

## **BRIXTON TOWN HALL TRIANGLE SPD**

### **SUSTAINABILITY ASSESSMENT (INCORPORATING SEA) SCOPING REPORT**

#### **1.0 Introduction**

- 1.1 The Council has produced a masterplan for Brixton as a long term strategy to improve and regenerate the town centre. Approved by the Cabinet of the Council in July 2009, it sets out detailed regeneration proposals along with key priorities of the Local Area Agreement and Lambeth Sustainable Community Strategy (2008). The masterplan brings together Council strategies, those of other public service bodies and the aspirations of local residents and stakeholders.
- 1.2 The Brixton Town Hall Area has been identified as one key area which has the potential to shape the vision of 'Future Brixton'. A Supplementary Planning Document (SPD) is currently being prepared. The SPD will set out the Council's aspirations for the Brixton Town Hall Triangle area and the planning framework for achieving change, taking forward the aspirations set out in the masterplan.
- 1.3 The SPD will set out in detail how policies in the UDP apply to the Brixton Town Hall Triangle. It will provide guidance on urban design and incorporate a framework on land uses, transport, public realm and building height. The UDP and masterplan encourage regeneration of Brixton whilst protecting its built heritage and that of its surroundings and enhancing the role of Brixton as a vibrant multicultural destination.
- 1.4 The SPD will be supplementary to the Council's Unitary Development Plan (2007) and will have regard to emerging policies in the Lambeth Local Development Framework. It will be reviewed as necessary after adoption of the Lambeth Core Strategy. As part of the preparation of the SPD, the Council is required to undertake a process of Sustainability Appraisal (SA). This report describes the results of the SA process and how the preferred development option rates against the identified SA objectives.

#### **2.0 Sustainable Development**

- 2.1 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social, economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve sustainable development. These principles form the basis for policy in the UK and are as follows:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Building a strong, stable and sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

### **3.0 Statutory Requirements for Sustainability Appraisal and Strategic Environmental Assessment**

- 3.1 SA is required in the UK by the Planning and Compulsory Purchase Act 2004. However, the recent Planning Act 2008 has removed the requirement for carrying out SA of SPDs prepared under the Local Development Scheme. As the Council's Core Strategy is currently only in draft form, the SPD will be prepared under the adopted UDP and therefore, an SA for the Brixton Town Hall Triangle SPD will be required. The SA should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive, which was transposed into English Law by the 'Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).
- 3.2 The purpose of an SA is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications from an environmental, social and economic perspective by assessing development options and planning brief guidance against sustainability objectives and available baseline data. It is a process that identifies and reports on the likely significant effects of a plan and the extent to which the implementation of the plan will contribute to achieving sustainable development.
- 3.3 As SPDs are considered to have the potential for causing significant environmental effects, they are required to be screened for SEA to ensure that significant negative environmental effects are minimised and the positive environmental effects are maximised. Environmental Impacts will be considered as part of this SA.

### **4.0 Habitats Regulations Assessment**

- 4.1 The draft Lambeth Core Strategy policies have been screened for their impact on the integrity of European sites as required under Articles 6(3) and 6(4) of the Habitats Directive. The Habitats Regulations Assessment Screening Report (HRA) is presented as a separate document and is available on the Council's website ([www.lambeth.gov.uk](http://www.lambeth.gov.uk)).
- 4.2 The draft Core Strategy includes a site specific policy for Brixton setting out the regeneration operations for different character areas within the diverse town centre. An HRA was undertaken for the draft Core Strategy and determined that the Brixton site specific policy positively steers development away from European Sites and associated sensitive areas and that there are no European sites either wholly or partly within Lambeth borough. As this SPD will not contain any new policies or proposals, an HRA for this SPD is not required.

### **5.0 Appraisal Methodology**

- 5.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) guidance paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005).
- 5.2 The table below sets out the SA stages and tasks, based on those listed in the Government guidance.

