

# London Borough of Lambeth Unitary Development Plan



Front Cover Photo - The London Eye (photo above left) along with other major developments in Lambeth have funded improvements to the public realm streetscapes, parks and open spaces, and community facilities through S 106 Planning Obligations.

## **SUPPLEMENTARY PLANNING DOCUMENT** **S106 PLANNING OBLIGATIONS** (Updated July 2010)



Lambeth Section 106 Supplementary Planning Document (SPD) on Planning Obligations

SECTION 1:	Policy Background and Approach	<b>Page 5</b>
SECTION 2:	Process and Procedure	<b>Page 14</b>
SECTION 3:	Contributions to be Delivered Through Planning Obligations	<b>Page 19</b>
	A. Affordable Housing	<b>Page 20</b>
	B. Education	<b>Page 22</b>
	C. Community Facilities	<b>Page 26</b>
	C1. Healthcare	Page 28
	C2. Libraries	Page 30
	C3. Indoor Sport & Leisure Facilities	Page 31
	C4. Facilities for Local Community Groups and Young People	Page 33
	C5. Policing resources and other emergency services	Page 35
	C6. Community Facilities - Revenue Contributions	Page 36
	D. Public Realm	<b>Page 37</b>
	D1. Public Realm – Parks and Open Space	Page 37
	D2. Public Realm – Streetscape	Page 39
	D3. Public Art	Page 41
	D4. Community Safety & Visitor Management	Page 43
	D5. Public Realm – Revenue Contributions	Page 44
	E. Transport	<b>Page 45</b>
	E1. Public Transport	Page 46
	E2. Highways & Traffic Work	Page 49
	E3. Parking Restrictions	Page 50
	E4. Car Clubs	Page 52
	E5. Travel Plans	Page 53
	F. Sustainable Development	<b>Page 55</b>
	G. Employment and Training Measures	<b>Page 56</b>
	G1. Local Training in Construction	Page 58
	G2. General Employment & Training Contributions	Page 60
	G3. Securing Employment Premises	Page 62
	H. Town Centres and Regeneration	<b>Page 63</b>

## Appendices:

<b><u>Appendix 1</u></b>	Planning Obligation Requirements Checklist	Page 65
<b><u>Appendix 2</u></b>	S106 SPD Tables – Outlining General Approach & Formulas (where adopted)	Pages 66 - 88

<b><u>Table Ref</u></b>	<b><u>Topic</u></b>	<b><u>Page</u></b>
<b>B1</b>	Education	66
<b>C1</b>	Health Care	67
<b>C2</b>	Libraries	68
<b>C3</b>	Indoor Sport & Leisure Facilities	69
<b>C4</b>	Facilities for Local Community Groups and Young People	71
<b>C5</b>	Policing resources and other emergency services	71
<b>C6</b>	Community Facilities – Revenue Contributions	72
<b>D1</b>	Public Realm – Parks and Open Space (General)	73
<b>D1</b>	Public Realm – Parks and Open Space (Children’s and Young Persons Play)	74
<b>D2</b>	Public Realm – Streetscape	75
<b>D3</b>	Public Art	76
<b>D4</b>	Community Safety & Visitor Management	77
<b>D5</b>	Public Realm – Revenue Contributions	78
<b>E1</b>	Public Transport	79
<b>E2</b>	Highways & Traffic Works	80
<b>E3</b>	Parking Restrictions	80
<b>E4</b>	Car Clubs	81
<b>E5</b>	Travel Plans	81
<b>F1</b>	Sustainable Development – Renewable Energy	82
<b>G1</b>	Local Training in Construction	83
<b>G2</b>	General Employment & Training Contributions	84
<b>G3</b>	Securing Employment Premises	85
<b>H</b>	Town Centres and Regeneration	86
<b>I</b>	S106 Monitoring and Programme Costs	87

## Section 1

### Policy Background and Approach

#### Introduction

- 1.1 The purpose of this document is to set out in a transparent and consistent way the Council's approach to seeking planning obligations. It amplifies the policies in the adopted Lambeth Unitary Development Plan (UDP) August 2007. It has been adopted as a Supplementary Planning Document (SPD) under the provisions of the Planning and Compulsory Purchase Act 2004 and will be a material consideration in determining planning applications. It forms part of the Lambeth Local Development Framework and supports the relevant policies in the adopted UDP.
- 1.2 The structure of this Supplementary Planning Document (SPD) is aimed at clearly setting out what will be required from developers in terms of planning obligations
- Section 1 sets out the policy and background.
  - Section 2 outlines the procedure for preparing a Section 106 Agreement.
  - Section 3 deals with each area of obligation in more detail.

#### General Context

- 1.3 The current system of seeking and obtaining planning obligations from developments is guided by Circular 05/2005, and this SPD has been drawn up in accordance with its provisions. It has also taken into account Planning Obligations Practice Guidance (DCLG June 06), and Improving Performance on Section 106 Agreements (Audit Commission, August 06). Legal agreements commonly referred to as Section 106 Agreements (S106), after the relevant section in the 1990 Town and Country Planning Act, are entered into between the developer and the Council as the Local Planning Authority. Essentially, these are agreements to meet and secure a policy objective directly related to the development proposals, or mitigate or compensate the impact of a development proposal.
- 1.4 Planning permission should not be granted based on unrelated benefits offered by the developer that do not make the development proposal any more acceptable in planning terms. Planning permission will not be granted for unacceptable development.
- 1.5 The increasing amount of development in Lambeth and throughout London, and the need to provide appropriate supporting infrastructure to ensure that the such development does not have a detrimental impact, should also be clearly understood as of critical importance in demonstrating the requirement for this document. ***In 2000/01 some 1,990 planning applications were determined, compared to 2954 in 2007/08.*** An increase of some 48% over 7 years. This increasing level of

development, including the substantial level of residential development, has given rise to a wide variety of impacts that require mitigation.

## **Policy Background**

### **National Policy**

- 1.6 Circular 05/2005 states that to be lawful, planning obligations must meet five tests in full. Planning obligations have to be:
  - Relevant to Planning;
  - Necessary to make the proposed development acceptable in planning terms;
  - Directly related to proposed development;
  - Fairly and reasonably related in scale and kind to the proposed development; and
  - Reasonable in all other aspects.
- 1.7 Planning is now required to be more spatially aware and ensure sustainable development as set out in both Planning Policy Statement (PPS) 1: Delivering Sustainable Development and PPS12: Local Development Frameworks. This requires planning authorities to go beyond the traditional land use planning roles and take into account other programmes and issues that they have not previously considered. This document intends to support this by considering various spatial matters, within the context of the application of UDP policies.
- 1.8 PPS1 encourages sustainable development to be treated in an integrated way during the creation of development plans. Planners are encouraged to take full account of the need for transparency, information and participation. But PPS1 also recognises the potential adverse impact that proposed development may have on people who do not directly benefit from the development. PPS1 recognises this as an area where planning obligations can be used to ameliorate such impacts.
- 1.9 PPS12 recommends that a spatial approach should be followed whereby those areas of policy which cannot solely be implemented by land use planning are also covered in Local Development Frameworks. Supplementary Planning Documents are designed to expand or provide further detail to policies in a Development Plan Document or UDP.
- 1.10 Circular 05/05 (para B41) advises that: “The process of setting planning obligations policies and negotiating planning obligations should be conducted as openly, fairly and reasonably as possible and members of the public should be given every reasonable assistance in locating and examining proposed and agreed planning obligations which are of interest to them.”

## London Plan Policies

1.11 The London Plan, the Spatial Development Strategy for London, is part of the statutory development plan for the borough, together with the UDP and provides strategic guidance. London Boroughs whose UDP's or LDFs should be in general conformity with the London Plan. Policy 6 A.5 states that "***Boroughs should set out a clear framework for negotiations on planning obligations in UDP's having regard to central government policy and guidance and local and strategic considerations (see Policy 6A.4) to the effect that:***

- ***it will be a material consideration whether a development makes appropriate provision for, or contribution towards requirements that are necessary by and related, to the proposed development***
- ***negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and in kind to the proposed development***
- ***boroughs should refer to planning obligations that will be sought in the relevant parts of the UDP (such as transport and housing policies)."***

The London Plan supports the pooling of funds where appropriate for strategic needs, and in cases where partial contributions towards a larger objective may be appropriate including towards schools, open space provision or strategic public transport provision.

1.12 Policy 6A.4 provides guidance on the areas of priority for planning obligations that the London Mayor would like to see. It requires that ***affordable housing and public transport improvements are generally to be given the highest importance with priority also given to learning and skills and health facilities and services and childcare provision.***

## Local Policies

1.13 The requirements for planning obligations in Lambeth should be in accordance with the current planning policy in the UDP. They must be fairly and reasonably related in scale and kind to the proposed development. Planning obligations should aim to mitigate the effects of development where the development is otherwise acceptable, but they should not be used to make an unacceptable development acceptable in planning terms. The relevant umbrella planning policy dealing with requirements for planning obligations in the UDP is:

### ***Policy 57 – Planning Obligations***

***The Council will, where appropriate, enter into legal agreements with developers, and seek the attainment of planning obligations having regard to any Government guidance and supplementary planning guidance.***

1.14 Policy 57 (planning obligations) sets out a broad range of examples of Planning Obligations that could be sought depending on the

circumstances and nature of the proposal and is linked to other policies in the UDP, including:

- provision of affordable housing
- provision or improvement of community, health, or leisure facilities and services
- contributions in respect of sports facilities and open spaces
- contributions towards education
- securing the provision of business floorspace, including affordable business space
- local training to ensure that local people are in a position to compete for any new local development
- environmental improvements
- improvements to the public realm, particularly for pedestrians
- contributions to public transport improvements to encourage access by means other than by car
- the control of parking and other traffic management measures
- preparation and implementation of green policies
- highway improvements
- provision of arts spaces and facilities, and the provision of public art to contribute to the quality of the visual environment and development of local identity
- incorporation of or contribution towards the provision of security measures
- contribution towards town centre management to assist with the need to promote the viability of town centres
- contributions in respect of improvement of open spaces
- benefits that secure or promote nature conservation.

## **Community Strategy and Local Area Agreements**

1.15 The UDP policies support the delivery of **Lambeth's Sustainable Community Strategy** and other Council strategies and plans. These include:

- Economic Development Strategy
- Lambeth Housing Strategy
- Local Implementation Plan (Transport)
- Open Space Strategy
- Regeneration Delivery Plan

**Table 1: Example of links between the Lambeth Sustainable Community Strategy Outcomes and the operation of planning obligations in the SPD**

<b>Sustainable Community Strategy Outcomes</b>	<b>Planning Obligation operation as included under material considerations (Section A to I)</b>
Lambeth is a great place to do business with higher levels of investment and business growth	Public Realm (D) Securing Employment Premises (G) Town Centres and Regeneration (H)
Greater wellbeing for households through higher numbers of residents in employment.	Securing employment and training measures linked to development, including construction training and improving access to new development led permanent employment opportunity (G).
Even more children and young people are on the path to success through the provision of good quality education, training and jobs which reduces the risk of exclusion and offending	Contributions to new school places through out the Borough (B ) & (G),
Empowered safe and cohesive places where people have the confidence to play active roles in their community.	Community facilities.(C) Safe and secure public realm (D)
Improved health and wellbeing of people which enable them to live active and independent lives.	Developer contributions towards new health facilities, sport and leisure, libraries(C), and parks and open spaces (D).
Lower levels of poverty in Lambeth and social exclusion by helping more of socially excluded adults in employment, education and training.	Securing of employment and training measures linked to development, including construction training and improving access to new development led permanent employment opportunities (G)
Mixed and sustainable communities with an increased supply of new homes, improved existing dwellings, and high quality physical environment.	Securing affordable housing via planning obligations (A), and appropriate public realm as part of area regeneration initiatives (D).

1.16 In addition, planning obligations may be able to assist with the delivery of the Council's Local Area Agreement where there is a link with the direct impact of development and meets the tests of Circular 05/05.

### **Types of Planning Obligations**

1.17 A planning obligation can be a legally binding agreement between the developer and the Council or a unilateral undertaking given by the developer to the Council to undertake various works or make financial contributions. These are required to mitigate the unacceptable impact of development.

- 1.18 A distinction should be made between two different causes for a contribution. The first can be seen as negative where the Council will be asking for a contribution to make up for the loss of land or a facility where it will not be possible to replace them on site – a compensatory contribution. The second, however, is for the majority of cases which will require contributions for mitigation measures. This is where facilities and infrastructure are required or other measures are necessary to deal with the physical impact or as a consequence of development.
- 1.19 A financial obligation can either be a one-off payment or an ongoing commitment. Where a facility is provided as part of the obligation it may be necessary for maintenance payments to be made. This may be in perpetuity or not dependent on the facility. Guidance in Circular 05/2005 indicates that where the facility may be used by the public and therefore will benefit the wider community, there should be a limit on the length of time for on-going payments. This is termed “pump priming” and reflects the time necessary for public funding to catch up.

### **Affordable Housing**

- 1.20 PPS3 gives significant weight to the implementation of affordable housing through the use of S106 Agreements. This is a prescriptive obligation affecting the types of housing development.
- 1.21 The London Plan has a strategic objective to provide 50% affordable housing in new development which London boroughs are required to take account of. Of this proportion of affordable housing, the London Plan requires that 70% is social housing and 30% intermediate housing.
- 1.22 Lambeth’s Unitary Development Plan affordable housing policy (Policy 16) sets the level of provision at 50% of habitable rooms assuming a public subsidy, or 40% of habitable rooms with no public subsidy, unless it is demonstrated and independently validated that the scheme would not be economically viable. Affordable housing should be permanently available to those households requiring affordable accommodation, and where possible should contribute towards meeting the full spectrum of affordable housing need. Typically 70% of the affordable units should be affordable to people on low incomes, and 30% should be intermediate housing for people on moderate incomes to buy or rent at below market value. Higher proportions of intermediate housing may be appropriate where higher density proposals are acceptable or where there is an existing high concentration of existing social housing.

## **Major Developments**

- 1.23 A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).
- 1.24 Where an application is made for a major development, it is expected to follow the approach, formulas, and advice set out in this document. However, it is possible that there may be a need for additional planning obligations arising from particular development depending on circumstances and location. For example a development may be in area where there is extreme pressure on community facilities or in an area where the public realm is poor in the context of increased footfall from the development.
- 1.25 This is why the SPD makes clear that it will be expected that values resulting from the approach, formulas, and advice will be a baseline only, particularly where the development is of a significant or strategic nature. In these cases the Council wishes to get the level of planning obligations right and would want to take site specific issues into consideration to increase or decrease the amount of planning obligations required, depending on viability.

