

3. The Plan's Objectives Strategic Policies

3.1. The Need for Objectives Strategic Policies

3.1.1. ~~Within the geographical and policy context set out in Chapter 2, t~~The revised deposit draft UDP now states new Lambeth Plan has been developed with a clear set number of objectives strategic policies. Each ~~and every~~ core and site and area policy of the plan is linked to the achievement of these ~~objectives strategic policies~~. In setting these ~~objectives policies~~ Lambeth the Council has had regard to the objectives of national and regional planning policy and in particular the objectives of the Mayer of London Plan. It has also had regard to how individual rights implemented in the Human Rights Act 1998 need to be reflected in the plan.

3.1.2. The ~~objectives strategic policies~~ have also been developed from informed by earlier Lambeth strategies, such as the regeneration strategy, and by. ~~However Lambeth has reflected the~~ feedback received to the Key Issues paper published in April 2001 to make these clearer and more related to planning.

3.2. The Overall Aim of the Plan

3.2.1. The overall aim of the plan is:

“To promote the sustainable development of Lambeth by making it a great place to live, visit and work, based on strong communities, better living conditions, equality and citizenship”.

3.3. The Plan's Operational Objectives Strategic Policies

3.3.1. Within the context of this overall aim, the UDP has the following strategic policies. ~~Specifically planning decisions should meet the following measurable objectives:~~

- ~~1. ensuring to ensure safe communities with reduced crime and disorder;~~
A The Council will ensure that all development proposals contribute to safer communities.
- ~~2. promoting to promote a healthy borough with better health care services, reduced health inequalities and reduced causes of ill health;~~
B Through the planning process, the Council will promote a healthy borough with better health care services, reduced health inequalities and reduced causes of ill health.
- ~~3. making to make best use of the borough's limited land resources;~~
C The Council will make best use of the borough's limited land resources.
- ~~4. ensuring to ensure that everyone has the opportunity for a decent home and quiet enjoyment of that home and the protection of local amenity;~~
D The Council will seek the provision of 20,500 net additional dwellings over the period 2002-2016 (including 8,200 affordable dwellings).
- ~~5. promoting to promote access for all sections of the community including the elderly and disabled;~~
E The Council will promote access for all sections of the community.

6. ~~integrating to integrate planning and transport decisions to reduce the need to travel, reducing reliance on the private car and the overall level of road traffic;~~

F The Council will integrate planning and transport decisions to reduce the overall need to travel.

7. ~~establishing to establish a safe, accessible and attractive transport network, and prioritising to prioritise walking, cycling and public transport;~~

G Through the planning process, the Council will seek to establish a safe, accessible and attractive transport network, and priorities walking, cycling and public transport.

8. ~~creating to create and sustaining business growth and access to employment in a strong and dynamic local economy~~

9. ~~ensuring to ensure Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy~~

H Through the planning process, the Council will sustain a diverse and strong local economy and maximise education, skills and training opportunities for Lambeth residents.

10. ~~promoting to promote the vitality and competitiveness of the borough's town centres and district centres;~~

I The Council will promote the vitality and competitiveness of the borough's town centres and district centres.

11. ~~ensuring to ensure that there are sufficient local facilities and opportunities to meet the needs of the community and ensuring the right to cultural expression;~~

J Through the planning process, the Council will ensure that there are sufficient local facilities to meet community and cultural needs.

12. ~~protecting to protect and enhancing enhance the borough's environment and promoting promote better and more sustainable design of development;~~

K The Council will protect and enhance the borough's built environment, promote better and more sustainable design of development, and protect residential amenity.

13. ~~protecting to protect and enhancing enhance the borough's natural environment;~~

14. ~~protecting to protect and enhancing enhance biodiversity;~~

L The Council will protect and enhance the borough's natural environment and biodiversity.

15. ~~ensuring to ensure that Lambeth's parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children's play needs are met;~~

M The Council will protect and enhance the borough's open spaces, and ensure that recreational, sporting and play needs are met.

16. ~~ensuring to ensure that Lambeth deals with its energy, water and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource.~~

N The Council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste).

3.3.2. Lambeth will work in partnership with other boroughs, the GLA, local communities and all other stakeholders to ensure that these ~~objectives~~ strategic policies ~~are met~~ implemented and achievements maintained.

3.3.3. On the following page the key diagram is a visual representation of the main elements of the strategy of the plan, including how it relates to the strategy of adjoining boroughs.