<b>PRE-PRODUCTION</b>
<b>Stage A:</b> Setting the context and objectives, establishing the baseline and deciding the scope
<ul style="list-style-type: none"> <li>➤ Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD/Masterplan.</li> <li>➤ Collect relevant social, environmental and economic baseline information.</li> <li>➤ Identify key sustainability issues for the SA to address.</li> <li>➤ Develop the SA framework, consisting of the sustainability objectives, indicators and targets.</li> <li>➤ Test the SPD/Masterplan objectives against the sustainability objectives and whether the SPD/Masterplan objectives are consistent with one another.</li> <li>➤ Produce Scoping Report and carry out necessary consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.</li> </ul>
<b>PRODUCTION</b>
<b>Stage B:</b> Developing and refining options
<ul style="list-style-type: none"> <li>➤ Carry out appraisal of the SPD/Masterplan options and make recommendations for improvement</li> </ul>
<b>Stage C:</b> Appraising the effects of the draft SPD/Masterplan
<ul style="list-style-type: none"> <li>➤ Predict the effects and carry out detailed assessment of the effects of the draft SPD/Masterplan.</li> <li>➤ Propose measures to maximise beneficial effects and mitigate adverse effects.</li> <li>➤ Develop proposals for monitoring.</li> <li>➤ Prepare the final SA Report along with the draft SPD/Masterplan.</li> </ul>
<b>Stage D:</b> Consultation on the SA Report and draft SPD
<ul style="list-style-type: none"> <li>➤ Consult on the final SA Report along with the draft SPD.</li> <li>➤ Carry out, where necessary, appraisal of any significant changes made as a result of representations.</li> </ul>
<b>ADOPTION AND MONITORING</b>
<ul style="list-style-type: none"> <li>➤ Inform consultees that SPD has been adopted.</li> <li>➤ Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes.</li> <li>➤ Make SPD/Masterplan and SA Report available for public viewing.</li> </ul>
<b>Stage E:</b> Monitoring and implementation of the SPD
<ul style="list-style-type: none"> <li>➤ Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects.</li> <li>➤ Undertake appropriate remedial action where necessary.</li> </ul>

**Table 1: SA Stages and Tasks**

5.3 SA incorporating SEA was undertaken as part of the preparation of the Council's draft Core Strategy of the Local Development Framework (LDF). As the SA for the Core Strategy is relevant to the Brixton town centre and is a recent assessment (March 2009), the Scoping Report has provided a basis for this SA which will also consider any other additional information specific to the Brixton Town Hall Triangle.

## 6.0 The Sustainability Appraisal Framework

### 6.1 Links to other strategies, plans and objectives

6.1.1 As part of the SA Scoping Report for the Lambeth Core Strategy, a comprehensive review of policies and programmes was undertaken in order to identify the relevant sustainability objectives and to collect baseline information. The documents reviewed can be viewed at <http://www.lambeth.gov.uk/Services/HousingPlanning/Planning/PlanningPolicy/Lambeth+Core+Strategy+SustainabilityAppraisalScopingReportRevisedMarch+2009.htm>. These documents have been reviewed as part of the scoping exercise for this SPD, to determine whether any other additional documents are relevant. The following additional documents were identified:

Plan/Programme	Objective
CABE/DETR By Design – Urban Design in the Planning System: Towards Better Practice, 2000	Promotes higher standards in urban design for buildings and spaces, landscapes and transport systems.
London Borough of Lambeth Economic Development Strategy, 2007 - 2010	Identifies the need to increase inward investment, tackling worklessness through partnership working with training and employment partners and supporting local enterprise growth as key to the future prosperity of the Borough.
London Borough of Lambeth Sustainable Community Strategy, 2008 - 2020	It sets out an agreed approach to improving quality of life for the people who live and work in the borough and ensures organisations from the private, public and third sector pool their resources and work together to tackle problems jointly. Based on evidence, it concludes that worklessness should be the key focus.
London Borough of Lambeth State of the Borough Report, 2008	Presents the evidence base which has helped to guide and support the Sustainable Community Strategy. It details Lambeth's features in respect of its people, their social conditions and the local economy. It draws on evidence which has been provided by local stakeholders including members of Lambeth First, Lambeth's Local Strategic Partnership.
London Borough of Lambeth Draft Core Strategy: Proposed Submission, 2009	Provides spatial development guidance for the Borough.
London Borough of Lambeth Draft Annual Monitoring Report 2008-2009	Monitors performance and impact of the Council's planning policies and assesses whether the policies are achieving their objectives. It also reviews the Council's progress in preparing Local Development Documents and assesses whether key milestones are being met.
London Borough of Lambeth Annual Air Quality Report and Action Plan Update 2008	Reviews and assesses air quality.

