy would positively contribute to the SA Objective for Economic development. Opportunity to explore this further.
- There is an opportunity to work with the local community on delivering an area wide network of urban greening. This should support social cohesion and help deliver spaces that meet local need.
- Given the scale of new development there is potential for development to be exemplary in energy efficient design, the first stage of the energy hierarchy.
- The boundaries for policies CSP2 and 3 sit within the Camley Street potential heat network area and CSP4 and 5 sit in the South Camden potential heat network area. In view of the proportion of development proposed in the area there is an opportunity to explore the potential to establish a heat network.
- There is a Local Flood Risk Zone in the area - consider whether the potential for flooding in sites CSP5 and CSP6 requires an area wide focus or just site level.

Holborn and Covent Garden

- The Holborn and Covent Garden Area does experience particularly poor air quality and the Holborn and Southampton Row junction is identified as an Air Quality Focus Area. Development should demonstrate that design measures have been used to minimise exposure. Further investigation is required to identify if any specific measures or monitoring should be used.
- Hotel uses can be very water intensive. Explore opportunities for water capture / water recycling.

Kentish Town

- The policy does not mention energy efficient design, reducing waste, or potential for an energy network in the local area. While this is a key focus in the emerging Kentish Town Framework it is considered to be significant and should be noted in the area wide policy.
- There are previously flooded streets in the area. Consider whether the potential for flooding in Kentish Town requires an area wide focus or on specific sites.

West Hampstead Interchange

- West Hampstead has been identified as a potential area for a Decentralised Energy Network. Opportunities for a low carbon network and measures to ensure energy efficient design should be explored.
- West Hampstead is near a Local Flood Risk Zone and there are previously flooded streets in the area. Consider whether the potential for flooding requires an area wide focus or specific sites only.

- WHI2 is located in an Air Quality Focus Area. Development should demonstrate that design measures have been used to minimise exposure. Further investigation is required to identify if any specific measures or monitoring should be used.

Negative effects

- 8.3 The negative effects identified in this appraisal are highlighted in Chapter 6 and are summarised below. The recommendations above seek to mitigate any negative impacts that are not already addressed.
- Not all policies seek to maximise housing to meet the borough's need. These are sites that already have either an educational, research, or employment focus. Singularly this would likely have negative effects on the SA objective for housing but such effects need to be considered more widely in maximising opportunities to meet housing targets where they do not compromise the need for developing the boroughs knowledge and employment sectors.
 - There are likely to be temporary short term negative impacts on amenity during the demolition and construction of most sites. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.
 - Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. Further work needs to be undertaken to establish whether specific area wide air quality assessments are required, to take account of cumulative impacts.
 - Some sites are in areas at risk of flooding, as defined by the Camden Local Plan. The current draft does not take flooding or water use into consideration and relies on Local Plan policy CC3 Water and flooding.

Recommendations

- 8.4 The main outstanding recommendation from this Interim SA report is that further work is undertaken to ensure that the negative effects and conflicts identified are addressed as far as possible in the next version of Camden's Site Allocations.

How has the Sustainability Appraisal influenced the process so far?

- 8.5 The process has indicated where changes could be made to enhance positive effects and mitigate any negative effects of the Site Allocations. These recommendations will be explored further and incorporated within the next version of the Site Allocations Plan.
- 8.6 The production of the Site Allocations and Sustainability Appraisal have been carried out in an iterative way, enabling the outcomes of the appraisal to be fed into the draft plan.

- 8.7 The SA is not the only factor developing the Site Allocations for Camden but it is a helpful tool in establishing whether the suggested approaches will foster sustainable development.

Monitoring

- 8.8 The monitoring process is set out in Chapter 11 of the Local Plan and enables the significant effects (including negative effects) of implementing Camden's planning policies to be monitored. A principal tool in the monitoring process will be the Camden Annual Monitoring Report, which assesses progress for a range of areas, including environmental factors such as air quality, biodiversity waste and renewable energy generation; employment and town centres, housing delivery and transport.

What happens next?

- 8.9 Appraisal findings and consultation responses (informed by appraisal findings) will be taken into account when finalising the plan.

APPENDIX A - Compliance with SEA Directive

SEA requirement (as set out in EU Directive 2001/42/EC)	Where is it covered in the SA report?
<p>a) An outline of contents, main objectives of the plan or programme and relationship with other plans and programmes</p>	<ul style="list-style-type: none"> • An outline of the contents of the draft Site Allocations Local Plan is set out in Chapter 3. • Appendix 1 of the SA Scoping Report outlines the relationship with other plans, programmes and policies. Table 1 of the SA report lists the plans, programmes and policies reviewed as part of the SA process.
<p>b) The relevant aspects of the current state of the environment and the likely evaluation thereof without implementation of the plan or programme</p>	<ul style="list-style-type: none"> • Appendix 2 of the SA Scoping Report outlines the baseline information for the borough. A summary of key issues is presented in table 2 of the SA report. • The baseline information is summarised in chapter 4 of the SA report with an evaluation of the likely state of the environment without the plan.
<p>c) The environmental characteristics of the areas likely to be significantly affected</p>	<ul style="list-style-type: none"> • This is covered in Appendix 2 of the Scoping Report which identifies the key baseline information for the borough. • The baseline characteristics of the borough are also contained in chapter 4 of the SA report.
<p>d) any existing environmental problems which are relevant to the plan or programme including those relating to areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC (birds directive) and 92/43/EEC (habitats directive)</p>	<ul style="list-style-type: none"> • A Habitats Regulation Assessment screening has been carried out which concluded that the draft plan is unlikely to have significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites.
<p>e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan</p>	<ul style="list-style-type: none"> • These are set out in Appendix 1 of the SA Scoping Report, see also chapter 4 of the SA report which briefly outlines

<p>or programme and the way those objectives and any environmental considerations have been taken into account during its preparation</p>	<p>how these have been considered in the preparation of the draft Local Plan.</p>
<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationships between these factors</p>	<ul style="list-style-type: none"> • These issues are all covered in the 16 sustainability objectives against which all of the allocated sites have been assessed the main Report.
<p>g) The measures envisaged to prevent, reduce and as full as possible offset any significant adverse effects on the environment of implementing the plan or programme</p>	<ul style="list-style-type: none"> • Mitigation measures are referred in the main Report.
<p>h) Outline the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information</p>	<ul style="list-style-type: none"> • Appendix C of this SA report detail how the options were developed and considered while the gaps and difficulties in obtaining some baseline data was explained in chapter 5 of the SA Scoping Report.
<p>i) A description of measures envisaged concerning monitoring</p>	<ul style="list-style-type: none"> • Proposed monitoring measures are summarised in chapter 9 of this SA Report.
<p>j) a non-technical summary of the information provided under the above headings</p>	<ul style="list-style-type: none"> • A non-technical summary is provided at the opening of this SA Report.

APPENDIX B - SA objectives and criteria

Ref.	SA objective	Criteria
Social		
1	To promote the provision of a range of high quality and affordable housing to meet local needs	<ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home?
2	To promote a healthy community	<ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?
3	To tackle poverty and social exclusion and promote equal opportunities	<ul style="list-style-type: none"> a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups? b) Provide for equality of access for all to buildings and services? c) Encourage development opportunities in those areas in need of economic development?
4	To improve amenity by minimising the impacts associated with development	<ul style="list-style-type: none"> a) Ensure that the amenity of neighbours is not unduly impacted? b) Ensure that development and operations will not affect noise sensitive uses?
Environmental		

Ref.	SA objective	Criteria
5	To conserve and improve open space provision	a) Help to protect, increase/improve open space?
6	To improve local air quality and limit exposure	a) Contribute to an improvement of air quality? b) Reduce exposure to harmful emissions? c) Support the actions in the Council's Clean Air Action Plan? d) Encourage the use of alternative modes of transport to the private car?
7	To promote the efficient use of energy, water and other natural resources, throughout the life of the development	a) Encourage energy efficiency through passive design measures? b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere? c) Encourage the re-use of resources? d) Ensure reduction of waste during the development process and/or operation? e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?
8	To protect and manage water resources (including groundwater) and reduce surface water flood risk	a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?
9	To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.	a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?

Ref.	SA objective	Criteria
10	To promote high quality and sustainable urban design	<ul style="list-style-type: none"> a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape? b) Ensure enhancement of the public realm and local distinctiveness? c) Encourage the use of sustainable design and construction methods?
11	To protect and enhance the historic environment	<ul style="list-style-type: none"> a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?
Economic		
12	To ensure new development makes efficient use of land, buildings and infrastructure	<ul style="list-style-type: none"> a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair? b) Ensure efficient use of land through maximising densities where appropriate?
13	To encourage and accommodate sustainable economic growth and employment opportunity	<ul style="list-style-type: none"> a) Encourage the retention and growth of existing, locally based industries? b) Accommodate new and expanding businesses? c) Encourage new investment in the local economy and promote development opportunities for employment? d) Focus growth in growth areas and other highly accessible locations?

APPENDIX C - Alternative options appraisal

Policy CS1 - Camley Street Area – Assessment of different land use mix options across the key sites in the Camley Street Area

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>a) Provide adequate housing completions to meet local needs</p> <p>b) Protect and promote affordable housing development</p> <p>c) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>d) Encourage development at an appropriate density, standard, size and mix?</p> <p>e) Provide everybody with the opportunity to live in a better home?</p>	--	0	+	+	++	<p>Employment led development in this area would have a significant negative effect on the sustainability objective for housing. It would not contribute to the Council's need for self-contained housing and affordable homes, identified in the Local Plan. Given the opportunity for intensification it is not considered to be the best / most efficient use of land.</p> <p>Options that promote an uplift in housing would contribute more positively to this objective.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing</p>	0	0	0	0	0	<p>The effects of this objective would depend on the nature of the development.</p> <p>It is not clear whether a certain mix of uses would either help or hinder the</p>

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
<p>the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>						achievement of this objective.
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	+	+	0	0	Development which seeks to maintain or increase a range of local job opportunities will likely have positive effects on this SA objective. The extent of effects would be dependent on the type and mix of development proposed.

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
modes of transport to the private car?						
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
<p>and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>						hinder the achievement of this objective.
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
d) Protect and provide for the protection and planting of more trees in the borough?						
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	0	0	0	0	0	The effects of this objective would depend on the nature of the development. It is not clear whether a certain mix of uses would either help or hinder the achievement of this objective.
12 Efficient use of land	+	+	+	+	+	Development which seeks to encourage the re-use of existing sites

Sustainability Appraisal objective	Employment only	Employment led mix	Balanced mix	Housing led mix	Housing only	Commentary
<p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>						and maximising densities will have positive effects for all options.
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>a) Encourage the retention and growth of existing, locally based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>	++	+	+	+	--	Options that are more employment led would likely deliver more positive effects against this objective than a housing led approach.

APPENDIX D Area policy and reasonable site appraisals

KNOWLEDGE QUARTER AREA

Policy KQ1 Supporting growth in the Knowledge Quarter Innovation District

Sustainability Appraisal objective	Policy KQ1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>a) Provide adequate housing completions to meet local needs</p> <p>b) Protect and promote affordable housing development</p> <p>c) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>d) Encourage development at an appropriate density, standard, size and mix?</p> <p>e) Provide everybody with the opportunity to live in a better home?</p>	0	<p>Policy KQ1 applies specifically to major proposals for commercial, educational and research floorspace within the innovation district. Policy point h. states that developments of this kind must contribute towards the provision of new physical and social infrastructure to support the innovation district including new homes. The policy doesn't set a target regarding the level of contribution required and whether or not this should be provided on-site. That being said Policy H2 in the Local Plan does set a target for mixed use developments which would still apply to the majority of sites in the innovation district.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be neutral.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their</p>	+	<p>Policy KQ1 states that all major proposals for commercial, educational and research floorspace within the innovation district must contribute towards the provision of new physical and social infrastructure to support the innovation district including public realm enhancements and transportation improvements including transforming pedestrian and cyclist movement within, around and across the Euston Road corridor. These projects once funded and implemented will help increase the opportunity for healthy pursuits and make walking and cycling in the innovation district easier.</p>

Sustainability Appraisal objective	Policy KQ1	Commentary
strategic estates plans? d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?		Therefore, the overall impact of the policy on this objective is considered to be positive.
3 Social exclusion To tackle poverty and social exclusion and promote equal opportunities a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups? b) Provide for equality of access for all to buildings and services? c) Encourage development opportunities in those areas in need of economic development?	++	Policy KQ1 states that all major proposals for commercial, educational and research floorspace within the innovation district must ensure development and its occupiers contribute to reducing inequalities and increasing life chances in neighbouring communities and the borough generally through maximising social value at the planning, construction and end user phases. The position taken within this policy is considered to be a much firmer commitment than existing policies in the adopted Local Plan and will help to radically improve social cohesion in the innovation district and ensure that nobody gets left behind Therefore, the overall impact of the policy on this objective is considered to be very positive.
4 Amenity To improve amenity by minimising the impacts associated with development a) Ensure that the amenity of neighbours is not unduly impacted? b) Ensure that development and operations will not affect noise sensitive uses?	0	This policy could lead to temporary negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'. The policy states that different land uses need to be compatible and designed to mitigate impacts on the amenity of existing and future residents and businesses. It seeks a transition from more commercially orientated development in the Town Centre, with its established 24 hour economy into areas with a more residential character to protect the amenity of residents. This can be achieved through the nature and distribution of uses and noise mitigation measures. Therefore, the overall impact of the policy on this objective is

Sustainability Appraisal objective	Policy KQ1	Commentary
		considered to be neutral.
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	0	<p>This policy is neutral in terms of open space and would neither help nor hinder the achievement of the objective.</p> <p>However this objective is achieved through Local Plan Policy A2 'Open space', which will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>	0	<p>Temporary negative impacts on air quality during the construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>The overall impact of the site allocation on this objective is considered to be neutral.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p>	+	<p>Policy KQ1 states that all major proposals for commercial, educational and research floorspace within the innovation district must ensure that buildings are designed to support future reconfiguration for different activities and where possible include flexible floorplates, plant room and mechanical and electrical systems that allow a change from offices to laboratories. This policy should help ensure that new commercial buildings within district are designed to be long life, low energy and loose fit.</p> <p>In addition, the Local Plan includes a number of policies which require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>

Sustainability Appraisal objective	Policy KQ1	Commentary
e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?		The overall impact of the Policy KQ1 on this objective is considered to be positive.
8 Water and flooding To protect and manage water (including groundwater) resources and reduce surface water flood risk a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?	0	This policy is makes no specific reference to water and flooding. This objective is achieved through Local Plan Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The overall impact of the Policy KQ1 on this objective is considered to be neutral.
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	0	This policy is makes no specific reference to biodiversity. This objective is achieved through Local Plan policy A3 'Biodiversity'. The overall impact of the Policy KQ1 on this objective is considered to be neutral.
10 Design	+	Policy KQ1 states that all major proposals for commercial,

Sustainability Appraisal objective	Policy KQ1	Commentary
<p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>		<p>educational and research floorspace within the innovation district must ensure that buildings are designed to support future reconfiguration for different activities. It also states that proposals must contribute towards the provision of new physical and social infrastructure to support the innovation district including public realm enhancements and transportation improvements.</p> <p>The overall impact of the Policy KQ1 on this objective is considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>b) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	0	<p>This policy makes no specific reference to the historic environment. This objective is achieved through Camden Local Plan policy D2 Heritage.</p> <p>The overall impact of the Policy KQ1 on this objective is considered to be neutral.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	+	<p>Policy KQ1 states that all major proposals for commercial, educational and research floorspace within the innovation district must ensure that buildings are designed to support future reconfiguration for different activities. Designing buildings to be long life and loose fit should ensure higher occupancy levels as the spaces within the building can be used by greater range of businesses.</p> <p>The overall impact of the Policy KQ1 on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p>	++	<p>Policy KQ1 applies specifically to major proposals for commercial, educational and research floorspace within the innovation district. The policy states that proposals must</p>

Sustainability Appraisal objective	Policy KQ1	Commentary
<p>e) Encourage the retention and growth of existing, locally based industries?</p> <p>f) Accommodate new and expanding businesses?</p> <p>g) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>h) Focus growth in growth areas and other highly accessible locations?</p>		<p>demonstrate that they have been developed in a collaborative way with key stakeholders and be supported by evidence that the floorspace being provided appropriately reflects current and emerging needs within the innovation district. This policy seeks to deter speculative applications and ensure that the developments to do come forward successfully feed into the economic ecosystem of the innovation district.</p> <p>The overall impact of the Policy KQ1 on this objective is considered to be very positive.</p>

