

# **Preparing the Lambeth Local Development Framework**

## **Draft Core Strategy**

### **Consultation Report June 2009**

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## 1.0 EXECUTIVE SUMMARY

Overall the proposed approaches set out in the Draft Core Strategy were broadly supported, with very high levels of support for some elements of it. However, specific issues were raised with some aspects of the strategy. These are outlined in the summary below.

### 1.1. Accommodating population growth

Generally the proposed approach was supported; however some issues and suggestions were raised:

Some residents and community groups were particularly concerned about the level of population and housing growth set out in the strategy, although it was made clear that these policies are decided in the regional context and that Lambeth has to adhere to these. The concern related to a perception that the borough is already very densely populated and that there might not be enough space for the additional housing and infrastructure required.

**50% affordable housing:** overall the proposed policy approach was supported by the majority of respondents. However, there were some mixed views about the proposed percentage of affordable housing: issues were raised about the financial implications of more affordable housing and whether it would dissuade potential investors; renovating and reinstating empty buildings was suggested, the definition of 'affordable' was questioned and concerns raised about creating 'ghettos'.

**Flat conversions:** majority of people recognised the need to protect family sized homes.

**Indoor and outdoor space:** strong support for this overall; suggestions made to concentrate more on a mix of dwellings, accessibility, and provision for carers rather than size. Outdoor space should consider young people's needs.

### 1.2. Achieving economic prosperity and opportunity for all

Generally respondents supported the proposed approach to this theme. Issues and comments included:

**Protecting land for employment:** views were mixed, some felt this policy was inflexible and should allow for mixed used development and/or non-employment uses in Key Industrial and Business Areas, and others felt there should be a stronger protection of commercial areas; concentrating economic growth in town centres was felt by some to neglect other areas across the borough; it was felt that any jobs created should be sustainable.

**Local jobs and services:** industrial estates need to be more people-friendly and accessible, local jobs and services will promote community cohesion and older people felt there was a lack of social hubs.

**Protection of local markets and specialist shopping:** mixed views received, markets/specialist shopping areas needing protection were

suggested; the need to protect and support small businesses and third sector organisations expressed.

**Other issues:** other issues included, funding and premises for voluntary and community sector organisations, and the need for infrastructure to improve to support economic growth.

### **1.3. Tackling and adapting to climate change**

The majority of respondents supported this approach. The main issues and concerns were:

**Energy efficient buildings:** some developers/landowners felt this policy was not flexible enough and that each development should be judged on its own merits; suggestion was made to update older buildings to be more energy efficient.

**Renewable energy:** the use of bio-fuels as stated in the current unitary development plan (UDP) was opposed by some; however the introduction of combined heat and power (CHP) technology was seen as a positive way forward by others.

**Transport:** different forms of sustainable transport were suggested including river and trams; concerns were raised about walking and cycling not being an option for all people and also people's safety.

**Local food production:** where the space is for allotments was questioned; this was felt to help people understand where their food comes from.

**Open space:** maintenance of open space was raised as an issue, suggestion made to use third sector and community groups to maintain open space.

**Flood risk:** thought to be positive, suggestion made to extend the policy to sea flood risk.

### **1.4. Providing essential infrastructure**

This approach was generally supported; the main issues raised are as follows:

**Developers' contribution to infrastructure:** where opposition was expressed, this arose from a perception that provision of infrastructure is the council's remit. Some developers raised specific issues with aspects of the proposed approach.

**Community amenities:** the comments received highlighted a lack of community facilities at present including youth, sports and leisure and appropriate buildings for faith groups. Some Friends of Libraries groups wanted more reference to protection of libraries and were concerned that libraries were not appropriate for shared use with other services.

**Other issues:** the need for capacity building within communities, and transport infrastructure.

### **1.5. Promoting community cohesion and safe, liveable neighbourhoods**

In general this approach was supported; comments received were on the following themes:

**Community cohesion:** worries about segregating new members of community from existing community; need to create welcoming neighbourhoods; the role of community projects in promoting a sense of community.

**Mix of dwelling sizes and types:** received mixed views, some felt that this policy should be more flexible whilst others asked that an extra quota was imposed.

**Infrastructure and outdoor space:** felt that good social infrastructure aided a sense of safety and well being; reclamation of public spaces would create a feeling of safety and be a basis for people to meet.

**Flat conversions:** generally supported however some questions were raised about the viability of protecting family sized homes.

**Accessibility:** issues of there being a lack of public toilets and benches was raised, as well as the draft core strategy not addressing disabled peoples accessibility adequately.