## **Planning Conditions**

- 1.26 Conditions are used where they relate directly to the actual physical development and its construction on site. They form part of the grant of planning permission and are reported to the Planning Applications Committee. Obligations are set out broadly in the relevant Committee Report by heads of terms, with financial contributions spelt out, but only finally agreed in detail on a separate S106 Legal Agreement. Obligations are generally appropriate where whatever is required can not be secured by conditions e.g. financial contributions. In line with Circular 11/95, conditions are used in preference to an obligation wherever possible.

## **Pooling & Standard Charging**

- 1.27 Where a number of developments create the need for new infrastructure, a contribution may be pooled for future use to secure the required facility. Pooling can be achieved through various means including standard charges, tariffs, or one off payments. Pooled payments may be used to partially contribute towards a costly larger objective. This is because there are various circumstances where one development cannot reasonably be expected to contribute to the total cost. For example a transport interchange. Or alternatively, where a number of smaller developments in the same area put pressure on existing health or community facilities, requiring use of standard charge or tariff to be pooled to provide such further facilities to cover the cumulative impact of all developments. Paragraph B21 and B22 in Circular 05/2005 provides guidance for this:

*“In some cases, individual developments will have some impact but not sufficient to justify the need for a discrete piece of infrastructure. In these instances, local planning authorities may wish to consider whether it is appropriate to seek contributions to specific future provision. In these cases spare capacity in existing infrastructure should not be credited to earlier developers.”*

The London Plan supports pooling as the Mayor wants to reconcile strategic with more local impacts. Further the London Plan recognises that a strategic approach is needed in respect of the wider impacts of development proposals, in addition to the assessment of more local needs.

- 1.28 Pooling could apply to specific geographical areas at Borough or a more local level, in terms of facility provision. In addition, particular areas of development pressure such as Waterloo or Vauxhall will require their own specific strategies where the requirements for a range of infrastructure improvements are required to accommodate potential development.
- 1.29 Pooling does not have to be limited to within a borough. Where a development affects a neighbouring borough and wider sub region it will be necessary to consult and negotiate with the neighbouring planning authority. Likewise Lambeth will be expected to be consulted on applications in neighbouring boroughs. This will help provide funding for schemes that need pooling and will be particularly the case for transport infrastructure. Cross borough regeneration partnerships such as the Cross River Partnership, as well the LDA, and GLA, could be consulted as a source of schemes that may have regional implications.

### **Development Briefs and Area Based Guidance**

- 1.30 There are a number of sites or areas in the Borough where development requires more detailed guidance than contained in the UDP, in the form of development briefs. Where development briefs and area guidance is prepared planning obligations specific to the site or area will be identified based on UDP policies and this SPD.

### **Unilateral Undertakings**

- 1.31 A unilateral undertaking can sometimes be used as an alternative to a negotiated S106 Agreement as part of the process of determining a planning application. The process differs from the negotiated S106 Agreement approach in that a unilateral undertaking is where the developer submits their proposal for an S106 Agreement without consultation, i.e. without agreement with the local planning authority. The undertaking is submitted unilaterally alongside the planning application, or with planning appeal submissions.
- 1.32 Guidance in circular O5/2005 gives two examples of where unilateral undertakings can be used:

- a) where there is difficulty in coming to a negotiated agreement, and
- b) where the developer can determine the requirements in advance and wishes to speed up the process.

1.33 The use of unilateral undertakings is something the Council would support for planning obligations linked to smaller developments, or to determine simple planning obligation components that arise from larger developments.

1.34 This SPD will help developers assess the contributions likely to be required for a scheme with less need for negotiations. However, it is recognised that some issues are site specific, such as transport obligation requirements and further advice will be needed. This SPD will enable that advice to be sought in advance of the planning application, thereby speeding up decision making.

### **Updating the SPD**

1.35 It will be necessary to use up to date financial data in calculating planning obligations. The figures in the SPD will be used and updated where necessary in line with relevant indexation rates. Where changes are made, they will be posted on the Lambeth Planning website planning pages, and the relevant figure updated in the SPD.

## **Section 2**

### **Process and Procedure**

- 2.1 This section outlines the process and procedures the Council follows when considering S106 Agreements.

### **Community Engagement**

- 2.2 The Council is committed to widening community engagement in deciding what planning obligations should be sought and applied. This is because the Council considers that local communities are in the best position to assess the direct impact of development on their areas and that they should have an important role in determining priorities for mitigation measures.
- 2.3 In many instances there is a range of choices to be made in respect of mitigating the direct impact of development, for example in the direct improvement of public realm, open space enhancement, the application of financial contributions for employment and training provision, or provision of facilities serving the local community.
- 2.4 To assist this the Council is supporting the development of local project banks, in conjunction with local community groups and stakeholder organisations, which can be drawn upon when development proposals relevant to the schemes within project banks come forward.
- 2.5 This approach is consistent with the key tests of lawfulness set out in circular 05/05.
- 2.6 The Council is piloting a process of wider engagement with community interests throughout the planning application process. This includes the pre application stage as appropriate, the planning application stage, and post planning permission stage where S 106 planning obligations become "live".
- 2.7 A separate document will be produced setting out the Council's approach to wider community engagement in the S 106 process. This will also cover the process of setting up and operating project banks.
- 2.8 The process of wider engagement including the operation of project banks will be assessed and reviewed as necessary in the light of experience and effectiveness.

## Pre-Application Advice and Identification of Requirements

- 2.9 Lambeth encourages developers to enter into an early dialogue with the Planning Service and the GLA (in schemes referable to the London Mayor) to identify issues and their possible solution before a planning application is made, as well as establishing any local community views and priorities on planning obligations.. The guidance offered in Section 3 of this document will provide the basis for pre-application discussions and advice. Developers are advised to use any pre-application dialogue to clarify the scale and scope of planning obligations likely to be sought, including the value of any financial contributions. This will be of particular importance in informing developers when acquiring sites for development.
- 2.10 More detailed planning obligations may also be provided in the context of development briefs and area guidance. Area guidance, Supplementary Planning Documents, for Waterloo and Vauxhall in particular will set out specific requirements for a range of public realm and transport improvements. The cost of identified projects may be pooled or apportioned out across developments to calculate financial contributions.
- 2.11 In addition to, or as part of site development briefs or area guidance, Lambeth will be developing project banks with our communities and partners, and subject to community consultation, may have indicative costings for implementation. At pre-application, or application stage major development schemes may be linked to identified projects.

### **Example of Project Bank – Open Space Projects in Waterloo**

A range of public realm parks and open space projects have been identified by the Waterloo Open Space Partnership (WOSP) a partnership of local community organisations and stakeholders interested in improving public open space in Waterloo. A number of these projects have worked up designs, costs, and have been publicly consulted upon. This enables S 106 requirements to be readily identified when considering development schemes in the Waterloo area, that will result the increased use of parks and public open space by new resident, visitors, and office workers.

S 106 funded schemes or those where planning obligations are currently being pursued, include::

- Jubilee Gardens
- Archbishops Park
- Emma Cons Gardens.

Further projects are being worked up, and may receive S 106 funding in future.

Involved in WOSP are: Waterloo Green Trust; Waterloo Community Development Group; Lambeth Parks; Groundwork Lambeth/ Southwark; Roots & Shoots; Putting Down Roots; Bankside Open Spaces Trust; and the South Bank Employers Group

- 2.12 Lambeth Planning Division provides pre-application advice service for major applications. Information on this service can be accessed through the Town Planning Advice Centre (TPAC) by e-mail to [tpac@lambeth.gov.uk](mailto:tpac@lambeth.gov.uk) or telephone 020 7926 1180.  
[www.lambeth.gov.uk/planning](http://www.lambeth.gov.uk/planning)
- 2.13 The GLA also provides a pre-application advice service for advice on applications referable to the London Mayor. For contacts for Transport for London and the GLA please see below:.

**Transport for London**

**Website:**<http://www.tfl.gov.uk/businessandpartners/commercialopportunities/600.aspx>

**Email:** [landuseplanning@TfL.gov.uk](mailto:landuseplanning@TfL.gov.uk)

**Greater London Authority**

**Website** <http://www.london.gov.uk/index.jsp>

**Main switchboard:** 020 7983 4000

## **Planning Application Committee Reporting & Resolution**

- 2.14 Applications that generate the requirement for planning obligations are normally reported to the Planning Applications Committee (PAC) for determination. Any required planning obligations are set out as Heads of Terms or categories to be sought in a future S106 Agreement.
- 2.15 The Planning Applications Committee may agree or disagree with the officer's recommendation on any individual planning application. It should be noted that committee members will be determining planning applications on planning issues only. They will not be determining the application as a result of the financial contributions, or the extent of other planning obligations.
- 2.16 The exception to reporting planning applications to the Planning Applications Committee is where the applications and resulting planning obligations are minor and can be dealt with under delegated officer authority, e.g. car free schemes, minor traffic access works etc.

## **Post Decision Resolution**

- 2.17 Following the decision to grant planning permission, the Council's lawyers and planning officers in liaison with the applicant's solicitors will complete the setting out of the planning obligation(s) in the form of a binding legal agreement. The agreement will set out the detail of the planning obligations, including the trigger mechanisms for payment of financial contributions; schedules of works and other commitments to be undertaken by the developer.
- 2.18 On the completion and signing of a S106 legal agreement, planning permission is formally issued. The legal agreement is placed on the

statutory register and is viewable publicly online together with the planning permission.

- 2.19 The signed agreements are registered as a local land charge against the land, copies of which can be provided to the public on payment of an administration fee for the Council. The Planning Service will also enter the information contained in the Section 106 Agreement on its planning obligation database for future monitoring and project management purposes. An initial letter is also normally sent reminding developers of their obligations and the trigger mechanism for payment.

### **S106 Implementation Programme Management**

- 2.20 The Planning Division takes a strategic lead on the overall receipt monitoring and programme management of financial contributions, working with other parts of the Council and, through them, with external partner agencies to implement spend.
- 2.21 Payment of Section 106 financial contributions are required to be paid to the Council as the Local Planning Authority by law. Payment can be made by electronic transfer (preferable), and/or by cheque. Once received, the money is held in a ring fenced corporate Section 106 account, with a unique code against each individual obligation. Interest on banked money will be accrued.
- 2.22 On receipt of financial contributions, the database is updated and the relevant part of the Council, or other delivery agencies, likely to be involved in expenditure is informed. Relevant partner agencies are circulated with regular information on receipt of money.
- 2.23 Non financial planning obligations will also be monitored via the S106 database. The discharge of planning obligations over time requires monitoring and the input from a number of Council departments. For example, the delivery of on site affordable housing units is achieved through the Housing Development Group that manages the Borough's allocation under the Approved Development Programme, and other housing investment funds. Some major "phased" developments schemes will require their own schedules to monitor planning obligations triggers and delivery.

### **Legal and Monitoring Fees**

- 2.24 The Council's legal fees in drafting and preparing a Section 106 Agreement will be met by the developers. Where applications are referred to the Mayor and for which Transport for London's legal input is required in drafting and preparing a Section 106 Agreement, reasonable legal fees will be met by the developers.
- 2.25 The costs of monitoring planning contributions will be financed through monitoring fees applied to individual S106 Agreements. The fee will

depend on the extent of the obligations and the officer time involved in concluding, monitoring and implementing the agreements and will be applied as set out in Appendix 2: I 1 S106 Monitoring and Programme Costs.

- 2.26 If an agreement is exceptionally complicated (e.g. more than 10 items/heads of terms, variation on existing agreement, etc) and difficult to monitor it may be appropriate to request a contribution above the standard fee.
- 2.27 The total value of the agreed planning obligation will exclude the monitoring costs set out in this section. These are additional and will be added to the final cost. The fee will be payable on completion of the legal agreement.

### **Further Guidance on Process and Procedure**

- 2.28 The Council will provide further guidance on operational aspects in relation to the process and procedures for administering planning obligations as appropriate. In particular, details will be provided on the organisation and allocation of project banks.

## **Section 3**

### **Material Considerations to be delivered through Planning Obligations**

The following headings are the main topic areas where Planning Obligations will be sought:

- a) Affordable Housing:
  - Affordable Housing on site provision
  - Affordable Housing off site provision in lieu
  
- b) Education
  - Primary School Place Contributions
  - Secondary School Place Contributions
  
- c) Community Facilities
  - Health
  - Libraries
  - Leisure and Sports Building
  - Local Community and Youth Facilities
  - Policing resources and other emergency services
  - Community facilities: revenue contributions
  
- d) Public Realm
  - Parks and Open Spaces
  - Streetscape
  - Public Art
  - Community Safety & Visitor Management
  - Public realm: revenue
  
- e) Transport
  - Public Transport
  - Traffic and Highway Works
  - Parking Restrictions
  - Car Clubs
  - Travel Plans
  
- f) Sustainability
  
- g) Employment & Training Measures
  - Local Labour in Construction
  - Employment & Training Contributions
  - Securing Employment Premises

## A. Affordable Housing

- 3.1 Lambeth's housing need is among the highest in the country. The provision of new affordable housing in all major developments will be secured through planning obligations.

### Defining Affordability

- 3.1.1 Affordable Housing as defined in Planning Policy Statement (PPS 3) includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local income levels and local house prices.
  - Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
- 3.1.2 The involvement of Registered Social Landlords (RSL's) is normally sufficient to guarantee true affordability.

### Policy Context & Framework

- 3.1.3 The relevant policy in the UDP is Policy 16 - Affordable Housing.

#### Policy 16 Affordable Housing

**“The maximum reasonable proportion of affordable housing will be sought and secured from housing developments of appropriate size and suitability, having regard to the need to promote a mix and diversity of residential development in the borough, the economics of provision and a minimum target of 8,200 additional affordable completions between 2002 and 2016 (approximately 550 per year).....”**

- 3.1.4 The policy has a number of specific requirements including:
- 50% of habitable rooms as affordable housing (or 40% with no public subsidy), unless it can be demonstrated that a scheme would not be economically viable.
  - Typically, 70% of the affordable units should be affordable to people on low incomes who cannot afford market housing, and 30% should be intermediate housing for people on moderate incomes to buy or rent at below market value
  - A range of unit sizes of affordable housing should be provided
  - Affordable housing should be provided on-site. Off site provision will only be supported in exceptional circumstances
  - Land normally protected by plan policies for other uses may be developed if it is solely for affordable housing

## Threshold

- 3.1.5 The policy applies to sites and buildings capable of providing 10 or more units gross, or 0.1 Ha or more in size (irrespective of the number of units). The artificial subdivision or phasing of sites with the effect of circumventing this policy will not be permitted.