BLOOMSBURY CAMPUS AREA

Policy BC1 Bloomsbury Campus Area

Sustainability Appraisal objective	Policy BC1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home? 	-	<p>Policy BC1 supports the development of student housing in the Campus Area to serve the University of London and/or its member institutions where it will not compromise meeting the need for additional academic space. With regards to the inclusion of self-contained homes Policy BC1 confirms that they are not required as part of development for the University of London or its member institutions provided the development is publicly-funded or serves a public purpose.</p> <p>The Local Plan seeks to maximise housing supply, exceeding a target of 16,800 additional homes from 2016/17 – 2030/31, including 11,130 self-contained homes. Policies that do not intend to maximise the supply of homes, would negatively impact this SA objective which promotes a range of homes to meet local needs.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? 	+	<p>The policy makes specific reference to improving walking and cycling (east – west links) and design improvements to public spaces and integration of these with the West End project.</p> <p>These should in the long term deliver positive effects for this objective, in providing a safer more attractive environment for walking and cycling.</p>

Sustainability Appraisal objective	Policy BC1	Commentary
d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?		
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	0	The objectives for the area support the achievement of this objective, in being 'inclusive to students, workers, residents and visitors'. The impact on this objective is considered to be neutral.
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	0	The area policy does not address this objective. Therefore, the overall impact of the proposed area policy is considered to be neutral.
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	The policy makes specific reference to improving walking and cycling (east – west links) and design improvements to public spaces and integration of these with the West End project.
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p>	0	The policy seeks to improve east – west pedestrian and cycle links in addition to public spaces. This may not provide significant positive effects alone however there may be longer term

Sustainability Appraisal objective	Policy BC1	Commentary
a) Contribute to an improvement of air quality? b) Reduce exposure to harmful emissions? c) Support the actions in the Council's Clean Air Action Plan? d) Encourage the use of alternative modes of transport to the private car?		cumulative effects. This depends on the improvement of pedestrian and cycle links in the wider area.
7 Energy and resources To promote the efficient use of energy, water and other natural resources, throughout the life of the development a) Encourage energy efficiency through passive design measures? b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere? c) Encourage the re-use of resources? d) Ensure reduction of waste during the development process and/or operation? e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?	+	The area policy contributes to this objective by prioritising sustainable growth, climate change mitigation and adaptation, and upgrading the decentralised energy network. Local Plan policy CC1 seeks to protect existing DE networks, this includes the Bloomsbury network. The requirement for development to contribute to upgrading the network should deliver medium/long term positive effects in reducing carbon emissions.
8 Water and flooding To protect and manage water (including groundwater) resources and reduce surface water flood risk a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage?	0	The area policy does not address this objective. This objective is achieved through Local Plan Policy CC3 Water and flooding, which seeks to ensure that development is water efficient, protects water quality and the water environment, does not increase flood risk, and reduces the risk of flooding where possible. Therefore, the overall impact of the proposed area policy is considered to be neutral.

Sustainability Appraisal objective	Policy BC1	Commentary
c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?		
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	0	The Bloomsbury Campus Area contains Gordon Square Garden, which is a private open space with public access, and is designated as a local Site of Nature Conservation Importance. The area also contains a number of other formal planted gardens and mature trees which may have local value as habitats. The area policy does not address the habitats and diversity objective.
10 Design To promote high quality and sustainable urban design a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape? b) Ensure enhancement of the public realm and local distinctiveness? c) Encourage the use of sustainable design and construction methods?	+	The area policy contributes to this objective by aiming for the area to: provide attractive and stimulating spaces; feel welcoming and inclusive to a wide range of groups; have a coherent network of open spaces, streets and footpaths animated by cafes and restaurants; have open spaces and streets designed to integrate with the design of streets to the west; enhance historic and architectural character; and respect heritage assets. The overall impact of the proposed area policy and site allocations on this objective is considered to be positive.
11 Historic environment	+	The Bloomsbury Campus Area is wholly within the Bloomsbury Campus Area, and the three sites allocated are all within the

Sustainability Appraisal objective	Policy BC1	Commentary
<p>To protect and enhance the historic environment</p> <p>c) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>		<p>settings of Listed Buildings. The site at 20 Russell Square also has a frontage opposite Russell Square Gardens, which is a designated Garden of Special Historic Interest.</p> <p>The area policy contributes to this objective by prioritising enhancements to the area's historic and architectural character, and respects for its heritage assets.</p> <p>Therefore, the overall impact of the proposed area policy and site allocations on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	+	<p>The area policy prioritises development that consolidates and increases academic space for higher education, while the proposed site allocations promote additional academic space on higher education sites that are not currently used to their full potential, so the area policy and proposed allocations contribute to the objective of making efficient use of land.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>i) Encourage the retention and growth of existing, locally based industries?</p> <p>j) Accommodate new and expanding businesses?</p> <p>k) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>l) Focus growth in growth areas and other highly accessible locations?</p>	+	<p>The Campus Area is within the Central London Area and is highly accessible by public transport. In addition, the University is a key component of the Knowledge Quarter and Camden's thriving knowledge economy.</p> <p>The area policy promotes development that consolidates and increases academic space for higher education in a highly accessible location, and so contribute to the objective of sustainable economic growth.</p>

Policy BC2 – Other development sites in the Bloomsbury Campus Area

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>f) Provide adequate housing completions to meet local needs</p> <p>g) Protect and promote affordable housing development</p> <p>h) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>i) Encourage development at an appropriate density, standard, size and mix?</p> <p>j) Provide everybody with the opportunity to live in a better home?</p>	-	-	-	-	<p>Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to a sites the proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.</p> <p>With regards to the inclusion of self-contained homes Policy BC1 confirms that they are not required as part of development for the University of London or its member institutions provided the development is publicly-funded or serves a public purpose. The policy for the area also provides for student housing where it will not compromise the need for additional academic space</p> <p>The Local Plan seeks to maximise housing supply, exceeding a target of 16,800 additional homes from 2016/17 – 2030/31, including 11,130 self-contained homes. Policies that do not intend to maximise the supply of homes, would negatively impact this SA objective which promotes a range of homes to meet local needs.</p> <p>The Camden Site Allocations 2013 allocates the Senate House site for university, education, cultural and/or community and related ancillary uses. The text</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
					supporting this allocation indicates that a mixed use development of the site could include educational facilities and student housing. The proposed allocation for the Senate House, assessed alongside the policy for the Bloomsbury Campus Area, are consistent with the provisions of the Camden Site Allocations 2013.
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and</p>	+	0	0	0	Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to a sites the proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
development of key services (e.g. shopping, community and leisure facilities)?					
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	0	0	0	0	Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to a sites the proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p>	0	0	0	0	Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to a sites the proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
b) Ensure that development and operations will not affect noise sensitive uses?					
5 Open space To conserve and improve open space provision a) Help to protect, increase/improve open space?	+	0	-	0	<p>Policy BC2 allocates three sites for higher education (academic and ancillary space). Policy BC2 only makes a reference to a sites the proposed use and needs to be read in the context of Policy BC1 which sets out the objectives and priorities that should be delivered by these sites and any windfall sites which may come forward in the Bloomsbury Campus Area.</p> <p>Senate House is an existing allocation in Camden Site Allocations 2013. Development at Senate House would remove a green space. This is undesignated open space with a mature tree of high amenity value. While only the use of these sites are specified in BC2, supporting text has sought to reinforce Local Plan policy A3 'Biodiversity' - proposals involving the loss of this tree should be supported by evidence showing that the harm from its loss is outweighed by the benefits of the development, and be mitigated by replacement planting of equivalent value nearby.</p> <p>The existing allocation of the Senate House in the Camden Site Allocations 2013 addresses this objective insofar as it seeks new or extended publicly accessible open space.</p>
6 Air quality	0	0	0	0	The proposed allocations could lead to temporary

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>					<p>negative impacts on air quality during development. However, this is also the case with the existing Senate House allocation in the Camden Site Allocations 2013. Any such impacts will be controlled through Local Plan Policy A1 Managing the impact of development and Policy CC4 Air quality, which seek a Construction Management Plan to mitigate impacts during the development process.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of</p>	+	0	0	0	<p>Policy BC1 contributes to this objective by prioritising sustainable growth, climate change mitigation and adaptation, and upgrading the decentralised energy network.</p> <p>Local Plan policy CC1 seeks to protect existing DE networks, this includes the Bloomsbury network. The requirement for development to contribute to upgrading the network should deliver medium/long term positive effects in reducing carbon emissions.</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>					
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>	0	0	0	0	<p>Neither the area policy nor the proposed allocations address this objective. The existing allocation of the Senate House in the Camden Site Allocations 2013 also does not address this objective.</p> <p>The sites are not located in a flood risk zone, an area with a history of surface water flooding, or a groundwater source protection zone, and is not located close to a waterway.</p> <p>This objective is achieved through Local Plan Policy CC3 Water and flooding, which seeks to ensure that development is water efficient, protects water quality and the water environment, does not increase flood risk, and reduces the risk of flooding where possible.</p> <p>Therefore, the overall impact of the proposed area policy and site allocations on this objective is considered to be neutral.</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>	0	0	-	0	<p>The Bloomsbury Campus Area contains Gordon Square Garden, which is a private open space with public access, and is designated as a local Site of Nature Conservation Importance. The area also contains a number of other formal planted gardens and mature trees which may have local value as habitats.</p> <p>Neither the area policy nor the proposed allocations address the habitats and diversity objective. The existing allocation of the Senate House in the Camden Site Allocations 2013 only addresses the objective insofar as it seeks to retain or replace a prominent tree on the site. Provision has been included in the text supporting the proposed site Senate House allocation to secure retention or replacement of the tree.</p>
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of</p>	+	0	0	0	<p>The proposed site allocations do not address this objective.</p> <p>The area policy contributes to this objective by aiming for the area to: provide attractive and stimulating spaces; feel welcoming and inclusive to a wide range</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>					<p>of groups; have a coherent network of open spaces, streets and footpaths animated by cafes and restaurants; have open spaces and streets designed to integrate with the design of streets to the west; enhance historic and architectural character; and respect heritage assets.</p> <p>These priorities largely reflect the existing Senate House allocation in the Camden Site Allocations 2013 and the requirements of the Local Plan.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>d) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	0	0	0	<p>The Bloomsbury Campus Area is wholly within the Bloomsbury Campus Area, and the three sites allocated are all within the settings of Listed Buildings. The site at 20 Russell Square also has a frontage opposite Russell Square Gardens, which is a designated Garden of Special Historic Interest.</p> <p>The area policy contributes to this objective by prioritising enhancements to the area's historic and architectural character, and respects for its heritage assets. However, these priorities largely reflect the existing Senate House allocation in the Camden Site Allocations 2013 and the requirements of the Local Plan Policy D2, which seeks to protect heritage assets and enhance Conservation Areas where possible.</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	+	0	0	+	<p>The area policy prioritises development that consolidates and increases academic space for higher education, while the proposed site allocations promote additional academic space on higher education sites that are not currently used to their full potential, so the area policy and proposed allocations contribute to the objective of making efficient use of land.</p> <p>These priorities are consistent with the existing Senate House allocation in the Camden Site Allocations 2013 and the requirements of Local Plan Policies G1 Delivery and location of growth and Policy E1 Economic development.</p> <p>20 Russell Square is currently a cleared site with no real role or purpose.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>m) Encourage the retention and growth of existing, locally based industries?</p> <p>n) Accommodate new and expanding businesses?</p>	+	+	+	+	<p>The Campus Area is within the Central London Area and is highly accessible by public transport. In addition, the University is a key component of the Knowledge Quarter and Camden's thriving knowledge economy.</p> <p>The area policy and the proposed allocations promote development that consolidates and increases academic space for higher education in a highly accessible location, and so contribute to the objective of sustainable economic growth.</p>

Sustainability Appraisal objective	Policy BC1 - Bloomsbury Campus Area	Policy BC2a - Birkbeck College	Policy BC2b -Senate House	Policy BC2c - 20 Russell Square	Commentary
<p>o) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>p) Focus growth in growth areas and other highly accessible locations?</p>					

CAMDEN GOODS YARD AREA

Policy CGY1 Camden Goods Yard Area

Sustainability Appraisal objective	Policy CGY1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home? 	++	<p>This policy facilitates the delivery of approximately 1,200 homes across the area.</p> <p>It states that this area must make a substantial contribution towards a diverse range of housing types and tenures, while maximising the supply of on-site affordable housing at target rents.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? d) Encourage the retention and development of key services 	++	<p>This policy states that the Goods Yard area should become a pioneering green environment with high quality infrastructure, attractive, inclusive and welcoming areas of public realm and buildings that are low impact in terms of emissions and waste.</p> <p>A key objective of the area policy is to give priority to walking and cycling and establish new connections with key destinations and the wider Town Centre.</p> <p>It also requires the delivery of social infrastructure, including public art, to support the new living and working population of the area with particular attention given to the needs of children and young people and older age groups and the ability of</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
(e.g. shopping, community and leisure facilities)?		<p>development to promote health and wellbeing.</p> <p>Community engagement in the development of site proposals is also sought, ensuring that the needs of existing communities are fully understood and taken into account.</p> <p>Provision of workspace and services to meet the needs of local residents is also supported.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	<p>This policy promotes the creation of attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, reducing community severance and isolation. It expects high quality green infrastructure with attractive, inclusive and welcoming areas of public realm</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	<p>This policy could lead to temporary short term negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>The policy states that different land uses need to be compatible and designed to mitigate impacts on the amenity of existing and future residents and businesses.</p> <p>It seeks a transition from more commercially orientated development in the Town Centre, with its established 24 hour</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
		economy into areas with a more residential character to protect the amenity of residents. This can be achieved through the nature and distribution of uses and noise mitigation measures.
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	++	<p>The policy expects high quality green infrastructure with attractive, inclusive and welcoming areas of public realm.</p> <p>Proposals will be expected to integrate open space and greenery and depending on the size of site, offer a range of experiences and benefits. Space for physical activity, play and quiet contemplation is considered to be particularly desirable within this area.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>	-	<p>The policy expects development to adopt sustainable transport practices and facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, and minimising the need for vehicle access. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>It expects carbon neutral development by incorporating the highest practicable standards of sustainable design and construction with the provision of area-wide district heating and cooling systems</p> <p>Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. It is unclear at this stage whether cumulatively the</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
		proportion of development in this area would be harmful to air quality. It is important that an area wide Air Quality Assessment is made to ensure there would be no deterioration of local air quality, and strive to improve the current situation.
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	+	<p>This policy supports carbon neutral development and the provision of area-wide district heating and cooling systems. It expects that buildings should be low impact in terms of emissions and waste.</p> <p>This objective is also achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste requiring all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p>	0	<p>This policy is neutral in terms of water and flooding and would neither help nor hinder the achievement of the objective. The area is adjacent Primrose Hill LFRZ.</p> <p>This objective is achieved through Local Plan Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
d) Promote the protection and enhancement of the quality of Camden's waterways?		
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>	+	<p>The policy identifies opportunities for wildlife corridors through the potential 'Highline' proposal and along the railway edge. It states that new neighbourhoods should allow all occupants easy access to plants and nature.</p> <p>Planting of trees is addressed by Local Plan Policy A3 Biodiversity.</p>
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>	++	<p>The policy expects exemplary urban design and architecture, while taking account of all aspects of local character, responding appropriately to the predominant scale and heights of the surrounding townscape and preserving or enhancing local heritage assets and their settings. Proposals are expected to draw upon and celebrate the area's industrial and transport heritage in terms of design.</p> <p>The Goods Yard area should create a character of its own but still feel like it belongs to this part of Camden and be contextual within its setting, particularly in locations where it connects with existing neighbourhoods.</p> <p>The public realm is expected to be attractive, inclusive and</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
		<p>welcoming.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>e) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	<p>Proposals are expected to draw upon and celebrate the area's industrial and transport heritage in terms of design and take opportunities to raise understanding and appreciation of surviving assets and their history. It seeks the preservation and enhancement of heritage assets and their settings and the protection of locally important views.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	<p>This policy promotes the intensification of an area, much of which is currently in low density use, therefore it will make more efficient use of the borough's limited land.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>q) Encourage the retention and growth of existing, locally based industries?</p> <p>r) Accommodate new and expanding businesses?</p> <p>s) Encourage new investment in the local economy and</p>	++	<p>This policy aims to build on the innovative and creative economy of Camden Town, providing jobs and opportunities, diversification of the town centre's retail offer and an appropriate range of employment spaces, which respond to local economic context and need. This includes provision of affordable workspace and accommodation suitable for small and medium-sized enterprises and small/independent retailers. It considered that implementation of this policy would provide significant numbers of additional jobs and business investment, including move on</p>

Sustainability Appraisal objective	Policy CGY1	Commentary
<p>promote development opportunities for employment?</p> <p>t) Focus growth in growth areas and other highly accessible locations?</p>		<p>space for existing firms in Camden Town.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>