**Table 2: Additional Relevant Plans and Programmes**

## 6.2 Establishment of sustainability objectives

6.2.1 The Scoping Report for the draft Lambeth Core Strategy comprehensively identified 18 SA objectives used to test the issues and options and the draft Core Strategy policies. The SA objectives identified in the draft Core Strategy SA will be used by Lambeth to appraise all future planning documents produced by the Council including the Brixton Town Hall Triangle SPD.

<b>SA Objective</b>	
<b>Social</b>	
1	Crime and Safety. Ensuring safe communities with reduced crime and disorder.
2	Health and well being. Promoting a healthy borough with better health care services, reduced health inequalities and by reducing the causes of ill health.
3	Access and services. Create an environment that is accessible to and fully inclusive for all people including the elderly and disabled and improve accessibility to key services and facilities.
4	Provision of essential infrastructure. To ensure that the necessary infrastructure is planned or in place to meet current or likely future demands.
5	Equality and diversity. To ensure equitable outcomes for all communities, particularly those most liable to experience discrimination, poverty and social exclusion.
6	Housing. Ensuring everyone has the opportunity for an affordable decent home, quiet enjoyment of that home and protection of local amenity.
7	Liveability and place. To design and sustain liveable, mixed-use physical and social environments that promote long-term social cohesion, sustainable lifestyles and a sense of place.
<b>Environmental</b>	
8	Built and historic environment. Improve the quality, attractiveness, character and sustainability of the built environment by improving design quality and protecting open space, valued views and historic assets.
9	Transport and travel. Integrating planning and transport decisions, to reduce the need to travel, reducing reliance on the private car and the overall level of road traffic whilst prioritising walking, cycling and public transport.
10	Biodiversity. To conserve and enhance biodiversity and to bring nature closer to people.
11	Climate change and energy. Minimise energy consumption and increase energy efficiency and the use of renewable energy. Reduce greenhouse gases and prepare the Borough for the unavoidable effects of climate change.
12	Water resources and flood risk management. To improve the quality of surface waters and groundwater, to achieve the wise management and sustainable use of water resources and to minimise flood risk.
13	Waste. Ensure that Lambeth manages its waste in a sustainable manner, minimising the production of waste and increasing re-use, recycling, remanufacturing and recovery rates.
14	Air quality. To improve air quality.
<b>Economic</b>	
15	Education and skills. To maximise the education and skills levels of the population.
16	Local economy. Create and sustain prosperity and business growth in a strong and dynamic local economy and improve the social and environmental performance of business.
17	Regeneration and efficient use of land. To stimulate regeneration that maximises benefits to the most deprived areas and communities, and to improve efficiency in land use through the re-use of previously developed land