## Application

- The policy and its implementation is based on the calculation of the percentage of habitable rooms in a development, not dwellings.
- It is normally expected that a developer will bring on board a Registered Social Housing Landlord (RSL) to deliver and manage the affordable housing at an early stage prior to submission of a planning application. The Council has a list of preferred RSL development partners.
- Lambeth has a good record of achieving public subsidy through Social Housing Grant to support wholly RSL schemes and on private sites. Therefore, it is already assumed that public subsidy can be achieved for all affordable housing being proposed in the Borough.
- Viability Arguments: Any argument for the level of provision to be less than in the policy based on viability must be supported by information on the financial assumptions and rationale and will be independently assessed by the Council. The UDP states that the Three Dragons GLA affordable housing model should be used, or such other model as may be approved in the SPD. The Council may require the use of alternative models or forms of assessment as appropriate depending on the circumstances of the particular development. These should be agreed with the Council at pre-application stage.
- Off Site Housing: Affordable housing should be provided on site; only in exceptional circumstances will off site provision be considered. Off site locations should provide their own affordable housing element as well as the element that is generated on the proposal site. Planning obligations will be required to ensure the affordable housing is secured at the off site location and to prevent occupation of the market housing on the main proposal site until the affordable is completed and transferred to an RSL.
- Payment in Lieu: This will only be considered in exceptional circumstances, where payments are made and can be spent on schemes which genuinely provide housing which is in addition to that which would otherwise be provided. This could include providing top up funding towards the purchase of high cost sites for which housing corporation funding would not be sufficient. Payments may also be used to bring long term vacant housing (10 years or more) back into use.

## **B. Education**

- 3.2 Lambeth's population is predicted to continue increasing in the period up to 2015 and there is a need for a significant increase in school places in both the primary and secondary sectors. The Building Schools for the Future programme will only partially address the shortfall in capacity for the existing population. As new residential developments increase pressure and demand on the Council's schools, the Council will expect developer contributions to funding new school places. (*References: School Roll Trends in Lambeth – Implications for Planning School Places – April 2007; School Organisation Plan (2003 -2008); annual surplus place returns Lambeth – Lambeth CYPS*).

### **Policy Context**

- 3.2.1 Policy 26 (D) of the UDP requires contributions towards improving community facilities where the development creates or exacerbates an existing shortage of community facilities, such as by increasing the residential population.

### **Threshold**

- 3.2.2 Contributions to school places will be sought from all residential new build, change of use and conversion development proposals where the scheme results in a net increase of 10 or more dwellings. All dwelling sizes will be included – the child yield (see below) accounts for less children living in small flats.
- 3.2.3 Development schemes that are unlikely to accommodate families with children will not be expected to contribute to new school places, such as supported housing for vulnerable people, including sheltered housing for the elderly, and Housing in Multiple Occupation (HMO - mainly for young, single people).
- 3.2.4 Contributions will normally be sought in the case of affordable housing developments (both shared ownership and social rented) unless the Council has 100% nomination rights. The reason for this is where the Council does have nomination rights, the new homes will accommodate families already resident in Lambeth and whose children already attend Lambeth schools so there is no need for a contribution.
- 3.2.5 Normally, affordable housing schemes include homes for households nominated by the developing Registered Social Landlord (RSL) with the remainder being nominated by the Council. In Lambeth, generally 25% of affordable homes are for households nominated by the RSL who will not necessarily be from within the borough. In calculating the contribution, the Council will therefore only count 25% of the child yield from affordable housing as new children to the borough.

3.2.6 The rate of contribution from affordable housing will be reviewed annually as changes to how affordable homes are allocated may mean that more households from outside the borough are accommodated in Lambeth in the future, adding to demand for school places.

## Application

### a) *Child Yield*

3.2.7 Child yield is the term used for the number of children likely to be accommodated in dwellings of various sizes. This guidance uses figures from the Greater London Authority analysis of the London Household Survey 2002 in the DMAG Briefing 2005/25 on Child Yield. The figures used are for the 0-15 age group for the inner London area for the owner occupied, social rented and private rented tenures.

3.2.8 The child yield from existing residential buildings should be deducted to give the net increase.

**Table 2: Child yield for Inner London (source: GLA briefing 2005/25)**

	Age	1 bed (unit)	2 bed	3 bed	4 +	Total
<b>Owner occupied</b>	0-4	0.04	0.08	0.15	0.23	0.13
	5-10	0.01	0.08	0.21	0.35	0.17
	11-15	0.00	0.06	0.14	0.28	0.12
<b>Social rented</b>	0-4	0.06	0.24	0.25	0.27	0.18
	5-10	0.03	0.31	0.41	0.43	0.24
	11-15	0.02	0.16	0.46	0.46	0.20
<b>Private rented</b>	0-4	0.03	0.09	0.13	0.06	0.08
	5-10	0.01	0.03	0.07	0.13	0.04
	11-15	0.01	0.04	0.03	0.05	0.03

### b) *Cost of new school places*

3.2.9 The former Department for Children, Schools and Families (DCSF) now replaced by the Department for Education (DfE) identified basic cost place figures for primary and secondary school places with a local area multiplier. The figures should be revised annually and this note will be updated accordingly. For Lambeth, the cost place figures are set out in Table 3.

**Table 3 – School cost place figures for Lambeth (as of January 2009)**

	<b>Applicable from 1 August 2010</b>
Primary	£14,831
Secondary	£22,348

Source:

<http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/designguidance/costinformation/>

3.2.10 Lambeth does not have cost place figures for providing nursery school places and for the present will apply primary school cost place figures for the pre-school age group. In major schemes where on site nursery provision is proposed, this will be taken into account in the overall contribution to education places.

c) *Proportion of children attending schools within the Borough*

3.2.11 Around 80% of primary school children are educated in Lambeth Council schools and it is the Council's intention to maintain this capacity as the population grows. A significantly lower proportion of secondary school children are educated in Lambeth but it is the Council's stated objective to provide 80% of children of this age group with places in Lambeth. The Council will seek contributions at 80% of the full rate as it is assumed that 20% of Lambeth children will continue to be educated in schools other than Lambeth's in the future.

### **Formula**

3.2.12 A spreadsheet will be used to calculate the contribution for a proposed scheme. The calculation is based on the following:

- No. of children (child yield x number of units) x 80% (educated in Lambeth schools) x cost of new school place = Contribution per dwelling
- The child yield from affordable housing will be reduced by 75% to account for families already in the borough (see section 3.2.5 above).

3.2.13 A separate contribution will be calculated for primary schools and secondary schools. DfE Cost Place Figures are to be updated on a regular basis, and those current at the time of signing the legal agreement will be applied. The contribution will then be index linked to the implementation of the development.

### **Use and monitoring**

3.2.14 S106 obligations to provide school places will only be used by the Executive Director of the Children and Young People's Service (CYPS) to expand education provision in Lambeth. The funds will be used to provide additional school places by building new schools, adapting and extending

school buildings or purchasing new equipment required as a direct result of the additional demand.

3.2.15 The funds will be held in two separate accounts for the primary and secondary school sectors and may be built up over time to maximise their benefits. These will be held by Planning Services pending appropriate expenditure being identified by CYPS. CYPS will keep full records of what money is received from S106 obligations, and where and when it is spent.

## C. Community Facilities

### Introduction

- 3.3.1 Residential and some commercial developments that result in more people living and working in the borough will result in increased pressure on community facilities such as health facilities, libraries, police and other emergency services, community centres, meeting halls, and leisure facilities. Where existing facilities are unable to accommodate this increased pressure, contributions will be sought proportionate to the likely increased use caused by the proposed development.
- 3.3.2 Lambeth Council is working with other service providers through the Local Strategic Partnership and other means to ensure that deficiencies in service arising from the impact of development are met. The Council will also seek developer contributions for improvements to facilities from appropriate developments.
- 3.3.3 Where possible, the Council seeks to locate community facilities in town centre and neighbourhood locations which have the best accessibility and can add to the range of facilities in the centre. Policy 26 (d) and Policy 5 of the UDP provide full guidance on the location of community facilities.

### Policy Context and Framework

- 3.3.4 Paragraph B15 of Circular 05/2005 advises that if a proposed development would give rise to the need for additional or expanded community infrastructure, it may be acceptable to seek the contributions to additional provision through a planning obligation.
- 3.3.5 Policy 26 (D) of the UDP provides the basis for these contributions:

#### **Policy 26 (D) Deficiencies in Community Facilities**

***In developments capable of 10 or more residential units, or on sites of 0.1 Ha or more irrespective of the number of units, or for major developments where the development creates or exacerbates an existing shortage of community facilities (such as by increasing the residential population) then new facilities, or contributions towards improving existing facilities, will be required. Priority will be given to facilities for the young, the elderly, primary health care facilities, 'affordable halls for hire' (particularly in Streatham), library facilities in Waterloo, and facilities to meet Lambeth's diverse ethnic and religious needs.***

3.3.6 Community facilities' are defined in the UDP as follows:

Uses within the D1 Use Class:

- for the provision of any medical or health service except for the use of premises attached to the residence of the consultant or practitioner;
- use as a crèche, day nursery or day centre(Note 1);
- for the provision of education;
- for the display of works of art;
- as a museum;
- as a public library or public reading room;
- as a public hall or exhibition hall; (Note 2)
- for, or in connection with, public worship or religious instruction.

And the following sub-categories of Use Class D2

- Sports Halls, Swimming Pools, Skating Rinks

And the following sub-categories of Use Class C2

- Use as a hospital; and,
- Use as a residential school, college or training centre.

And the following sub-category of Use Class A2

- Use as an advice centre.

Also outdoor sports facilities.

**Note 1** Day nursery and pre-school facilities are included in the education contributions section of this SPD.

**Note 2** 'Public hall' is to be taken as including all types of community centre, for the purposes of the definition of community facilities.

## **C1. Healthcare**

### **Context**

- 3.4. Residential development resulting in a net increase in the number of residents in an area will increase the need for local health care facilities. In many parts of Lambeth, local health care facilities will already be at capacity or in accommodation which requires upgrading to accommodate additional demand. The Council will require developer contributions to maintain levels of health care facilities in the borough.

### **Policy framework**

- 3.4.1 Under Policy 26 (D) of the UDP, the Council will require new facilities or contributions to improving existing health care facilities where a development creates or exacerbates a shortfall in health care facilities.

### **Threshold**

- 3.4.2 The Council will seek advice from the Lambeth Primary Care Trust to define areas of the borough where the existing healthcare facilities are unable to cater for more patients, or where this will be the position within three years of the planning application.
- 3.4.3 Where this is the case, all major developments will be required to make a contribution for health care facilities. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).

### **Application**

- 3.4.4 The Council will use the modelling tool produced by the NHS London Healthy Urban Development Unit (HUDU) to calculate contributions for health provision. HUDU is a body that has been set up by the five London Strategic Health bodies, the London Development Agency and the regional public health group to plan health facilities for London.
- 3.4.5 The HUDU model is designed to forecast the expenditure required to provide for the additional health demand that will result from new residential development and to quantify the impact in terms of physical space and subsequent cost. Details of the model may be obtained through the Primary Care Trust on 02071767170.
- 3.4.6 The model takes account of the demographics of the existing population and the future predicted population growth. The Primary Care Trust would assess the existing local facilities and their admissions, including the average length of stay and level of occupancy. Capacity is then assessed

against the predicted population growth. All health facilities are covered including primary care, intermediate care, mental health care, and acute care.

- 3.4.1 The HUDU model uses standard NHS cost and floor space requirements for the various facilities, and from this the model is able to estimate a cost per dwelling based on the future expansion of the population. In this way, the contribution will be related in scale and kind to the development. The model will be applied on a site by site basis in consultation with the Lambeth Primary Care Trust.
- 3.4.2 Contributions will be pooled over time and when appropriate, a new facility and services provided. This facility and services may be provided on or off the development site as appropriate or through expansion of existing facilities and services. Where a developer can provide a new facility and services on site, this cost can be set against their calculated contribution for health facilities due from the development.

## **C2. Library facilities**

### **Context**

3.5 The development of new housing which results in an increased resident population, and commercial developments with an increased workforce population, both increase the demands on the Council's library services and current capacity constraints.

### **Policy framework**

3.5.1 The justification for seeking obligations in respect of library facilities is set out in Circular 05/2005 (para B15) and policy 26 (D) of the UDP.

### **Threshold**

3.5.2 All major developments will be required to make a contribution to Library facilities. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure

### **Application**

3.5.3 Current provision of library floors pace is below the minimum recommended by the Museum Libraries Archive (South East). Therefore there is a requirement for contributions for new library provision arising from the impact of development to make up for this.

3.5.4 A minimum standard for library floor space is 30 sq m per 1,000 population, and this will be proportionately applied in relation to new residential population arising from development above the threshold as set out in Appendix 2.

3.5.5 The cost of provision per square metre of library floor space including equipping space is given on an annual basis. It excludes land purchase costs.

3.5.6 Contributions secured through S106 agreements will be spent on the following:

- New library provision and/or improvement works to the existing public library provision to increase capacity for use; and/or
- The provision of new library books and IT equipment to meet new population demand.

3.5.7 New population forecast from affordable houses will be reduced by 75% to account for normal Borough nominations to affordable housing schemes from existing resident population.

### **C3. Indoor Sport and Leisure Facilities**

#### **Context**

3.6 The Council's objective is to ensure that there is a high quality of provision of sports facilities throughout the borough. However, in parts of Lambeth, facilities are already under pressure, and a rising resident and working population will add to this pressure. Planning obligations may therefore be sought for new and improved leisure facilities to ensure that facilities keep pace with the increased demand.

#### **Policy Framework**

3.6.1 Under Policy 26 (D) of the UDP, the Council will require new facilities or contributions to improving existing facilities for sport and leisure, as there are current borough wide deficiencies in Sport and Leisure provision to serve the existing population.

#### **Threshold**

3.6.2 Where facilities are at capacity, or predicted to be so within three years, all major developments will be required to make a contribution to sports and leisure facilities. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)

#### **Application**

3.6.3 The Sport England Facility Calculator indicates that Lambeth is significantly under provided in various sports facilities for a borough of its population size. These include public swimming pools and sports halls. The Facility Calculator can also be used to calculate the requirements for new facilities arising from growth in population. The Council has a programme of improvements to sports facilities in Lambeth to cater for the demands of the existing population. Developments likely to increase pressure on facilities will be required to contribute to address the needs arising from future development.

3.6.4 On-site provision of facilities in major mixed use schemes will be encouraged in appropriate locations or sites.

3.6.5 Normally however, obligations will be for off-site financial contributions which will be pooled to provide new facilities and/or used to improve existing facilities in accordance with Lambeth's emerging sports and leisure plans which include:

- Swimming pools
- Sports Halls
- Local leisure facilities

3.6.6 New population forecast from affordable houses will be reduced by 75% to account for Borough's normal nominations to affordable housing schemes from existing resident population.

## **C4. Facilities for Local Community Groups and Young People**

### **Context**

- 3.7 Lambeth has a large number and wide range of community groups and voluntary sector organisations providing services for local people. These groups need flexible community spaces and resources to allow the groups and activities to take place. The community halls and other facilities are of benefit to the whole local population, but are particularly important to some people such as the young, the elderly and some ethnic and religious groups. In many parts of the borough, community facilities are of poor quality and/or in unsuitable premises, and larger, more flexible spaces are needed. There are also various community projects that provide valuable services and facilities to local people which the Council will seek to support.
- 3.7.1 Residential, and in some cases, commercial developments that result in more people living and working in the borough will result in increased pressure on facilities such as accommodation to deliver services as well as community centres and meeting halls. Both large and small developments contribute to the cumulative effect of this increased pressure. Where existing facilities are unable to accommodate this increased pressure, contributions will be sought proportionate to the likely increased pressure caused by the respective development.