### **1.6. Creating and maintaining attractive, distinctive places**

Generally this approach was supported; comments and issues received include:

**Tall buildings:** those who favoured tall building felt that their design and quality was a more important factor. Those opposed to tall buildings questioned how appropriate tall buildings were in Lambeth, their location and use, maintenance and effect they would have on community cohesion.

**Historic views:** generally supportive comments which called for greater protection of historic buildings including those built in the 1930's and 1960's.

**Public realm:** generally supportive comments, asked that public spaces are designed to be better used, the South Bank was given as an example of a well used public space.

### **1.7. Sustainability Appraisal**

Respondents were asked in the summary leaflet/questionnaire whether they had any comments on the recommendations of the Sustainability Appraisal of the Draft Core Strategy and whether they thought that they had been adequately addressed in the draft strategy. Of those who responded to this second question, nearly 60% of respondents said that they thought the recommendations had been adequately addressed.

Five respondents felt they had not been adequately addressed and expressed a variety of concerns.

## **2.0 INTRODUCTION**

This report summarises the initial results of the public consultation on the Lambeth Local Development Framework Draft Core Strategy (April to May 2009).

This report provides an overview of the quantitative and qualitative consultation findings. It does not seek to summarise or address all of the individual written responses received. A separate document will be produced setting out, in table format, a summary of each of the individual comments made in writing about the Draft Core Strategy, followed by a summary of the council's proposed response to each comment.

### **What is the Local Development Framework Draft Core Strategy?**

All local councils are required to produce a Local Development Framework (LDF) for their area. An LDF is a 'folder' of documents designed to guide the physical development of the borough over the next 15-20 years. Above all the LDF must ensure that future development (such as new housing or business accommodation) is socially, economically and environmentally sustainable and that both present and future needs can be met.

The LDF will replace the current adopted Lambeth Unitary Development Plan (2007).

Lambeth's LDF will be an important tool in helping to implement the Lambeth Sustainable Community Strategy (SCS). In particular, it will focus on the spatial aspects of the SCS, such as addressing geographical inequality and guiding where development should be located.

The Core Strategy is the first and most important document in the LDF 'folder'. It will set out the overall vision for the sustainable development of the borough, Lambeth's spatial objectives and the strategic policies required to achieve them. More detailed policies and guidance will be contained in other LDF documents which must all align with the Core Strategy.

### 3.0 BACKGROUND

#### Development of the Draft Core Strategy

As part of the development process underpinning the strategy's development three stages of public consultation and communications were undertaken:

- Stage 1: Initial Issues - February to March 2008
- Stage 2: Issues and Options – April to June 2008
- Stage 3: Draft Core Strategy – April to May 2009

All three stages of consultation were carried out in accordance with the council's statutory Statement of Community Involvement (adopted April 2008).

The aim of the first two stages of consultation was to understand public and stakeholder views and to invite feedback on the Issues and Options for the Core Strategy so that a preferred approach could be developed. The aim of this stage of consultation (stage 3) was to obtain feedback and test the Draft Core Strategy's preferred approach. In addition, this stage sought views on the recommendations of the statutory Sustainability Appraisal of the Draft Core Strategy, and the extent to which respondents thought that these had been adequately addressed.

#### LDF Core Strategy Issues and Options

The statutory consultation on Issues and Options in April 2008 asked for comments on the following:

- **Key issues:** feedback was sought on the initial main issues and respondents were given another chance to comment on other issues which should have been addressed.
- **The Vision:** the draft vision for the strategy was presented; people were invited to comment on what else should have been included in the vision.
- **Strategic objectives:** the strategic objectives were presented; people were asked if any objectives had been omitted.
- **Spatial options:** nine sets of options on key spatial issues were developed as ways to achieve the vision and objectives. Participants were asked to comment and say if they felt that any other options needed to be considered. The street survey specifically honed in on aspects of the options.

These nine issues for which options were developed were:

- the additional opportunity for the development of new homes
- the mix of affordable and market-priced housing

- the mix of dwelling sizes to meet housing need
  - the level of density for new residential development
  - where to allow new conversion of homes into flats
  - how to increase the number and variety of jobs in the borough
  - how to achieve an adequate supply of affordable business premises
  - how to increase the borough's sustainable waste management capacity
  - where to locate tall buildings
- **Distinctive areas:** people were asked to identify areas or factors which make Lambeth distinctive and should be addressed by the Core Strategy.
  - **Infrastructure:** priorities for improvements in infrastructure were sought.

The results of the Issues and Options consultation were published in a consultation report in July 2008. These results, along with the recommendations of the Sustainability Appraisal and the evidence base, together informed the development of the preferred approach set out in the Draft Core Strategy.