Camden Goods Yard development sites

Sustainability Appraisal objective	CGY2 Morrisons supermarket	CGY3 Morrisons petrol	CGY4 100 Chalk Farm Rd	CGY5 Juniper Crescent	CGY6 Network Rail Juniper Crescent	CGY7 Gilbey's Yard	CGY8 Camden Lock market / interchange	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>f) Provide adequate housing completions to meet local needs</p> <p>g) Protect and promote affordable housing</p>	++	-	+	+	+	+	-	<p>CGY2 facilitates the delivery of at least 500 permanent self-contained homes – a significant contribution to the Borough's housing supply.</p> <p>CGY3 and CGY8 do not seek to maximise the supply of housing on the site as it is identified as being suitable for commercial / employment uses. Under the Local Plan Policy H2, if housing is not provided on-site, then off-site provision or a financial contribution in lieu of provision will be sought. The level of housing provided would be dependent on the quantum of commercial floorspace that is delivered.</p>

<p>development</p> <p>h) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>i) Encourage development at an appropriate density, standard, size and mix?</p> <p>j) Provide everybody with the opportunity to live in a better home?</p>								<p>CGY4 facilitates 30 homes and CGY6 facilities approximately 100 homes sites that currently do not provide any housing.</p> <p>CGY5 and CGY7 expects a significant number of new homes to be provided that meet the Borough's needs. 290 additional homes are identified at Juniper Crescent and 190 additional homes at Gilbey's yard. Re-provision of homes for existing residents living on the estate is expected. It sets out a preference of larger socially-rented homes to be provided.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and</p>	+	+	0	+	+	+	+	<p>CGY2 The policy expects safe and legible pedestrian and cycle routes to be provided, in particular a north-south spinal route for pedestrians and cyclist from Oval Road/Gilbey's Yard to Juniper Crescent. It also promotes the provision of a high quality realm with good natural surveillance. Specific health provision is not identified but contributions towards expanding/supporting existing health facilities will be sought in line with Local Plan Policy A1 Managing the impact of</p>

<p>promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>								<p>development</p> <p>CGY3 and CGY4 references the creation of a new link with Juniper Crescent housing estate in the event of it being redeveloped. CGY3 also proposes improvements to the junction and traffic management measures to make it friendlier for pedestrians and cyclists. Setting back the building line back along Chalk Farm Road would also help to provide a more comfortable route for pedestrians to Chalk Farm Underground Station.</p> <p>CGY5 and CGY7 expects the redeveloped estate to be a healthy and green place with open spaces reprovided/enhanced and additional space to meet demand from new occupiers. A key objective of CGY5 is to address the estate’s physical and social separation through new routes and capacity building. It also seeks to ensure that sufficient community facilities and services are included within the estate.</p> <p>CGY6 expects a new route to be delivered establishing pedestrian access with Regent’s Park Road.</p> <p>CGY8 expects changes in the way the Market is operated to be acceptable in terms of local environmental conditions. It also expects improvements to the</p>
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								public realm and the creation of a new route between Camden Lock Market and Interchange yard which will help promote walking and cycling in the area.
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	++	0	0	+	0	+	+	<p>CGY2 This policy expects support to be given for new residents and businesses on the site to develop into sustainable communities. This involves provision of indoor and outdoor spaces where residents and workers can meet, gather and interact and promoting volunteering and capacity building initiatives. The policy requires both the provision of affordable housing and affordable workspace.</p> <p>CGY5 and CGY7 require a strong community engagement strategy that allows residents input into the construction management programme. Following completion of the scheme, volunteering and capacity building programmes must be in place.</p> <p>CGY8 expects a new route from Camden Lock Place to Interchange yard to be accessible for all.</p> <p>The policy requires additional market and employment floorspace providing this adds to the diversity and choice of Camden Town Centre and supports the</p>

								Market's existing character and appeal.
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	-	-	-	-	-	-	<p>All sites could lead to temporary negative impacts on amenity during construction. Any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>CGY4 there is potential of noise disturbance from nearby uses. Mitigation is referenced alongside Local Plan policies and the 'Agent of change' principle.</p> <p>CGY5 no specific amenity issues on this estate are identified, although relocation of the bus stands/stops in the wider Goods Yard area is referenced with land within the Juniper Crescent site potentially providing a solution to the noise disturbance arising from bus movements.</p> <p>CGY6 requires soundproofing measures to be provided given the proximity to the Mainline railway.</p> <p>CGY2, CGY7, CGY8 references the need to minimise the impacts of deliveries and servicing as well as drop-off and collection by buses and taxis which are a concern to residents living on neighbouring estates.</p>

<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	+	+	+	0	+	+	<p>CGY2 This policy identifies the types of open space which would be suitable on this site i.e. spaces of varying size and character, that provide a range of experiences and activities and which are inclusive, accessible and safe.</p> <p>CGY3 aims to create a strong gateway to the Camden Goods Yard area. It seeks to manage the deficiencies of this area including the amount of space given over to highway and achieve a better relationship with 100 Chalk Farm Road</p> <p>CGY4. It is likely that the public realm in and around these sites will be enhanced.</p> <p>CGY5 and CGY7 require the reprovion/enhancement of existing spaces and additional spaces to serve the additional population.</p> <p>CGY8 requires improvements to the setting and public realm of the Interchange building. It also seeks to identify and retain historic street furniture and surfaces and trees of significant value.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air</p>	-	-	-	-	-	-	-	<p>Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. It is unclear at this stage whether cumulatively the proportion of</p>

<p>quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>								<p>development in this area would be harmful to air quality. It is important that an area wide Air Quality Assessment is made to ensure there would be no deterioration of local air quality, and strive to improve the current situation.</p> <p>CGY8 expects pedestrian and cycle routes to be provided and improvements to interchange yard and that changes in the way the Market is operated to be acceptable in terms of local environmental conditions. This site is also in an Air Quality Focus Area. Further attention needs to be made to ensure that development impacts are appropriately mitigated.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive</p>	0	0	0	0	0	0	0	<p>Energy and waste are assessed in the area wide policy.</p>

<p>design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>								
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface</p>	0	0	0	0	0	0	0	<p>As drafted these sites would have a neutral impact on the SA objective. They rely on existing policy in the Local Plan.</p> <p>Opportunity to explore sustainable use of water resources such as water re-use / rainwater harvesting for certain sites / uses.</p>

<p>water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>								
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in</p>	+	0	0	0	+	+	0	<p>CGY2 It states that open spaces on this site should include areas for wildlife and new natural greenspace routes provided along the railway edges. CGY7 states the railway edge should form part of a continuous wildlife corridor along the West Coast Main Line. CGY6 also requires a green corridor to be provided to connect with planting along the railway edge on neighbouring land.</p>

<p>the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>								
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of</p>	+	+	+	+	0	+	+	<p>CGY2 expects a new neighbourhood to be provided on this site with a character of its own which should make sense of the site's history as a goods yard. It is also expected that future development will be successfully integrated with existing neighbourhoods and address the site's separation. The public realm will be expected to be high quality.</p> <p>CGY3 expects an inviting gateway to be provided with architecture on this site to be of the highest standard to ensure</p>

<p>the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>								<p>development acts a visible marker for the entrance to the wider Goods Yard. It also is intended to address the existing poor relationship with 100 Chalk Farm Road CGY4.</p> <p>CGY5 expects development to resolve the estate's existing physical – and psychological separation from neighbouring areas. The design should also express the estate's historic role as part of the former goods yard. Issues surrounding existing street clutter, blocked/restricted sightlines and community safety must be addressed.</p> <p>CGY7 expects development to respond to the industrial character of the canal side environment and wider Goods Yard in terms of the architectural design and landscaping while taking opportunities to preserve, repair and enhance heritage features above and below ground and protecting locally important views.</p> <p>CGY8 expects development to sensitively respond to the industrial heritage of the Regent's Canal Conservation Area by retaining, respecting and enhancing buildings/structures which positively contribute to the Area's character and identity. It also expects development to significantly enhance the setting and public realm of The Interchange building</p>
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								through the restoration of historic features in the yard.
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>b) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	++	+	+	0	0	+	+	<p>CGY2 Development is expected to make sense of the site’s history as a goods yard and celebrate its industrial heritage. This means taking opportunities to reference both local and lost heritage features and better reveal and enhance the setting of neighbouring historic assets. The policy also supports proposals to open up the subterranean architecture and vaults, such as the ‘Winding Vaults’.</p> <p>CGY3 and CGY4 expects building design to respond to the area’s historic context and consider the impact on locally important views and setting of the Stables Market/Horse Hospital and listed walls.</p> <p>CGY4 also expects the setting/gap between this site and The Roundhouse to be protected.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land,</p>	+	+	+	+	+	+	+	<p>Intensification of rather low density sites is promoted through these policies, making more efficient use of land.</p>

<p>buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>								
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>e) Encourage the retention and growth of existing, locally based</p>	+	+	+	+	+	0	+	<p>CGY2 This policy allocates the site for a mix of uses including a range of commercial unit types and sizes with priority given to small-scale light industrial and maker spaces and accommodation for growing creative businesses. The Council expects the supermarket to be reprovided alongside small-scale retail and food and drink uses that add variety to the Camden Town Centre offer.</p> <p>CGY4 protects the existing B1 floorspace on this site but potentially will deliver more. Appropriate town centres uses are expected at ground floor level.</p>

<p>industries?</p> <p>f) Accommodate new and expanding businesses?</p> <p>g) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>h) Focus growth in growth areas and other highly accessible locations?</p>								<p>CGY5 limited provision of commercial, retail, café and community uses is supported at ground floor level to bring life to principal streets and spaces. This activity could potentially provide opportunities for local businesses and people living on the estate.</p> <p>CGY6 supports the provision of permanent B1a or B1c light industrial uses on this site.</p> <p>CGY8 states that uses will be supported that are compatible with the creative and cultural strengths and character of Camden Town. The policy identifies the provision of ‘maker’ spaces as being particularly suitable as well as limited provision of small-scale employment uses serving local growth sectors.</p>
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CAMLEY STREET AND ST PANCRAS WAY AREA

Policy CSP1 Camley Street and St Pancras Way Area

Sustainability Appraisal objective	Policy CSP1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home? 	+	<p>This policy promotes a mix of uses in the Camley Street and St Pancras Area, including residential.</p> <p>A significant number of homes are stated, but does not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the adopted development plan that cover these matters.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? d) Encourage the retention and development of key services 	+	<p>This policy encourages and opens up new pedestrian and cycle routes through the area, including a new canal crossing, supports the development of the Camden High line, and promotes a wider mix of uses on the site.</p> <p>These measures should make the area feel more welcoming and safer and encourage people living on and around the area use more active modes of travel. As such, the overall impact of the policy on this objective is considered to be positive.</p>

Sustainability Appraisal objective	Policy CSP1	Commentary
(e.g. shopping, community and leisure facilities)?		
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	<p>This policy will ensure that public access for all will be improved by creating a new pedestrian routes through the area and new public spaces.</p> <p>The provision of publically available open space in the area will help to facilitate social cohesion and inclusion.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	<p>This policy may lead to temporary negative impacts on amenity during the demolition and rebuilding period of specific sites throughout the area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	<p>This policy encourages new and improved on-site open space and urban greening throughout the area.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p>	-	<p>The policy expects development to be designed to minimise vehicle movements and parking and to provide new pedestrian / cycling routes through the site and to link with surrounding communities. It will therefore contribute towards reducing vehicle</p>

Sustainability Appraisal objective	Policy CSP1	Commentary
b) Reduce exposure to harmful emissions? c) Support the actions in the Council's Clean Air Action Plan? d) Encourage the use of alternative modes of transport to the private car?		emissions and encouraging non-car modes of travel. Temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. The overall impact of the site allocation on this objective is considered to be neutral.
7 Energy and resources To promote the efficient use of energy, water and other natural resources, throughout the life of the development a) Encourage energy efficiency through passive design measures? b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere? c) Encourage the re-use of resources? d) Ensure reduction of waste during the development process and/or operation? e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?	0	This policy is neutral in terms energy and resources and would neither help nor hinder the achievement of the objective. Should this area promote higher energy efficient design standards? However this objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.
8 Water and flooding To protect and manage water (including groundwater) resources and reduce surface water flood risk a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable	0	This policy is neutral in terms of water and flooding and would neither help nor hinder the achievement of the objective. However this objective is achieved through Local Plan Policy CC3 Water and flooding will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

Sustainability Appraisal objective	Policy CSP1	Commentary
drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?		
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	+	This policy encourages on-site opportunities for urban greening and supported the creation of linked open spaces and green routes through the growth area Therefore, the overall impact of the policy on this objective is considered to be positive.
10 Design To promote high quality and sustainable urban design a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape? b) Ensure enhancement of the public realm and local distinctiveness? c) Encourage the use of sustainable design and construction methods?	+	This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets. Therefore, the overall impact of the policy on this objective is considered to be positive.

Sustainability Appraisal objective	Policy CSP1	Commentary
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	<p>This policy will ensure that any new buildings respect the historic industrial character and canal side location</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	<p>This policy will ensure that the area is developed with adjacent landowners and other key stakeholders to optimise the use of land, co-ordinate development proposals and create a denser well connected urban form.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>a) Encourage the retention and growth of existing, locally based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>	++	<p>This policy will encourage new investment in the local economy and create employment opportunities.</p> <p>This policy will encourage development in a growth area and a high accessible location.</p>

Camley Street and St Pancras Way development sites

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>k) Provide adequate housing completions to meet local needs</p> <p>l) Protect and promote affordable housing development</p> <p>m) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>n) Encourage development at an appropriate density, standard, size and mix?</p> <p>o) Provide everybody with the opportunity to live in a better home?</p>	+	++	+	+	+	<p>Policies CSP2 - 6 all seek to facilitate the delivery of homes on site's that do not currently provide any housing. 104 – 114 Camley Street is identified to provide the most homes (750), which would positively effect the boroughs housing supply. Although these policies do not make any specific commentary regarding levels of affordable housing, the size of units and/or mix they will be used alongside other policies within the adopted development plan that cover these matters.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>	+	+	+	+	+	<p>The site covered by policy CSP5 has been part of the NHS since 1951 and different health and medical related activities have operated out of different buildings and parts of the site. The site is currently owned and used by the Camden and Islington NHS Foundation Trust. The Trust recognise that the facilities at St Pancras Hospital are no longer fit for purpose and fail to provide a therapeutic environment for care. In response, the Trust has started drawing up plans to redevelop the St Pancras Hospital site and reprovide inpatient facilities at a new purpose-built site adjacent to the Whittington Hospital. The NHS in north central London is working with NHS England Specialised commissioning, in partnership with Moorfields Eye Hospital, University College London (UCL) and Moorfields Eye Charity, to develop proposals for bringing together services from Moorfields' main City Road hospital site and the UCL Institute of Ophthalmology in a new purpose-built centre. Their preferred location for this facility is the St Pancras Hospital site. Policy CSP5 specifically facilitates the development of new hospital facilities on the site which will support health providers to fulfil their strategic estates plans.</p> <p>In addition, policies CSP2- 6 all set out specific measure that improving and/create new pedestrian and cycle routes through the area, enhancing the public realm, promoting a wider mix of uses on the site</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcellforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
						<p>and increasing activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site use more active modes of travel.</p> <p>Policy CSP6 also promotes a new accessible pedestrian access point to St Pancras Gardens which would make walking and use of the Gardens for recreational purposes easier and more attractive.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	+	+	+	+	<p>Policies CSP2- 6 all set out specific measure that improving and/create new pedestrian and cycle routes through the area, enhancing the public realm, promoting a wider mix of uses on the site and increasing activity at a ground floor level. Policies CSP2-5 also makes reference to providing an on-site public open space. These measures should make the area feel more welcoming and safer which will encourage people living on and around the site to walk through them, use the facilities and interact with each other.</p> <p>Policy CSP6 also promotes a new accessible pedestrian access point to St Pancras Gardens which would make it more convenient for people with mobility difficulties to use and access the Gardens.</p> <p>Overall the cumulative impact of these policies on this</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
						objective is considered to be positive.
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	-	-	-	-	<p>The sites identified in policies CSP2 - 6 are located near to a range of different uses including residential uses. The compact nature of this part of Camden means that there is likely to be some temporary negative impacts on amenity during the construction period. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Therefore, the overall cumulative impact of these policies on this objective is considered to be negative.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	+	+	+	+	<p>The sites identified in policies CS2 - 6 do not have any designated open spaces within them.</p> <p>Policies CSP2 - 5 specifically reference the need to provide public open space/s on-site. These policies only include a limited amount of detail regarding the type of space/s that should be provided and their scale.</p> <p>Policy CSP6 also promotes a new accessible pedestrian access point to St Pancras Gardens which would make it more convenient for people with mobility difficulties to use and access the Gardens.</p> <p>Overall the cumulative impact of these policies on this</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
						objective is considered to be positive.
6 Air quality To improve local air quality and limit exposure a) Contribute to an improvement of air quality? b) Reduce exposure to harmful emissions? c) Support the actions in the Council's Clean Air Action Plan? d) Encourage the use of alternative modes of transport to the private car?	-	-	-	-	-	Temporary negative impacts on air quality will occur during the construction period which will be managed and mitigated through Local Plan Policy A1 Managing the impact of development. Policies CSP2 - 6 all set out specific measure that improving and/create new pedestrian and cycle routes through the area, enhancing the public realm, promoting a wider mix of uses on the site and increasing activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site use more active modes of travel. Overall the cumulative impact of these policies on this objective is considered to be neutral.
7 Energy and resources To promote the efficient use of energy, water and other natural resources, throughout the life of the development a) Encourage energy efficiency through passive	0	0	0	0	0	The boundaries for policies CSP2 and 3 sit within the Camley Street potential heat network area and CSP4 and 5 sit in the South Camden potential network area. The site identified in Policy CSP6 does not sit within an existing or potential heat network area. Policies CPS2 – 6 do not make any reference to specific energy and resource measures that should be implemented if/when these sites are redeveloped. These policies will however need to be applied in