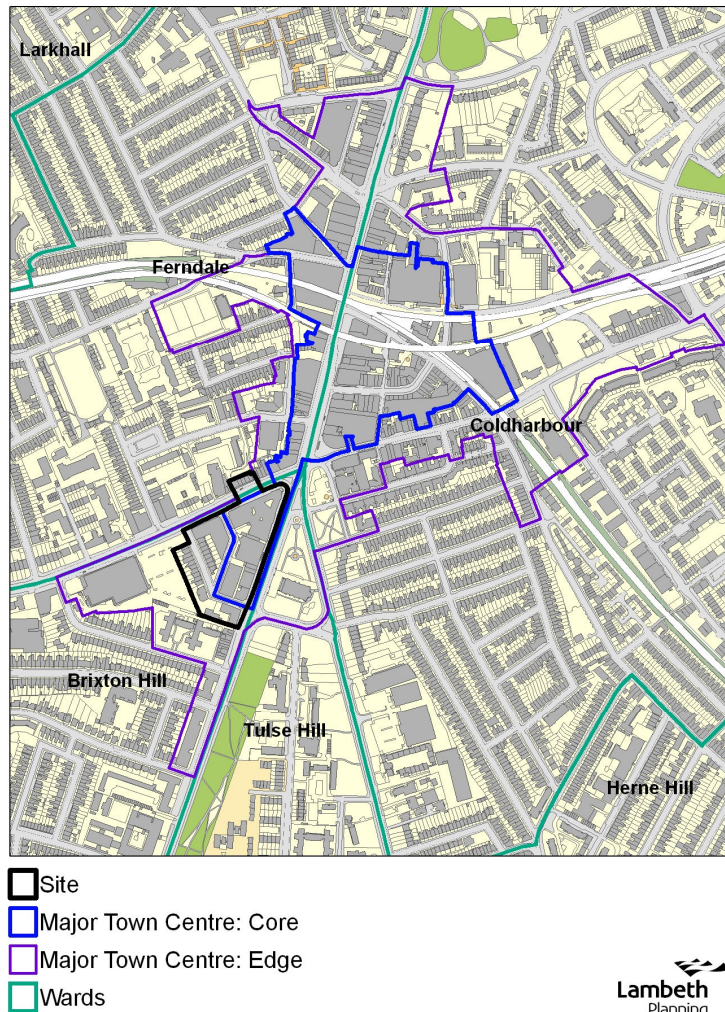
	existing buildings.
18	Tackling worklessness. Increase the amount of and access to employment generating activities and offer all residents the opportunity for rewarding, well-located and satisfying employment.

**Table 3: Sustainability Objectives**

### 6.3 Baseline Characteristics

6.3.1 The table below provides a summary of the social, economic and environmental characteristics of Brixton and that for Lambeth/London. The baseline data for Lambeth and London has been obtained from the Core Strategy Sustainability Assessment and other sources identified in Table 2. The baseline data for Brixton has been obtained from a number of sources but primarily the 2001 census data and the State of the Borough Report (2008). Most of the information available for Brixton is separated into the five wards of which it forms a part: Coldharbour, Ferndale, Brixton Hill, Tulse Hill and Herne Hill (see Figure 1). Further details can be found at: <http://www.lambeth.gov.uk/Services/CouncilDemocracy/StatisticsCensusInformation/AreaProfiles.htm> and [http://www.lambethfirst.org.uk/community-strategy/State\\_of\\_the\\_Borough/](http://www.lambethfirst.org.uk/community-strategy/State_of_the_Borough/).

