

2. Background and Context

2.1. About Lambeth

2.1.1. Lambeth is rapidly changing. There is a real buzz about the borough, especially with the opening of facilities such as the London Eye and the London Imax. This is just the beginning, as the borough contains regeneration opportunities of London-wide and national importance. Lambeth's ~~plan~~UDP has to face the challenge of guiding and shaping this change, so that the economic benefits of its capital city location are shared by its communities, some of which are amongst the most deprived in London.

2.1.2. Lambeth is one of a ring of local authorities which constitute Inner London. It is a Borough of many contrasts, from the densely built-up north (Waterloo, Vauxhall and Kennington), through the mixed areas of Brixton, Herne Hill, Clapham and Stockwell, to the suburbs of Streatham and Norwood.

2.1.3. The north of the borough is bounded by the River Thames, which faces the Houses of Parliament and Big Ben. Its proximity to central London and the location of the Channel Tunnel-International Rail Terminal at Waterloo (~~with trains arriving from France with connections to other parts of Europe~~) makes it the commercial heart of the borough and the home of the larger businesses. It is also the home of the London Eye. Lambeth includes the South Bank complex as the most visible element of a thriving, expanding arts and leisure industry within the borough. Examples include internationally known ~~theatres~~venues such as the Old Vic, the Young Vic, the National Theatre, Royal Festival Hall and the National Film Theatre. Another well known site is the Oval Cricket Ground. Brixton is a varied and diverse centre of markets, entertainment venues and specialist shops. The south of the borough also has the fine West Norwood Cemetery, the Rookery open space and Streatham Common.

2.1.4. Lambeth is the most accessible of the South London boroughs with tube and rail connections. The proposed cross-river transit will radically improve this situation.

Population

2.1.5. The London Borough of Lambeth is the most populous inner London borough with a population of 272,500 (1999 mid-year estimate). Between 1981 and 1991 the population fell by 11% – the second highest loss for a London borough. However it is now increasing. The number of households was estimated at 128,000 in 1999.

2.1.6. Lambeth is one of the most diverse communities in Great Britain. 34 % of Lambeth's population are from ethnic minorities - the seventh highest figure for a London borough. 25 % come from black groups and 4 % from groups from ~~the~~ India, Pakistan and Bangladesh. Lambeth has the highest proportion of Black Caribbean residents of any London borough. Lambeth also attracts refugees from many nations/countries, such as Vietnam, Somalia, Eritrea, Angola, the Kurds. ~~Approximately~~Some 132 languages are spoken in the borough. After English, the main languages spoken are Yoruba and Portuguese. This diversity is a source of cultural strength and innovation.

2.1.7. About 55% of Lambeth residents have no access to a car, one of the highest proportions in the country. About 19% of the Borough's population are under 18, and about the same proportion over 60.

Employment and Unemployment

2.1.8. There are about 7,800 businesses in the borough, providing 95,400 jobs. These are predominantly small businesses with 88% of them employing ~~less~~fewer than 25 employees. The public sector is the dominant form of employment in Lambeth, followed by medical and other services, and banking and finance.

2.1.9. Lambeth has a comparatively high unemployment problem with an official unemployment rate (Aug 2000) of 8.6%, compared ~~to~~with 7.6% for Inner London and 5.0% for Greater London as a whole. For men the figure is 11.7%, and women 5.0%. The problem is compounded by the length of time which many Lambeth residents remain unemployed, with 49.9% having been unemployed for over six months.

~~2.1.10 The 2000 Index of Local Deprivation measuring by the proportion of the local authority population living in the 10% most deprived ward in England, ranked Lambeth as 79th (13th in London). Lambeth has three wards in the top 10% most deprived wards (Angell, Vassall, Gipsy Hill) and 16 (almost three quarters of all wards) in the top 20%.~~

Crime

2.1.11 Lambeth has a high crime rate and the highest rate of violent crime in the UK. Brixton town centre is a particular hot spot for crime.

Poverty

2.1.11a The 2000 Index of Local Deprivation ranked Lambeth as 79th (13th in London). Lambeth has three wards in the top 10% most deprived wards (Angell, Vassall, Gipsy Hill) and 16 (almost three quarters of all wards) in the top 20%.