### **Policy Framework**

- 3.7.2 Under Policy 26 (D) of the UDP, the Council will require new facilities or contributions to improving existing provision for local groups and for organisations providing services where a development creates pressure for new or enhanced provision.

### **Threshold**

- 3.7.3 The Council will seek advice from Lambeth's Children and Young People Services and Adult's and Community Services and Active Communities team to establish areas of the borough where existing facilities are inadequate and/or unable to cater for more people in the area, or this situation is forecast within three years of the planning application.
- 3.7.4 Where local facilities are at capacity or substandard, or predicted to be so within three years, all major developments will be required to make a contribution to facilities for local community groups and young people. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).

## **Application**

- 3.7.5 Contributions will be used both to support community facilities coming under increased pressure due to the development or pooled over time and where appropriate, a new facility provided. This facility may be provided on or off site or through expansion of existing facilities. Where a developer can provide a new facility on site, this cost can be put against their calculated contribution for community facilities and any deficit met from the appropriate pool of funding.
- 3.7.6 Any contribution sought will be based on the cost to establish appropriate community facilities. These could include community meeting space that may help to mitigate social and economic impacts and pressures on local communities as a result of individual or cumulative major development.

## **C5. Policing resources and other emergency services**

### **Context**

- 3.8 Development resulting in the net increase in the number of residents, businesses, commercial, social and leisure activity in an area will increase the need for emergency services and police services. In parts of Lambeth police services will already be at capacity. New populations will require additional police services.

### **Policy framework**

- 3.8.1 The approach to emergency services and policing is supported by Policy 57 Planning Obligations.

### **Threshold**

- 3.8.2 The Council will seek advice from the Metropolitan Police Authority to define areas deficient in police resources and where development will increase demands on police services. This will apply to housing schemes on sites capable of providing 10 residential units or more, or of 0.1 hectare or more irrespective of the number of units and for development proposals 1000 square metres or more for any other land use.

### **Application**

- 3.8.3 All development schemes that have a significant impact on emergency services and policing will be expected to contribute to additional provision of these services in the vicinity of the scheme or adjoining area.
- 3.8.4 Any contribution sought will be based on the cost of additional services in the area. This could include additional facilities, extra patrols, additional emergency services staff and police.

## **C6. Community Facilities – Revenue Contributions**

### **Context**

- 3.9 Investment in the public realm and community facilities requires to be supported by on-going maintenance. The application of planning obligations for this purpose is appropriate in accordance with Circular 5/2005.

### **Policy Framework**

- 3.9.1 Policy 57 The Council will, where appropriate, enter into legal agreements with developers, and seek the attainment of planning obligations, having regard to current Government Guidance.

### **Threshold**

- 3.9.2 Any development where a contribution to community facilities is secured as a part of a S106 Agreement.

### **Application**

- 3.9.3 Applied one off, where a community facility is provided directly or principally via a planning obligation, and there is no available revenue budget. Normally set at an additional 10% of the capital construction costs of the facility as funded by planning obligations, or construction value of the facility directly provided by a developer. However this is dependent on the type of provision and management arrangements.

## **D. Public Realm**

### **Context**

3.10 A range of planning obligations will be sought to enhance Lambeth's public realm in the context of the impact of new developments.

### **D1. Public Realm - Parks and Open Space**

3.10.1 Additional population from new developments will create additional demand for open space and increased use of existing parks and open space. This is particularly true in terms of children and young people's play. Therefore planning obligations will be sought to improve local parks and open space, and children and young people's play facilities within the catchment of the development.

### **Policy Framework**

3.10.2 The relevant UDP policy is Policy 50 Open Space and Sports Facilities

#### **Policy 50 Open Space and Sports Facilities (C)**

**C) New Open Space, Greening and Green Chains ..... Developments which materially add to the demand for open space needs improvement, will require to contribute to appropriate improvements in open space provision in the immediate area. Where on-site provision or provision in the immediate area is impractical or insufficient, developers will be required to contribute to such initiatives elsewhere. Arrangements for the long terms maintenance of new and improved open space will be secured.**

3.10.3 A further source document is the Lambeth Open Spaces Strategy, which indicates areas of deficiency in the Borough.

### **Threshold**

3.10.4 For general park and open space provision, each additional new build or change of use creating a new residential unit will trigger a park and open space contribution based on projected new residential population (this does not include flat conversions which substantially utilise the existing building). For non-residential development the major commercial development threshold will apply. Major commercial development being defined as 1,000 sq m or more for any non-residential use (office, retail, industry, community, and leisure).

3.10.5 For children's and young people's play, all major residential developments be required to make a contribution to play facilities. A major redevelopment is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m.

## Application

3.10.6 The majority of wards in the Borough are deficient in open space. The National Playing Field Association have a general standard of 2.4 hectares of open space per 1,000 population, Lambeth as a whole is deficient in relation to this standard, in that it has 1.54 hectares per 1,000 of population, projected to fall to 1.44 due to rising population. Lambeth's Open Space Strategy recommends a target of 1.6 hectares per 1,000 population for 2016.

3.10.7 In cases where usable and sufficient open space can be provided on site and/or in the immediate vicinity of the site, this will be pursued. However, in most instances this will not be practical and a financial contribution will be sought instead. Where development takes place in areas deficient in public open space, funding will be sought to systematically invest in the wider provision of new open space and the improvement of existing open space.

3.10.8 Parks and open space financial contributions will be applied to local area investment plans, or project banks normally based on Town Centre areas.

3.10.9 Use of Formula:

- General Parks and Open Spaces. Planned park and open space investment requirement (over time) divided by growth in population arising from new predicted residential units (over time) to provide a general figure per new head of population to be multiplied by the predicted population yield from individual developments.
- Children and Young Peoples Play Space, for qualifying schemes more than 400 metres (5 minutes walk) from existing provision, new provision on site will be sought or new off site provision based on child yield from the development, multiplied by basic open space and play provision per child, multiplied by cost per sq m of provision.

3.10.10 In areas of major regeneration such as Waterloo and Vauxhall enhanced parks and open space contributions may be sought for specific schemes from all major developments instead of a formula based approach.

## D2. Public Realm Streetscape

### Context

3.11 Planning obligations for public realm streetscape improvements will be sought arising from development proposals.

### Policy Framework

3.11.1 The approach to public realm and streetscape improvements is supported by UDP Policy 39 Streetscape, Landscape and Public Realm Design. Environmental improvements and public realm are also noted as examples of planning obligations to be sought under Policy 57.

#### ***Policy 39, Streetscape, Landscape, & Public Realm***

***“A) Streetscapes and Areas between Buildings – As much attention should be paid to the design of the areas between buildings as to the buildings themselves. Development should provide or enhance an uncluttered, consistent, simple and accessible and co-ordinated public realm, with robust and appropriate materials and landscape design enhancing the setting connections, and spaces between buildings”....***

***“B) Historic Street Environment...In conservation areas, where appropriate, traditional forms of street furniture will be restored and/or, reintroduced using replicas of the original styles...where possible, traditional forms of street furniture will be restored, or reinstated following authentic local patterns and styles. The reinstatement of cast iron or wrought iron railings in the public realm and to the boundaries of private properties will be encouraged,”***

***“G) Public Realm Improvements – The planting of new street trees and shrubs will be promoted and encouraged and, where appropriate through planning obligations, the enhancement of the public realm and public realm improvements in the locality will be secured and co-ordinated to the benefit of all in the area, having regard to priorities set within each Town Centre Forum area.”***

#### **Policy 57 - Planning Obligations**

The supporting text of this policy gives examples of where planning obligations could be sought, including ***“environmental improvements”*** and ***“improvements to the public realm particularly for pedestrians”***

3.11.2 The UDP identifies requirements for upgrading local areas under Policy 81 - Urban Design and the Character of Waterloo

## **Policy 81 Urban Design and the Character of Waterloo**

***“D) A High Quality Public Realm – A co-ordinated approach and upgrading of signage, lighting, materials and street furniture – especially to cope with anticipated visitor flow – will be secured through planning obligations.”***

### **Threshold**

3.11.3 All developments will be required to make a contribution to public realm streetscape improvements depending on their direct impact, scale and location.

### **Application**

3.11.4 All development schemes that have a significant impact on the public realm will be expected to contribute to public realm improvements in the vicinity of the scheme or adjoining area, either by the developer undertaking direct works or through financial contributions to the Council for it to organise or undertake the works directly. Contributions could compliment and/or contribute towards programmes for wider based improvements and may include:

- new or improved footways and/or hard or soft landscaping improvements
- replacing paving or landscape material on existing public realm including carriageway and footways
- improvements to the Thames Path
- improvement of pedestrian links to local facilities and public transport
- street lighting
- tree planting and biodiversity improvements
- community safety initiatives
- appropriate new street furniture and signage
- enhancements to the historic street environment and public realm within conservation areas and to enhance the setting of listed buildings.
- restoration and enhancement works to buildings linked to development within conservation areas or with listed status.
- research into the historic environment of a given area and interpretative signage to convey the areas history
- removal of street clutter

3.11.5 Appropriate Streetscape Guidance on improvements will be referred to where it has been developed for a local area such as Waterloo.

## **D3. Public Art**

### **Context**

3.12 The provision of public art and artistic features will be sought as an integral element to any development with a significant impact on its physical environment and setting as defined in UDP policy.

### **Policy Framework**

#### **Policy 30 Arts and Culture**

**C) Arts and Cultural Uses and Public Art – On the South Bank, and in Vauxhall, Streatham, Norwood and Brixton, the Council will seek to secure enhanced or increased provision of such uses either within large developments or nearby.**

### **Lambeth's Public Arts Approach**

3.12.1 A public art statement has been produced and is available from Lambeth's Arts Team. Consideration is being given to a Public Arts Strategy in the near future which will provide further guidance.

### **Threshold**

3.12.2 All major developments will be required to make a contribution to Public Art as defined in Policy 30 (c). A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)

### **Application**

3.12.3 Major commercial schemes will normally be expected to provide public and artist designed elements up to 1 % of the value of the development. A proportion of that art is expected to be free standing from the development or independently commissioned art work. The overall public art provision will be subject to consideration in light of other planning obligations sought, and the design and architectural merits of the development proposed.

3.12.4 Housing estate or other housing regeneration led schemes will also normally be expected to provide public art and artist designed elements to 0.5% of the value of the development. A proportion of that art is again expected to be free standing from the development or independently commissioned work. The overall public art provision will be subject to consideration in light of other planning obligations sought, the design and architectural merits of the development proposed and other regeneration objectives.

3.12.5 As appropriate, the funding of art can be by means of a sum set aside to be spent by the developer or a financial contribution to the Council. A transparent process of commissioning public art work, involving professional art organisations and/or stakeholder community engagement will be expected. The Council will be expected to be consulted on and involved in this process and comply itself with this procedure where it is leading on or involved in this process.

## D4. Community Safety & Visitor Management

### Context

3.13 The promotion of good design to design out crime is the primary means of addressing community safety in the planning system. However, there will be instances where the nature of development will create the requirement for additional management measures to be put in place to tackle risks of access and security in the area of development.

3.13.1 In addition, there may be requirements to deal with visitor management issues in the context of tourism related development, including pedestrian movement and public order concerns in relation to security and/or illegal trading or other activity generated by significant growth in numbers.

### Policy Framework

#### ***UDP Policy 32 Community Safety/Designing out Crime***

***Development, including alterations, extension and changes of use, should enhance community safety. Development will not be permitted where it results in an increased risk of public disorder. Any public spaces and access ways through or adjoining a site should be overlooked, have an appropriate lighting be set away from cover and provide clear sight lines.***

### Threshold

3.13.2 Any development where relevant and required to meet safety needs arising from scheme, and/or where in terms of visitor numbers there is a requirement for Council or other public sector ongoing expenditure to deal with specific circumstances of visitor and public management.

### Application

3.13.3 Measures to improve community safety in the vicinity of developments may include:

- improved street lighting
- CCTV camera installation, coverage, and monitoring arrangements

3.13.4 In some circumstances, the requirement to manage large crowds of visitors at tourist facilities and/or users of community facilities at peak times will require additional security or management services.

3.13.5 Direct provision by the developer, the end user, or through financial contributions will be sought where appropriate to secure these facilities or services.

## **D5. Public Realm Revenue Contributions**

### **Context**

3.14 Investment in the public realm requires to be supported by on-going maintenance. The application of planning obligations for this purpose is appropriate in accordance with Circular 5/2005.

### **Policy Framework**

3.14.1 Policy 57 The Council will, where appropriate, enter into legal agreements with developers, and seek the attainment of planning obligations, having regard to current Government Guidance.

3.14.2 UDP Policy 45 Open Spaces and Sport Facilities states: “**Arrangements for the long term maintenance of new and improved open spaces will be secured.**”

### **Threshold**

3.14.3 All development where a maintenance contribution to public realm is required.

### **Application**

3.14.4 A one off maintenance contribution for new open space or improvements to existing open space and public realm set at an additional 10% of the capital construction costs of the improvements funded by planning obligations.

## E. Transport

### Context

3.15 The provision of adequate and sustainable transport infrastructure and mitigation measures will be required where developments generate new transport demand or have significant transport impact. Planning obligations may therefore be sought for public transport, traffic and highway works, parking restrictions, car club, and travel plans.

### Policy Framework

3.15.1 The primary policy for mitigating the transport impact of development in the UDP is Policy 9 Transport Impact.

#### **Policy 9 Transport Impact**

***Planning application will be assessed for their transport impact, including cumulative impacts:***

- on highway safety***
- on the environment and road network; and***
- on all transport modes, including public transport (in particular, the impact on demand for and the operation of public transport), walking and cycling.***

***Applicants will be required to submit an independent Transport Assessment (TA) for all developments which are likely to have a significant transport impact. The TA will be required to ensure traffic reduction and restraint/mitigation measures by the developer and other measures (both physical and non-physical) to improve access by other modes of transport such as public transport, walking, and cycling. This will include the requirement to produce a Travel Plan when required by national policy.***

***Any increase in traffic generated by development and/or associated highway work, should not increase levels of traffic congestion, lead to a situation where the condition of highway safety is reduced, cause material harm to the speed and/or reliability of bus and other public transport services or undermine traffic reduction and/or management measures.***

***Development with an unacceptable transport impact (including in particular traffic generation) and/or contributing to a transport capacity shortfall, or leading to a compromise in the condition of highway safety (as judged against policies in the plan will be refused, unless measures are secured as part of the application to make acceptable (see Table 5).***

***There should be adequate access and servicing for developments (including extensions and where appropriate changes of use) plus appropriate refuse/recycling containment, litter control and waste disposal facilities and access to them.***

## E1. Public Transport

### Context

3.16 The requirement for improvements to public transport and infrastructure including access and different public transport mode integration including cycling and pedestrian links to promote sustainable transport.