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>						<p>conjunction with Local Plan policies CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable</p>	0	0	0	-	-	<p>The sites identified in Policies CSP5 and 6 are at risk of flooding, as defined by Local Plan Policy CC3 Water and Flooding. These sites should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>Policies CSP2 – 6 do not make any reference to specific water and flooding measures that should be implemented if/when these sites are redeveloped.</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcellforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>						
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p>	0	0	0	0	0	<p>The boundaries for policies CSP2 - 6 do not overlap/sit within any protected biodiversity areas. Policy CSP2 - 5 make references towards improving the public realm, creating new open spaces and maximising opportunities for urban greening but not necessarily in the context of improving the biodiversity value of the site/wider area. These policies will however need to be applied in conjunction with Local Plan policy A3 Biodiversity.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcellforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>						
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>	0	0	0	0	0	<p>Policies CSP2 – 6 make limited reference to specific design measures/expectations on specific sites. These policies will however need to be applied in conjunction with Local Plan policy D1 Design and the Design CPG.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>
<p>11 Historic environment</p> <p>To protect and enhance the</p>	0	0	0	+	0	<p>The sites identified in policies CSP2 - 4 are not situated within a conservation area and do not include any designated heritage assets. However the</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcellforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>						<p>Parcellforce site (CSP4) is in close proximity to Regent’s Canal and King’s Cross St Pancras Conservation Areas. A number of properties on Royal College Street and Pratt Street are Grade II listed.</p> <p>St Pancras Hospital (CSP5) and the Shorebase Access Site (CSP6) sit within the St. Pancras Gardens sub-area of the King’s Cross and St. Pancras conservation area. St Pancras Hospital also includes a number of buildings which are identified as positive contributors in the area’s conservation area appraisal. The appraisal notes that the East and West Hospital Wings, Residence Building around the edge of the listed St Pancras Gardens are arguably the most cohesive and important collection of buildings on the site and that the water tower in the central section is a distinct landmark. The surrounding wall is also identified as a streetscape element making a positive contribution. Policy CSP5 specifically states that key buildings of significant heritage or townscape value should be retained and reused.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land,</p>	+	++	+	+	+	<p>Policies CSP2 - 6 all ensure that new development makes more efficient use of land by encouraging the reuse, improvement or redevelopment of buildings that are currently underutilised including several low-rise</p>

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcelforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
buildings and infrastructure a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair? b) Ensure efficient use of land through maximising densities where appropriate?						industrial units and depot space. Policy CS3 specifically sets out an expectation that development proposals must demonstrate that they have been prepared in a coordinated and integrated way with involvement from relevant landowners and other key stakeholders. Proposals for individual development parcels must not compromise or prejudice the aspirations for the wider site and growth area and/or the delivery of adjacent development parcels. It also specifically mentions the need to make more efficient use of the land available through the inclusion of, for example, mixed-use buildings, shared service areas and usable roof spaces. Overall the cumulative impact of these policies on this objective is considered to be positive.
13 Economic development To encourage and accommodate sustainable economic growth and employment opportunity i) Encourage the retention and growth of existing, locally based industries?	+	+	+	+	+	The sites identified in policies CSP2 – 6 sit within the Knowledge Quarter area. Policies CSP2 – 6 all state that employment uses should be provided on site. Sites identified in policies CSP2, 3 and 4 are currently used as light industrial and depot space but are not designated/safeguarded industrial sites. The policy expectation to intensify and increase the amount of employment floorspace alongside the introduction of a substantial number of homes, open space and other complementary and supporting services and uses. Ultimately, this means

Sustainability Appraisal objective	CSP2 - 120-136 Camley Street	CSP3 – 104-114 Camley Street	CSP4 – Parcellforce and ATS Tyre Site	CSP5 – St Pancras Hospital	CSP6 – Shorebase Access Site	Commentary
<p>j) Accommodate new and expanding businesses?</p> <p>k) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>l) Focus growth in growth areas and other highly accessible locations?</p>						<p>bringing new homes and further jobs together where more people can live and work alongside each other.</p> <p>The site covered by policy CSP5 is currently a hospital although the policy expectation is that while there is a need for there to continue to be an ongoing health use on the site other uses can be introduced including commercial uses, especially those that support the development of the knowledge quarter innovation district.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>

Policy CSP7 - Other development sites in the Camley Street and St Pancras Way Area

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local</p>	+	0	0	+	0	<p><i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>Both the Agar Grove Estate development site and the Ugly Brown Building site have planning permission. The allocation for these sites in Policy CSP7 is consistent with this</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary <i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
needs a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home?						permission. For these sites the impact is considered to be neutral. Bangor Wharf is a current site allocation in the 2013 Plan. The allocated use in Policy CSP7 for this site is consistent with the 2013 allocation. As such, the impact for this site is considered to be neutral. St Pancras Commercial Centre is a non-designated employment site. This allocation would seek to intensify development in this location and bring forward new homes on a site where previously there were none. As such, the impact for this site is considered to be positive.
2 Healthy communities To promote a healthy community a) Improve the health of the	+	0	0	0	0	The area policy encourages and opens up new pedestrian and cycle routes through the area, including a new canal crossing, supports the development of the Camden High line, and promotes a wider mix of uses

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>						<p>on the site.</p> <p>These measures should make the area feel more welcoming and safer and encourage people living on and around the area use more active modes of travel.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation does not making a material impact on this objective. As such, the impact for this site is considered to be neutral.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and</p>	+	0	0	0	0	<p>The area policy will ensure that public access for all will be improved by creating a new pedestrian routes through the area and new public spaces. The provision of publically available open space in the area will help to facilitate social cohesion and inclusion.</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>						<p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation does not making a material impact on this objective. As such, the impact for this site is considered to be neutral.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	0	0	-	0	<p>The area policy may lead to temporary negative impacts on amenity during the demolition and rebuilding period of specific sites throughout the area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation makes reference to the fact that development on the</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary <i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
						<p>site should take opportunities to utilise the canal for the transportation of goods. This may have a marginal positive impact on the surrounding area as there would potentially be less traffic and the noise generated as a result of trips would potentially be lessened. Policy CSP7 makes no specific reference to this ambition however policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p> <p>Both the Agar Grove Estate development site and the Ugly Brown Building site have planning permission. As such, the impact for these sites is considered to be neutral as they are already being actively brought forward for redevelopment.</p>
5 Open space To conserve and improve open space provision a) Help to protect, increase/improve open space?	+	0	0	0	0	<p>The area policy encourages new and improved on-site open space and urban greening throughout the area.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
						<p>placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation makes reference to the fact that the design of development should contribute the biodiversity and green nature of the canal. Policy CSP7 makes no specific reference to this ambition however Policy CSP1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to</p>	0	0	0	0	0	<p>The policy expects development to be designed to minimise vehicle movements and parking and to provide new pedestrian / cycling routes through the site and to link with surrounding communities. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>Temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
the private car?						<p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation would result in a temporary negative impacts on air quality during the demolition and construction stage. As such, the impact for this site is considered to be neutral.</p> <p>In addition, both the Agar Grove Estate development site and the Ugly Brown Building site have planning permission. As such, the impact for these sites is considered to be neutral as they are already being actively brought forward for redevelopment.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency</p>	0	0	-	0	0	<p>The area policy is neutral in terms energy and resources and would neither help nor hinder the achievement of the objective.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary <i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
<p>through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>						<p>placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation makes reference to the fact that development will be expected to provide infrastructure for supporting local energy generation on site. Policy CSP7 makes no specific reference to this ambition. Although there are policies in the Local Plan which would encourage the provision of infrastructure it is not a requirement. As such, the impact for this site is considered to be negative.</p> <p>However this objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>	0	0	0	0	0	<p>The area policy is neutral in terms of water and flooding and would neither help nor hinder the achievement of the objective.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation does not meaningfully impact on this objective. As such, the impact for this site is considered to be neutral.</p>
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural</p>	+	0	0	0	0	<p>This policy encourages on-site opportunities for urban greening and supported the creation of linked open spaces and green routes through the growth area</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>						<p>make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation makes reference to the fact that the design of development should contribute the biodiversity and green nature of the canal. Policy CSP7 makes no specific reference to this ambition however Policy CSP1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the</p>	+	0	0	0	0	<p>The area policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
<p>public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>						<p>placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation refers to several measures that would have a positive impact on this objective. That being said these measures are relatively generic. Policy CSP7 makes no specific reference to this ambition however Policy CSP1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>f) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	0	0	0	0	<p>The area policy will ensure that any new buildings the historic industrial character and canal side location.</p> <p>Allocations set out in Policy CSP7 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The current allocation states that new development is expected to be of a form</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary <i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
						and scale which is appropriate to the Regent's Canal Conservation area. Policy CSP7 makes no specific reference to this ambition however Policy CSP1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	+	0	0	+	0	<p>The area policy will ensure that the area is developed with adjacent landowners and other key stakeholders to optimise the use of land, co-ordinate development proposals and create a denser, well connected urban form.</p> <p>Both the Agar Grove Estate development site and the Ugly Brown Building site have planning permission. The allocation for these sites in Policy CSP7 is consistent with this permission. For these sites the impact is considered to be neutral.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The allocated use in Policy CSP7 for this site is consistent with the 2013 allocation. As such, the impact for this site is considered to be neutral.</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary
						<p><i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>St Pancras Commercial Centre is a non-designated employment site. This allocation would seek to intensify development in this location and bring forward new homes on a site where previously there were none. As such, the impact for this site is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>f) Encourage the retention and growth of existing, locally based industries?</p> <p>g) Accommodate new and expanding businesses?</p> <p>h) Encourage new investment in the local economy and promote development opportunities for employment?</p>	+	0	0	+	0	<p>The area policy will encourage new investment in the local economy and create employment opportunities.</p> <p>Both the Agar Grove Estate development site and the Ugly Brown Building site have planning permission. The allocation for these sites in Policy CSP7 is consistent with this permission. For these sites the impact is considered to be neutral.</p> <p>Bangor Wharf is a current site allocation in the 2013 Plan. The allocated use in Policy CSP7 for this site is consistent with the 2013 allocation. As such, the impact for this site is considered to be neutral.</p> <p>St Pancras Commercial Centre is a non-designated employment site. This allocation</p>

Sustainability Appraisal objective	Policy CSP1 - Camley Street and St Pancras Way Area	Policy CSP7a – Agar Grove Estate	Policy CSP7b – Bangor Wharf	Policy CSP7c – St Pancras Commercial Centre	Policy CSP7d – Ugly Brown Building	Commentary <i>Within the Camley Street and St Pancras Area there are a number of other development sites. It is considered that Policy CSP1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
i) Focus growth in growth areas and other highly accessible locations?						would seek to intensify employment uses in this location and bring forward new homes on a site where previously there were none. As such, the impact for this site is considered to be positive.

HOLBORN AND COVENT GARDEN AREA

Policy HCG1 Holborn and Covent Garden Area

Sustainability Appraisal objective	Policy HCG1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home? 	+	<p>This policy promotes a mix of uses in the Holborn and Covent Garden area, including housing and affordable housing.</p> <p>This policy does not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the adopted development plan that cover these matters.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? d) Encourage the retention and development of key services 	+	<p>This policy encourages and opens up new pedestrian routes through the area, promote a wider mix of uses on the site and increase activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the area use more active modes of travel. As such, the overall impact of the policy on this objective is considered to be positive.</p>

Sustainability Appraisal objective	Policy HCG1	Commentary
(e.g. shopping, community and leisure facilities)?		
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	<p>This policy will ensure that public access for all will be improved by creating a new pedestrian routes through the area and new public spaces.</p> <p>The provision of publically available open space in the area will help to facilitate social cohesion and inclusion.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	<p>This policy may lead to temporary negative impacts on amenity during the demolition and rebuilding period of specific sites throughout the area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	<p>This policy encourages new and improved on-site open space and urban greening throughout the area.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p>	0	<p>This policy applies to an area of poor air quality and development could expose more people to high levels of air pollution.</p> <p>Local Plan Policy CC4 requires measures to be taken as part of any development to mitigate the impact of high levels of air</p>

Sustainability Appraisal objective	Policy HCG1	Commentary
<p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>		<p>pollution, where an Air Quality Assessment has shown that the development is likely to expose residents to high levels of air pollution.</p> <p>The policy encourages walking by creating new pedestrian routes through the area, which will have a positive impact on the objective by encouraging alternative modes of transport to the private car and reduce pedestrians' exposure to harmful emissions by offering walking routes away from traffic.</p> <p>Temporary negative impacts on air quality during the demolition and rebuilding period will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>The overall impact of the site allocation on the objective is neutral.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	0	<p>This policy is neutral in terms energy and resources and would neither help nor hinder the achievement of the objective.</p> <p>However this objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>

Sustainability Appraisal objective	Policy HCG1	Commentary
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>	0	<p>This policy is neutral in terms of water and flooding and would neither help nor hinder the achievement of the objective.</p> <p>However this objective is achieved through Local Plan Policy CC3 Water and flooding will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p>
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>	0	<p>This policy is neutral in terms of protecting and enhancing biodiversity and would neither help nor hinder the achievement of the objective.</p> <p>However this objective is achieved through Local Plan policy A3 Biodiversity.</p>
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into</p>	+	<p>This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets.</p> <p>Therefore, the overall impact of the policy on this objective is</p>

Sustainability Appraisal objective	Policy HCG1	Commentary
<p>consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>		<p>considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	<p>This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	+	<p>This policy will ensure that most efficient use of land while delivering the highest quality architecture.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>a) Encourage the retention and growth of existing, locally based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and</p>	+	<p>This policy will encourage new investment in the local economy and create employment opportunities by encouraging hotel and other employment uses.</p> <p>This policy will encourage development in a growth area and a high accessible location.</p>

Sustainability Appraisal objective	Policy HCG1	Commentary
<p>promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>		