**Figure 1: Map of Brixton Town Hall SPD Area and Brixton Town Centre**



Topic	Brixton	Lambeth/London
<b>Social</b>		
1. Crime and safety.	Although there is information for each of the five wards within which Brixton is a part and which in general shows that there are higher than average levels of crime, there is no data information representative of Brixton Town Centre.	Of all London boroughs, Lambeth had the 4th highest count of Total Notifiable Offences for 2006-2007. However, these have been reducing every year and Lambeth has seen a decrease of over 11,000 offences between 2003/04 and 2006/07. However, at the same time, the sanctioned detection rate has increased by 11% from 2003/04 to 2006/07. High volume crimes are down in 2006/07 by 22% compared to 2003/04 and over this four year period, Lambeth has achieved the second highest rate of crime reduction in London.
2. Health and well being.	17.4% of Brixton's residents have a limiting long-term condition.	Lambeth has a smaller proportion of residents with long-term limiting illnesses than is seen across inner-London and England (16% compared with 18% for London and 21% for England). This likely reflects Lambeth's younger age profile and masks the higher than average numbers of residents, particularly from ethnic minority backgrounds, with mental health issues and growing numbers of people with learning difficulties living in the borough.
3. Access and services.	<p>A projected growth of 17% will make Brixton the most populous area in the Borough by 2026 increasing pressure on and access to educational and health services.</p> <p>The Brixton area as a whole is already benefitting from improvements to increase the range and standard of secondary school places available including the Michael Tippett Special Educational Needs School and the Elm Court Special Educational Needs School and the new Evelyn Grace Academy. Primary school provision in Brixton needs to be significantly increased and there is a need for at least two additional forms of entry.</p> <p>There is a need for a new Neighbourhood Resource Centre for primary health care in Brixton.</p>	<p>Demand for primary school place is strong and there are currently very few surplus places. Over the next 10 years, demand for primary places is expected to continue to rise as a result of continuing population growth and housing development, with an estimated additional 5,460 places required by 2020. There is also a historic shortage of secondary school places in the Borough.</p> <p>The configuration of health and social care facilities is undergoing considerable change across London to meet the current and future needs of the growing population. This includes NHS Lambeth's new network for Neighbourhood Resource Centres for primary health care, the planned reconfiguration of King's College Hospital and Guy's and St. Thomas' Hospital NHS Foundation Trust estates, and the establishment of the joint Academic Health Sciences Centre.</p>
4. Provision of essential infrastructure.	<p>As above, healthcare and educational services need to be increased to address shortages.</p> <p>Transport for London is undertaking a series of highway and public transport improvements in Brixton.</p>	Essential infrastructure falls into three broad categories: physical, social and green. Some areas of infrastructure provision are particularly critical over the next 15 years because they are already subject to considerable pressure for resources and/or additional land and facilities are required in order to support population and economic growth. These include public transport, school places, health and social care services, open space, facilities for policing the borough and waste facilities. Decentralised heat, cooling and power systems are also key infrastructure to achieve reductions in energy use and CO <sup>2</sup> emissions.
5. Equality and	White people make up the majority of the population in Brixton with 62.6%.	According to the 2001 Census, a third (33%) of Lambeth's then population was from ethnic minorities,

diversity.	Significant ethnic minority groups include Black Caribbean (15.3%) and Black African (11.1%) with percentages much higher than for the rest of Lambeth or London.	the seventh highest proportion in the country. Over 68,000 people in Lambeth are classified as Black, with equal proportions of Black Caribbean and Black African (both 11%). The Borough has the second highest proportion of Black Caribbean residents of any UK local authority (after Lewisham) and the fourth highest proportion of Black African people. Around six in ten of residents have a white ethnic origin and 10% are from a mix of other ethnic groups, including four per cent who are from Asian backgrounds. The Borough has the largest Portuguese community in Europe outside Portugal.
6. Housing.	Although there is information for each of the wards within which Brixton is a part, there is no specific information for the Brixton Town Centre. In general, Brixton is dominated by single person households (38%) and there is a high proportion of overcrowded council and registered social landlord rented lone parent households with dependent children. However, overall there has been a large decrease in council renting since 1991. Brixton Hill has had an increase in one-person households since the 1991 Census.	<p>One in five residents in Lambeth in 2007 identified affordable housing as a key concern. Although the Council has been successful in delivering several hundred affordable homes in the past few years, high population density and levels of deprivation mean that demand for affordable housing still outstrips supply.</p> <p>Lambeth's housing stock is typical of inner London, with a large proportion of flats, both conversions and purpose-built. 70% of Lambeth is dominated by people living in flats, maisonettes or apartments. 30% is mostly attributed to persons living in a house or bungalow. Lambeth is dominated by single person households at 38%.</p> <p>Perhaps driven by its younger age profile and deprivation levels, Lambeth has a lower rate of home ownership than the rest of London (36% compared to 55% in London and 68% in England) and a relatively high proportion of private and social rented accommodation (22% and 40% respectively).</p>
7. Liveability and place.	Brixton is a major town centre famous for its markets and its significance to London's African and Caribbean communities. It has developed an international reputation as a diverse cultural and creative centre with many arts related businesses, a major music venue, cinema and a range of other venues and night clubs. It is a transport interchange, a major administrative centre and has a large and very popular leisure centre which also acts as a community focus.	Lambeth is an inner London borough with a mix of central London activities in the north and a predominantly sub-urban character in the south of the Borough. It has a distinctive history as a group of Victorian commuter suburbs and is now known as one of the most diverse districts in London. During the post World War II period Lambeth became known as an important focus for the Black Caribbean population; it also has a growing African population and a large Portuguese-speaking population.
<b>Environmental</b>		
8. Built and historic environment.	Brixton has several conservation areas, the character and appearance of which will need to be carefully considered when analysing the development potential of the Brixton Town Hall Area. The Brixton Conservation Area is characterised by mostly 19 <sup>th</sup> and 20 <sup>th</sup> Century commercial development, listed public buildings, covered and open markets, and an elevated railway.	The Borough contains a diverse and extensive range of building and spaces of historic and architectural interest, both statutorily and non-statutorily protected. Approximately 2,500 buildings in Lambeth are listed. There are 61 conservation areas in Lambeth, most of which are residential in character.
9. Transport and	Brixton is a major transport interchange with excellent transport	There are 14 overground railway stations spread evenly throughout the borough. There are also eight