### Policy Framework

3.16.1 UDP Policy 9, including *Table 5 Measures which might be secured to make development acceptable*. Improvements to public transport are further supported under UDP policies including

- Policy 8 Accessible Development/Integrated Transport
- Policy 12 Strategic Hubs and Transport Development Areas;
- Policy 13 Major Public Transport;
- Policy 76 Vauxhall Cross Transport Hub; and :
- Policy 80 Transport in Waterloo.

#### **Policy 8 Accessible Development/Integrated Transport**

To support integration between different modes of transport...**The cumulative impact of development will be taken into consideration in assessing whether an acceptable level of service can be provided. This will include securing and providing additional facilities for bus and/or railway/tram operations where they are necessary in order to meet increased level of demand.**

#### **Policy 12 Strategic Transport Hubs and Transport Development Areas**

To support the development of strategic transport hubs in areas where major or higher density development may be possible .....**Development contributions will be secured where in the short term development would not be acceptable without increased capacity or improved facilities at existing stations/interchanges; and, in the longer term, there would be increased level of capacity and/or service offered by these locations as Strategic Transport Hubs and Transport Developments Areas**

#### **Policy 13 Major Public Transport Proposals**

To support major new rail, underground, and tram infrastructure projects....**Developer contributions will be secured where in the longer term, development would not be acceptable without the increased level of accessibility, capacity, and/or offered by these projects. Where necessary or appropriate, contributions will be pooled to secure such facilitating development. Incremental impact of development will also be considered.**

### **Policy 76 Vauxhall Cross Transport Hub**

To support a strategic transport hub at Vauxhall Cross... **Developments in the area are required to improve pedestrian routes and crossing points so that they can be accessed safely. Where there is a transport capacity problem, or would be following a cumulative development, then development is required to contribute to a joint fund to secure the match funding necessary to build the transport interchange, the underground and rail station improvements, or incorporate all or part of them within the development(s), and their future phases and links to the surroundings.**

### **Policy 80 Transport in Waterloo.**

To overcome problems that could otherwise restrict the potential of development...) **Where there are transport capacity constraints arising either cumulatively or from individual proposals, development will be required to contribute to a joint fund to secure improvements.**

### **Threshold**

3.16.2 All major developments will be required to make a contribution to Public Transport. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)

### **Application**

3.16.3 Public transport planning obligations are likely to be in the main off site financial contributions, which will be used to cover a range of improvements:

- a) local public transport improvements, including:
  - siting of bus stops
  - access and other improvements to rail and underground stations
  - facilities to assist interchange between modes
  - associated street furniture
  - associated carriageway and pavement measures
  - associated pedestrian and cycle links
  - cycle parking
  - revenue “pump priming” of new/extended local bus of routes/services
  
- b) Improvements to transport interchanges and capacity at strategic hubs, as defined in the UDP, during the lifetime of the plan, including:
  - Waterloo Station and around

- Vauxhall Cross
  - Brixton Overground Station
  - Streatham Station Hub
  - Stockwell Station
  - Loughborough Junction
  - Tulse Hill
- c) Major public transport infrastructure projects, as defined in the UDP including feasibility and scoping studies for schemes and their design, operation and implementation, including the following possible schemes
- Cross River Tram
  - East London Line extension (via Streatham) and to Clapham Junction (via Brixton) with high level platforms at Brixton
  - Extension of Croydon Tram-link to Streatham
  - London Orbi-Rail including high level platforms at Brixton
  - Cross Rail 2
  - Thameslink 2000 improvements
  - River Transport piers and access

3.16.4 Financial contributions from all types of development will be based on the impact shown in a Transport Assessment and related to the scale and purpose involved. Financial contributions will be applied for topping up public investment planned or to address the shortfall arising from the impact of development, and may be pooled to deal with cumulative impacts.

3.16.5 In areas designated for major development such as Waterloo and Vauxhall further detailed guidance will be provided in the form of area based Supplementary Planning Documents.

## **E2. Highways & Traffic Works**

### **Context**

3.17 Traffic calming/management measures, acceptable road safety improvements, traffic management and essential highway improvements.

### **Policy Framework**

3.17.1 UDP Policy 9 – Transport Impact, including *Table 5 Measures which might be secured to make development acceptable.*

### **Threshold**

3.17.2 This will depend on the nature of the proposals and the extent of the need for highway and traffic mitigation works to be carried out as a result of proposals, or public realm improvements to promote walking as a means to reduce traffic impact of a development.

### **Application**

3.17.3 A range of traffic and highway measures may be required as the result of individual schemes. The Council's Transport section will normally advise on the requirements for individual applications, and/or such works will be identified as a result of submitted Transport Assessments. A number of schemes may have a cumulative effect on the highway network and/or particular junctions. In these instances, financial contributions may be pooled for area improvements as appropriate. These may include works for cycle infrastructure and cycle links.

## E3. Parking Restrictions

### Context

3.18 The implementation of on street parking controls, waiting restrictions, parking permit, and car free housing will be promoted to mitigate the impacts of parking stress.

### Policy Framework

3.18.1 UDP Policy 9 - Transport Impact - *Table 5 Measures which might be secured to make development acceptable*. The approach to parking restrictions is further supported by Policy 14 Parking and Traffic Restraint.

#### ***Policy 14 Parking & Traffic Restraint***

***E).... Where a scheme will generate an increase in demand for on street parking, then the applicant would be required to pay for or contribute towards appropriate new or amended parking and waiting controls and traffic management measures, subject to public consultation. Adequate on-street disabled and essential user bays will be secured...***

***(E)(i) Car-Free Developments are encouraged in areas of good, very, good, and exceptional public transport accessibility (with reference to PTAL scores). In these areas, especially where there is presently severe parking stress or there would be significant parking stress following development, development will be secured as car-free (no on-site) parking and/or permit free (where the eligibility of occupiers for Council parking payments is prohibited) and or be part of/contribute toward a city car club).***

### Threshold

3.18.2 This will depend on the nature of the proposal, parking conditions, and the likely impact of the development. It applies to both housing and commercial development.

### Application

3.18.3 The application of parking restrictions can be divided in three:

- a) Provision of identified small scale parking restraint measures to manage parking capacity, or highway safety, and/or the new creation of new parking bays to accommodate required parking capacity from the development.
- b) Contributions towards Controlled Parking Zones arising from the likely impact of development. This is where the developer will be asked to make a financial contribution towards the implementation of any new, or extension of existing Controlled Parking Zones arising from the impact of the development proposed. The contribution will be based on

the estimated cost of the works, including costs related to any consultation exercises.

- c) Permit capping (including Car Free Development) – the placing of restrictions on the entitlement of occupants of a development to residents' and business and other parking permits. The developer is required to advise occupants of these restrictions as part of the marketing and include this in the lease of the development.

## **E4. Car Clubs**

### **Context**

3.19 City Car Clubs provide short term car hire to members. They can be an effective measure in reducing car usage.

### **Policy Framework**

3.19.1 UDP Policy 9 – Transport Impact, specifically *Table 5: Measures which might be secured to make development acceptable* and Policy 14 g) Parking & Traffic Constraint, car free development.

### **Threshold**

3.19.2 The threshold for major developments will be the minimum level that the provision of Car Clubs will be sought. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).

### **Application**

3.19.3 The developer where a Car Club the developer will be required to either

- (a) enter into a contract with an accredited Car Club provider to provide:
- a number of available cars if required by the provider
  - an agreed number of car club parking bays within the site to be maintained for the duration of the development,
  - a level of free or subsidised membership, generally set at 50% percentage of total number of residential units or as advised by the Councils Transport section, to relate to properties rather than individuals unless otherwise required by the provider
  - parking bays available to the wider community unless otherwise agreed by the provider.
  - a commitment to securing an on-street parking bay in accordance with (b) below if the car club is not sustainable without wider community use after an agreed period.
- (b) pay for car club bays to be provided on-street in the vicinity of the development including:
- payment of the Council's costs in providing the associated parking bay/s, including all costs associated with Traffic Orders
  - a level of free or subsidised membership, generally set at 50% percentage of total number of residential units or as advised by the Councils Transport section, to relate to properties rather than individuals unless otherwise required by the provider

## **E5. Travel Plans**

### **Context**

3.20 Travel Plans are an established method of contributing to the reduction of the impact of development on transport and traffic and are an important part of sustainable development.

### **Policy Framework**

3.20.1 UDP Policy 8 – Accessible Development/Integrated Development Policy 9 – Transport Impact, including *Table 5: Measures which might be secured to make development acceptable.*

### **Threshold**

3.20.2 Major developments will be required to produce Travel Plans and make a contribution to monitoring costs. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)

### **Application**

3.20.3 Travel Plans are on-going, fluid documents designed to set out a strategy on how car usage is going to be discouraged and reduced whilst usage of other modes of travel, including walking, cycling and public transport, is promoted and increased.

3.20.4 A draft travel plan should be submitted with a planning application indicating how the reduction of car use is to be addressed and monitored. This should then inform a more detailed travel plan to be submitted following the grant of permission which is to include detailed targets and means of monitoring and review. It should include means by which the Council will be informed of the success of the travel plan in meeting the targets which will normally be through submission of an annual report to the Council. Any travel plan monitoring should be iTrace compatible (the Transport for London promoted data base) in order to improve the effectiveness of future travel planning.

3.20.5 All large commercial development will be required to produce a travel plan unless otherwise agreed by the Council depending on specific circumstances and make a monitoring contribution to the Council to ensure the obligations are being met.

3.20.6 Travel plans have generally been applied to commercial developments but new and expanded schools and other community facilities can also be large traffic generators and for this reason will also required to produce a

travel plan. It is also a target for the Mayor of London that all schools should have a travel plan in place by 2009.

- 3.20.7 Major residential developments can also be large traffic generators and therefore will also be required to produce travel plans to promote more sustainable travel.
- 3.20.8 Where there is published Central, Regional or Local Government guidance available on travel plans this should be followed by a developer when producing a travel plan.
- 3.20.9 The Council needs to monitor the success of all development related travel plans. Most travel plans will require annual monitoring reports to be submitted to the Council in order that this can be done. Developers of commercial and residential developments will be required to cover the costs of such reviews.

## **F. Sustainable Development**

- 3.21 Major developments in Lambeth are expected to be supported by a Sustainability Assessment and deliver high sustainability in the context of two areas: Renewable Energy, and Sustainable Design and Construction. The policy requirements are set out in UDP Policies 34 and 35, and guidance on the general interpretation and application of these policies is provided in a separate Supplementary Planning Document dealing with Sustainable Design and Construction. Applications must include details of the sustainable design and construction proposed. The requirements for sustainable design and construction as well a renewable energy will be secured through planning conditions or S 106 agreements to ensure that these objectives are achieved. These are not subject to formulas. However they will also need to reflect relevant Government and London policies and guidance as appropriate and any further relevance guidance produced by the Council.
- 3.21.1 Further Policy 53 Infrastructure and Utilities of the UDP requires developers to provide adequate supply of requested utility infrastructure, and drainage prior to completion of development, or phases within development, through agreement with the utility companies, where necessary these will be secured by conditions and/or planning obligations.

## G. Employment & Training Measures

### Context

3.22 Various Employment and Training Measures may be sought through planning obligations, including:

- Local Labour in Construction
- General Employment and Training Contributions
- Securing Employment Premises

### Policy Framework

3.22.1 The relevant UDP policies are

- Policy 57 - Planning Obligations;
- Policy 21 - Location and Loss of Offices;
- Policy 22 - Key Industrial and Business Areas; and;
- Policy 23 - Protection and Location of Other Employment Uses.

**Policy 57 - Planning Obligations:** The supporting text of this policy gives examples of where planning obligations could be sought, including ***“local training provision to ensure that local people are in a position to compete for any new employment that might arise as a result of development.”***

### Policy 21 Location and Loss of Office

A) Office Development

(i.e.) Proposals should regenerate and benefit overall local communities, so that the potential disbenefits to the local community (in terms of traffic congestion increased pedestrian activity etc) are **outweighed in planning terms by the benefits (including jobs access to employment, contributing towards mixed uses, improvement to the site and area, improved transports, etc)**

### Policy 22 - Key Industrial and Business Areas (KIBAS are safeguarded for B Class Uses (business industrial warehousing)

Development in these areas – which protects and improves land in employment use and increases employment levels, will be encouraged, **as will be measures to improve access to employment – such as the creation the creation of small business incubators.**

**Policy 23: Protection and Location of Other Employment Uses:** The policy is aimed at protecting employment uses outside Key Industry and Business Areas, and outlines where the loss of employment use could be acceptable, subject to ***compensation for loss of employment through: replacement land or floorspace; intensification of existing land; and significant planning obligations widening access to employment opportunities.***

### **Role of Lambeth First in Employment and Training**

3.22.2 Lambeth First the Local Strategic Partnerships, will have the key role in determining the application of employment and training financial contributions.

## G 1. Local Training for Construction

### Context

3.23 The Council is seeking to promote access for local people in construction training and jobs to promote skilled employment opportunities for local residents, and address issues in relation to the long term shortage of skilled labour in the construction industry.

3.23.1 The main vehicle for doing this is through the already established Building Partnerships project, or any other agency nominated with the prior agreement by the Lambeth First (Note 1).

### Policy Framework

3.23.2 The relevant UDP policies are:

- Policy 57, Planning Obligations,
- Policy 21 Location and Loss of Offices

The London Plan Policy 3B.12 Improving the skills and employment opportunities for Londoners also support these objectives.

### Thresholds

3.23.3 All major developments will need to contribute to local training for construction. A major development is defined as development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)

### Application

3.23.4 Developments that meet the threshold criteria will be expected to comply with planning obligations relating to:

- **Notification of vacancies:** Arrangement for the notification of job vacancies arising from construction to Building Partnerships or other nominated agencies.
- **Local trainee recruitment:** A specified proportion of the overall number of construction workers employed on a development must be local trainees. The proportion should be agreed in advance. Normally the expected level would be one trainee per 10 construction workers engaged on site over the course of the development. Candidates for work based learning and training opportunities will be nominated by Building Partnerships (or another agency as agreed by the Council and Lambeth First).
- **Accredited training:** Training opportunities must follow an accredited framework, to provide trainees with the right level of skills to enter and sustain employment within the construction sector. Generally a minimum of NVQ Level 2 (e.g. CITB Construction Skills Modern Apprenticeship) for trainees will be sought, that will require the developer (either directly or via the supply chain) to employ trainees

and support College release arrangements until attainment of their qualification.