### Key stakeholders

The table below sets out the key stakeholder groups engaged during the various stages of development of the Draft Core Strategy, and the principal methods of engagement used for each group:

Stakeholder group	Consultation and engagement methods used
Lambeth First (Lambeth's Local Strategic Partnership)	<ul style="list-style-type: none"> <li>• Reports and presentations to Executive Board and theme partnership meetings</li> <li>• Regular reports to Investment Board</li> <li>• Written responses</li> </ul>
Members of Lambeth Council	<ul style="list-style-type: none"> <li>• Monthly meetings of the cross party LDF Cabinet Advisory Panel</li> <li>• Workshops open to all councillors</li> <li>• Reports to Cabinet</li> </ul>
Senior officers in Lambeth Council	<ul style="list-style-type: none"> <li>• Reports to Departmental and Strategic Leadership Boards</li> <li>• Reports to Transformation Delivery Board</li> </ul>
Lambeth Planning division	<ul style="list-style-type: none"> <li>• Individual meetings with Development Control, Design &amp; Conservation and Implementation Team Leaders and teams</li> </ul>

Stakeholder group	Consultation and engagement methods used
Infrastructure and service providers	<ul style="list-style-type: none"> <li>• Individual meetings</li> </ul>
	<ul style="list-style-type: none"> <li>• LDF Technical Working Group</li> <li>• Lambeth First Investment Board</li> <li>• Written responses</li> </ul>
Neighbouring boroughs	<ul style="list-style-type: none"> <li>• Individual and group meetings</li> <li>• Association of London Borough Planning Officers (ALBPO) meetings</li> <li>• Written responses</li> </ul>
Developers, including Registered Social Landlords	<ul style="list-style-type: none"> <li>• Some individual meetings</li> <li>• Representatives on 'multi-stakeholder' focus group</li> <li>• Presentations to Lambeth Housing Association Group (LAMHAG) meetings</li> <li>• Written responses</li> </ul>
Businesses and business networks	<ul style="list-style-type: none"> <li>• Presentations to Lambeth First Enterprise Board and Lambeth Business Support Network</li> <li>• Dissemination through Lambeth Business Support Network e-bulletin</li> <li>• Representatives on 'multi-stakeholder' focus group</li> <li>• Some individual meetings</li> <li>• Written responses</li> </ul>
Community groups and networks, including 'equalities groups' (black and minority ethnic, faith, disability, young people and older persons groups)	<ul style="list-style-type: none"> <li>• Dissemination through e-bulletins, websites, newsletters and databases targeting the voluntary and community sector</li> <li>• Separate 'equalities group' focus groups organised by Lambeth Voluntary Action Council (LVAC)</li> <li>• Representatives on 'multi-stakeholder' focus group</li> <li>• Presentations to group meetings</li> <li>• Some individual meetings</li> <li>• Written responses</li> </ul>
The general public	<ul style="list-style-type: none"> <li>• Press release</li> </ul>

Stakeholder group	Consultation and engagement methods used
	<ul style="list-style-type: none"> <li>• Articles in Lambeth Life</li> <li>• Leaflets in libraries and leisure</li> </ul>
	<p>centres</p> <ul style="list-style-type: none"> <li>• Publicity at events (such as Lambeth Country Show)</li> <li>• Lambeth Council website</li> <li>• On-street survey</li> <li>• Representatives on 'multi-stakeholder' focus group</li> <li>• Written responses</li> </ul>

## 4.0 METHODOLOGY

This stage of consultation (Draft Core Strategy) was structured around the six key themes set out in the Draft Core Strategy, which are:

- A. Accommodating population growth
- B. Achieving economic prosperity and opportunity for all
- C. Tackling and adapting to climate change
- D. Providing essential infrastructure
- E. Promoting community cohesion and safe, liveable neighbourhoods
- F. Creating and maintaining attractive, distinctive places

Three key consultation methods were used to test the level of support for the proposed approach under each theme. These methods were:

### **Summary leaflet and questionnaire**

The summary leaflet and questionnaire formed the primary method of consultation. The leaflet summarised the preferred approach to the six key themes, encouraged people to read the detailed wording in the Draft Core Strategy and asked people to indicate the extent to which they supported this approach (copy of leaflet included in Appendix A). This leaflet also asked people for their views about the Sustainability Appraisal report and the extent to which this was adequately addressed in the Draft Core Strategy.

The summary leaflet and questionnaire was widely distributed and publicised. Approximately 1195 of these documents were posted to contacts on the planning division's consultation database; a further 700 were made available in libraries, leisure centres and customer centres; and an on-line version of the survey was available on Lambeth Council's website. The leaflet and questionnaire was also sent to all Councillors, all LSP theme partnership members, the LDF technical working group, and the LAMHAG RSL group.