travel.	<p>network connections to central London and beyond with access to overground and underground trains and 21 bus routes.</p> <p>Transport for London has prioritised improvement of transport infrastructure in Brixton to build on the area's function as a major interchange with excellent links to central London. Significant carriageway and footway improvements including bus and cycle priority measures have been undertaken.</p>	<p>underground stations mainly in the north of the borough and many bus routes with major interchanges at Waterloo, Vauxhall and Brixton. Public transport links into the capital are good and public transportation is well used and well rated; however some areas of the borough, particularly in the residential south, continue to have poor accessibility. A significant problem in Lambeth, as in much of London, is poor public transport capacity, presenting a barrier to economic growth and regeneration. As a means of transport to work, 63.5% of Lambeth residents use public transport, 21.7% travel by car and 14.9% travel by other means including taxi, bicycle, walking and motorbike.</p>
10. Biodiversity.	<p>Significant open spaces include Brockwell Park, Max Roach Park and Rush Common. The area west of Brixton Hill is an Open Space Deficiency Area.</p>	<p>Lambeth has 64 officially designated parks and greenspaces of 270ha which make up about 9.9% of the Borough. There are 1.5 hectares of unrestricted open space in Lambeth per 1,000 population, although access is unevenly spread and particularly limited in the north of the Borough. In 2008/09 there were no new areas of open space designated. The total area of deficiency in Lambeth is 843.532ha, representing 31.07% of the borough.</p> <p>Many parks and open spaces in Lambeth are also Sites of Importance for Nature Conservation including Streatham Common, Norwood Park, West Norwood Cemetery, Knight's Hill, Brockwell Park, Rush Common, Clapham Common, Ruskin Park, Kennington Park and The Thames. There are no Internationally or Nationally Designated Sites, or Sites of Specific Scientific Interest within Lambeth.</p>
11. Climate change and energy.	<p>No information is available for Brixton.</p>	<p>Energy use in existing homes is the largest single source of CO<sub>2</sub> emissions in London. London Plan target proposes reduction of CO<sub>2</sub> emissions by 60% by 2025 against 1990 levels. There has been a steady increase in the installation of renewable generation capacity in London and output of electricity and heat generated by renewables.</p> <p>Total energy consumption in Lambeth equates to 3.2% of the total energy consumption in London and Lambeth ranks 11<sup>th</sup> out of the 33 London boroughs. The domestic sector accounts for over half of the consumption in the borough and gas is the primary fuel type (82% of total domestic consumption).</p>
12. Water resources and flood risk management.	<p>Brixton falls outside of the area likely to be subject to extreme floods.</p>	<p>80% of London's public water supplies come from the rivers Thames and Lee and there is sufficient water to meet demand during most summers. Groundwater levels are stable. Both North Lambeth and London are vulnerable to flooding from the Thames, its tributaries, heavy rainstorms and overflowing sewers.</p>
13. Waste.	<p>No information is available for Brixton.</p>	<p>The majority of waste from London is still being landfilled. However, London's present capacity for managing municipal waste within London is small. Lambeth currently generates about 154,000 tonnes of municipal waste each year. In line with targets, 25% of household waste was recycled or composted in 2007/08. This has increased steadily from less than 10% in 2001/02. Lambeth was ranked 20<sup>th</sup> for</p>