## **Financial Contributions**

3.23.5 For developments of the type and size set out above, the Council will seek a financial contribution to Building Partnerships to support the recruitment, initial training, employment, and ongoing skills development of local people. The Council has adopted a standard formula in line with other boroughs operating similar schemes to calculate the value of the contribution. The Council will expect a developer to contribute £2,500 for every £1 million worth of construction costs. For example a scheme costing £5 million will result in a £12,500 contribution.

3.23.6 The Council is willing to negotiate a different rate on larger construction schemes defined as £30 million in construction contract value.

3.23.7 Where a scheme is of strategic importance or is a very large development the Council may require a financial contribution and/or seek arrangements with the developer/contractors to provide for the following:

- On site resources – recruitment centre and or employment broker
- Jobs Fairs
- New training facilities and related infrastructure
- Measures to promote environmental sustainability in the supply, production and disposal of materials and products and services related to the development.
- Local Supply Chain Initiatives.

3.23.8 Lambeth is committed to maximising the benefits of local investment for local economy. It therefore wishes to encourage developers to consider the use of Lambeth based companies and suppliers during the construction of major schemes. This will help achieve a multiplier effect for the local economy, to this end the Council will work with developers and their contractors to achieve the procurement of goods and services from companies and organisation based in Lambeth up to an agreed percentage of the total value of the contract.

**Note 3:** *Building Partnerships is the local labour into construction training and employment project, , located within the Lambeth's Housing Regeneration and Environment Directorate who work with developing RSL partners on placing construction trainees*

## **G2 General Employment and Training Contributions**

### **Context**

3.24 For development schemes that have a significant impact in creating new long term employment opportunities – the Council will seek voluntary agreements to enable access to employment opportunities. The Council will also seek financial contributions to help support those sections of the Lambeth workforce that have no registered qualifications by providing training and support to enable access to newly created employment opportunities arising from development.

3.24.1 In addition, where there is loss of employment floorspace, the Council will seek to promote new opportunities for employment either through direct recruitment arrangements, and/or financial contributions towards employment and training schemes.

### **Policy Framework**

3.24.2 The relevant UDP policies are

- Policy 57 Planning Obligations.
  - Policy 21 Location and Loss of Offices
  - Policy 23 Protection and Location of other Employment Uses.
- London Plan Policy 3B.12 Improving the skills and employment opportunities for Londoners also supports these objectives.

### **Thresholds**

3.24.3 All major commercial developments will be required to make contributions towards general employment and training initiatives. Major commercial developments are defined as 1,000 sq m or more any office, retail, or industrial use.

### **Application**

3.24.4 Developments that meet the threshold criteria will be expected to make contributions toward training opportunities.

3.24.5 The contribution will be pooled and applied in accordance with priorities set by Lambeth First.

### **Financial Contributions**

3.24.6 Financial contributions will be sought in respect of new major new employment sites to ensure access to the labour market by all Lambeth residents without qualifications. Also, in developments where there is loss of employment floorspace, a contribution for retraining workers who might otherwise have been employed on that site will be sought. A range of employment and training projects will be funded from financial

contributions obtained, including workplace co-ordinator schemes to access employment from new development, and/or major employers.

## **G3 Securing Employment Premises**

### **Context**

3.25 Securing/safeguarding employment premises in mixed use developments, or schemes where it is proposed to have small business start up or community based workshops, may be secured by planning obligation.

### **Policy Framework**

3.25.1 The relevant UDP policies are:

- Policy 57, Planning Obligation
  - Policy 23 Protection and Location of Other Employment Use
- The London Plan Policy 3B.12 Improving the skills and employment opportunities for Londoners also supports these objectives.

The DTZ Business Premises Study in Lambeth 2007 provides further background to the policy requirements and actions to securing and safeguarding employment premises.

### **Threshold**

3.25.2 The major development threshold of 1,000 sq m for commercial, will normally be applied.

### **Application**

3.25.3 Planning obligations will be used to cover marketing, lease arrangements, and shared management facilities for small business start up or community workshop space, and where appropriate involve established business space providers and managers.

## H. Town Centres and Regeneration

### Context

3.26 The Council will support town centre management activity in relation to the overall economic and social vitality and viability and character of Town and District Centres and the communities they serve.

### Policy Framework

3.26.1 UDP Policy 4 *Town Centres and Community Regeneration*, Policy 57 Planning Obligations, and specific policies relating to specific locations, including

- Policy 59 Brixton Town Centre – Character and Function.
- Policy 73 Regeneration of Streatham Town Centre

#### **Policy 4 Town Centre and Community Regeneration**

(b) A pattern of town centre shopping in Lambeth, suited to modern retailing practice and consumer needs, and in sympathy with economically and culturally diverse current small pattern of small-unit retailing, will be retained and promoted.

**Policy 57 - Planning Obligations:** The supporting text of this policy gives examples of where planning obligations could be sought, including ***“Contributions towards town centre management to assist with the need to promoted the vitality and viability of town centres”***

#### **Policy 59 Brixton Town Centre – Character and Function**

Brixton is promoted as a Major Town Centre... The growth of the centre with an increase in shopping provision to complement existing provision is also promoted.

#### **Policy 73 Regeneration of Streatham Town Centre**

The regeneration of Streatham Town Centre is promoted and supported with improvements to the quantity and quality of shopping provision.

## **Threshold**

3.26.2 The major development threshold of 1,000 sq m for commercial new developments and changes of uses will normally be applied dependent on identified impact.

3.26.3 This will be applied where development may have an impact on existing businesses or the function of a town centre or district centre, and where this may be addressed by an appropriate planning obligations contribution.

## **Application**

3.26.4 Planning obligations, via financial contribution will be used to cover a range of promotional, marketing, and co-ordinating activity to improve the vitality, viability, and character offer of Lambeth's Town and District Centres

## Appendix 1: Planning Obligation Requirements Checklist

Planning Obligation Sought	Table Page	Major			Other			Principle Means of Delivery	Financial Formula
		Residential	Commercial	Mixed	Residential	Commercial	Mixed		
A Affordable Housing	-	✓		✓				On site provision	No
B School Places	66	✓	✓	✓				Financial contribution	Yes
C1 Health	67	✓	✓	✓				Financial contribution	Yes
C2 Libraries	68	✓	✓	✓				Financial contribution	Yes
C3 Sport & Leisure	69	✓	✓	✓				Financial contribution	Yes
C4 Facilities for Local Community Groups & Young People	71	✓	✓	✓				Financial contribution	No
C5 Policing resources and other emergency services	71	✓	✓	✓				Financial contribution	Yes
C6 Community Facilities: Revenue	72	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Financial contribution	No
D1 Public Realm - Parks and Open Spaces	73-74	✓	✓	✓	✓		✓	Financial contribution	Yes
D2 Public Realm – Streetscape	75	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Direct by developer or financial contribution	No
D3 Public Art	76	✓	✓	✓				Direct commissioning or financial contribution	Yes
D4 Community Safety & Visitor Management	77	✓	✓	✓	Dependent on impact	Dependent on impact	Dependent on impact	Direct provision by developer or financial contribution	No
D5 Public Realm: Revenue Obligations	78	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Dependent on need	Financial contribution	Yes
E1 Public Transport,	79	✓	✓	✓				Financial contribution	No
E2 Highways & Traffic Works	80	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Restriction, direct provision or financial contribution	No
E3 Parking Restrictions	80	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Dependent on impact	Restriction, direct provision or financial contribution	No
E4 Car Clubs	81	✓	✓	✓				Direct provision in conjunction with car club provider	No
E5 Travel Plans	81	✓	✓	✓				Direct provision and financial monitoring charge	No
F1 Sustainable Development	82	✓	✓	✓				On site provision	No
G1 Local Training in Construction	83	✓	✓	✓				On site training and financial contribution	Yes
G2 General Employment and Training Contributions	84		✓			500 sq m loss in employment floorspace and 1000 sq m in employment floorspace.		Financial contribution	Yes
G3 Securing Employment Premises	85		✓	✓		✓	✓	On site provision	No
H1 Town Centres and Regeneration	86		✓	✓				Financial contribution	Yes
I1 Monitoring and Programme Cost	87	Dependent on S106	Dependent on S106	Dependent on S106	Dependent on S106	Dependent on S106	Dependent on S106	Financial monitoring charge	Yes

## Appendix 2 to SPD S106 SPD Tables – Outlining General Approach & Formulas (where adopted)

### B1. Education (School Place Contributions)

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units.	<p>UDP Policy 26 (D) - Deficiencies in Community Facilities.</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li>1. <b>Development Pressure.</b> New residential developments increase demand on school places.</li> <li>2. <b>Primary School Provision.</b> Around 80% of primary school children are educated in Lambeth schools, and it is the Councils intention to maintain this level.</li> <li>3. <b>Secondary School Provision.</b> A significantly lower proportion of secondary school children are educated in Lambeth, but it is the Councils intention to provide 80% children of this age group with places in Lambeth schools.</li> <li>4. <b>Child Yield Calculations.</b> Calculation of Child Yield from new developments will be used to inform the requirement for new school places.</li> <li>5. <b>Affordable Housing Child Yield Allowances.</b> In the case of Council nominations, it is likely that children moving into such accommodation are already Lambeth Residents. Therefore allowance will be made in respect of Child Yield deductions.</li> </ol>	<ul style="list-style-type: none"> <li>▶ Child Yield calculated in accordance with bedroom size and tenure variations, to predict number of children by age group and school place requirements.</li> <li>▶ Capital Cost per Primary School Place = £14,831.</li> <li>▶ Capital Cost per Secondary School Place = £22,348.</li> <li>▶ Number of Children (Child Yield x Number of Units) x 80% (educated in Lambeth Schools) x cost of new school place = <b>required education contribution.</b></li> <li>▶ Child Yield from affordable houses will be reduced by 75% to account for families already in the Borough for normal nominations to Affordable Housing schemes, and to zero for 100% Lambeth nomination schemes.</li> </ul>	<p><b>Demand for School Places.</b> School Roll Trends in Lambeth – Implications for Planning School Places April 2007; School Organisation Plan (2003-2008); annual surplus place returns – Lambeth CYPS.</p> <p><b>Child Yield.</b> Data Management and Analysis Group Briefing GLA 2005.</p> <p><b>School Place Cost.</b> DFE Cost Place Annual Figure.</p>

## C1. Health Facilities

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units.</p>	<p>UDP Policy 26 (D) - Deficiencies in Community Facilities.</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li>1. <b>Development Pressure on Health Facilities.</b> New residential developments increase demand on existing primary care health facilities.</li> <li>2. <b>PCT Service Development.</b> Future investment in facilities and services will be supported by a Strategic Service Development Plan currently being proposed by the PCT for Lambeth PCT.</li> <li>3. <b>Healthy Urban Development Unit (HUDU) Model.</b> The Healthy Urban Development Unit have developed a model that relates the impact of new residential development to the costs incurred by the local Primary Care Trust, in respect of capital funding implications for new health facilities.</li> </ol>	<ul style="list-style-type: none"> <li>▶ The HUDU model will produce appropriate figures for financial contributions based on individual planning permissions sought and their impact</li> <li>▶ The model is based on relating Lambeth' Housing Capacity Study Target/ GLA London Plan Alterations Proposed Target to 2006/17 of 11,000 dwellings to PCT capital requirements.</li> <li>▶ Indicative financial figures (capital only) per residential unit is £1,154.</li> <li>▶ New Population from affordable houses will be reduced by 75% to account for Borough normal nominations to Affordable Housing schemes from existing resident population.</li> </ul>	<p><b>Development Pressures on Health:</b> Strategic Service Development Plan, Lambeth, Southwark &amp; Lewisham PCT.</p> <p><b>HUDU Model</b> London NHS Healthy Urban Development Unit .</p>

## C2. Libraries

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).</p>	<p>UDP Policy 26 (D) – Deficiencies in Community Facilities.</p> <p>UDP Policy 57– Planning Obligations</p>	<ol style="list-style-type: none"> <li><b>Existing Lambeth Provision.</b> Current provision of library floorspace (open to public – including circulation space) in Lambeth is 6,043 square metres. Lambeth Population: 268,500 -2003 Square metres per 1,000 of Library provision for residents = 22.5 sq m</li> <li><b>South East Regional Standards.</b> A minimum standard of 30 sq m per 1,000 resident population is used in South East Region.</li> <li><b>Identified Under Capacity.</b> Therefore Lambeth Library provision is currently 7.5 sq m beneath the minimum standard applied in the South East per 1,000 populations.</li> <li><b>New Development.</b> It is justifiable to expect new development generating additional population to contribute towards its own new populations need, as there is currently insufficient capacity to absorb population growth.</li> <li><b>Workforce Population Growth.</b> New workforce population will also create additional demand on library facilities. A workforce contribution will be required in line with current non-Lambeth resident use – which is 20% based on Library Card non residents divided by non resident workforce. (2007)</li> </ol>	<ul style="list-style-type: none"> <li>▶ 30 sq m minimum x every 1,000 new resident population (Museum Libraries Archives Jan 2007).</li> <li>▶ £3,071 construction and initial equipment cost per sq m.</li> <li>▶ Contribution per 1,000 new resident population is therefore 30 sq m x £3,071 = £92,130.</li> </ul> <p>Required Library Charge per head of population £92.13.</p> <p><b>Individual Dwelling Contributions</b> <i>Bedroom Size ( = Average Person per Household) x New Resident Library Charge</i></p> <p>1 bed (1.4 persons) X £92.13 = £128.98. 2 bed (2 person) x £92.13 =£184.26. 3 bed (2.8 persons) x £92.13 = £257.97. 4 bed (3.5 person) x £92,13 = £322.46.</p> <ul style="list-style-type: none"> <li>▶ New Population from affordable houses will be reduced by 75% to account for Borough normal nominations to Affordable Housing schemes from existing resident population.</li> </ul> <p><b>New workforce population growth contribution charge =</b></p> <ul style="list-style-type: none"> <li>▶ No of new employees from development based on ratio of 16 sq m per employee (B1 office average) X</li> <li>▶ A proportion (20% on average) of workforce population likely to use new library facilities X</li> <li>▶ Required Library Charge per of population £92.13</li> </ul>	<p><b>Lambeth Library Floorspace.</b> Library Service Floorspace Figure (April 2007).</p> <p><b>Lambeth Population</b> (2003 mid Year estimate): LBL Website.</p> <p><b>South East Regional Standard.</b> South East Public Library Tariff - Museum Libraries Archives South East Jan 2007.</p> <p><b>Construction Cost.</b> As of 2<sup>nd</sup> Quarter 2006 - South East Public Library Tariff Museum Libraries Archives South East Jan 2007.</p> <p><b>Average Persons per Household.</b> GLA analysis of London Household Survey 2005</p> <p><b>Workforce per sq m</b> Report for English Partnerships and Regional Development Agencies (July 2001, Arup Economics and Planning</p> <p><b>Lambeth Non Resident Users</b> – Lambeth Library Service – 2007.</p> <p><b>Lambeth Non Resident Workforce</b> - 2001 Census, Special Workplace Statistics, Table SWS203.</p>