The output of this method was 34 questionnaires returned by post and a further 41 submitted online (75 questionnaire responses in total). The questionnaire responses resulted in a combination of quantitative and qualitative data, which have been summarised in this report.

### **On-street survey**

This asked respondents seven specific questions relating to specific aspects of the preferred approach taken from each of the six key themes set out in the Draft Core Strategy. As a result of time limitations with this methodology, it was not possible to gauge responses to every aspect of the strategy (see copy of on-street survey in Appendix B).

In total 609 on-street interviews were conducted, broken down as approximately 100 in each of the six main areas of the borough: North Lambeth, Stockwell, Clapham, Brixton, Streatham and Norwood. The survey lasted approximately 5 minutes and was conducted with people either living or

working in the borough. The survey was broadly representative, broken down as follows:

<b>GENDER</b>		<b>AGE</b>		<b>TENURE</b>	
Male	47%	16-19	6%	Owner occupier	27%
Female	53%	20-29	21%	Housing Association	12%
		30-44	37%	Council	22%
		45-59	22%	Private rent	29%
<b>DISABILITY</b>		60-74	10%	Other	3%
Yes	6%	75 and over	2%	Refused	8%
No	92%	Refused	1%		
Refused	3%				
<b>ETHNICITY</b>		<b>RELIGION</b>		<b>SEXUALITY</b>	
White British	50%	Christian	51%	Heterosexual/straight	92%
White Other	16%	No religion	35%	Gay or Lesbian	2%
Mixed	4%	Muslim	7%	Bisexual	1%
Asian or Asian British	5%	Jewish	<1%	Other	0%
Black or BB - Caribbean	6%	Buddhist	1%	Refused	6%
Black or BB - African	14%	Hindu	1%		
Other Black or BB	1%	Sikh	<1%		
Chinese	3%	Other religion	1%	<b>LIVE/WORK</b>	
Other	1%	Refused	1%	Live	75%
Refused	1%			Work	12%
				Live and work	13%

A line of sight methodology was used where interviewers randomly selected respondents, approaching every 5<sup>th</sup> person who passed by a set point. Reverse order show cards were used to avoid any order effects on the data collected. The on-street survey was conducted by an external contractor – Ecotec.

### **Focus groups**

The key elements of the preferred approach to the six key themes were explained to participants. Participants were asked about the extent to which they supported these (see the discussion guide in Appendix C). This resulted in qualitative responses which have been used in this report to supplement the information from the written and in-street surveys.

### **Community focus groups**

In total five focus groups were organised by Lambeth Voluntary Action Council (LVAC) with representatives of the following equality streams with in Lambeth:

- faith groups (3 attendees)
- children and young people’s organisations (4 attendees)
- disability organisations (2 attendees)
- ethnic minority groups (1 attendee)
- older people’s organisations (4 attendees)

The focus groups were held at Stockwell YMCA and were facilitated by Lambeth Council's corporate consultation team. Each focus group lasted approximately ninety minutes and followed the same topic guide.

**Strategic planning focus group**

The Strategic Planning Focus group was set up at the time of the Issues and Options consultation and was designed to include a cross-section of different types of stakeholder and representatives of different parts of the borough. It was reconvened for the consultation on the Draft Core strategy, with invitations sent to the same list of invitees. This focus group followed the same discussion guide as the community focus group.

The organisations represented at the Strategic Planning Focus Group for the Draft Core Strategy were:

- Lambeth Youth Council
- Southbank Employers Group
- Stockwell Partnership (2 representatives)
- Transition Town Brixton

**Other methods of engagement and publicity**

Other methods of engagement and publicity used are detailed below:

**Member engagement**

All Councillors received the summary leaflet and questionnaire by post, which was followed up with an email. Meetings were also held with each of the three political party groups.

**Email and written responses**

There was also the opportunity to provide more detailed feedback by emailing views to [planningpolicy@lambeth.gov.uk](mailto:planningpolicy@lambeth.gov.uk) or writing in to Planning Division, without using the questionnaire. In total 99 written responses were received either by post or email, not using the questionnaire format.