		household recycling and composting among all London boroughs in 2007/2008.
14. Air quality.	<p>Brixton Road has been known to be the most polluted road in all of London in terms of Nitrogen Dioxide levels. The Brixton annual mean of NO<sub>2</sub> for 2008 of 227ug/m<sup>3</sup> is significantly higher than Government targets. The annual mean of PM<sub>10</sub> is 39ug/m<sup>3</sup> for 2008.</p> <p>The Index of Multiple Deprivation scores a large part of Brixton between 11% and 25% worst in the country for living environment deprivation.</p>	Road traffic is the primary cause (90%) of air pollution in Lambeth and in London. The Borough suffers from high levels of PM <sub>10</sub> and NO <sub>2</sub> with average levels exceeding Government targets of 40ug/m <sup>3</sup> for each. The entire borough is covered by an Air Quality Management Area.
<b>Economic</b>		
15. Education and skills.	Census information demonstrates that as an average across the five wards in Brixton, 20% have no qualification and 42% have a degree or the equivalent (NVQ level 4 or 5).	In Lambeth in 2006 the proportion of residents with no qualifications was 21% compared with 14% of people in London as a whole; just over two thirds (68%) are qualified to level 2 or higher. Literacy levels were below national levels and numeracy up to three times below national rates. Nearly a third (31%) of the borough's workless populations have no qualifications; however, three in five of those in paid work have NVQ levels 3 and 4 skills, compared with just a quarter among the workless population.
16. Local economy.	<p>Brixton's economy has suffered as a result of a deteriorating physical environment, an inadequate retail shopping centre and high levels of deprivation among local families.</p> <p>Coldharbour Ward is by far the most deprived part of the whole borough: 60% of the super output areas are in the 10% most deprived, unemployment is high, income is lower than the borough average and the proportion of households in the social tenants mosaic category is more than double the Lambeth average. There are high proportions of single parent family, and four of the six crime indicators are above average.</p>	<p>There are fewer businesses based in the borough than might be expected given the size of the population and they tend to be small (three-quarters have fewer than 5 employees and 99.65% are Small and Medium Enterprises). The key local employers are in the public sector, health and education sectors.</p> <p>In terms of its relative socio-economic position, Lambeth is the 5<sup>th</sup> most deprived borough in London and the 19<sup>th</sup> most deprived in England.</p>
17. Regeneration and efficient use of land.	Brixton is part of the London Plan's priority Areas for Regeneration. The Council has produced a masterplan for Brixton as a long term strategy to improve and regenerate the town as there are major regeneration opportunities in the town centre around a number of vacant or under-used sites. Transport for London has also undertaken significant carriageway and footway improvements on Brixton Road. A new Academy opened in 2009.	<p>Lambeth Council and its partners in Lambeth First are determined to transform the fortunes of the Borough through working together within the coordinated framework established through the Regeneration Delivery Plan and the Economic Development Strategy.</p> <p>Lambeth is densely developed and there is generally a very efficient use of land.</p>
18. Tackling	In general, Brixton has a high unemployment rate of 11.5% as an	Lambeth has achieved continuing growth in jobs in recent years, although only 67% were classified as

worklessness.	average across the five wards (State of the Borough Report, June 2008). The employment rate is 67% (State of the Borough Report, June 2008). It is noted that Coldharbour Ward has a low economic activity rate amongst 16-24 year olds, due to large numbers of full-time students who do not work. Ferndale Ward had a large growth in full time employees between 1991 and 2001.	employed in 2006/2007 compared with 69% across London. Lambeth suffers from a high proportion of economically inactive people at 28% compared to 25% for London and an unemployment rate of 10% (State of the Borough Report, June 2008). Among those adults seeking jobs, 60% have no qualifications or only very low level qualifications.
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**Table 4: Baseline Characteristics**