Holborn and Covent Garden - development sites

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>p) Provide adequate housing completions to meet local needs</p> <p>q) Protect and promote affordable housing development</p> <p>r) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>s) Encourage development at an</p>	+	+	+	<p>Policies HCG2, 3 and 4 all seek to facilitate the delivery of homes on site's that do not currently provide any housing. Although these policies do not make any specific commentary regarding levels of affordable housing, the size of units and/or mix they will be used alongside other policies within the adopted development plan that cover these matters.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>appropriate density, standard, size and mix?</p> <p>t) Provide everybody with the opportunity to live in a better home?</p>				
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping,</p>	+	+	+	<p>Policy HCG2 and HSG3 both make specific reference to opening up new routes through these sites, promoting a wider mix of uses on the site and increasing activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people living on and around the site use more active modes of travel.</p> <p>Policy HCG2 and HCG4 also seek to secure a cultural use of part of the sites which will help to reinforce the character of the Central Activities Zone which is a key location for cultural, retail and leisure uses within the borough.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
community and leisure facilities)?				
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	+	+	<p>Policy HCG2 and HCG3 both make specific reference to opening up new routes through these sites, improving the public realm, promoting a wider mix of uses on the site and increasing activity at a ground floor level. HCG2 also makes reference to providing an on-site public open space. These measures should make the area feel more welcoming and safer which will encourage people living on and around the site to walk through them, use the facilities and interact with each other.</p> <p>Policies HCG2 and HCG4 seeks to ensure that publically available cultural use as part of the site. These uses are likely to be open and accessible to all which will help to facilitate social cohesion and inclusion.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly</p>	-	-	-	<p>The sites identified in policies HCG 2, 3 and 4 all sit within the Central Activities Zone and are located near to a range of different uses including residential uses. The compact nature of this part of Camden means that there is likely to be some temporary negative impacts on amenity during the construction period. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>				<p>Therefore, the overall cumulative impact of these policies on this objective is considered to be negative.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	0	0	0	<p>The sites referenced in policies HCG2, 3 and 4 do not include any designated open spaces within them. Policy HCG2 makes reference to providing an on-site public open space but doesn't provide any detailed information regarding the type of space that should be provided or its scale.</p> <p>It should be noted that although these policies say very little about open space Local Plan Policy A2 'Open space' which will seeks protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure would still apply to the assessment of these sites if a planning application were to be submitted.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action</p>	-	-	-	<p>The sites referenced in policies HCG2, 3 and 4 are located in an area of poor air quality and development could expose more people to high levels of air pollution. Local Plan Policy CC4 requires measures to be taken as part of any development to mitigate the impact of high levels of air pollution, where an Air Quality Assessment has shown that the development is likely to expose residents to high levels of air pollution.</p> <p>Temporary negative impacts on air quality will also occur during the construction period which will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>Policies HCG2 and 3 encourage walking by creating new pedestrian routes</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
Plan? d) Encourage the use of alternative modes of transport to the private car?				<p>through the site, which will have a positive impact on the objective by encouraging alternative modes of transport to the private car and reduce pedestrians' exposure to harmful emissions by offering walking routes away from traffic.</p> <p>In addition, the boundaries of policies HCG2 and HCG3 also overlap with an Air Quality Focus Area. As such, further attention needs to be made to ensure that development impacts are appropriately mitigated.</p>
7 Energy and resources To promote the efficient use of energy, water and other natural resources, throughout the life of the development a) Encourage energy efficiency through passive design measures? b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere? c) Encourage the re-use of resources? d) Ensure reduction of waste during the	0	0	0	<p>The boundaries for policies HCG3 and 4 do not sit within an existing or potential heat network area. However the boundary for policy HCG2 does sit within the Great Ormond Street potential heat network area.</p> <p>Policies HCG2, 3 and 4 make no reference to specific energy and resource measures that should be implemented if/when these sites are redeveloped. These policies will however need to be applied in conjunction with Local Plan policies CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>				
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>	0	0	0	<p>The boundaries for policies HCG2, 3 and 4 do not sit within a Local Flood Risk Zone and are not located on any streets that have experience historic issues with flooding. These policies make no reference to specific measures relating to water and flooding. These policies will however need to be applied in conjunction with Local Plan policy CC3 Water and flooding that seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>	0	0	0	<p>The boundaries for policies HCG2, 3 and 4 do not overlap/sit within any protected biodiversity areas. Policy HCG2, 3 and 4 make some reference towards improving the public realm and maximising opportunities for urban greening but not necessarily in the context of improving the biodiversity value of the site/wider area. These policies will however need to be applied in conjunction with Local Plan policy A3 Biodiversity.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be neutral.</p>
<p>10 Design</p> <p>To promote high quality and</p>	+	+	+	<p>Policies HCG2, 3 and 4 ensures that any new buildings and extensions are of an exceptional architectural quality to respond to each site's sensitive and varied</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>				<p>context.</p> <p>Policy HCG2 and HCG3 also both make specific reference to opening up new routes through these sites, improving the public realm, promoting a wider mix of uses on the site and increasing activity at a ground floor level. HCG2 also makes reference to providing an on-site public open space. These measures should make the area feel more welcoming and enhance the quality of the wider area.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	0	+	<p>Policies HCG2 and 4 both contain policy points regarding how the future development of these sites should specifically respond to heritage context of the site and include statements such as restoring and protecting specific on-site heritage sites.</p> <p>Policy HCG3 makes no reference to specific measures but does state that any new buildings are designed to respond to the site's varied context and range of interfaces, including listed buildings, the setting of specific heritage assets, and the Bloomsbury conservation area.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new</p>	+	+	+	<p>Policies HCG2, 3 and 4 all ensure that new development makes more efficient use of land by encouraging the reuse, improvement or redevelopment of buildings that are currently underutilised including the multi-storey carpark within the</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>				<p>boundary for Policy HCG3.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>m) Encourage the retention and growth of existing, locally based industries?</p> <p>n) Accommodate new and expanding businesses?</p> <p>o) Encourage new</p>	+	+	0	<p>Policies HCG 2, 3 and 4 all sit within the Central Activities Zone this area is characterised by its vibrant mix of uses in retail, leisure, residential and commercial/office space. The Holborn and Covent Garden area is also home to a successful visitor economy. Policies HCG2 and 3 both include hotel allocations which contributes to the local visitor economy and supports local businesses by supporting business based tourism.</p> <p>Overall the cumulative impact of these policies on this objective is considered to be positive.</p>

Sustainability Appraisal objective	HCG2 - Former Central St Martins	HCG3 – 1 Museum Street	HCG4 – 135-149 Shaftesbury Avenue	Commentary
<p>investment in the local economy and promote development opportunities for employment?</p> <p>p) Focus growth in growth areas and other highly accessible locations?</p>				

Policy HCG5 - Other Development Sites in the Holborn and Covent Garden Area

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>f) Provide adequate housing completions</p>	+	0	0	+	0	+	<p><i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>Policy HCG1 promotes a mix of uses in the Holborn and Covent Garden area, including housing and affordable housing.</p> <p>This policy does not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary
<p>to meet local needs</p> <p>g) Protect and promote affordable housing development</p> <p>h) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>i) Encourage development at an appropriate density, standard, size and mix?</p> <p>j) Provide everybody with the opportunity to live in a better home?</p>							<p><i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>adopted development plan that cover these matters.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the</p>	+	0	0	0	0	+	<p>This policy encourages and opens up new pedestrian routes through the area, promote a wider mix of uses on the site and increase activity at a ground floor level. These measures should make the area feel more welcoming and safer and encourage people</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary
<p>opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>							<p><i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>living on and around the area use more active modes of travel. As such, the overall impact of the policy on this objective is considered to be positive.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and</p>	+	0	0	0	0	+	<p>This policy will ensure that public access for all will be improved by creating a new pedestrian routes through the area and new public</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary
promote equal opportunities a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups? b) Provide for equality of access for all to buildings and services? c) Encourage development opportunities in those areas in need of economic development?							spaces. The provision of publically available open space in the area will help to facilitate social cohesion and inclusion.
4 Amenity To improve amenity by minimising the impacts associated with development a) Ensure that the amenity of neighbours is	-	0	0	-	0	-	This policy may lead to temporary negative impacts on amenity during the demolition and rebuilding period of specific sites throughout the area. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
not unduly impacted? b) Ensure that development and operations will not affect noise sensitive uses?							
5 Open space To conserve and improve open space provision a) Help to protect, increase/improve open space?	+	0	0	0	0	+	<p>This policy encourages new and improved on-site open space and urban greening throughout the area.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
6 Air quality To improve local air quality and limit exposure a) Contribute to an improvement of air quality? b) Reduce exposure to harmful emissions? c) Support the actions in	0	0	0	0	0	0	<p>This policy applies to an area of poor air quality and development could expose more people to high levels of air pollution.</p> <p>Local Plan Policy CC4 requires measures to be taken as part of any development to mitigate the impact of high levels of air pollution, where an Air Quality Assessment has shown that the development is likely to expose residents to high levels of air pollution.</p> <p>The policy encourages walking by creating</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
<p>the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>							<p>new pedestrian routes through the area, which will have a positive impact on the objective by encouraging alternative modes of transport to the private car and reduce pedestrians' exposure to harmful emissions by offering walking routes away from traffic.</p> <p>Temporary negative impacts on air quality during the demolition and rebuilding period will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>The overall impact of the site allocation on the objective is neutral.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p>	0	0	0	0	0	0	<p>This policy is neutral in terms energy and resources and would neither help nor hinder the achievement of the objective.</p> <p>However this objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere? c) Encourage the re-use of resources? d) Ensure reduction of waste during the development process and/or operation? e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?							environmental, resource and waste standards.
8 Water and flooding To protect and manage water (including groundwater) resources and reduce surface water flood risk	0	0	0	0	0	0	This policy is neutral in terms of water and flooding and would neither help nor hinder the achievement of the objective. However this objective is achieved through Local Plan Policy CC3 Water and flooding will seek to ensure that development does not

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?							increase flood risk and reduces the risk of flooding where possible.
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly	0	0	0	0	0	0	This policy is neutral in terms of protecting and enhancing biodiversity and would neither help nor hinder the achievement of the objective. However this objective is achieved through Local Plan policy A3 Biodiversity.

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
<p>those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>							
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration</p>	+						<p>This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
the characteristics of the existing townscape? b) Ensure enhancement of the public realm and local distinctiveness? c) Encourage the use of sustainable design and construction methods?							
11 Historic environment To protect and enhance the historic environment g) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?	+						This policy will ensure that any new buildings and extensions are of an exceptional architectural quality to respond to the area's sensitive and varied contexts, historic form, and heritage assets. Therefore, the overall impact of the policy on this objective is considered to be positive.
12 Efficient use of land To ensure new	+						This policy will ensure that most efficient use of land while delivering the highest quality

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary
<p>development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>							<p>architecture.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>j) Encourage the retention and growth</p>	+	0	0	+	0	+	<p>This policy will encourage new investment in the local economy and create employment opportunities by encouraging hotel and other employment uses.</p> <p>This policy will encourage development in a growth area and a high accessible location.</p>

Sustainability Appraisal objective	Policy HCG1 – Holborn and Covent Garden Area	Policy HCG5a – Tybalds Estate	Policy HCG5b – 294-295 High Holborn	Policy HCG5c – Panther House	Policy HCG5d – Castlewood House and Medius House	Policy HCG5e – 8-10 Southampton Row	Commentary <i>Within the Holborn and Covent Garden Area there are a number of other development sites. It is considered that Policy HCG1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
of existing, locally based industries? k) Accommodate new and expanding businesses? l) Encourage new investment in the local economy and promote development opportunities for employment? m) Focus growth in growth areas and other highly accessible locations?							

KENTISH TOWN AREA

Policy KT1 Kentish Town Area

Sustainability Appraisal objective	Policy KT1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <ul style="list-style-type: none"> a) Provide adequate housing completions to meet local needs b) Protect and promote affordable housing development c) Provide housing for people, particularly families, on moderate and lower incomes? d) Encourage development at an appropriate density, standard, size and mix? e) Provide everybody with the opportunity to live in a better home? 	++	<p>This policy facilitates the delivery of approximately 2000 homes across the area.</p> <p>It states that new housing is expected to include genuinely affordable homes and a mix of types, sizes and tenures, with a significant proportion of homes for families. The housing delivered could include homes for older people, co-housing, and provision for high density self build homes, and area is considered suitable for innovative forms of new housing.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <ul style="list-style-type: none"> a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles? b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive? c) Support health providers and commissioners to fulfil their strategic estates plans? d) Encourage the retention and development of key services 	+	<p>This policy states that development must support and promote health and wellbeing, through design and uses. It expects development to adopt sustainable transport practices and facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, and create a high quality public realm which includes significant provision of welcoming and safe parks and coherent open spaces for play and social interaction.</p> <p>It should therefore encourage active modes of travel, create spaces for recreation that act as a focus for community activity and interaction.</p>

Sustainability Appraisal objective	Policy KT1	Commentary
(e.g. shopping, community and leisure facilities)?		Therefore, the overall impact of the policy on this objective is considered to be positive.
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	<p>This policy promotes the creation of attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, reducing community severance and isolation. It expects significant provision of welcoming and safe parks and coherent open spaces for play which can provide a focus for the community and contribute towards social interaction and cohesion.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	<p>This policy could lead to temporary negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be neutral.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	<p>The policy expects significant provision of welcoming and safe parks and coherent open spaces for play.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
6 Air quality	-	The site includes part of a main road with poor air quality.

Sustainability Appraisal objective	Policy KT1	Commentary
<p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>		<p>The policy expects development to adopt sustainable transport practices and facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, and minimising the need for vehicle access. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>Temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	0	<p>This policy is considered to be neutral in terms of this objective.</p> <p>Kentish Town is located in a potential network area for decentralised energy. See policy CC1 Local Plan and emerging Kentish Town Framework.</p>
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p>	0	<p>This policy is neutral in terms of water and flooding.</p> <p>There are previously flooded streets in the area. Consider whether the potential for flooding in Kentish Town requires an</p>

Sustainability Appraisal objective	Policy KT1	Commentary
a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?		area wide focus or on specific sites. This objective is achieved through Local Plan Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	0	The policy expects substantial new public open space in a site with limited green space. The policy is considered neutral in terms of protecting and enhancing biodiversity. This objective is achieved through Local Plan policy A3 'Biodiversity'.
10 Design To promote high quality and sustainable urban design a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape? b) Ensure enhancement of the public realm and local distinctiveness? c) Encourage the use of sustainable design and construction	+	The policy expects high quality design that respects its context and celebrates the area's heritage assets, producing an area with rich and varied character. It also expects development to create a high quality public realm. Therefore, the overall impact of the policy on this objective is considered to be positive.

Sustainability Appraisal objective	Policy KT1	Commentary
methods?		
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	+	<p>The policy expects high quality design that respects its context and celebrates the area's heritage assets, producing an area with rich and varied character.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	<p>This policy promotes the intensification of an area, much of which is currently in low density use, therefore it will make more efficient use of the borough's limited land.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>a) Encourage the retention and growth of existing, locally based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>	++	<p>This policy expects redevelopment of area to include higher density provision of industry, logistics and other employment uses, providing space for, and a significant increase in jobs in, identified growth sectors, small and medium enterprises and start-ups, and for businesses supporting London's Central Activity Zone (CAZ) and the local economy. It promotes retention of existing businesses as far as possible, in particular industrial and warehouse/logistic uses that support the functioning of the CAZ or local economy, and expects contributions towards training and apprenticeship opportunities, and provision of affordable workspaces.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>

Kentish Town Area development sites

Sustainability Appraisal objective	Policy KT2 - Regis Road Growth Area	Policy KT3 - Murphy site	Policy KT4 - Kentish Town Police Station	Policy KT5 - 369-377 Kentish Town Road	Policy KT6 - Kentish Town Fire Station	Policy KT7 - Highgate Centre, Highgate Road	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>a) Provide adequate housing completions to meet local needs</p> <p>b) Protect and promote affordable housing development</p> <p>c) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>d) Encourage development at an appropriate density, standard, size and mix?</p> <p>e) Provide everybody with the opportunity to live in a better home?</p>	++	++	?	+	+	+	<p>Policy KT2 facilitates the delivery of approximately 1000 homes, while Policy KT3 facilitates the delivery of approximately 750 homes. Policy KT4 allocates a site for continued police use or mixed used development including the delivery of approximately 80 homes. Policy KT5 facilitates the delivery of approximately 14 homes. Policy KT6 allocates a site for mixed used development including the delivery of approximately 35 homes.</p> <p>These policies do not make any specific commentary regarding levels of affordable housing, the size of units and/or mix but will be used alongside other policies within the adopted Local Plan that cover these matters.</p> <p>Policy KT7 allocates a site for mixed used development including the delivery of additional homes. Housing provision should be informed by the previous permissions on the site, with affordable housing maximised and provision of assisted living flats.</p>

							<p>None of these sites currently provide any housing.</p> <p>The overall impact of KT2 and KT3 on this objective is considered to be strongly positive.</p> <p>As policy KT4 allows for both development that does and does not deliver housing the overall impact of the policy on this objective is considered uncertain.</p> <p>The overall impact of policies KT5, KT6 and KT7 on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key</p>	+	+	0	0	0	0	<p>Policy KT2 promotes new attractive pedestrian / cycling routes through the site and to link with neighbouring areas. It expects substantial new public open spaces, consideration of a new public square and for design to minimise vehicle movements and parking.</p> <p>Policy KT3 promotes pedestrian / cycling routes through the site and to link with neighbouring areas and a green connection between Kentish Town and Hampstead Heath. It expects substantial new public open space, and for design to minimise vehicle movements and parking.</p> <p>These policies should therefore encourage active modes of travel, create spaces for recreation that act as a focus for community activity.</p> <p>Therefore, the overall impact of these policies on this objective is considered to be positive.</p>