**Broader publicity and communication**

The consultation activity described above was supported by a range of other publicity to increase awareness of the consultation and the development of the LDF and draft core strategy. These communications activities are detailed below:

Activity
Promotion through other websites and e-bulletins e.g.: <ul style="list-style-type: none"> <li>• Lambeth Business Support Network e-bulletin</li> <li>• GIFTS database (approx 1,900 voluntary and community sector organisations)</li> <li>• LVAC networks, including Community Advocates</li> <li>• Disability Advice Service Lambeth (DASL)</li> <li>• Schools bulletin</li> <li>• Children and Young People Service networks</li> <li>• 'Friend' groups for parks and open spaces</li> <li>• 'LAMHAG' network of Registered Social Landlords</li> <li>• Tenants' Council</li> </ul>

Activity
<ul style="list-style-type: none"> <li>Leaseholders' Council</li> </ul>
Copies of the consultation document in Town Planning Advice Centre (TPAC)
Copies of the consultation document in all libraries
Newsletter and summary in all libraries, leisure centres, Town Hall, Customer Centres and TPAC
Article in Lambeth Life – 1 April 2009
Press release to local press, and on Twitter and website
Promotion on plasma screens in Customer Centres and Brixton Town Hall
Meeting of the LDF Technical Working Group (officers)
<p>A letter and copy of the consultation document sent to all members of Lambeth First and reports or presentations to the following Lambeth First theme partnership meetings:</p> <ul style="list-style-type: none"> <li>Economic Development theme partnership – 19 March 2009</li> <li>Lambeth Business Support Network – 2 April</li> <li>CYPS Integration of Service Delivery sub-group – 14 April 2009</li> <li>Enterprise Board – 21 April</li> <li>Health and Wellbeing Executive – 21 April</li> <li>CYPS Voluntary Sector Forum – 28 April 2009</li> <li>CYPS Board – 7 May 2009</li> <li>Safer Neighbourhoods partnership Advisory Group – 12 May 2009</li> <li>Investment Board – 14 May 2009</li> <li>Lambeth First Executive Board – 28 May 2009</li> </ul>
<p>Attendance at existing meetings:</p> <ul style="list-style-type: none"> <li>LAMHAG – 16 April 2009</li> <li>Waterloo Community Development Group – 22 April 2009</li> <li>Leaseholders Council – 23 April 2009</li> <li>Youth Council – 5 May 2009</li> <li>Streatham Area Forum – 7 May 2009</li> </ul>

## Participation

In total 802 people or organisations participated in the consultation process, these came from a range of sources and are detailed in the table below:

Consultation method	Responses received
Written questionnaires (received either by post or on-line)	75
Other written responses (received either by post or e-mail)	99
On-street survey	609
LVAC focus groups	14
Strategic Planning focus group	5
<b>TOTAL</b>	<b>802</b>

In total 174 written responses were received (75 questionnaires and 99 other written responses). These represent a range of organisations and individuals, broken down as:

<b>Type of organisation</b>	<b>Total</b>
General public	60
Developers and landowners	25
Other consultation bodies*	24
Specific consultation bodies**	24
Voluntary/community/amenity groups	22
Tenants and Residents Associations	3
Lambeth Business Support Network	3
Registered Social Landlords	3
Council Members	3
Local businesses	2
Faith groups	2
Disability groups	1
Government Office for London	1
Greater London Authority	1
<b>Total</b>	<b>174</b>

The 75 questionnaire responses break down as follows:

<b>Type of organisation</b>	<b>Total</b>
General public	33
Developers and landowners	12
Voluntary/community/amenity groups	9
Other consultation bodies*	7
Specific consultation bodies**	4
Tenants and Residents Associations	3
Faith groups	2
Lambeth Business Support Network	2
Registered Social Landlords	2
Local businesses	1
<b>Total</b>	<b>75</b>

\* 'other consultation bodies' refers to a wide range of agencies including infrastructure providers and bodies representing particular interests

\*\* 'specific consultation bodies' refers to various statutory agencies such as English Nature, English Heritage and the Environmental Agency

## 5.0 KEY FINDINGS

This section outlines the main findings of the consultation and is divided by the six key themes used in the draft core strategy:

- A. Accommodating population growth
- B. Achieving economic prosperity and opportunity for all
- C. Tackling and adapting to climate change
- D. Providing essential infrastructure
- E. Promoting community cohesion and safe, liveable neighbourhoods
- F. Creating and maintaining attractive, distinctive places

A summary of the key findings is included in the box at the start of each section. This is followed in each section by:

- analysis of the quantitative results of the written questionnaire
- analysis of the quantitative results of the on-street survey questions relating to that theme
- analysis of the qualitative results gathered from written responses and focus groups

Appendix D also includes a detailed breakdown of the quantitative results of the written questionnaire for the two main types of respondents: general public and developers/landowners. Where there are significant differences in the type of response given by these two groups, this has been reported in this section.