## 6.4 Key Sustainability Issues

6.4.1 A summary of the key issues for Brixton that have arisen from the analysis of the baseline data are summarised below:

- **Impact on townscape and heritage.** New development must be carefully and sensitively designed in response to the special architectural and historic character that makes the Brixton area distinctive.
- **Affordable housing.** There is a serious need across London for quality socially affordable housing and housing that is affordable to first time buyers. Development within Brixton should contribute to the provision of all the housing types that are expected to be needed over the coming years.
- **Public transport capacity.** Brixton town centre is a major transport interchange with exceptional access to transport facilities. New development should reinforce sustainable patterns of travel.
- **Connectivity, legibility and public realm.** Brixton town centre is currently undergoing a series of public realm and highway improvements to increase road safety, easy pedestrian congestion and improve public safety. Improvements include increasing the functionality of existing public squares which are presently underutilised. Further opportunities exist to further enhance the town centre's vitality with improved linkages to the high street.
- **Ensuring adequate quality in green spaces.** Although Brockwell Park, Rush Common and other open spaces in the area provide a variety of habitats, new developments should contribute to increasing biodiversity both for ecological reasons, as a recreational resource and as relief from the otherwise hard urban environment. There is very little green space per inhabitant and pressure on the use of existing spaces will increase with higher density development. New developments should consider green roofs as one method of achieving additional high quality green spaces.
- **Energy Consumption.** Energy consumption in London is very high and the city has a huge environmental footprint. New development must address issues of energy conservation and renewable production and the need to reduce emissions, pollution and waste.
- **Crime and Fear of Crime.** Crime and fear of crime is a barrier to sustainable communities where people can enjoy a high standard of living and enjoy their homes and localities in safety. New developments should aim to reduce opportunities for crime and antisocial behaviour without moving the problems elsewhere.
- **Pollution.** Brixton Road has high levels of pollution relative to other parts of Lambeth mainly from vehicle emissions. This affects people's health and

quality of life, particularly for people living adjacent to major roads. Development at Brixton should aim to minimise this conflict whilst balancing this with good urban design principles of active frontages and the surveillance of streets and spaces.

## **6.5 Consultation**

6.5.1 In order to meet the Requirements of the SEA Directive, the Planning Authority must seek the views of the following statutory consultees:

- English Heritage
- Environment Agency
- Natural England

6.5.2 The Environmental Assessment of Plans and Programmes Regulations 2004 (Regulation 12(6)) requires the responsible authority to give consultation bodies a period of five weeks to respond from the date it receives the Scoping Report.

6.5.3 The statutory consultees above and the public will also be consulted on the draft SA itself, currently programmed for June 2010. Lambeth will also consult the public on the draft report. This scoping report will be available to the public via the Council's website.

6.5.4 Consultation at this stage seeks to:

- Ensure the SA is comprehensive and robust enough to support the SPD during the later stages of full public consultation.
- Advise on the appropriateness of the sustainability objectives.
- Advise on the appropriateness of the key sustainability issues.
- Advise on the comprehensiveness of the baseline data.

6.5.5 To guide your response please consider the following questions:

1. Do you agree that the draft Sustainability Objectives are appropriate in the context for Brixton?
2. Are there any additional objectives that, in your opinion, should be included or any that should be removed?
3. Do you consider the indicators and questions proposed are an adequate measure for the proposed objectives? If not what other indicators and / or questions might be more appropriate?

6.5.6 The closing date for responses is Monday 18 January 2010. Please send comments to:

Sri Hall, Senior Planner, Implementation  
London Borough of Lambeth  
Phoenix House  
10 Wandsworth Road  
London SW8 2LL

Alternatively responses can be emailed to [shall1@lambeth.gov.uk](mailto:shall1@lambeth.gov.uk)

If you have any queries, please contact Sri Hall on 020 7926 1219.