3.4. Strategic Environmental Appraisal of the Plan - the Objectives-led Approach

3.4.1. ~~The Strategic Environmental Appraisal (SEA) of development plans is now becoming a requirement as a result of a European directive. This requires an explicit, systematic and iterative review of development plan policies and proposals to evaluate impacts on the environment and is an integral part of the plan-making and review process.~~

3.4.2. ~~SEA considers the cumulative, secondary and indirect effect of policies and aids consideration of the comparative environmental performance of alternatives. It also provides a context for the environmental assessment of individual projects.~~

3.4.3. ~~The Government has published a good practice guide on the Environmental Appraisal of Development Plans (GPG15 1998), and government guidance in PPG12 advises plans to be assessed in this manner.~~

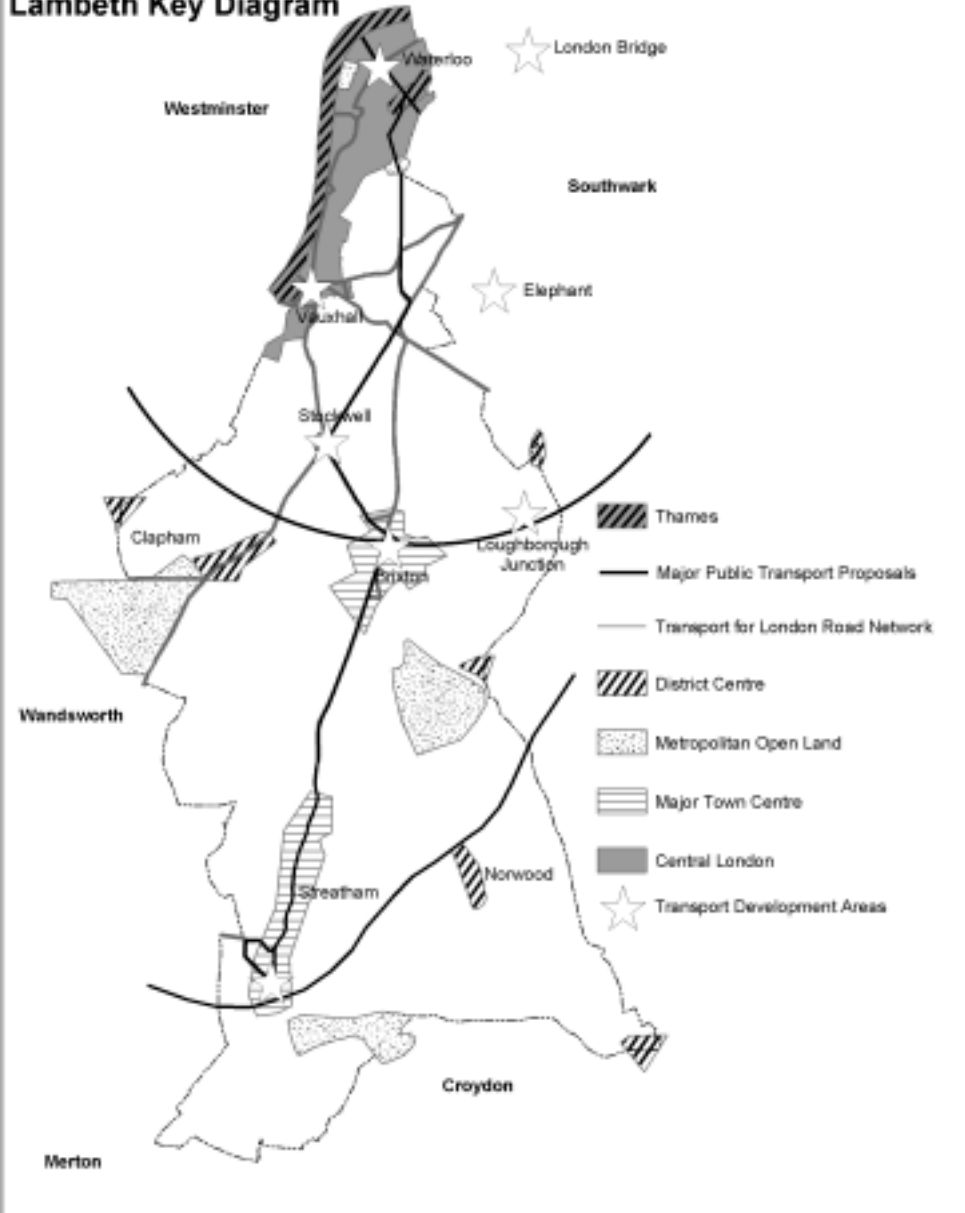
3.4.4. ~~Lambeth has gone beyond this anticipating the introduction of statutory Strategic Environmental Appraisal which will cover the full social, economic and environmental aspects of sustainability. It has adopted an 'objectives-led' approach, as advocated in 'Planning for Sustainable Development: Towards Better Practice' DETR 1998. Essentially this would be done by identifying objectives under each of these themes that can then form the basis for appraisal.~~