<p>services (e.g. shopping, community and leisure facilities)?</p>							<p>Policies KT4 - KT7 are considered to be neutral in terms of this objective.</p> <p>This objective is achieved through a number of Local Plan policies, including Policy C1 Health and Wellbeing, and T1 Prioritising walking, cycling and public transport.</p>
<p>3 Social exclusion To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	+	0	+	0	+	<p>Policy KT2 promotes routes linking Kentish Town and Gospel Oak, reducing community severance and isolation. It expects substantial new public open spaces and consideration of a new public square to act as a focus for community activity. It should therefore contribute towards social inclusion and cohesion.</p> <p>Policy KT3 promotes the creation of additional access points into the area to substantially improve connections to the surrounding area and adjacent communities, reducing community severance and isolation. It expects substantial new public open space which can provide a focus for the community and contribute towards social inclusion and cohesion.</p> <p>Therefore, the overall impact of these policies on this objective is considered to be positive.</p> <p>Policies KT4 and KT6 are considered to be neutral in terms of this objective.</p> <p>This objective is achieved through a number of Local Plan policies including Policy G1 Delivery and location of growth, Policy C6 Access for all and Policy E1 Economic development.</p> <p>Policy KT5 expects development to contribute</p>

							<p>towards the widening of the adjacent pavement and the relocation of the bus shelter, consistent with aspirations for a new Kentish Town Square, as identified in the Kentish Town Neighbourhood Plan, which is intended to act as a community focus, aiding social cohesion.</p> <p>It also expects development to be designed to enable the future delivery of a route to link Kentish Town Station to Hampstead Heath through the Murphy site, which will improve access between communities.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p> <p>Policy KT7 expects housing provision to be informed by the previous permissions, with affordable housing maximised and provision of assisted living flats. The overall impact of the policy on this objective is therefore considered to be positive.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	-	-	-	0	0	<p>Policies KT2, KT3, KT4 and KT5 could lead to temporary negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Policy KT6 states that development must be designed to ensure that potential conflicts between the uses on the site and between the site and surrounding properties are minimised, and that it must not cause harm to the amenity and quality of life of the occupants of nearby properties or residential properties provided as part of the</p>

							<p>development.</p> <p>Policy KT7 states that development must provide suitable amenity to new residents, including the incorporation of noise mitigation measures.</p> <p>Demolition and construction impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>The overall impact of policies KT6 and KT7 on this objective is therefore considered to be positive.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	+	0	0	0	0	<p>Policies KT2 and KT3 expect substantial new public open spaces in on sites with limited green space. Therefore, the overall impact of these policies on this objective is considered to be positive.</p> <p>Policies KT4 - KT7 are considered to be neutral in terms of this objective.</p> <p>This objective is achieved through Local Plan Policy A2 Open Space which ensures that development addresses its impact on public open space.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action</p>	0	0	0	0	0	0	<p>None of these sites lie within an Air Quality Focus Area.</p> <p>Policy KT2 and KT3 expect development to be designed to minimise vehicle movements and parking and provide new attractive pedestrian / cycling routes through the site and to link with neighbouring areas. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>Temporary negative impacts on air quality during demolition and construction on allocated sites in</p>

<p>Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>							<p>Kentish Town (KT2 - KT7) will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>The overall impact of these site allocations on this objective is considered to be neutral.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	0	0	0	0	0	0	<p>The Council's recycling and reuse centre is located on this Regis Road site. Policy KT2 requires its retention or reprovision in accordance with Local Plan policy CC5 Waste and the North London Waste Plan.</p> <p>The Kentish Town site allocations (KT2 - KT7) are considered to be neutral in terms of this objective.</p> <p>This objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>
8 Water and flooding	0	0	0	-	-	-	Sites KT5, KT6 and KT7 are within an area at risk of

<p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>							<p>flooding, as defined by Local Plan Policy CC3 Water and Flooding. Also sites KT3 and KT4 are near to areas considered to be at risk of flooding. Development should take account of potential flood risk in accordance with Local Plan Policy CC3.</p> <p>This objective is achieved through Local Plan Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p>
<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p>	0	0	0	0	+	0	<p>Policies KT2 and KT3 expect substantial new public open spaces in sites with limited green space.</p> <p>Policies KT2, KT3, KT4, KT5 and KT7 are considered neutral in terms of protecting and enhancing biodiversity.</p> <p>This objective is achieved through Local Plan policy A3 'Biodiversity'.</p> <p>Policy KT6 expects development to retain existing trees and take opportunities to incorporate soft landscaping, which should protect and enhance biodiversity.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>

<p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>							
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>	0	0	0	+	0	0	<p>Policies KT2, KT3, KT4, KT6 and KT7 are considered neutral in terms this objective. This objective is achieved through Camden Local Plan policy D1 Design.</p> <p>Policy KT5 expects development to be of high quality to reflect its prominent position next to Kentish Town Road railway bridge. Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>c) Conserve and enhance designated and non-designated heritage</p>	0	0	+	0	0	+	<p>A small corner of the Regis Road site (KT2) falls within a Tier 2 Archaeological Priority Area.</p> <p>Policies KT2, KT3, KT5 and KT6 are considered neutral in terms this objective.</p> <p>This objective is achieved through Camden Local Plan policy D2 Heritage.</p>

assets and their settings and other areas of intrinsic and historical value?							<p>Policy KT4 states that development must preserve the listed police station and not harm its setting. Policy KT7 expects development to enhance the setting of the adjacent listed Christ Apostolic Church and neighbouring locally listed buildings.</p> <p>These policies are considered positive in terms this objective.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	++	+	+	+	+	<p>Policies KT2 and KT3 promote the intensification of a site currently occupied by low density employment use, making a more efficient use of land. Therefore, their overall impact on this objective is considered to be positive.</p> <p>Policy KT4 promotes more efficient use of the site, in particular the vacant / underused section house and yard / parking space.</p> <p>Policy KT5 promotes the intensification of a site currently occupied by low density use, making a more efficient use of land.</p> <p>Policies KT6 and KT7 promotes the intensification of sites, making more efficient use of land.</p> <p>Therefore, the overall impact of policies KT4 - KT7 on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p>	++	++	+	0	0	0	<p>Policy KT2 expands on the identification of Regis Road as a growth area in the Local Plan. It promotes employment-led redevelopment of the site with industrial uses reprovided or intensified and other high density employment uses provided, supporting new investment and an increase in jobs.</p> <p>Policy KT3 promotes also employment-led</p>

<p>a) Encourage the retention and growth of existing, locally based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>							<p>redevelopment of the site including intensified industrial provision and other high density employment uses, supporting new investment and significantly increasing jobs.</p> <p>Existing businesses that wish to stay on the sites, and in particular industrial and warehouse uses that support the functioning of the CAZ or local economy, should be retained. A business retention / relocation strategy and an ambitious employment and skills strategy, which secures training and job opportunities for Camden residents, are expected.</p> <p>Therefore, the overall impact of these policies on this objective is considered to be positive.</p> <p>Policy KT4 allocates the site for continued use for police facilities or mixed use redevelopment for police facilities and housing. It states that employment uses may also be suitable as part of mixed use development. Therefore, the overall impact of the policy on this objective is considered to be slightly positive in terms of this objective.</p> <p>Policy KT5 allocates a site currently used as a car wash for housing and retail / restaurant. The closure of the car wash is likely to result in the loss of some jobs; however, the retail / restaurant uses will generate employment opportunities. Therefore, the overall impact of the policy on this objective is considered to be neutral.</p> <p>Policies KT6 and KT7 are considered neutral in terms this objective.</p> <p>This objective is achieved through Local Plan policy</p>
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								E1 'Economic Development' and Policy E2 Employment premises and sites
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WEST HAMPSTEAD INTERCHANGE AREA

Policy WHI1 West Hampstead Interchange Area

Sustainability Appraisal objective	Policy WHI1	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>a) Provide adequate housing completions to meet local needs</p> <p>b) Protect and promote affordable housing development</p> <p>c) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>d) Encourage development at an appropriate density, standard, size and mix?</p> <p>e) Provide everybody with the opportunity to live in a better home?</p>	++	<p>This policy facilitates the delivery of approximately 1150 homes across the area.</p> <p>It states that new housing is expected to include genuinely affordable homes and a mix of types, sizes and tenures, with a significant proportion of homes for families. The housing delivered could include homes for older people, co-housing, and provision for high density self-build homes, and the area is considered suitable for innovative forms of new housing.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services</p>	+	<p>This policy states that development must support sustainable transport practices and facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, and create a high quality public realm which includes significant provision of welcoming and safe parks and coherent open spaces for play and social interaction.</p> <p>It should therefore encourage active modes of travel, create spaces for recreation that act as a focus for community activity and interaction.</p> <p>The policy supports new community uses and the supporting text refers to investigating opportunities for a wider benefit of a new</p>

Sustainability Appraisal objective	Policy WH1	Commentary
(e.g. shopping, community and leisure facilities)?		<p>NHS facilities Mental Health and wellbeing centre.</p> <p>The policy seeks to retain and enhance the retail functions of the town centres.</p> <p>Therefore, the overall impact of the policy on this objective is Considered to be positive.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	<p>This policy promotes the creation of attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, reducing community severance and isolation.</p> <p>It expects additional provision of welcoming and safe parks and coherent open spaces for play which can provide a focus for the community and contribute towards social interaction and cohesion.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	<p>This policy could lead to temporary negative impacts on amenity during the demolition and construction. However, any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be neutral.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	<p>The policy expects significant provision of welcoming and safe parks and coherent open spaces for a variety of user and uses including active, quiet, urban, green play, growing, sitting or eating places.</p>

Sustainability Appraisal objective	Policy WH11	Commentary
		Therefore, the overall impact of the policy on this objective is considered to be positive.
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>	-	<p>The area includes main roads with poor air quality. One part is located in an Air Quality Focus Area.</p> <p>The policy expects development to adopt sustainable transport practices and facilitate active means of travel, creating attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, and minimising the need for vehicle access. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>The area policy supports the promotion of step free access at both West Hampstead and Finchley Road tube stations which would support encouraging public transport over car use.</p> <p>Temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process</p>	0	<p>This policy is considered to be neutral in terms of this objective.</p> <p>West Hampstead has been identified as a potential area for a Decentralised Energy Network. Opportunities for a low carbon network and measures to ensure energy efficient design should be explored.</p> <p>This objective is achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental,</p>

Sustainability Appraisal objective	Policy WHI1	Commentary
and/or operation? e) Encourage a more efficient supply of resources? f) Encourage sustainable design and construction?		resource and waste standards.
8 Water and flooding To protect and manage water (including groundwater) resources and reduce surface water flood risk a) Promote the sustainable use of water resources? b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?	0	This policy is neutral in terms of water and flooding. The area is located near a Local Flood Risk Zone and there are previously flooded streets. Consider whether the potential for flooding in Kentish Town requires an area wide focus or on specific sites. This objective is achieved through Local Plan Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	0	The policy expects new public open space in a site with limited green space. The policy is considered neutral in terms of protecting and enhancing biodiversity. This objective is achieved through Local Plan policy A3 'Biodiversity'.

Sustainability Appraisal objective	Policy WH1	Commentary
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>	+	<p>The policy expects high quality design that respects its context. It also expects development to create a high quality public realm.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>a) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	0	<p>The site allocation is neutral in terms of design relating to the historic environment and therefore would neither help nor hinder the achievement of the objective. This objective is achieved through policy D2 (Heritage) of the Camden Local Plan 2017.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, underutilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	<p>This policy promotes the intensification of an area, much of which is currently in low density use, therefore it will make more efficient use of the borough's limited land.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>a) Encourage the retention and growth of existing, locally</p>	+	<p>This policy expects redevelopment of area to include employment and additional town centre uses within a growth area and highly accessible location. The main additional commercial space will replace the low density part of the site where Homebase and car park area as part of mixed use</p>

Sustainability Appraisal objective	Policy WH1	Commentary
<p>based industries?</p> <p>b) Accommodate new and expanding businesses?</p> <p>c) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>d) Focus growth in growth areas and other highly accessible locations?</p>		<p>development.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p>

West Hampstead Interchange development sites

Sustainability Appraisal objective	WHI2 O2 Centre, car park and car showrooms	WHI3 13 Blackburn Road	WHI4 188-190 Iverson Road	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>f) Provide adequate housing completions to meet local needs</p> <p>g) Protect and promote affordable housing development</p> <p>h) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>i) Encourage development at an</p>	++	+	+	<p>WHI2 facilitates the delivery of approximately 950 permanent self-contained homes on a site that currently does not provide any housing and so will make a significant contribution to the Borough's housing supply.</p> <p>WHI3 will facilitate the delivery of potentially 21 additional residential units aswell as replacing an existing 29 units. The policy would result in affordable housing provision on site where there is currently none and a broader mix of units sizes.</p> <p>WHI4 facilitates 15 new homes on a site where there are currently none.</p>

<p>appropriate density, standard, size and mix?</p> <p>j) Provide everybody with the opportunity to live in a better home?</p>				
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and development of key services (e.g. shopping, community and leisure facilities)?</p>	++	0	0	<p>WHI2 The policy expect a safe and legible pedestrian and cycle route east to west across the site. It also promotes the provision of a high quality realm with good natural surveillance. The policy seeks to make provision for a new health and well being hub is identified as a policy requirement.</p> <p>WHI3 policy could have a minor positive impact on improving the Billy Fury footway which could assist in promoting walking in the area, but it is considered minor and overall the policy is neutral in terms of promoting a healthy community and therefore would neither help nor hinder the achievement of the objective. However this objective is achieved through policy C1 (Health & Wellbeing) of the Camden Local Plan 2017</p> <p>WHI4 is considered to be neutral in terms of this objective. This objective is achieved through a number of Local Plan policies, including Policy C1 Health and Wellbeing, and T1</p> <p>Prioritising walking, cycling and public transport.</p>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p>	+	+	0	<p>WHI2 This policy promotes the creation of a new place that is attractive and safe pedestrian and cycling routes through and into the area, improving connections with surrounding communities, reducing community severance and isolation.</p> <p>It expects additional provision of publically accessible welcoming and safe parks and coherent open spaces for play which can provide a focus for the community and contribute towards social</p>

<p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>				<p>interaction and cohesion</p> <p>WHI3 will provide additional housing which will be designed to provide for equality of access to all buildings. The provision of publically available open space as part of the site will help to facilitate social cohesion and inclusion</p> <p>WHI4 is considered to be neutral in terms of this objective. This objective is achieved through a number of Local Plan policies including Policy G1 Delivery and location of growth, Policy C6 Access for all and Policy E1 Economic development</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p> <p>b) Ensure that development and operations will not affect noise sensitive uses?</p>	-	-	-	<p>All sites could lead to temporary negative impacts on amenity during construction. Any such impacts will be managed and mitigated through Local Plan Policy A1 'Managing the impact of development'.</p>
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	+	+	0	<p>WHI2 -This policy identifies the types of open space which would be suitable on this site i.e. spaces of varying size and character, that provide a range of experiences and activities.</p> <p>WHI3 policy relates specifically to the Area policy that seeks to promote additional open space.</p> <p>WHI4 is considered to be neutral in terms of this objective. This objective is achieved through Local Plan Policy A2 Open Space which ensures that development addresses its impact on public open space</p>

<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>	-	-	-	<p>WHI2 is however in an Air Quality Focus Area and development will bring in additional people in the 950 homes expected. The overall potential impact is therefore negative.</p> <p>WHI2 policy has some potential positive impacts as the site includes a large car park currently which encourages the use of cars. This policy seeks to reduce the number of car parking spaces and the impact, which should therefore assist in enhancing the air quality of the area.</p> <p>The policy seeks to ensure pedestrians, cyclists and public transport are prioritised over operations, servicing and vehicles for existing uses. It will therefore contribute towards reducing vehicle emissions and encouraging non-car modes of travel.</p> <p>Temporary and short term negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>WHI3 long term effects on this objective would be considered neutral as the site promotes prioritising the sustainable modes of transport and improved pedestrian and cycle environments. This would in the long term counter the temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p>
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p>	0	0	0	<p>Energy and waste are assessed in the area wide policy.</p>

<p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>				
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p> <p>b) Encourage development that incorporates sustainable drainage?</p> <p>c) Take into account potential flood risk?</p> <p>d) Promote the protection and enhancement of the quality of Camden's waterways?</p>	-	0	0	<p>WHI2 is within a Local Flood Risk Zone and streets were previously flooded in 2012. The Policy does not specifically take into consideration the risk of flooding but this would be addressed by Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p> <p>WHI3 is near to a Local Flood Risk Zone and streets that were flooded in 2012. The Policy does not specifically take into consideration the risk of flooding but this would be addressed by Policy CC3 Water and flooding which seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.</p> <p>WHI4 would have a neutral impact on the SA objective and would rely on existing policy in the Local Plan, including Policy CC3 and opportunities to explore sustainable use of water resources such as water re-use / rainwater harvesting for certain sites / uses.</p>