### C3. Indoor Sports & Leisure Facilities

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Number of units. Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).</p>	<p>UDP Policy 26 (D) - Deficiencies in Community Facilities.</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li>1. <b>Sport England calculation of required provision in Lambeth in terms of population of 268,500:</b> <ul style="list-style-type: none"> <li>• Swimming Pool 3,005 sq m</li> <li>• Badminton Courts/Sports Hall space 86 crts/12,771 sq m</li> </ul> </li> <li>2. <b>Existing Lambeth Provision 2007.</b> Current provision of sports facilities <ul style="list-style-type: none"> <li>• Swimming Pool 1,544 sq m (900 sq m public)</li> <li>• Badminton Courts/Sports Hall space 32 courts / 4,752 sq m (public and schools)</li> </ul> </li> <li>3. <b>Under provision of existing facilities</b> <ul style="list-style-type: none"> <li>• Swimming Pool 2,105 sq m</li> <li>• Badminton Courts/Sports Hall space 54 Courts/ 8,019 sq m</li> </ul> </li> <li>4. <b>New Development.</b> It is justifiable to expect new development generating additional population to contribute towards its own new populations need, as there is currently under provision.</li> <li>5. <b>Workforce Population Growth.</b> New workforce population will also create additional demand on sports and leisure facilities. A workforce contribution is required in line with current non Lambeth resident use.</li> </ol>	<p><b>Swimming Pools</b></p> <ul style="list-style-type: none"> <li>▶ Swimming Pool 112 sq m per required x 10,000 new population.</li> <li>▶ Cost per sq m of new swimming pool including building and infrastructure costs (for a 2,150 sq m building to accommodate 6 lane 25 metre pool) = £23,454 per sq m.</li> <li>▶ Contribution per 10,000 new population = £2,626,848 or £262.68 per new head of population.</li> </ul> <p><b>Badminton Courts/Sports Hall</b></p> <ul style="list-style-type: none"> <li>▶ Badminton Courts/Sports Hall space 3.2 Courts/ 476 sq m per 10,000 new population.</li> <li>▶ Cost per sq m of sports hall = £1,700</li> <li>▶ Contribution per 10,000 new population = £809,200 or £80.92 per new head of population.</li> </ul> <p>Required Sport Contribution per new head of population £343.60.</p>	<p><b>Lambeth Population</b> (2003 mid Year estimate): LBL Website.</p> <p><b>Sport &amp; Leisure Provision in Terms of Population.</b> Sport England Facility Calculator, as applied to Lambeth.</p> <p><b>Existing Lambeth Provision:</b> Lambeth Sport &amp; Leisure</p> <p><b>Cost estimates of new provision.</b> Sport England Facility Calculator</p> <p><b>Average Persons per Household.</b> GLA analysis of London Household Survey 2005</p> <p><b>Workforce per Sq m</b> Report for English Partnerships and Regional Development Agencies (July 2001, Arup Economics and Planning)</p> <p><b>Workforce use of facilities</b> derived from information current sport and leisure on members/users by postcodes to identify non Lambeth use. Greenwich Leisure 2007.</p>

### C3. Indoor Sports & Leisure Facilities

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
		<p>6. <b>Equivalents required per 10,000 of new population –Sport England Model:</b></p> <ul style="list-style-type: none"> <li>• Swimming Pools 112 sq m</li> <li>• Badminton Courts/Sports Hall space 3.2 Courts/ 476 sq m</li> </ul>	<p><b>Calculation per residential unit =</b></p> <ul style="list-style-type: none"> <li>▶ Individual Dwelling Contributions Bedroom Size (= Average Person per Household) x New Resident Sport and Leisure Charge.</li> </ul> <p>1 bed (1.4 persons) X £343.60= £481.04.            2 bed(2 person) x £343.60= £687.20.            3 bed(2.8 persons)x £343.60 = £962.08.            4 bed+(3.5 person)x £343.60=£1,202.60.</p> <ul style="list-style-type: none"> <li>▶ New population from affordable houses will be reduced by 75% to account for families already in the Borough for normal nominations to affordable housing schemes, and to zero for 100% Lambeth nomination schemes from existing resident population.</li> </ul> <p><b>New workforce population growth financial contributions =</b></p> <ul style="list-style-type: none"> <li>▶ No of new employees from development based on ratio of 16 sq m per employee (B1 office average) X</li> <li>▶ A proportion of 20% on average of workforce population likely to use new facilities. X</li> <li>▶ Required sport &amp; leisure contribution per new user of £343.60.</li> </ul>	

#### C4. Facilities for Local Community Groups and Young People

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).	UDP Policy 26 (D) - Deficiencies in Community Facilities.  UDP Policy 57 – Planning Obligations	<b>Local Needs Assessment:</b> Identification of requirements in response to development proposals – based on identified local impact will be appropriate in some instances, - particularly housing regeneration in relation to replacing or improving existing facilities when local impact can be adequately assessed,	► Non formula approach.	Not Applicable.

#### C5. Policing resources and other emergency services

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units,	UDP Policy 57 – Planning Obligations	<b>Local Needs Assessment:</b> Identification of requirements in response to development proposals – based on identified local impact will be appropriate in some instances, - particularly housing regeneration in relation to replacing or improving existing facilities when local impact can be adequately assessed,	► Non formula approach.	Not Applicable.

## C6. Community Facilities – Revenue Contributions

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>All developments where a contribution to community facilities is secured as part of a S106 Agreement.</p>	<p>UDP Policy 57 – Planning Obligations</p>	<p><b>Cost of Maintaining S106 Provided Facilities.</b> Government guidance in Circular 05/2005 allows for the collection of the revenue cost to maintain facilities provided by planning obligations, for a limited period of time prior to normal local government or public sector funding taking over.</p> <p>Applied once off, where a community facility is provided directly or principally via a planning obligation, and there is no available revenue budget. Normally set at an additional 10% of the capital construction costs of the facility as funded by planning obligations, or construction value of the facility directly provided by a developer. However this is dependent on the type of provision and management arrangements.</p>	<p>Non formula approach dependent on whether facility is directly or primarily to be delivered by planning obligations, availability of other revenue sources.</p>	<p>Not Applicable.</p>

## D1. Public Realm - Parks and Open Space (General)

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Any additional units – measured in habitable rooms (excluding conversions). And or commercial development over 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).</p>	<p>UDP Policy 50 -Open Spaces and Sports Facilities</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li><b>Lambeth Open Space Deficiencies.</b> The National Playing Field Association have a general standard of 2.4 hectares of open space per 1,000 population, Lambeth as a whole is deficient in meeting that standard, in that it has 1.54 hectares per 1,000 of population, projected to fall to 1.44. Lambeth's Open Space Strategy recommends that a target of 1.6 hectares per 1,000 population is set for 2016.</li> <li><b>New open space and investment into existing Parks.</b> The creation of new open space will be encouraged on site or in the immediate vicinity. If this is not possible a financial contribution will be sought to increase open space provision in areas identified in the Lambeth Open Space Strategy, and/or expected towards investment in existing parks and open spaces.</li> <li><b>Enhanced contributions Waterloo and Vauxhall</b> – Additional higher financial contributions will be sought on a park or open space project basis from commercial and residential developments in these two opportunity areas to support environmental and physical regeneration objectives.</li> </ol>	<ul style="list-style-type: none"> <li>▶ Investment in Parks and Open space over 10 years (Lambeth owned)</li> <li>▶ Divided by increased population from projected development over 10 years (average Lambeth population x projected completions) to produce standard charge by additional head of population of £628</li> </ul> <p><b>Individual Habitable Room Contribution</b></p> <p><i>Bedroom Size (= Average Person per Household) x New Resident Park and Open space Charge</i></p> <p>1 bed (1.4 persons) X £628 = £879            2 bed (2 person) x £628 = £1,256            3 bed (2.8 persons) x £628 = £1,758            4 bed (3.5 person) x £628 = £2,198</p> <p><b>Temporary Resident/Visitors</b></p> <p>Individual bedspaces in hotels, hostels, and student accommodation will be expected to make a contribution towards parks and open spaces as an individual average person contribution of £628 to reflect additional footfall.</p> <p><b>New workforce population growth financial contributions =</b></p> <p>No of new employees from development based on ratio of 16 sq m per employee (B1 office average)</p> <p style="text-align: center;">X</p> <p>A proportion of 20% on average of workforce population likely to use parks and open spaces.</p> <p style="text-align: center;">X</p> <p>Required resident park and open space charge contribution per user £628</p>	<p><b>Lambeth Open Space Strategy Sept 2004</b></p> <p><b>Local Park Investment Plans over 10 Years</b> – Provided by LBL Environment Culture &amp; Community Services</p>

## D1. Public Realm - Parks and Open Space – (Children’s and Young Persons Play)

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units.</p>	<p>UDP Policy 26 (D) - Deficiencies in Community Facilities.</p> <p>UDP Policy 50 - Open Spaces and Sports Facilities</p> <p>UDP Policy 57 – Planning Obligations</p>	<p><u>Children and Young Persons Play</u></p> <p>New residential developments more than 400 metres (approximately 5 minutes walk) from an existing , Children’s and Young Persons Play Space will be required to provide a play facility on site, or make a financial contribution towards new provision in the vicinity of the development.</p> <p>Calculation of child yield from new developments will be used to inform the requirement for new Children and Young Peoples play provision.</p> <p>Developments generating more than 10 children will be expected to provide children’s or young persons play provision on site as part of the development, or an off site financial contribution if this is not feasible.</p> <p>Developments with estimated child yield occupancy of less than 10 children will be required to make a contribution within the vicinity of the development.</p> <p>The provision of 10 sq m per child will be sought.</p>	<p>Off site provision of Children and Young Person Play</p> <ul style="list-style-type: none"> <li>▶ Child Yield calculated in accordance with bedroom size and tenure variations.</li> <li>▶ Number of children generated X 10 sq m of play = play space requirement.</li> <li>▶ Average Cost per sq m (£95 sq m) x play space requirement = financial contribution.</li> </ul>	<p><b>Providing for Young Peoples Play and informal Recreation.</b> GLA Draft Supplementary Planning Guidance. GLA, October 2006).</p> <p><b>Cost per sq m assumptions provided by</b> Lambeth Environment, Culture &amp; Community Safety Development Unit 2007</p>

## D2. Public Realm - Streetscape

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>All development will be required to contribute to public realm streetscape, depending on their direct impact, scale and location.</p>	<p>UDP Policy 39 – Streetscape, Landscape, &amp; Public Realm</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li>1. <b>Public Realm Improvements.</b> All development schemes that have a significant impact on the public realm will be expected to enhance or contribute to public realm improvements. Either by the developer carrying out these works or through financial contributions to the Council to organise or undertake the works directly.</li> <li>2. <b>Project Banks.</b> The Council will use identified public realm project banks, where these can and are appropriate to be linked to development proposals. Project Banks will be developed in consultation with local community organisations through community engagement.</li> <li>3. <b>Pooling.</b> Where appropriate contributions will be sought to provide funding for larger scale improvements.</li> </ol>	<ul style="list-style-type: none"> <li>▶ Non formula approach. To be determined in relation to individual planning applications.</li> <li>▶ Where Project Bank schemes are developed and feasible, these will include indicative costs.</li> </ul>	<p>Not applicable</p>

### D3. Public Art

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)</p>	<p>UDP Policy 30 - Arts &amp; Culture</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li>1. <b>Use of Art.</b> The use of art to make and shape places and their uses, is a significant regeneration tool, which the Council is keen to see linked to new development. Major developments will be expected to provide public art and artist designed elements as part of any new development, with a proportion of it free standing or independently commissioned art work.</li> <li>2. <b>Commissioning Process.</b> The funding of art can be through a sum set aside by the developer or by payment directly to the Council. A transparent process to commission art, involving professional art organisations and/or community stakeholders is expected.</li> </ol>	<ul style="list-style-type: none"> <li>▶ Major commercial schemes will normally be expected to provide public and artist designed elements up to 1% of the value of the development. A proportion of that art is expected to be free standing from the development or independently commissioned art work.</li> <li>▶ Housing estate or housing other regeneration-led schemes will also normally be expected to provide public art and artist designed elements of the scheme to a 0.5% (target) of the value of the development. A proportion of that art is again expected to be free standing from the development or independently commissioned work. The overall public art provision will be subject to consideration in light of other planning obligations sought, the design and architectural merits of the development proposed, and other regeneration objectives.</li> </ul>	<p><b>Percent for Art</b> , Art Council 1990</p>

#### D4a. Community Safety

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Dependent on impact of development and requirement for community safety measures.	UDP Policy 32 – Community Safety Designing Out Crime  UDP Policy 57 – Planning Obligations	<ol style="list-style-type: none"> <li><b>Identification of Community Safety Measures.</b> Identification of on site and off site measures that arise out of development, due to location or other factors that cannot be addressed through design.</li> <li><b>Potential Measures Sought</b> <ul style="list-style-type: none"> <li>Street Lighting</li> <li>CCTV Cameras etc</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>▶ Non formula approach. To be determined in relation to individual planning applications.</li> <li>▶ Costs based on standard cost details of equipment, as well as estimated cost of implementing specific schemes.</li> </ul>	Not Applicable

#### D4b. Visitor Management

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
Significant visitor attractions with over 100,000 visitors a year for visitor management costs.	UDP Policy 32 – Community Safety Designing Out Crime  UDP Policy 57 – Planning Obligations	<b>Cost of managing visitor attractions.</b> The management of visitors to major attractions, incurs costs to the Council and other public sector providers and impacts on the local community. It is appropriate to request payment towards these costs, as has successfully achieved with the extension of London Eye planning consent.	▶ Visitor management cost – annual sum payment per year – based on impact in relation to 1% of turnover.	London Eye S106 Agreement, Nov 2003

## D5. Public Realm - Revenue

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>All developments where a contribution to public realm is secured as part of a S106 Agreement.</p>	<p>UDP Policy 30 – Arts &amp; Culture</p> <p>UDP Policy 39 – Streetscape, Landscape, &amp; Public Realm</p> <p>UDP Policy 50 – Open Spaces and Sports Facilities</p> <p>UDP Policy 57 – Planning Obligations</p>	<p><b>Cost of Maintaining S106 Provided Facilities.</b> Government guidance in Circular 05/2005 allows for the collection of the revenue cost to maintain facilities provided by planning obligations, for a limited period of time prior to normal funding taking over. A percentage charge to maintain installed facilities is sought to maintain facilities over a 10 year maintenance cycle.</p> <p>Applied once off, where a capital public realm improvement is provided directly or principally via a planning obligation, and there is no available revenue budget.</p>	<p>Normally set at an additional 10% of the capital construction costs of the improvement as funded by planning obligations.</p>	<p>Lambeth Environment, Culture &amp; Community Safety</p>

## E1. Public Transport

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).</p>	<p>UDP Policy 8 – Accessible Transport/Integrated Development</p> <p>UDP Policy 12 – Strategic Transport Hubs and Transport Development Areas</p> <p>UDP Policy 13 – Public Transport Proposals</p> <p>UDP Policy 57 – Planning Obligations</p>	<p>Assessment by Lambeth Transport in conjunction with TfL of the impact on the public transport network infrastructure and required improvements to the public transport network.</p> <p>Contributions may be pooled towards larger projects to take account of cumulative impacts.</p>	<p>Non formula approach. To be determined in relation to individual planning applications.</p> <p>Contribution based on estimated cost of implementing specific schemes to mitigate impact, as assessed by the Lambeth Transport, in conjunction with Transport for London.</p>	<p>Not Applicable</p>

## E2. Highways & Traffic Works

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Dependent on impact of development and requirement for individual highway and traffic mitigation.	<p>UDP Policy 9 – Transport Impact</p> <p>UDP Policy 57 – Planning Obligations</p>	<p><b>Highway &amp; Transport Impact.</b> A range of highway measures may be required as a result of impact of individual development schemes. Lambeth Transport will normally advise on required mitigation.</p> <p>Transport for London will be consulted and negotiated with to reach agreement for developments involving any improvements to the public transport network.</p> <p>Contributions could be pooled to take account of wider projects and/or cumulative impacts if appropriate.</p>	<ul style="list-style-type: none"> <li>▶ Non formula approach. To be determined in relation to individual planning applications.</li> <li>▶ Contribution based on estimated cost of implementing specific schemes to mitigate impact, as assessed by the Highways Authority (Transport for London for the London Road Network).</li> </ul>	Not Applicable.