## 5.1 A. Accommodating population growth

Generally the proposed approach was supported; however some issues and suggestions were raised:

Some residents and community groups were particularly concerned about the level of population and housing growth set out in the strategy, although it was made clear that these policies are decided in the regional context and that Lambeth has to adhere to these. The concern related to a perception that the borough is already very densely populated and that there might not be enough space for the additional housing and infrastructure required.

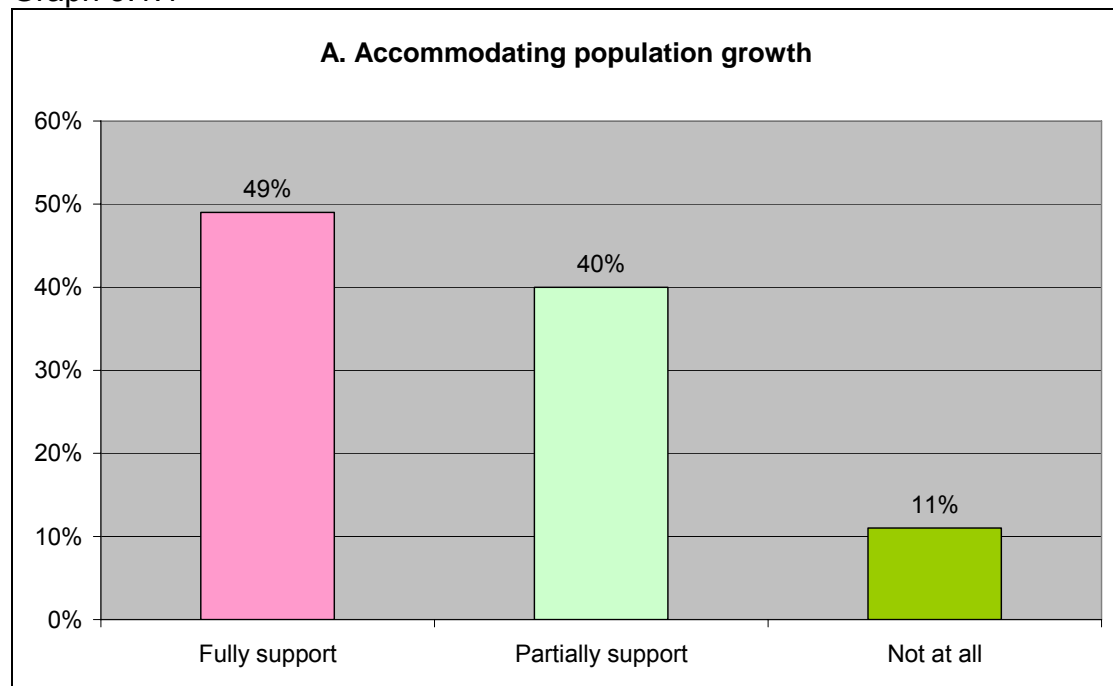
**50% affordable housing:** overall the proposed policy approach was supported by the majority of respondents. However, there were some mixed views about the proposed percentage of affordable housing: issues were raised about the financial implications of more affordable housing and whether it would dissuade potential investors; renovating and reinstating empty buildings was suggested, the definition of 'affordable' was questioned and concerns raised about creating 'ghettos'.

**Flat conversions:** majority of people recognised the need to protect family sized homes.

**Indoor and outdoor space:** strong support for this overall; suggestions made to concentrate more on a mix of dwellings, accessibility, and provision for carers rather than size. Outdoor space should consider young peoples needs.