3.4.5. ~~Lambeth's approach follows DETR research published in 1999 on a methodology for undertaking sustainability appraisals of Regional Planning Guidance ("Proposals for a Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, DETR 1999") the methodology of which the government intends to extend to Strategic Environmental Appraisal.~~

3.4.6. ~~The guidance states at para 2.7: "An objectives-led approach makes use of clearly articulated objectives which are achievement-orientated and ideally quantified. These are used as the basis for testing the strategy."~~

3.4.7. ~~Lambeth carried out the initial task of scoping the appraisal by assessing baselines conditions and the principal areas of national policy.~~

Lambeth Key Diagram



~~3.4.8. Then the objectives were appraised against the four components of sustainable development in the national strategy.~~

~~3.4.9. The next critical stage was the testing of strategic alternatives against the proposed objectives. The results of this are listed in section 3.6.~~

~~3.4.10 Following this, the Key Strategic Policies of the plan have been appraised and independently audited against compatibility with the sustainability indicators. The detailed policies of the plan and Major Development Opportunities have been tested for compatibility with the Key Strategic Policies and, where necessary, have been assessed in detail.~~

~~3.4.11 The policy appraisal is intended to be an iterative exercise, with the information recorded in the appraisal framework providing the basis for an audit trail of the policies performance and development. The Strategic Environmental Assessment is published alongside the plan. The assessment will be fully taken into account in drawing up any changes to the plan at revised deposit stage.~~

3.5. Keeping the Plan Up-to-date - Sustainability Performance Indicators

PPG12 para 4.12: "The appraisal process should continue once development plans have been adopted. Plans should have key environmental and other indicators built into them which are capable of being monitored throughout the lifetime of the plan. These can then inform the review of plans and the need for subsequent alterations to policies, or the replacement of the plan."

3.5.1. Monitoring the key planning and population changes in the borough is crucial in keeping the plan up-to-date. A number of Key Strategic Policies contain key targets that need to be met, including on housing completed, and the level of traffic reduction. Monitoring these targets will be a major priority.

3.5.2. Monitoring certain criteria can act as Sustainability Indicators. "Sustainability Indicators are a tool by which:

- to track progress
- to measure it
- to lead to the selection of active choices and changes in practice facilitate a more sustainable form of development." (LGMB 1994)

3.5.3. These indicators exist at national, regional and local levels. The government has published a series of headline indicators to monitor progress on the national Sustainable Development Strategy, including the proportion of housing built on previously developed land. A State of the Environment Report for London is published every two years which is a detailed compilation of indicators by borough. Lambeth can make use of these for local purposes, and many sustainability indicators will overlap with the key targets of the plan. Lambeth's indicators below are used in the Strategic Environmental Appraisal of the plan.

3.5.4. Lambeth is seeking to strongly align the objectives and indicators between all of its plans. However, different indicators may be necessary depending upon the service area the plan covers. For example, the indicator relating to bio-diversity

relates to planning permissions granted, however the bio-diversity action plan has indicators relating to numbers of indicator species. In this way the impact of planning decisions on sustainability can be assessed.

3.5.5 Lambeth has had regard to best practice advice in Development Plans and 'Sustainable Development: Making the Links and Measuring the Impacts' LGA Sustainable Development Plans Group September 2001 but tailored to local circumstances and resources available for monitoring.