## E3. Parking Restrictions

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Dependent on impact of development and requirement for individual parking control mitigation	<p>UDP Policy 9 – Transport Impact</p> <p>UDP Policy 14 – Parking &amp; Traffic Restraint</p> <p>UDP Policy 57 – Planning Obligations</p>	<p><b>Increased Parking Demand.</b> The increased parking demand from permitted development will need to be addressed through a range of potential measures including:</p> <ul style="list-style-type: none"> <li>• Provision of small scale parking restraint and/or highway safety, and/or creation of new on street parking place bays;</li> <li>• Contribution towards CPZ, new or extension, including costs of necessary consultation.</li> <li>• Permit Capping (including Car Free Development) – the placing of restrictions on the occupants of new development to restrict car parking.</li> </ul>	<p>Non formula approach. To be determined in relation to individual planning applications.</p> <p>Necessary financial contributions will vary according to: a) the scale of required works, and b) size of CPZ, scale of consultation required, infrastructure required etc.</p>	Not Applicable.

## E4. Car Clubs

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure).	<p>UDP Policy 9 – Transport Impact</p> <p>UDP Policy 14 – Parking and Traffic Restrain</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li><b>Reducing Car usage.</b> Car clubs can be an effective means to reduce overall car usage and parking demand.</li> <li><b>Use of Car Club Operators. Car Club Operation.</b> Developers will be expected to enter into an agreement with a Car Club operator to provide free or subsidised memberships for a significant % of the residential units. Car club parking bays are to be provided on-site and/or a payment made to the Council to provide on-street bays.</li> </ol>	<ul style="list-style-type: none"> <li>▶ Non formula approach.</li> <li>▶ Cost of car subsidy will vary according to car club provider.</li> </ul>	Not Applicable.

## E5. Travel Plans

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)	<p>UDP Policy 8 – Accessible Transport/Integrated Development</p> <p>UDP Policy 9 – Transport Impact</p> <p>UDP Policy 57 – Planning Obligations</p>	<ol style="list-style-type: none"> <li><b>Travel Plan requirements.</b> Travel plans will be required from major developments, including commercial, residential, school, and community uses. They will provide annual targets to reduce car use, management arrangements to continuously map and monitor car use and travel patterns of employees and include measures to reduce car use and meet all targets</li> <li><b>Monitoring.</b> Funds are required towards the monitoring of the travel plan, including the undertaking surveys and the staff time required for analysing and compiling reports over time to assess the effectiveness of the travel plan. Large commercial developments and residential will be required to make a contribution.</li> </ol>	<ul style="list-style-type: none"> <li>▶ £1,000 Monitoring Charge.</li> </ul>	Lambeth Environment, Culture & Community Safety – Transport 2007.

## F1. Sustainable Development

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Source
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)</p>	<p>UDP Policy 34 – Renewable Energy in Major Developments</p> <p>UDP Policy 35 Sustainable Design and Construction</p> <p>UDP Policy 57– Planning Obligations</p> <p>UDP Policy 53 – Infrastructure and Utilities</p>	<p><b>1. Determining Renewable Energy Requirements via Sustainability Assessments.</b> The principles of sustainable design and construction are expected to be incorporated into the design, in major development additional requirements of renewable energy are expected to be in line with the Sustainable Design and Construction SPD. Where provision of renewable energy is required, a S106 agreement may be used to secure the location, type and size of technology, and quantity to be used.</p> <p><b>2. Infrastructure and Utilities</b> Where adequate supply and drainage is sought a s106 agreement may be used to ensure the appropriate phasing within development.</p>	<p>Non formula approach. Not subject to charges but compliance to be secured through S106 where appropriate.</p>	<p>Not applicable.</p>

## G1. Local Training in Construction

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Development capable of providing 10 residential units or more, or of an area of 0.1 hectares or more irrespective of the number of units, or 1,000 sq m or more for any other use (office, retail, industry, community, and leisure)</p>	<p>UDP Policy 57 – Planning Obligations</p> <p>London Plan Policy 3B.12 – Improving the Skill and employment opportunities for Londoners.</p>	<ol style="list-style-type: none"> <li>1. <b>Access for Local People into Construction.</b> The Council is committed to promote access into training in construction industry to address the industry’s skilled labour shortage, and provide employment for local residents.</li> <li>2. <b>Trainee Placement:</b> To offer a minimum average one work based training opportunity to nominated candidates seeking recognised Level 2 NVQ qualifications, for every 10 construction workers over the life time of a construction contract</li> <li>3. <b>Financial Trainee Contribution.</b> For development above the major development threshold the Council will seek a financial contribution to the recruitment, initial training and ongoing skills development for local construction trainees.</li> <li>4. <b>Construction Trainee Nomination Agency.</b> The Council will use the Building Partnerships Project or other similar designated agencies to place and support trainees.</li> </ol>	<ul style="list-style-type: none"> <li>▶ One construction nominee trainee placement per 10 construction workers employed on scheme during building of the scheme.</li> <li>▶ Construction trainee charge of £2,500 per £1,000,000 of Capital Construction costs.</li> <li>▶ Larger schemes with an estimated construction cost of over £30,000,000 may be subject to negotiation, and may include a requirement for the developer/contractor to work with LB Lambeth to achieve the procurement of construction goods and services from companies and organisations based in Lambeth up to an agreed % of the total value of the construction contract.</li> </ul>	<p><b>Building Partnerships financial model</b> Jan 2007.</p> <p>(Note 1, equates to 0.3% of contract values, the same level as adopted by LB’ Tower Hamlets. Alternative RSL Direct Contract Model – operated in the West London Boroughs of Hounslow, Barnet, Hammersmith &amp; Fulham, Brent, Kensington &amp; Chelsea &amp; Ealing seeks charge of 1.1 % of Contract Cost – but this model also includes a wage subsidy element of 0.8 % of contract values. Therefore there are effectively 7 London Boroughs charging 0.3% of contract value, or £2,500 per £1,000,000 of construction costs, for trainee places).</p>

## G2. Employment & Training Contributions

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
Over 1.000 sq m of new commercial development, or a loss of floorspace of 500 sq m.	<p>UDP Policy 57 – Planning Obligations</p> <p>UDP Policy 21 – Location &amp; Loss of Offices</p> <p>UDP Policy 22 – Key Industrial and Business Areas</p> <p>UDP Policy 23 – Protection and Location of Other Employment Uses</p> <p>London Plan Policy 3B.12 – Improving the Skill and employment opportunities for Londoners.</p>	<p>High levels of unemployment, low incomes, and deprivation exist in Lambeth due to problems of local labour accessing job opportunities particularly as a result of a lack of appropriate/transferable skills/qualifications in the local labour market.</p> <p><b>Employment &amp; Training</b></p> <p>Contributions are therefore sought :</p> <ol style="list-style-type: none"> <li>1. In new development that increases employment levels and where there is a need to encourage access to these opportunities from the least skilled.</li> <li>2. In schemes that result in loss of employment floorspace, where there is a need to compensate for loss of employment opportunity.</li> </ol>	<p><b>Financial contribution to enable local people to access employment in new B1 scheme:</b></p> <ul style="list-style-type: none"> <li>▶ B1 (net) new floor area/ 16 sq m per employee (based on office average) X</li> <li>▶ 32% of Lambeth residents expected to be employed as part of total workforce X</li> <li>▶ 19.7% of Lambeth residents with no qualification requiring training support. X</li> <li>▶ £3,500 average cost for Lambeth unemployed resident in terms of support and training to obtain access to a skilled job.</li> </ul> <p><b>Compensation for loss of employment floorspace.</b></p> <ul style="list-style-type: none"> <li>▶ (Net) loss of employment floorspace / 16 sq m average space per worker (based on office average) X</li> <li>▶ 32% on average Lambeth residents in borough workforce X</li> <li>▶ £3,500 Average cost of retraining and support required for redundant worker to access new occupational skill.</li> </ul>	<p><b>B1 Floorspace</b></p> <p><b>Workforce per sq m</b> Report for English Partnerships and Regional Development Agencies (July 2001, Arup Economics and Planning).</p> <p><b>32% of resident workforce employed</b> is based on number of Lambeth jobs occupied by Lambeth residents – 2001 Census.</p> <p><b>19.7% of Lambeth Residents with no qualifications &amp; requiring training and support to enter the Labour market.</b> Worklessness and enterprise floor target action plan – December 2006.</p> <p><b>Average Cost for training unemployed/redundant worker</b> : Update to the Mid-term Evaluation of the Objective 3 Operational Programme for England and Gibraltar  <a href="http://www.esf.gov.uk/06_Library/25_Evaluation/22_Publications.asp?SingleFolder">http://www.esf.gov.uk/06_Library/25_Evaluation/22_Publications.asp?SingleFolder</a></p>

### G3. Securing Employment Premises

Threshold	Policy Basis	Justification & General Approach	Standard Charge Formula	Formula Sources
<p>Commercial developments over 1,000 sq m, including changes of use.</p>	<p>UDP Policy 57 – Planning Obligations</p> <p>UDP Policy 21 – Location &amp; Loss of Offices</p> <p>UDP Policy 22 – Key Industrial and Business Areas</p> <p>UDP Policy 23 – Protection and Location of Other Employment Uses</p>	<p>1. <b>Small &amp; Medium Enterprise (SME) in the local economy/ demand for premises.</b> In London SME's account for 47% all employment. Of Lambeth businesses 99.2% can be classed as SME's, and 75% are micro businesses (fewer than 5 employees)</p> <p><i>“High levels of demand exist for low risk and start up premises and there are a number of specific unmet requirements for managed and services workspace.”</i> (Lambeth Business Premises Study DTZ 2007)</p> <p>2. <b>Securing Employment Premises:</b> Lambeth policies aim to secure employment space to support Small and Medium Enterprises (SME's) and business start ups. The approach will be developed to include:</p> <ul style="list-style-type: none"> <li>• marketing of workshop space created through local agencies and networks, including targeting specific business and community sectors.</li> <li>• provision of small scale of units of up to 250 sq m (including space of 100 sq m and below).</li> <li>• flexibility of lease arrangements to allow suitable initial access to premises for start ups/SME's.</li> <li>• affordable rental pricing</li> <li>• serviced space appropriate for start ups/SME's.</li> <li>• engagement of business space providers to manage and if necessary develop managed business space in agreed planning permission.</li> </ul>	<p>► Non formula approach, dependent on scheme.</p>	<p>Not Applicable</p> <p>General approach informed by Lambeth Business Premises Study (DTZ 2007)</p>

## H1. Town Centres and Regeneration

Threshold	Policy Basis	Justification & General Approach	Fixed Fee Approach	Formula Source
Commercial developments over 1,000 sq m.	<p>UDP Policy 4 Town Centres and Community Regeneration</p> <p>UDP Policy 57– Planning Obligations</p> <p>UDP Policy 59 Brixton Town Centre – Character and Function.</p> <p>Policy 73 Regeneration of Streatham Town Centre</p>	<p>Identification of appropriate town centre management measures linked to the impact of development in order to protect and enhance vitality, viability and character to the local town centre or district centre. Town Centre Management measures examples being:</p> <ul style="list-style-type: none"> <li>• Promotional or marketing material or activity.</li> <li>• Street Market management or enhancement.</li> <li>• Street festival or other activity.</li> <li>• Improved signage or place making.</li> <li>• Environmental and Shopfront improvements.</li> <li>• Improvements in public facilities such as public toilets.</li> <li>• Improvements to the forecourts/parking/access arrangements.</li> <li>• Business training and marketing.</li> </ul>	Non approach, dependent on impact of development.	Not Applicable.

## 11. S106 Monitoring and Programme Costs

Threshold	Policy Basis	Justification & General Approach	Fixed Fee Approach	Formula Sources
<p>All development requiring a S106 Agreement to be entered into.</p>	<p>UDP Policy 57– Planning Obligations</p>	<p>1. <b>Meeting the Cost to the Council.</b> The costs of monitoring planning contributions will be financed through monitoring fees applied to individual S106 Agreements.</p> <p>The fee will depend on the extent of the obligations and the officer time involved in concluding and monitoring (including implementation) of agreements.</p> <p>2. <b>Standard Fee Approach.</b> A breakdown of standard fixed fees required is given in this table.</p> <p>If an agreement is exceptionally complicated and/or difficult to monitor a contribution above the standard fee may be sought.</p> <p>3. <b>Payment of Fees.</b> The fee will be payable on the completion of the S106 legal agreement.</p>	<ul style="list-style-type: none"> <li>▶ For a legal agreement with a total financial contribution below £12,500, there will be a fixed charge of £250.</li> <li>▶ For a legal agreement with financial contributions over £12,500, there will be a fee of 2.5% on the total value of the financial contribution.</li> <li>▶ For an agreement with non financial obligations there will be a separate fixed fee of £250.</li> </ul>	<p>Interim policy on S106 Monitoring, operational since July 2006 – based on LBL costs in monitoring individual agreements and operating S106 system.</p>

**Contact on General Planning Obligations:**

Clive Fraser  
Team Leader Implementation  
Strategic Planning, Planning Division  
Tel 0207 925 1178 Email: [cfraser@lambeth.gov.uk](mailto:cfraser@lambeth.gov.uk)