<p>9 Biodiversity</p> <p>To protect and enhance existing habitats and biodiversity and to seek to increase these where possible.</p> <p>a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan?</p> <p>b) Provide for the protection of biodiversity and open space in the borough?</p> <p>c) Prevent habitat fragmentation and increase connectivity through habitat corridors?</p> <p>d) Protect and provide for the protection and planting of more trees in the borough?</p>	0	0	0	<p>The policies expect new public open space in a site with limited green space.</p> <p>The policies are considered neutral in terms of protecting and enhancing biodiversity.</p> <p>This objective is achieved through Local Plan policy A3 'Biodiversity'.</p>
<p>10 Design</p> <p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable</p>	+	+	+	<p>The WHI2 policy expects high quality design that respects its context and specifically seeks to ensure a coherent design with the existing 02 building to ensure it is fully integrated into the development. It also expects development to create a high quality public realm.</p> <p>Therefore, the overall impact of the policy on this objective is considered to be positive.</p> <p>WHI3 expects high quality design and enhancement directly to the adjacent Billy Fury way.</p> <p>WHI4 seeks to provide the residential element on the frontage to promote a high quality street scene and commentary refers to the</p>

design and construction methods?				public realm. The policy is therefore considered to have a minor positive impact.
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>e) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	0	0	0	The allocations are neutral in terms of design relating to the historic environment and therefore would neither help nor hinder the achievement of the objective. However this objective is achieved through policy D2 (Heritage) of the Camden Local Plan 2017.
<p>12 Efficient use of land</p> <p>To ensure new development makes efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>	++	+	+	<p>The policies promotes the intensification of an area in low density use, therefore it will make more efficient use of the borough's limited land.</p> <p>WHI2 is considered a major positive due to its larger scale and maximising densities.</p> <p>WHI3 will make sure that new development makes more efficient use of the land.</p> <p>WHI4 will ensure that new development makes more efficient use of land, through introducing residential uses onto an employment site.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p>	+	+	+	<p>WHI2 - This policy allocates the site for a mix of uses including a range of commercial and town centres uses, including retail, health and community facilities.</p> <p>WHI3 promotes retention of commercial space and the provision of more flexible space to support small to medium businesses.</p>

<p>f) Encourage the retention and growth of existing, locally based industries?</p> <p>g) Accommodate new and expanding businesses?</p> <p>h) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>i) Focus growth in growth areas and other highly accessible locations?</p>				<p>WHI4 seeks to ensure the operation of existing or future employment uses are not compromised and therefore is considered to have a minor positive impact.</p>
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Policy WHI5 Other Development Sites in the West Hampstead Interchange Area

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
<p>1 Housing</p> <p>To promote the provision of a range of high quality and affordable housing to meet local needs</p> <p>a) Provide adequate housing completions to meet local needs</p> <p>b) Protect and promote affordable</p>	0	0	<p><i>Within the West Hampstead Interchange Area there are a number of other development sites. It is considered that Policy WHI1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>Both sites have planning permission for residential accommodation. 9 self contained units and a 60 bed student accommodation for Land at Midland Crescent and 164 units at 156 West End Lane as part of a mixed use developments. The allocation is consistent with these permissions and is therefore considered neutral.</p> <p>156 West End Lane is also also a current site allocation in the 2013 Plan. The current allocation does not making a material</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
<p>housing development</p> <p>c) Provide housing for people, particularly families, on moderate and lower incomes?</p> <p>d) Encourage development at an appropriate density, standard, size and mix?</p> <p>e) Provide everybody with the opportunity to live in a better home?</p>			<p><i>Within the West Hampstead Interchange Area there are a number of other development sites. It is considered that Policy WHI1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>impact on this objective. As such, the impact for this site is considered to be neutral.</p>
<p>2 Healthy communities</p> <p>To promote a healthy community</p> <p>a) Improve the health of the Borough's population by increasing the opportunity for healthy pursuits and promote healthy lifestyles?</p> <p>b) Provide opportunities and infrastructure that make the use of walking, cycling, and recreation facilities more attractive?</p> <p>c) Support health providers and commissioners to fulfil their strategic estates plans?</p> <p>d) Encourage the retention and</p>	0	0	<p>Both sites have planning permission. Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation does not making a material impact on this objective. As such, the impact for this site is considered to be neutral.</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
development of key services (e.g. shopping, community and leisure facilities)?			<i>Within the West Hampstead Interchange Area there are a number of other development sites. It is considered that Policy WHI1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i>
<p>3 Social exclusion</p> <p>To tackle poverty and social exclusion and promote equal opportunities</p> <p>a) Encourage development that facilitates social cohesion and be beneficial to disadvantaged groups?</p> <p>b) Provide for equality of access for all to buildings and services?</p> <p>c) Encourage development opportunities in those areas in need of economic development?</p>	+	0	<p>Both sites have planning permission. Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation does not making a material impact on this objective. As such, the impact for this site is considered to be neutral.</p>
<p>4 Amenity</p> <p>To improve amenity by minimising the impacts associated with development</p> <p>a) Ensure that the amenity of neighbours is not unduly impacted?</p>	0	0	<p>Both sites have planning permission. Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan As such, the impact for this site is considered to be neutral.</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
b) Ensure that development and operations will not affect noise sensitive uses?			
<p>5 Open space</p> <p>To conserve and improve open space provision</p> <p>a) Help to protect, increase/improve open space?</p>	0	0	<p>Both sites have planning permission. Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation makes reference to incorporating publicly accessible open space. Policy WHI5 makes no specific reference to this ambition however Policy WHI1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>6 Air quality</p> <p>To improve local air quality and limit exposure</p> <p>a) Contribute to an improvement of air quality?</p> <p>b) Reduce exposure to harmful emissions?</p> <p>c) Support the actions in the Council's Clean Air Action Plan?</p> <p>d) Encourage the use of alternative modes of transport to the private car?</p>	0	0	<p>Temporary negative impacts on air quality during the demolition and construction will be managed and mitigated through Local Plan Policy A1 Managing the impact of development.</p> <p>Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation would result in a temporary negative impacts on air quality during the demolition and construction stage. As such, the impact for this site is considered to be neutral.</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
<p>7 Energy and resources</p> <p>To promote the efficient use of energy, water and other natural resources, throughout the life of the development</p> <p>a) Encourage energy efficiency through passive design measures?</p> <p>b) Help to reduce carbon dioxide emissions and other greenhouse gas concentrations in the atmosphere?</p> <p>c) Encourage the re-use of resources?</p> <p>d) Ensure reduction of waste during the development process and/or operation?</p> <p>e) Encourage a more efficient supply of resources?</p> <p>f) Encourage sustainable design and construction?</p>	0	0	<p>Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation makes reference to the fact that development will be expected to provide infrastructure for supporting local energy generation on site/ and or connections to existing or future networks. Policy WHI5 makes no specific reference to this ambition. Although the area wide policy WHI1 requires this and as such, the impact for this site is considered to be negative.</p> <p>The objective is also achieved through Local Plan Policy CC1 Climate Change mitigation, CC2 Adapting to climate change, and CC5 Waste require all development to minimise the effects of climate change, be resilient to climate change and encourage all developments to meet the highest feasible environmental, resource and waste standards.</p>
<p>8 Water and flooding</p> <p>To protect and manage water (including groundwater) resources and reduce surface water flood risk</p> <p>a) Promote the sustainable use of water resources?</p>	0	0	<p>Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation does not meaningfully impact on this objective. As such, the impact for this site is considered to be</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
b) Encourage development that incorporates sustainable drainage? c) Take into account potential flood risk? d) Promote the protection and enhancement of the quality of Camden's waterways?			neutral.
9 Biodiversity To protect and enhance existing habitats and biodiversity and to seek to increase these where possible. a) Protect and enhance natural habitats in the borough, particularly those of priority species, identified in the borough's Biodiversity Action Plan? b) Provide for the protection of biodiversity and open space in the borough? c) Prevent habitat fragmentation and increase connectivity through habitat corridors? d) Protect and provide for the protection and planting of more trees in the borough?	0	0	Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities. 156 West End Lane is also a current site allocation in the 2013 Plan. As such, the impact for this site is considered to be neutral.
10 Design	0	0	Allocations set out in Policy WHI5 only safeguard a proposed use

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
<p>To promote high quality and sustainable urban design</p> <p>a) Provide for a high quality of urban design, taking into consideration the characteristics of the existing townscape?</p> <p>b) Ensure enhancement of the public realm and local distinctiveness?</p> <p>c) Encourage the use of sustainable design and construction methods?</p>			<p><i>Within the West Hampstead Interchange Area there are a number of other development sites. It is considered that Policy WHI1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</i></p> <p>and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation refers to several measures that would have a positive impact on this objective, in terms of specific objectives to improved relationships to adjacent buildings. . That being said these measures are relatively generic. Policy WHI5 makes no specific reference to this ambition however Policy WHI1 and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>11 Historic environment</p> <p>To protect and enhance the historic environment</p> <p>h) Conserve and enhance designated and non-designated heritage assets and their settings and other areas of intrinsic and historical value?</p>	0	0	<p>Allocations set out in Policy WHI5 only safeguard a proposed use and they do not make any specific reference to site specific placeshaping or infrastructure priorities.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The current allocation states that new development is expected to be of a form and scale which is appropriate to the West End Green Conservation area. Policy WHI5 makes no specific reference to this ambition however Policy WHI1 Area policy and policies within the Local Plan would help facilitate a similar outcome. As such, the impact for this site is considered to be neutral.</p>
<p>12 Efficient use of land</p> <p>To ensure new development makes</p>	0	0	<p>Both sites have planning permission. The allocation for these sites in Policy WHI5 is consistent with this permission. For these</p>

Sustainability Appraisal objective	Policy WHI5a – Land at Midland Crescent	Policy WHI5b 156 West End Lane	Commentary
<p>efficient use of land, buildings and infrastructure</p> <p>a) Encourage the reuse or improvement of buildings and land, that are vacant, under utilised or in disrepair?</p> <p>b) Ensure efficient use of land through maximising densities where appropriate?</p>			<p>Within the West Hampstead Interchange Area there are a number of other development sites. It is considered that Policy WHI1 and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations.</p> <p>sites the impact is considered to be neutral.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The allocated use in Policy WHI5 for this site is consistent with the 2013 allocation. As such, the impact for this site is considered to be neutral.</p>
<p>13 Economic development</p> <p>To encourage and accommodate sustainable economic growth and employment opportunity</p> <p>n) Encourage the retention and growth of existing, locally based industries?</p> <p>o) Accommodate new and expanding businesses?</p> <p>p) Encourage new investment in the local economy and promote development opportunities for employment?</p> <p>q) Focus growth in growth areas and other highly accessible locations?</p>	0	0	<p>Both sites have planning permission. The allocation for these sites in Policy WHI5 is consistent with this permission. For these sites the impact is considered to be neutral.</p> <p>156 West End Lane is also a current site allocation in the 2013 Plan. The allocated use in Policy WHI5 for this site is consistent with the 2013 allocation. As such, the impact for this site is considered to be neutral</p>

Appendix E List of all sites considered for potential inclusion in the Site Allocations Plan

DEVELOPMENT AREAS AND SITES INCLUDED IN THE SITE ALLOCATIONS LOCAL PLAN

Knowledge Quarter Innovation District

SALP Policy Ref	
Policy KQ1	Knowledge Quarter Innovation District Policy – This policy will apply to all major development sites for commercial, research and/or learning uses within the innovation district including sites listed in the individual development site section of the Site Allocations Local Plan and any new windfall sites.

Bloomsbury Campus Area

SALP Policy Ref	Site name	Ward	Site identification source/s
Policy BC1	Bloomsbury Campus Area Policy – This policy will apply to all major development sites within the Bloomsbury Campus Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan		
Policy BC2	Birkbeck College, Malet Street	Bloomsbury	Major site ¹
	Senate House (NE quadrant)		Current Site Allocation
	20 Russell Square		Nominated by a Council officer

Camden Goods Yard

SALP Policy Ref	Site name	Ward	Site identification source/s
Policy CGY1	Camden Goods Yard Area Policy – This policy will apply to all major development sites within the Camden Goods Yard Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy CGY2	Morrisons Supermarket	Camden Town with	Major site

¹ The use of the term **Major site** in the site identification source column means that the site has been subject to a recent planning application or pre-application discussion

SALP Policy Ref	Site name	Ward	Site identification source/s
Policy CGY3	Morrisons Petrol Filling Station	Primrose Hill	Major site
Policy CGY4	100 Chalk Farm Road		London SHLAA ² and Major site
Policy CGY5	Juniper Crescent		Nominated by a Council officer
Policy CGY6	Network Rail at Juniper Crescent		Nominated in the 2018 Call for Sites
Policy CGY7	Gilbey's Yard		Nominated by a Council officer
Policy CGY8	Camden Lock Market		Major site

Camley Street and St Pancras Way Area

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy CPS1	Camley Street and St Pancras Way Area Policy – This policy will apply to all major development sites within the Camley Street and St Pancras Way Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy CPS2	120-136 Camley Street	St Pancras & Somers Town	London SHLAA and CIP ³
Policy CPS3	104-114 Camley Street and Cedar Way Industrial Estate		London SHLAA, CIP and nominated in the 2018 Call for Sites (HS2 land)
Policy CPS4	Parcelforce Site		Current Site Allocation and Major site
Policy CPS5	St. Pancras Hospital		Current Site Allocation, London SHLAA and nominated in the 2018 Call for Sites

² The use of the term **London SHLAA** in the site identification source column means that the site was included in the 2017 London Strategic Housing Land Availability Assessment and was assumed to have some development potential

³The use of the term **CIP** in the site identification source column means that this site forms part of the Council's Community Investment Programme. More information on CIP schemes can be found here: <https://www.camden.gov.uk/community-investment-programme>

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy CPS6	Shorebase Access Site		Nominated in the 2018 Call for Sites
Policy CPS7	Agar Grove Estate		London SHLAA and Major site
	Bangor Wharf		Current Site Allocation, London SHLAA and Major site
	St. Pancras Commercial Centre		London SHLAA and Major site
	Ugly Brown Building		London SHLAA and Major site

Holborn and Covent Garden Area

SALP Policy Ref	Site Name	Ward	Site Identification Source
Policy HCG1	Holborn and Covent Garden Area Policy – This policy will apply to all major development sites within the Holborn and Covent Garden Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy HCG2	Former Central St Martins	Holborn and Covent Garden	Current Site Allocation, London SHLAA and nominated in the 2018 Call for Sites
Policy HCG3	1 Museum Street		Major site
Policy HCG4	135-149 Shaftesbury Avenue		Major site
Policy HCG5	Tybalds Estate		Major site
	294-295 High Holborn		Major site
	Panther House		Major site
	Castlewood House and Medius House		Major site
	8-10 Southampton Row		Major site
	60-67 Short's Gardens & 14-16 Betterton Street	Major site	
	GOSH Masterplan	Major site	

SALP Policy Ref	Site Name	Ward	Site Identification Source
	Holborn Library and Cockpit Yard		London SHLAA and CIP
	Hand Court, 50-57 High Holborn		Current Site Allocation, London SHLAA and Major site
	18 Vine Hill and 15-29 Eyre Street Hill		Major site and nominated in the 2018 Call for Sites

Kentish Town Area

SALP Policy Ref	Site Name	Ward	Site Identification Source
Policy KT1	Kentish Town Area Policy – This policy will apply to all major development sites within the Kentish Town Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy KT2	Regis Road Growth Area	Kentish Town	London SHLAA
Policy KT3	Murphy Site		Major site
Policy KT4	Kentish Town Police Station		Current Site Allocation, identified in a Neighbourhood Plan and nominated in the 2018 Call for Sites
Policy KT5	369-377 Kentish Town Road		Major site
Policy KT6	Kentish Town Fire Station		Current Site Allocation and identified in a Neighbourhood Plan
Policy KT7	Highgate Centre		Major site

West Hampstead Interchange

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy WHI1	West Hampstead Interchange Area Policy – This policy will apply to all major development sites within the West Hampstead Interchange Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy WHI2	O2 Centre, carpark and car showroom sites	West Hampstead	Current Site Allocation, London SHLAA, nominated in the 2018 Call for Sites and Major site
Policy WHI3	13 Blackburn Road		Identified in a Neighbourhood Plan and Major site
Policy WHI4	188-190 Iverson Road		London SHLAA and nominated in the 2018 Call for Sites
Policy WHI5	Land at Midland Crescent		London SHLAA, identified in a Neighbourhood Plan and Major site
	156 West End Lane		Current Site Allocation and nominated in the 2018 Call for Sites