2.1.12. Deprivation is widespread throughout the borough. Poverty exists cheek by jowl with affluence - a situation which is so typical of Lambeth and of London. The following, while not exhaustive, highlights the extent of the problems facing Lambeth:

- Nearly 37% of dependent children live in households with no earner.
- Of children going to Lambeth state schools, 48% of secondary and 43% of primary schoolchildren are eligible for free school meals.

Housing

- 34% of the households in Lambeth are local authority tenants,
- 10% are Registered Social Landlord tenants, 38% are owner occupied, and 18% are private rented.
- 88% of local authority housing stock is on estates.
- There are 10,263 people on the housing register in Lambeth, and 1,042 registered homeless households.
- The Housing Needs Survey estimates that 87% of black households could not afford market rents (compared ~~to~~with 65% of white households).

- House prices are rising in south London, and 1999 - 2002 has seen dramatic rises in prices throughout Lambeth, and particularly in Brixton, which has seen the highest rises in London.

Health

- Lambeth has an infant mortality rate of 8.2 in 1,000, compared ~~to~~with 5.8 in Greater London.
- Teenage pregnancy rates are the highest in the UK. The number of mothers in the 11-15 age group is nearly two and a half times the national average and nearly 20% higher in the 16 -19 age group.

Environment

- Lambeth has a shortage of open space and problems of noise and pollution.

2.2. Lambeth in London

2.2.1. London is a world class city, contributing around 15% of the UK's gross domestic product. Boroughs are required, by government policy, to have regard in their plans to London's capital and world city status and make provision in plans for enhancing and supporting this role.

~~2.2.2. New planning arrangements have come in across London following the creation of the Mayor and Assembly for London. The Mayor's Spatial Development Strategy for London will include the Mayor's policies for the development and use of land as well as all other policies affecting or affected by the distribution of activities. It can only deal with matters of strategic importance to London, and borough plans must be in general conformity with it. Amongst the tasks given to the Spatial Development Strategy are providing a context for sustainable development in London, a transport strategy for London, regeneration policies and borough level housing allocations. The regional planning policy dimension for London is provided by the London Plan (adopted 10 February 2004). Prepared by the Mayor of London, the London Plan sets out strategic policies for the development and use of land as well as providing the spatial context for the Mayor's other strategies - particularly those relating to transport, regeneration and sustainable development.~~

~~2.2.3. Under the Greater London Authority Act 1999 new powers are introduced to ensure that all London UDPs are~~must be in general conformity with the Mayor's spatial development strategy. This is contained in the London Plan~~Mayor's Spatial Development Strategy~~. The Mayor has to be notified of applications of strategic importance and has the power to direct that certain applications be refused that boroughs are minded to approve.

~~2.2.4. At the time of publication of Lambeth's new plan the Mayor of London had yet to publish his own Plan for London. The Mayor has published, however, a document called 'Towards the London Plan: Initial proposals for the Mayor's Spatial Development Strategy' which clearly sets out the likely approach of the published plan.~~

2.2.5. The London Plan will:

- ~~be~~is the strategic plan setting out an integrated social, economic and environmental framework for the future development of London;

- looks forward over a 15–20 year period;
- expresses and integrates the physical and geographic spatial dimensions of the Mayor's other strategies and their rationales – ~~this will include~~ being broad locations for change and ~~provide~~ a framework for land use management and development;
- sets out proposals for implementing and funding the strategy;
- ~~be~~ is the Londonwide context within which individual boroughs will set their local planning policies through their UDPs (and Local Development Frameworks);
- sets the policy framework for the Mayor's involvement in individual major planning decisions in London;
- ~~be~~ is London's response to European guidance on spatial planning (the European Spatial Development Perspective).

2.2.6. The Mayor is also required by law to produce other strategies for London covering the key issues which are: transport, economic development, culture, biodiversity, noise, air quality and municipal waste management. The Mayor has also ~~intends to produce~~ produced strategies on energy and housing (the latter ~~to be~~ developed jointly with the boroughs). In addition a special Children's Strategy is ~~currently~~ being developed with the help of the London Commissioner for Children's Rights. ~~The Spatial Development Strategy will be~~ London Plan is the policy document that sets down the spatial implications of each of these policy areas. As such it goes beyond the scope of a traditional land-use plan.