Objective/<u>Strategic policy</u>	Indicator <i>target</i>
Overall – To promote the sustainable development of Lambeth by making Lambeth a great place to live, visit and work, based on strong communities, better living conditions, equality and citizenship	Annual Customer Panel Surveys –% of Lambeth residents by age category, ethnicity and part of borough who are satisfied with their area as a place to live. <i>Year on Year improvements.</i>
ensuring to ensure safe communities with reduced crime and disorder <u>The Council will ensure that all development proposals contribute to safer communities</u>	Crime Surveys – % of new housing achieving 'Secured by Design' standards <i>75% 2002–2016</i>
promoting to promote a healthy borough with better health care services, reduced health inequalities and reduced causes of ill health <u>Through the planning process, the Council will promote a healthy borough with better health care services, reduced health inequalities and reduced causes of ill health</u>	National and London air quality targets <i>National and London targets met</i>
making to make best use of the borough's limited land resources <u>The Council will make best use of the borough's limited land resources</u>	National Land Use Survey – Reduction in the amount of derelict and vacant land <i>50% by 2006</i>
ensuring to ensure that everyone has the opportunity for a decent home and quiet enjoyment of that home and the protection of local amenity <u>The Council will seek the provision of 20,500 net additional dwellings over the period 2002-2016 (including 8,200 affordable dwellings)</u>	Borough housing returns <i>Targets, by 2016, for overall housing completions and affordable housing completions in new UDP</i> Number of long term empty dwellings <i>40% reduction by 2017</i>
promoting to promote access for all sections of the community including the elderly and disabled <u>The Council will promote access for all sections of the community</u>	Access surveys – % of major developments meeting audits <i>80% 2002–2017</i>
integrating to integrate planning and transport decisions to reduce the need to travel, reducing reliance on the private car and the overall level of road traffic <u>The Council will integrate planning and transport decisions to reduce the overall need to travel</u>	Traffic surveys <i>Mayor of London's Transport Strategy targets for traffic reduction</i> % of respondents who travelled to work by public transport, walking and cycling <i>20% increase in use of non-car modes 2002–2017</i> % of retail/leisure floorspace approved in areas of moderate or better public transport accessibility <i>90% 2002–2017</i>

<p>establishing to establish a safe, accessible and attractive transport network, and prioritising to prioritise walking, cycling and public transport <u>Through the planning process, the Council will seek to establish a safe, accessible and attractive transport network, and priorities walking, cycling and public transport</u></p>	<p>School travel surveys – % of children who walk or cycle to school <i>30% increase 2002–2017</i></p>
<p>creating to create and sustaining business growth and access to employment in a strong and dynamic local economy ensuring to ensure Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy <u>Through the planning process, the Council will sustain a diverse and strong local economy and maximise education, skills and training opportunities for Lambeth residents</u></p>	<p>Floorspace in Employment Use in Key Industrial and Business Areas <i>No net loss 2002–2017</i></p> <p>Training and access to employment measures secured through planning obligations <i>Projects benefiting 1,000 local residents 2002–2017</i></p>
<p>promoting to promote the vitality and competitiveness of the borough's town centres and district centres <u>The Council will promote the vitality and competitiveness of the borough's town centres and district centres</u></p>	<p>town centre Health Checks <i>20% reduction in vacant floorspace in cores of town and district centres 2002–2017</i></p>
<p>ensuring to ensure that there are sufficient local facilities and opportunities to meet the needs of the community and ensuring the right to cultural expression <u>Through the planning process, the Council will ensure that there are sufficient local facilities to meet community and cultural needs</u></p>	<p>Monitoring of planning permissions. <i>No net loss of floorspace in D1 community facilities use 2002–2017</i></p>
<p>protecting to protect and enhancing enhance the borough's environment and promoting promote better and more sustainable design of development <u>The Council will protect and enhance the borough's built environment, promote better and more sustainable design of development, and protect residential amenity</u></p>	<p>Number of buildings independently commended <i>Year on Year Increases</i> <i>75% of major developments meet <u>sustainable construction criteria</u> policy requirement for meeting <u>10% of energy needs from renewable sources</u></i></p>
<p>protecting to protect and enhancing enhance the borough's natural environment protecting to protect and enhancing enhance biodiversity <u>The Council will protect and enhance the borough's natural environment and biodiversity</u></p>	<p>Monitoring of planning permissions <i>No loss of land of metropolitan or borough nature conservation importance</i></p> <p>Biodiversity Action Plan Monitoring <i>Target of biodiversity action plan</i></p>
<p>ensuring to ensure that Lambeth's</p>	<p>Lambeth Customer Panel Surveys</p>

<p>parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children's play needs are met</p> <p>The Council will protect and enhance the borough's open spaces, and ensure that recreational, sporting and play needs are met</p>	<p>Residents stating that their nearest park is of good or very good quality. <i>30% increase 2002–2017</i></p>
<p>ensuring to ensure that Lambeth deals with its energy, water and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource</p> <p>The Council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste)</p>	<p>No net loss 2000 – 2017 in waste management/manufacturing areas <i>Recycling rates – National and London waste strategy targets</i></p>