### Questionnaire results (quantitative)

Graph 5.1.1



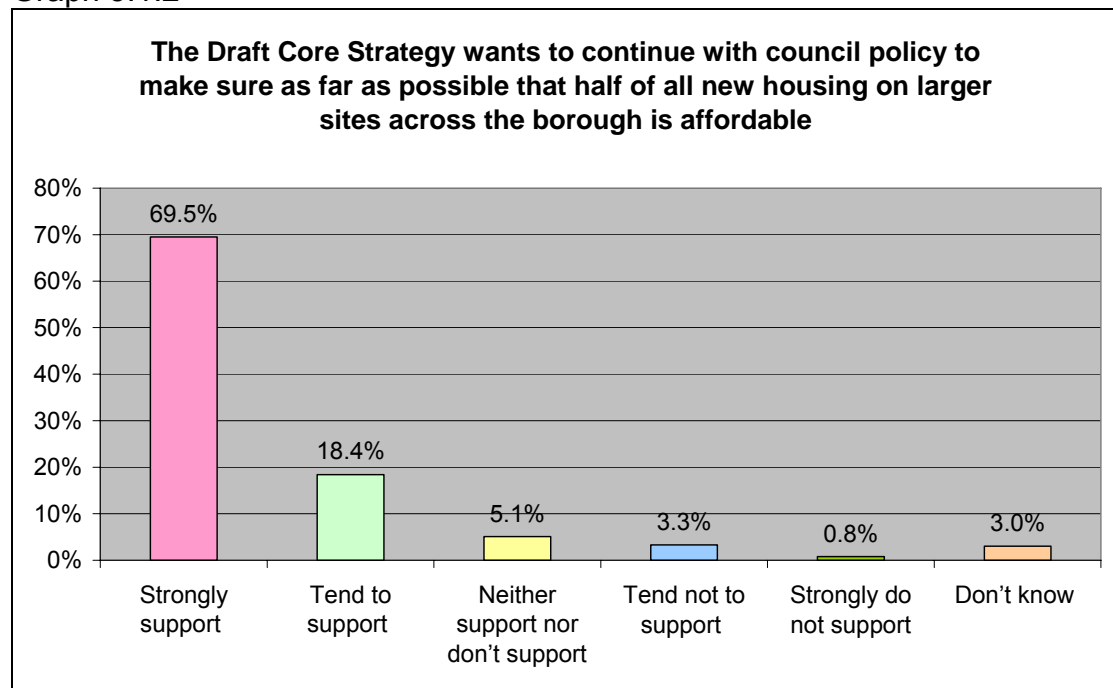
The questionnaire provided a summary of the proposed approach under theme A. Graph 5.1.1 shows that generally questionnaire respondents supported this approach, with just under half fully supporting this approach and another 40% partially supporting the approach. Out of the general public and developers/landowner, the latter were more likely to fully support this approach (75%).

**On-street survey**

The on-street survey asked about three specific aspects of the proposed approach: affordable housing, house conversions and indoor/outdoor space. Respondents were asked to consider a statement setting out the proposed policy approach on each issue and to indicate the extent to which they supported it. There was no significant difference in response to these three questions between the different demographic groups that participated in the on-street survey.

**Affordable housing**

Graph 5.1.2

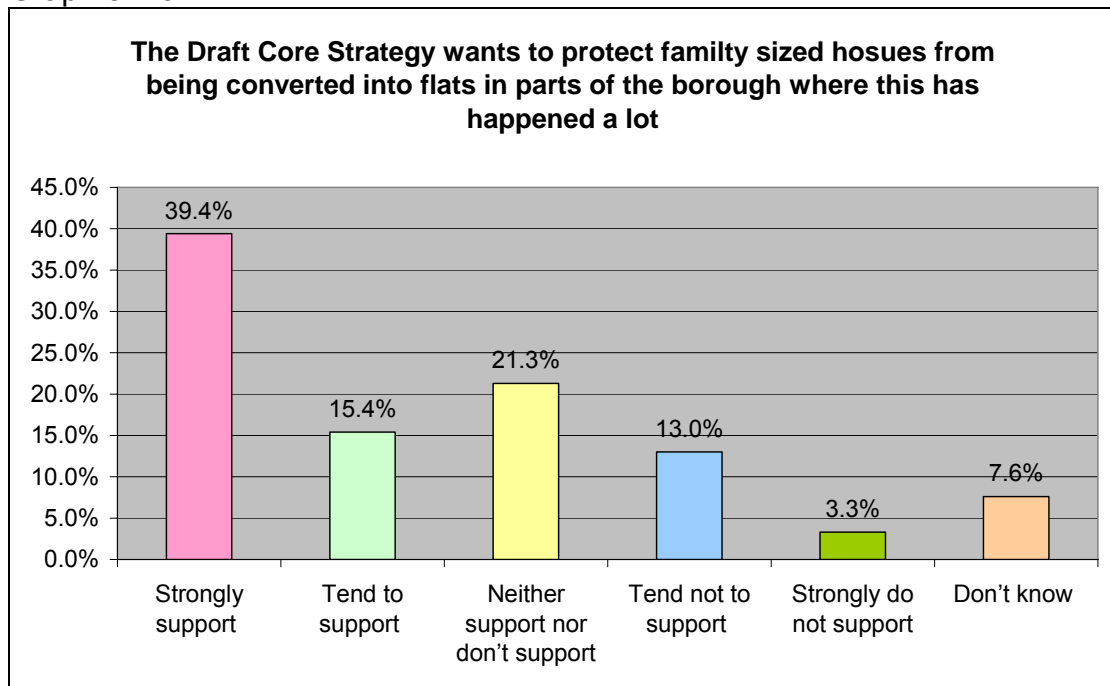


The graph above shows that nearly 70% of people asked strongly supported this statement, with another 18% tending to support this approach.