2.2.7. Underlying all of the Mayor's Strategies is the Mayor's vision for London:

- To develop London as an exemplary *sustainable world city*. Based on three balanced and interlocking elements of strong and diverse economic growth, social inclusivity to allow all Londoners to share in London's future success, fundamental improvements in environmental management and use of resources.
- This will mean London needs to become *a prosperous city*, in which all share in the benefits of wealth created in London's dynamic economy.
- A city for people: *a livable city* of safe, attractive streets, where goods and services are within easy reach and where everyone feels safe and secure.
- *An accessible city*: with fast, efficient and comfortable means of transport, and access to affordable homes, education and training, health, leisure and recreation.
- *A fair city*: showing tolerance and abolishing all forms of discrimination, where neighbourhoods and communities have a say in their futures.
- *A green city*: making efficient use of natural resources and energy, respecting the natural world and wildlife, using to the full the varied pattern of open space, eco-friendly design and construction methods, recycling waste and creating new 'green' industries.

2.2.8. Among the key ways in which the Lambeth ~~Plan~~ UDP implements many of the Mayor's emerging policies are:

- Policies for areas of Londonwide importance such as the Southbank;
- Policies on Lambeth's contribution to London's economy and World City functions - particularly in Central London;
- Policies to promote additional housing, especially affordable housing;
- Policies to promote major transport improvements, such as cross-river transit, and development at strategic transport hubs (interchanges).
- Promoting waste minimisation and recycling and resource efficiency.
- ~~□ This list is by no means exhaustive. Every aspect of the new Lambeth plan has been drafted with the Mayor's emerging policies in mind.~~

2.3. Sustainable Development

2.3.1. The Strategy for Sustainable Development in the UK 'A Better Quality of Life' DETR, 1999 states that: "At its heart [sustainable development] is the simple idea of ensuring a better quality of life for everyone, now and for generations to come."

2.3.2. A widely used international definition is from 'Our Common Future' (The Brundtland Report): "Development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

2.3.3. The revised 1999 UK strategy emphasises the social aspects of sustainable development such as reducing social exclusion. It has four major themes:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

2.3.4. It emphasises the role of planning in promoting regeneration, social inclusion and more sustainable patterns of development, especially through directing development to accessible locations.

2.3.4a In February 2003 the Government published its vision for sustainable communities in Sustainable Communities – building for the future. Some of its key requirements are:

- A flourishing local economy
- Strong leadership to respond positively to change
- Effective engagement and participation
- A safe and healthy local environment
- Sufficient scale and density to support basic amenities

- Good public transport infrastructure
- Flexible and sustainable buildings
- A well-integrated mix of decent homes of different types and tenures
- Good quality local public services
- A diverse, vibrant and creative local culture
- A “sense of place”
- Low levels and fear of crime
- The right links with the wider regional, national and international community

These are given emphasis in consultation draft PPS1 (February 2004).

2.3.5. Lambeth is committed to achieving sustainable development through its Environmental Charter and this is the key underlying theme of the ~~new Lambeth Plan~~ UDP. It is reflected in the ~~proposed objectives of the plan in the following chapter~~ – as well as the indicators used to monitor progress on the plan and update it. These indicators have been used to assess the sustainability of alternative strategies for the plan as well as the proposed core strategic policies. Detailed policies and Major Development Opportunities (~~policies for specific sites~~) have been assessed for their compatibility with the core strategic policies and, as a result, their overall sustainability.

2.3.6. Lambeth has had full regard to the Government Good Practice Guide GPG22 ‘Planning for Sustainable Development - Towards Best Practice’, ~~Asas~~ Asas well as GPG 23, PPG13 Guide to Better Practice. In particular, the new plan implements the recommendations to:

- promote high densities;
- promote mixed use;
- maximise the reuse of previously-developed land;
- promote ~~W~~walking & ~~C~~cycling and restrict use of the private car;
- “retrofit” parts of the urban area to provide facilities in parts of the borough where they are lacking;
- promote nature conservation and biodiversity;
- promote energy conservation and sustainable design.

2.4. National and Regional Planning Policy

2.4.1. National planning policy is set out in Planning Policy Guidance Notes (PPGs), consultation draft Planning Policy Statements (PPSs), Regional Planning Guidance (RPG) and Circulars. The new plan has had full regard to such policies. To cut

down on the length of the plan, references to such guidance in the UDP have been limited to where it is ~~absolutely~~ necessary. Reference should be made directly to such guidance or to summaries of it within Lambeth's key issues paper. A short summary of the main general themes of national policy is given here.