3.6 The Testing of Strategic Options

~~3.6.1. Various strategic options for the potential strategy of the plan have been considered. Full details can be found in the Strategic Environmental Appraisal.~~

~~3.6.2. In terms of the Location and Intensity of development three broad options were considered:~~

- ~~□ Overall urban intensification: This option was to maximise the density of development throughout the borough.~~
- ~~□ Selective urban intensification: This option was more selective. Intensifying densities and providing more mixed use principally in the inner urban parts of the borough and in areas with the best public transport accessibility, such as around stations and the main bus corridors. Protection of sensitive areas such as conservation areas.~~
- ~~□ Maintenance of existing scale of development: This option looked at no increase from prevailing densities.~~

~~□ In terms of changes in land use three broad options were again considered:~~

- ~~□ Maximisation of housing on previously developed land:~~
- ~~□ Employment and other previously used sites would go to housing.~~
- ~~□ Prioritised and managed release of sites to housing and mixed uses: Sites released where no longer needed for employment purposes or in selective circumstances where there is a pressing social need – e.g. for affordable housing. Strict protection of employment uses: No loss of employment land.~~

~~□ In terms of the Distribution of Central London Activities (major institutions HQ offices etc.) the following options were tested:~~

- ~~□ Concentration of Central London activities in Central London Policy Area; which runs from Vauxhall to Waterloo. Allowing Central London activities to extend throughout Lambeth.~~
- ~~□ Dispersal of Central London activities outside the Central Area.~~

~~□ Each option performed well or less well when judged against the objectives:~~

- ~~□ Overall urban intensification: Performed well on making good use of land resources. However development in areas without good public transport~~

- accessibility could cause traffic increases. Potential negative impact on conservation and other sensitive areas.
- ❑ Selective urban intensification: Also performed well on making good use of land resources and much better against design and transport objectives.
 - ❑ Maintenance of existing scale of development: Performed poorly against land resource and transport objectives.
 - ❑ Maximisation of housing on previously developed land: Performs well in terms of meeting housing objectives, but poorly in terms of employment.
 - ❑ Prioritised and managed release of sites to housing and mixed uses: Also performs fairly well on housing objectives and less poorly on employment. In terms of social inclusion, performs well in terms of affordable housing and community provision.
 - ❑ Strict protection of employment uses: Performed well on employment objectives, but less well on land resources and transport objectives. In terms of social inclusion positive in terms of jobs but negative in terms of lack of affordable housing.
 - ❑ Concentration of Central London activities in Central London Policy Area; This performed well in transport terms having the highest level of accessibility — although it could potentially harm quality of life and economic benefits might not be realised if transport capacity is not extended. There were economic benefits from the agglomeration effects of face-to-face contact and nearness of businesses, as well as multiplier effects to Central London supporting activities such as services.
 - ❑ Allowing Central London activities to extend throughout Lambeth: This performs poorly in transport terms — there are benefits to social inclusion through local employment however the full economic benefits of a concentration of activities are not realised.
 - ❑ Dispersal of Central London Activities outside the Central Area; Performs poorly in economic and social inclusion terms. Many activities may choose to locate in the central area or in another city, rather than the suburbs. Some transport benefits from outflow commuting but cross-commuting is likely to mean that employment is inaccessible and would create traffic increases.

3.6.6. On the basis of this appraisal, the strategy of the plan, set out in the next section, is based on selective urban intensification and prioritised and managed release of sites to housing and mixed uses, with concentration of Central London Activities within the Central Area (as explained in more detail in the next section).

3.7. Putting the Plan into action - Achieving the Objectives

3.7.1. The Unitary Development Plan will only be a useful document, providing the certainty that is important to the local community and developers alike, if its policies are implemented. A good plan is one that makes a difference. The Lambeth Plan is not a shopping or wish list but a plan for action that recognises the need for partnership working and shared responsibility for driving forward the sustainable development agenda.

3.7.2. The public sector cannot deliver the vision alone any more than can the private sector. The plan recognises the respective roles of each sector and provides for the complementary application of many skills in addressing regeneration issues.

3.7.3. To make the difference, the plan advocates new and innovative ways of driving forward the development agenda. The borough Council will take a proactive

role in this process, setting the agenda and providing the impetus for the implementation of that agenda.