Individual Development Sites

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy IDS1	Network Building	Bloomsbury	Identified in the Fitzrovia AAP and nominated in the 2018 Call for Sites
Policy IDS2	Tottenham Mews Day Hospital	Bloomsbury	Identified in the Fitzrovia AAP
Policy IDS3	Central Cross	Bloomsbury	Identified in the Fitzrovia AAP
Policy IDS4	85 Camden Road	Canteloves	Nominated in the 2018 Call for Sites
Policy IDS5	Shirley House	Camden Town with Primrose Hill	Major site
Policy IDS6	Camden Town Station	Camden Town with Primrose Hill	London SHLAA
Policy IDS7	Buck Street Market	Camden Town with Primrose Hill	Major site

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy IDS8	Grand Union House	Camden Town with Primrose Hill	Major site
Policy IDS9	202-204 Finchley Road	Frognaal and Fitzjohns	Nominated in the 2018 Call for Sites
Policy IDS10	Gondar Gardens	Fortune Green	Major site
Policy IDS11	Wendling Estate	Gospel Oak	CIP
Policy IDS12	Mansfield Bowling Club	Hampstead Town	Major site
Policy IDS13	West Kentish Town Estate	Haverstock	CIP
Policy IDS14	Royal Free	Haverstock	Major site
Policy IDS15	330 Grays Inn Road	King's Cross	Nominated in the 2018 Call for Sites and Major site
Policy IDS16	Belgrove House	King's Cross	Nominated in the 2018 Call for Sites and Major site
Policy IDS17	Thameslink, Pentonville Road	King's Cross	Nominated in the 2018 Call for Sites
Policy IDS18	Land at Packerham Street	King's Cross	Current Site Allocation
Policy IDS19	Land to the rear of the British Library	St Pancras & Somers Town	Current Site Allocation, nominated in the 2018 Call for Sites and Major site
Policy IDS20	Middlesex Hospital Annex – 44 Cleveland Street	Bloomsbury	Identified in the Fitzrovia AAP, London SHLAA, Major site
	1-5 Hanway Place and 6-17 Tottenham Court Road	Bloomsbury	Identified in the Fitzrovia AAP and London SHLAA
	Arthur Stanley House – 44-50 Tottenham Street	Bloomsbury	Identified in the Fitzrovia AAP and Major site
	Cambridge House	Bloomsbury	Major site
	Ifor Evans Halls of Residence, 109 Camden Road	Cantelowes	Nominated by a Council officer

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
	Jamestown/Arlington Road Depot	Camden Town with Primrose Hill	Nominated by a Council officer
	Lot 1 Hadley Street	Camden Town with Primrose Hill	Nominated by a Council officer
	BP Petrol Station, 104A Finchley Road	Frognaal and Fitzjohns	Major site
	Branch Hill House	Frognaal and Fitzjohns	Major site
	113a, 115 and 117 Wellesley Road – Bacton Low Rise	Gospel Oak	CIP
	Queen Marys House, 124 Heath Street	Hampstead Town	Major site
	Hampstead Delivery Office, Shepherd's Walk	Hampstead Town	London SHLAA
	Former Charlie Ratchford Centre	Haverstock	Major site
	Land at Grafton Terrace and Maitland Park Villas	Haverstock	London SHLAA and Major site
	Highgate New Town Community Centre	Highgate	CIP
	246-248 Kilburn High Road	Kilburn	Major site
	Abbey Co-Op Housing Site, Casterbridge and Snowman House	Kilburn	Nominated in the 2018 Call for Sites and Major site
	1 Hampshire Street	Kentish Town	Identified in a Neighbourhood Plan and Major site
	11-12 Ingestre Road	Kentish Town	Major site
	Eastman Dental Clinic	King's Cross	Nominated in the 2018 Call for Sites and Major site
	52 Avenue Road	Swiss Cottage	Nominated in the 2018 Call for Sites
	100 Avenue Road	Swiss Cottage	Major site
	Barrie House, 29 St	Swiss Cottage	Major site

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
	Edmund's Terrace		
	Central Somers Town	St Pancras & Somers Town	CIP
	King's Cross Central	St Pancras & Somers Town	Current Site Allocation, London SHLAA, Major site
	Liddell Road Industrial Estate	West Hampstead	Identified in a Neighbourhood Plan and London SHLAA

SITES NOT INCLUDED IN THE SITE ALLOCATIONS LOCAL PLAN

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
BB06	Saatchi Block	Bloomsbury	Identified in the Fitzrovia AAP and London SHLAA,	Under construction/ advanced construction stage
BB12	27 Gordon Square and 15 Gordon Street	Bloomsbury	Current Site Allocation	Recently developed
BB13	20-22 Gordon Street / Wates House	Bloomsbury	Current Site Allocation	Recently developed
BB14	61 - 63 Tottenham Court Road & 1-7 and 11-13 Goodge Street	Bloomsbury	Identified in the Fitzrovia AAP	Recently developed
BB15	Astor College, 99 Charlotte Street	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
BB16	Royal Ear Hospital and Medical Students Union Huntley Street	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
BB17	Rosenheim Building Grafton Way	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
BB18	Odeon Site Grafton Way	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
C01	CIP - Maiden Lane Estate	Canteloves	London SHLAA	Recently developed
C02	79 Camden Road	Canteloves	London SHLAA	Recently developed
C03	196-206 Camden Road NW1 9HG	Canteloves	London SHLAA	Unlikely to become available
C05	Hammond Street depot	Canteloves	CIP, Nominated by a Council officer	Limited development potential ⁴
C06	r/o 142 Camden Road	Canteloves	Nominated by a Council officer	Limited development potential
CTPH01	Centric Close, Oval Road	Camden Town with Primrose Hill	London SHLAA and Major site	Under construction/ advanced construction stage
CTPH02	Utopia Village, 7 Chalcot Road	Camden Town with Primrose Hill	London SHLAA	Substantive policy/environmental constraint
CTPH03	Hawley Wharf Chalk Farm Road NW1 8QU	Camden Town with Primrose Hill	London SHLAA	Under construction/ advanced construction stage
CTPH12	44 - 44a Gloucester Avenue and R/O 46-50 Gloucester Avenue	Camden Town with Primrose Hill	London SHLAA and Major site	Under construction/ advanced construction stage
CTPH13	57-71 Pratt Street, 10-15 Georgiana Street and Royal College Street	Camden Town with Primrose Hill	Current Site Allocation and London SHLAA	Unlikely to become available

⁴ The term limited development potential refers to sites that have a net gain of less than 10 residential dwellings or 1000 sqm new floorspace

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
CTPH17	Primrose hill workshops, Oppidans Road	Camden Town with Primrose Hill	Nominated by a Council officer	Unlikely to become available
CTPH18	Camden Road Juniper Crescent	Camden Town with Primrose Hill	Major site	Duplicate site – see Policy CGY06
FF01	King's College London Kidderpore Avenue Hampstead Residence	Frognaal & Fitzjohns	London SHLAA	Under construction/ advanced construction stage
FF04	Holy Trinity Church Finchley Road	Frognaal & Fitzjohns	Major site	Limited development potential
FF05	252 Finchley Road	Frognaal & Fitzjohns	Major site	Under construction/ advanced construction stage
FF06	328-338 Finchley Road	Frognaal & Fitzjohns	London SHLAA	Under construction/ advanced construction stage
FF07	Heath Park Gardens, Templewood Avenue	Frognaal & Fitzjohns	London SHLAA	Unlikely to become available
FF11	Meridian House, 202 Finchley Road	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Duplicate site see Policy IDS9
FF12	Conrad Court, 27 Redington Gardens	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF13	1 Platt's Lane	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF14	Garages (8) on southside of Frognaal Lane	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF15	Garages to R/O 27A Frognaal	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
FF16	Hampstead Gate, 1A Frognal NW3 6AL (offices)	Frognal & Fitzjohns	Identified in a Neighbourhood Plan	Unlikely to become available
FF17	R/O 166-200A Finchley Road, adjacent to Hampstead Gate	Frognal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF18	282-284 Finchley Road	Frognal & Fitzjohns	Identified in a Neighbourhood Plan and Major site	Limited development potential
FF19	Garages adjacent to 30 Redington Road	Frognal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF20	Kidderpore Hall	Frognal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF21	24,25, 26 Redington Gardens	Frognal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FG02	65 and 67 Maygrove Rd	Fortune Green	London SHLAA and Major site	Recently developed
FG03	23 Ravenshaw Street	Fortune Green	Nominated by a Council officer	Limited development potential
FG04	West Hampstead Police Station, 21 Fortune Green Road	Fortune Green	Identified in a Neighbourhood Plan	Unlikely to become available
FG05	Fortune Green Play centre, Fortune Green Road	Fortune Green	Identified in a Neighbourhood Plan	Substantive policy/environmental constraint
GO01	32 Lawn Road, NW3 2XU	Gospel Oak	London SHLAA	Under construction/ advanced construction stage
GO03	Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 1 Kiln Place	Gospel Oak	London SHLAA	Under construction/ advanced construction stage

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
GO05	Land adjacent to the Murphy's site (Network Rail)	Gospel Oak	Nominated in the 2018 Call for Sites	Duplicate site – see Policy KT05
HCG02	21-31 New Oxford Street	Holborn & Covent Garden	Current Site Allocation	Under construction/ advanced construction stage
HCG03	St Giles Circus/Consolidated	Holborn & Covent Garden	Current Site Allocation	Recently developed
HCG04	Mount Pleasant, Phoenix Place	Holborn & Covent Garden	Current Site Allocation and Major site	Under construction/ advanced construction stage
HCG05	150 High Holborn London EC1N 2NS	Holborn & Covent Garden	London SHLAA and Major site	Under construction/ advanced construction stage
HCG08	35 - 41 New Oxford Street, 10-12 Museum Street, 16A-18 West Central Street	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage
HCG10	Italian Hospital, GOSH	Holborn & Covent Garden	Major site	Limited development potential
HCG11	Templar House	Holborn & Covent Garden	Major site	Recently developed
HCG12	12-14 Greville Street	Holborn & Covent Garden	Major site	Limited development potential
HCG13	Ambassadors Theatre, West Street	Holborn & Covent Garden	Major site	Limited development potential
HCG15	17 Charterhouse Street	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage
HCG17	4 Wild Court & 75 Kingsway	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
HCG19	19-20 Procter Street	Holborn & Covent Garden	Major site	Unlikely to become available
HCG20	Centre Point Tower (Scheme A)	Holborn & Covent Garden	London SHLAA	Recently developed
HCG21	Bourne Estate (south) Portpool Lane	Holborn & Covent Garden	London SHLAA	Recently developed
HCG22	Triangle Estate, High Holborn	Holborn & Covent Garden	Major site	Limited development potential
HCG23	Thomas Neal Centre, Neal Street	Holborn & Covent Garden	Major site	Limited development potential
HCG30	Herbal House	Holborn & Covent Garden	Current Site Allocation	Recently developed
HCG31	124 Theobalds Road	Holborn & Covent Garden	Major site	Limited development potential
HCG32	Queens Square House 22 Queen Square	Holborn & Covent Garden	Major site	Unlikely to become available
HG02	Athlone House Hampstead Lane	Highgate	London SHLAA and Major site	Under construction/ advanced construction stage
HG03	57-84 & 85-112 Makepeace Mansions	Highgate	London SHLAA	Recently developed
HG05	Swains Lane Retail Parade	Highgate	Identified in a Neighbourhood Plan and major site	Under construction/ advanced construction stage
HG06	ASF garage, Highgate Road	Highgate	Identified in a Neighbourhood Plan	Limited development potential

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
HS05	Harmood Street and r/o 34 Chalk Farm Road	Haverstock	Current Site Allocation	Recently developed
HT02	Bartrams Convent Hostel	Hampstead Town	London SHLAA	Under construction/ advanced construction stage
HT06	Former Hampstead Police Station 26 Rosilyn Hill	Hampstead Town	Nominated in the 2018 Call for Sites and Major site	Limited development potential
HT07	6 Streatley Place	Hampstead Town	Nominated by a Council officer	Limited development potential
HT08	29 New End	Hampstead Town	Current Site Allocation	Under construction/ advanced construction stage
KB02	254 Kilburn High Road	Kilburn	Major site	Under construction/ advanced construction stage
KB04	154 Loudoun Road NW8 0DQ	Kilburn	Nominated in the 2018 Call for Sites and London SHLAA	Recently developed
KB05	Belsize Priory Health Centre, 208 Belsize Road	Kilburn	Nominated in the 2018 Call for Sites	Duplicate site see Policy IDS20
KB06	Mazenod Avenue	Kilburn	Nominated by a Council officer	Limited development potential
KT01	Greenwood Place, 19-37 Highgate Road	Kentish Town	Current Site Allocation and Major site	Unlikely to become available
KT06	Former BR Staff Association Club, College Lane London NW5 1BJ	Kentish Town	London SHLAA and Major site	Under construction/ advanced construction stage
KT08	Spire BMW, 1 Brown's Lane	Kentish Town	London SHLAA	Duplicate site – see Policy KT02
KT13	Frideswide Place, Kentish Town	Kentish Town	Identified in a Neighbourhood	Unlikely to become available

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
	Library		Plan	
KT14	Wolsey Mews	Kentish Town	Identified in a Neighbourhood Plan	Unlikely to become available
KT15	2 Prince of Wales Road	Kentish Town	Identified in a Neighbourhood Plan	Unlikely to become available
KT16	Veolia Council depot site, 78 Holmes Road	Kentish Town	Identified in a Neighbourhood Plan	Under construction/ advanced construction stage
KT17	Adjacent to 42 Falkland Road	Kentish Town	Nominated by a Council officer	Limited development potential
KX01	King's Cross Methodist Church, 58a Birkenhead Street	King's Cross	Major site	Limited development potential
KX03	Stratstone, 277A Gray's Inn Road	King's Cross	Current Site Allocation and Major site	Recently developed
KX04	49 Mecklenburgh Square	King's Cross	Major site	Limited development potential
KX09	Former King's Cross Thamelink Station, Pentonville Road	King's Cross	Major site	Duplicate site – see Policy IDS17
RP01	Stephenson House, 75 Hampstead Road	Regent's Park	Identified in Euston Area Plan and Major site	Within Euston Area Plan area
RP02	Koko 1A Camden High Street, Hope & Anchor PH	Regent's Park	Major site	Under construction/ advanced construction stage
RP07	Three Fields - Brierfield, Fairfield and Foxfield	Regent's Park	Major site	Unlikely to become available
RP08	Diorama, 17, 18 and 19 Park Square	Regent's Park	Major site	Limited development potential

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
	East			
RP10	Regent's Park Barracks, Albany Street, Ministry of Defence	Regent's Park	London SHLAA	Unlikely to become available
RP15	Maria Fidelis School, North Gower Street	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
RP16	Clarkson Row	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
RP18	Harrington Square	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
SC03	Ye Olde Swiss Cottage, ODEON Cinema	Swiss Cottage	London SHLAA and Major site	Unlikely to become available
SCO5	40 -49 St Edmund's Terrace	Swiss Cottage	Current Site Allocation	Recently developed
SPST04	Belle Isle Frontage Site, York Way, N1 0AD	St Pancras & Somers Town	Nominated in the 2018 Call for Sites	Wholly or mostly outside the borough boundary
SPST06	102 Camley Street	St Pancras & Somers Town	Major site	Recently developed
SPST07	101 Camley Street	St Pancras & Somers Town	London SHLAA and Major site	Under construction/ advanced construction stage
SPST09	The Triangle Site 180 York Way London N1C 0AZ	St Pancras & Somers Town	Major site	Wholly or mostly outside the borough boundary
SPST11	Maria Fidelis School 34 Phoenix Road and 1-39 Drummond Crescent London NW1 1TA	St Pancras & Somers Town	Identified in Euston Area Plan , London SHLAA and Major site	Recently developed

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
SPST12	53-55 Chalton Street & 70 Churchway	St Pancras & Somers Town	Identified in Euston Area Plan and Major site	Within Euston Area Plan area
SPST16	Building T1, King's Cross Central	St Pancras & Somers Town	London SHLAA	Recently developed
SPST18	Godwin And Crowndale Estate	St Pancras & Somers Town	Major site	Unlikely to become available
SPST19	24 Crowndale Road	St Pancras & Somers Town	Major site	Unlikely to become available
SPST26	King's Cross Station Throat	St Pancras & Somers Town	Nominated in the 2018 Call for Sites	Unlikely to become available
WH01	Rear of 148-152 West End Lane	West Hampstead	London SHLAA and Major site	Limited development potential
WH03	187-199 West End Lane	West Hampstead	London SHLAA	Recently developed
WH10	English National Opera, 165 Broadhurst Gardens	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available
WH11	West Hampstead Fire Station, West End lane	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available
WH12	14 Blackburn Road	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available