2.4.2. PPG1 (February 1997) sets out general planning policy and principles. It sets down the key themes of the government's approach to planning, and at the heart of these is sustainable development. It states: "A key role of the planning system is to enable the provision of homes and buildings, investment and jobs in a way which is consistent with the principles of sustainable development." (para. 1). It advocates locating development in urban areas with good public transport accessibility to reduce the need to travel. It advocates the greater use of mixed-use development and increased importance to urban design matters. The plan-led system is stressed as the most effective way of reconciling the demand for development and the needs of the environment. Consultation Draft PPS1: Creating Sustainable Communities was published in February 2004 and will in due course replace PPG1.

2.4.3. National advice on the role of development plans (PPG12), ~~Revised~~ December 1999), also emphasises the importance in the development process of statutory adopted plans such as a UDP. "Planning decisions on proposals to build on land, or change its use, should not be arbitrary. They must be considered against clearly set out criteria. The statutory development plan provides the primary basis for this consideration...The development plan therefore, provides an essential framework for planning decisions." (para 1.6).

2.4.4. PPG12 particularly stresses the importance of integrating land-use and transport planning. It requires development plans to include aims, objectives and targets on matters such as traffic reduction and development on previously used sites. It stresses the importance of the plan-led system in providing infrastructure and the use of planning policies to secure planning obligations. It ~~stresses~~ emphasises the importance of land-use planning in promoting competitiveness and addressing issues of social exclusion.

2.4.5. PPG12 also sets out national advice in relation to the content of development plans. Such plans should include all policies and proposals for the development and use of land, including proposals relating to the development of the transport network as well as waste and minerals policies. Plans should have regard to the likely availability of resources, to the conservation of finite or non-renewable resources, such as land and energy, and to the implications for public sector capital expenditure. Furthermore, plans "should take account of the need to revitalise and broaden the local economy, the need to stimulate employment opportunities, and the importance of encouraging industrial and commercial development, particularly in the growing knowledge driven sector" (para 4.9). They and plans "should also "consider the relationship of planning policies and proposals to social needs and problems, including their likely impact on different groups in the population such as ethnic minorities, religious groups, elderly and disabled people, single parent families, students and disadvantaged and deprived people living in deprived areas." (para 4.13).

2.4.6. Specific policy advice is contained in topic-specific planning policy guidance. Of particular importance are:

- PPG3 Housing: stresses higher densities, a 'plan, monitor and manage' approach to planning for housing. Maximum parking standards, and a sequential approach to sites for housing with previously developed sites being developed in the first

instance. Draft revisions to PPG3, published in February 2003, point to the need to maximize housing supply from genuinely redundant employment land;

- PPG6 Town Centres and Retail Development: stresses the need to plan positively to promote the vitality and viability of town centres, as well as introducing a sequential approach whereby uses attracting a lot of people, such as large retail and leisure are developed in town centres in the first instance. Draft revised guidance (PPS6) published in December 2003 reiterates this approach and places particular emphasis on LPAs identifying retail need and location;
- PPG13 Transport (March 2001): stresses the importance of planning to reduce the need to travel, in particular locating intensive development in areas highly accessible to public transport, as well as restricting parking in new development;
- PPG15 The Historic Environment (October 2002): protects listed buildings and conservation areas;
- PPG17 Sport, Open Space, and Recreation (July 2002): stresses the scarcity and importance of open spaces and the need to protect and improve them.

2.4.7. Regional Guidance is contained in RPG9 (South East England) and in particular RPG3 'Strategic Guidance for London Planning Authorities'. The latter sets down a strategic framework for planning and regeneration in London which the Mayor has taken on board in the London Plan. In particular it deals with planning for the diverse range of Central London activities. Amongst other matters it seeks to promote London as a world city, promote urban regeneration and maximise housing provision in London, consistent with maintaining environmental quality. These are key aspects of the adopted London Plan.

~~2.4.8. A number of policies refer to the need to secure planning obligations. To avoid duplication in policy wording all planning obligations will be negotiated and secured in full compliance with the law and having full regard to national policy contained in Circular 1/97.~~

2.5. Lambeth Listening

2.5.1. Public involvement is a key component of the planning process. If strategies such as the new plan are to reflect the priorities of local people and local businesses, then there needs to be genuine engagement from the outset. ~~We are aiming~~The aim is to ensure local ownership of the new plan process, so local people and businesses are to have a powerful voice in setting priorities and benefit from regeneration.