3.7.4. The management of the Council's property and land assets will make a major contribution towards unlocking development opportunities. The borough is willing to be an active participant in a range of development options and will consider positively proposals for the use of its holdings as a catalyst for development, in site assembly and in brokering development options. The value and potential of these assets for the local community and neighbourhood management will also be considered.

3.7.5. Lambeth will be willing to use its compulsory purchase powers, typically where backed by the private sector, where it is necessary to assemble key sites and bring forward necessary development.

3.7.6. Innovative forms of partnership arrangements will be considered where it can be demonstrated that they will drive forward and deliver the borough's regeneration aspirations.

3.7.7. The other main way in which the plan will be put into practice will be through development control decisions. Lambeth will seek to achieve the implementation of this plan through its powers to grant or refuse planning permission –such permission is generally required for all significant building developments.

3.7.8. Conditions and planning obligations will be applied to approvals that can secure the implementation of the plan's policies. Applications contrary to the plan will be refused unless there are good reasons to approve the scheme.

3.7.9. The Development Plan, however, can only create opportunities for development - it cannot force development to take place. It is not the role of this Local Plan to allocate public financial resources for projects such as road improvements, public-realm improvements, and public open space. It can only identify the sites and land for such projects, as well as priorities for regeneration expenditure and planning obligations.

3.7.10 A realistic approach has been taken and the projects specified within the policies and proposals have a reasonable prospect of being implemented during the Plan period, although precise programming has not been possible.

3.7.11 For this reason, it is important that the plan is frequently monitored and kept up to date. In law, ~~good reasons are necessary to determine a planning applications~~ must be determined in accordance with the plan unless there are material considerations not to do so. contrary to the plan and such The reasons will need to be publicly given. A refusal of planning permission gives an applicant a right of appeal.

3.7.12 ~~Lambeth is not just waiting for these alone to~~ To implement the plan Lambeth and is taking a series of more positive measures, including:

1. Development briefs and frameworks: Providing planning briefs with urban design frameworks for many major development sites.
2. Estate and neighbourhood regeneration: Working in partnership with the housing department, local residents and others to help draw up regeneration plans (more than just housing) for redeveloping Lambeth's run-down social housing estates and the New Deal for Communities area;

3. Town centre Regeneration and Management: Assessing the health of each of the borough's town centres, working with local residents and traders with the aim of achieving a corporate approach to town centre management and town centre regeneration programmes for the town centres. town centre Forums – to give the local community a full voice in the planning and other local government priorities in an area.
4. Industrial and cultural regeneration: Working with the London Development Agency to ensure that suitable sites come forward for development. Public–realm improvements on partnership with local businesses. Providing space for new cultural industries.
5. Integrated transport: Work to improve the quality and integration of public transport, including partnerships with bus and rail operators, a borough-wide on-street parking strategy with planning powers used to bring it forward, providing new Strategic Transport Hubs (interchanges) at sites such as Vauxhall Cross, Brixton and Streatham.
6. Housing development: Working closely with housing associations to increase affordable housing provision, and working jointly with them to identify and assess sites suitable for development.
7. Open space, parks and sports regeneration. Positive action to provide viable long term management plans for each of the borough's major open spaces and sports facilities and meeting gaps in sporting provision.
8. Education and community facilities: Ensuring that all Lambeth pupils have the opportunity of a decent school place and choice of school. Working with Faith organisations to ensure all major Lambeth religions have worship space and opportunities for school premises.
9. The South Bank Centre: Providing a positive planning framework for this project of national importance. Working with the land–owners in the area to ensure comprehensive regeneration of its surroundings.
10. Conservation: Rolling programme of providing design guides and special controls in the boroughs conservation areas, working closely with amenity societies.

3.87.13 Ensuring that these are secured through means of a Planning Obligations Strategy. This will help ensure that development compensates for any harmful impact, and where appropriate benefits the wider community, and it will also ensure that corporate objectives are secured through developments.

3.87.14 The implementation measures necessary to carry this out will be published in an annual Lambeth UDP Action Plan, included as part of the Planning Service Annual Report.

3.87.15 Where unauthorised development is carried out, (contrary to the planning control) and would have been refused, vigorous enforcement action will be taken where it is in the public interest. The law allows the Council to take enforcement action where it appears to it that there has been a breach of planning control and that it is expedient to do so. It must have regard to the development plan and any other material considerations. Lambeth operates a proactive 'polluter pays' approach to enforcement including direct action.