2.5.2. In preparing the UDP, account has been taken of the views and priorities of local people and businesses, making use of the results of~~We know a lot about residents' priorities from~~ a number of recent consultation and involvement exercises, including the a MORI opinion survey, and the visioning exercise 'Imagine Lambeth'. The Council has also been pioneering in its approach to local communities. It has set up town centre forums and partnerships throughout the borough. ~~Through~~Through their meetings, working groups and newsletters it will be ~~the main way in~~ a valuable way by which local people can influence what goes into the new plan. ~~If you want things to change in your area then get involved!~~

2.5.3. ~~Fortunately we do not need to start from scratch in Lambeth. We know from the The 1999 MORI poll, 'Living In Lambeth', and ~~our~~the Sustainable Household Survey all show that priorities for improving the quality of life in Lambeth ~~were~~are personal safety and crime and a clean street environment, and that local people are concerned about crime, education, employment, health and the environment that they live in. Lambeth has also used its Citizens Panel to gauge opinion on key questions relating to the new plan.~~

2.5.4. ~~We have had a lengthy, transparent and extensive participation over three months on the key issues for the new plan. The Key Issues Paper had a very good response, several thousand copies were distributed and responses totalled over 700 pages. All of these have been replied to individually. The responses to the Key Issues Paper have been invaluable in testing opinion and shaping a new plan which responds to local concerns.~~

2.6. Community Planning

2.6.1. ~~Lambeth now has a significant new power, arising from the Local Government Act 2000, to promote the economic, social and environmental well being of our local community. To guide this we also have a duty to prepare a 'Community Strategy' in consultation with local people and other agencies that operate in the area in consultation through Local Strategic Partnerships. The term 'community planning' is used to describe this process. Communities can cover those living within a small geographical area or specific communities of interest, e.g. faith communities and voluntary organisations.~~

2.6.2. ~~Councils will now have the power to do anything that they consider likely to improve the well-being of communities in a sustainable way. It means that planning – including the new Development Plan – can be much more positive in terms of what it attempts to achieve.~~

2.6.3. ~~The local strategic partnership will bring together public services, the voluntary sector, businesses and the community in a simpler partnership and decide what help each neighbourhood needs and how all the agencies can deliver it.~~

2.6.4. ~~Government guidance states that a Community Strategy should allow local communities to articulate their needs and priorities, so that the actions of the Council and its partners can be effectively focused to meet these needs and priorities, whilst contributing to the achievement of sustainable development. It will set out a long-term vision (15 –20 years) for the area, focusing on the outcomes that are to be achieved. Shorter term priorities and activities will be set out in an action plan with a shared commitment from the partners to implement it. The plan needs to promote sustainable development.~~

2.6.5. ~~Community planning is very much about sharing agendas, promoting consensus on issues, and, working with local communities and partner organisations to achieve a bigger impact by combining resources and capitalising on the skills and experience that others can offer.~~

2.6.6. ~~A major aspect of community planning is joint working at a local level. Helping to support local community groups to carry out projects improving the prospects and quality of life in derived areas is a major theme of the government's National Strategy for Neighbourhood Renewal. This also calls for different agencies and groups to co-operate in these areas in what is termed 'neighbourhood management'.~~

2.6.7. Neighbourhood management is a potentially radical solution to the problems of deprived neighbourhoods. It works by placing a single person, team or organisation in charge – someone who local people can turn to if they face a problem. Neighbourhood managers can help focus services on residents' priorities and customer needs by making agreements with providers of services; running local services; managing a devolved budget; and/or putting pressure on higher tiers of government. Local forums and other methods of community involvement can support neighbourhood managers. Each area will produce local neighbourhood renewal strategies.

2.6.8. The preparation of local neighbourhood strategies, such as that by the Stockwell partnership, by the Oval Neighbourhood and by Clapham Park New Deal for Communities, has been a vital influence on the new plan. The Lambeth plan attempts to have a light touch; giving maximum scope for local initiative and innovation within a minimum necessary strategic and development control framework; to ensure that regeneration projects link and join up rather than pulling in different directions.

2.6.9. The preparation of and consultation on the Community Plan, Local Neighbourhood Renewal Strategies and the Unitary Development Plan have strongly influenced each other. The community plan will set down the vision for the borough and what actions partners will be taking to bring this about. The two plans need to work hand in hand with the new development plan for Lambeth being the framework for the spatial changes necessary to achieve vision for the borough in the community strategy. The plan will set down the policies to deliver this in terms of what is required in terms of the use and development of land and the development and management of the transport system. It is early days in community planning and it is recognised that this is not yet a perfect process. As experience grows, the two plans should become more closely related over time.

2.6.1a Lambeth has a duty under the Local Government Act 2000 to promote the economic, social and environmental well-being of its local community. To guide this, the Council also has a duty to prepare a Community Strategy. It is currently in its first draft, with the final version expected to be adopted in late 2004.

2.6.1b The main aim of the Lambeth Community Strategy is to reduce inequality in the Borough, and it seeks to address this by focusing on five key targets: reducing crime, reducing worklessness, improving health, improving education, and improving housing and the environment.

2.6.1c Emerging legislation (the Planning and Compulsory Purchase Bill) and government guidance (Draft PPS12) require that Local Development Frameworks (LDFs, which will replace the current Unitary Development Plan system) give spatial expression to those elements of Community Strategies that relate to the use and development of land.

2.6.1d The Community Strategy and UDP are therefore inextricably linked and will become even more closely related with the advent of the LDF and the first review of the Community Strategy. Both the Community Strategy and the UDP/LDF are concerned with the achievement of sustainable development objectives. The revised deposit draft UDP takes full account of the land use consequences of other policies and programmes that are relevant to the Community Strategy including education, health, waste, biodiversity, recycling and environmental protection.

2.6.1e The Council's Community Renewal Department brings together town planning, regeneration and renewal, and town centre management with the aim of delivering sustainable economic, social, and physical improvements, and improved public services that meet the needs of local people. As part of the Government's 'Neighbourhood Renewal' initiative, a Local Strategic Partnership (LSP) has been created, called 'Lambeth First.' Lambeth First brings together at a local level the different parts of the public, private, community and voluntary sectors in pursuance of these objectives, to improve the quality of life for local communities. It is responsible for ensuring the preparation and implementation of the Community Strategy.

2.7. Regeneration and Community Renewal in Lambeth

2.7.1. Changes in Lambeth's economy, as in many areas of London, has seen large areas of redundant or under-used buildings, run down areas including town centres, with little or no investment, unemployment, poverty, disadvantage, social exclusion and crime. Regeneration seeks to address these problems by a process of intervention – re-directing resources to arrest decline, targeting disadvantage, promoting skills and education opportunities, increasing secure employment opportunities, encouraging a sense of wellbeing within the business and local community, improving public transport, encouraging the provision of homes and securing sustainable improvements to the built and natural environment.

2.7.2. Lambeth has prepared a framework for regeneration 'Capital Communities' to guide and link existing and future regeneration in the borough. Some of its key themes are:

- ❑ the best model for delivering regeneration in Lambeth is the partnership model;
- ❑ sustainability is at its core. The emphasis is on long term solutions and partnerships, based on empowering local communities to maintain the momentum of regeneration;
- ❑ the framework is focused on opportunity, on social inclusion, and above all on people;
- ❑ the key to reducing poverty and social exclusion is through work – it focuses on reducing worklessness and creating opportunity;
- ❑ the key to a successful regeneration process in Lambeth is the joining-up of issues and solutions;
- ❑ regeneration must connect up the opportunities of place with the requirements of resident communities. Whilst Lambeth should seek to maximise the opportunities of its location within London, the world city, it should also seek to ensure that local residents can secure benefits from this location.

2.7.3. The plan is a key vehicle for delivering regeneration by:

- ❑ providing the long term sustainable land-use framework within which flexible regeneration initiatives can be progressed;
- ❑ evaluating development proposals against these regeneration objectives;

- setting out a series of priorities of where and when investment should be provided;
- providing a spatial framework for regeneration in the borough, making sure that individual regeneration projects 'join up' to be more than the sum of their parts;
- being flexible enough to respond to the rapidly changing and evolving regeneration agenda - where it is not possible to predict what projects and proposals will come forward;
- ensuring that ultimately all regeneration projects are for the benefit of the people of Lambeth;
- promoting conservation-led regeneration and public realm improvements;
- setting out a vision for the sort of quality environment we want to see developed in the next 15 years, and how we might get there.