The respondents who said 'tend not to support' or 'strongly do not support' (4.5% in total) were asked to comment further. The answers received have been reported under the 'Qualitative Responses' heading below.

## House conversions

Graph 5.1.3

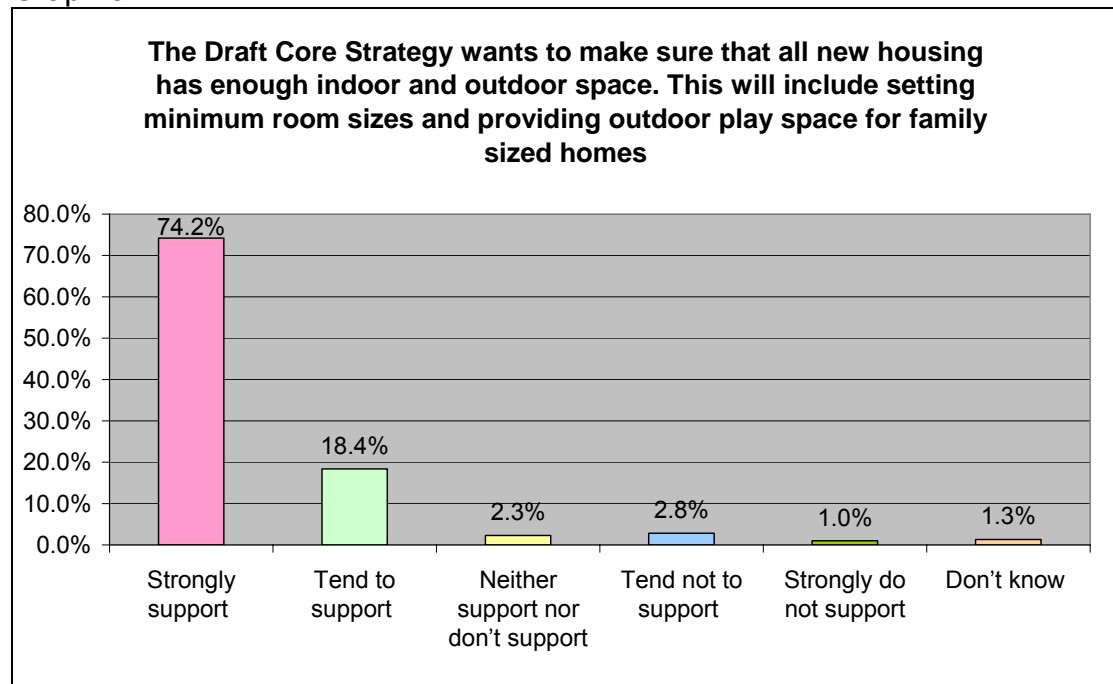


Graph 5.1.3 above shows that respondents were a little less sure about this statement with less than half of the respondents strongly agreeing with the statement (39.4%), and over 20% of respondents being undecided. However in general over 54% of people supported this statement (strongly support plus tend to support).

On-street survey and focus group participants were asked to nominate streets or areas where they feel family sized homes need protecting, a full list of areas and streets identified can be found in appendix E.

## Indoor/outdoor space

Graph 5.1.4



It can be noted from the graph above that 92.6% of people surveyed on-street support this statement, with over 74% of people strongly supporting this approach.

## Qualitative responses

### Population and housing growth

Respondents seemed very concerned about the fact that Lambeth's population is predicted to grow by 17% over the next 20 years. They felt that Lambeth as a borough is already over crowded and found it difficult to imagine how space for an extra 1,100 homes would be found.

'Lambeth is already one of the most densely populated boroughs with a continual influx of peoples. Density of population is at its maximum and other areas should take more responsibility.' (Written response-voluntary/community/amenity groups)

'I feel that Lambeth is already a very densely populated area and that 17% growth in population will detrimentally affect those living in the borough and will stretch resources even more thinly.' (Written response - Tenants and Residents Associations)

Participants of the faith focus group debated controlling population growth in the borough, as they felt that Lambeth already had many problems to deal with and more people would just exacerbate these issues.

Connected with population growth and housing, appropriate and sufficient infrastructure was also mentioned on as a consideration.

‘Local infrastructure - particularly schools, hospitals, shops and transport – needs to be considered as integral to residential site developments.’ (Written response - Lambeth Business Support Network)

The subject of infrastructure will be looked at in more detail in section 5.4.

### **Affordable housing**

Opinions on the continuation of the policy for 50% affordable housing on larger developments was mixed. Some people felt that 50% affordable housing was not enough and that the council or housing associations should control more:

‘Council should control at least 75% of new housing development’  
(On-street survey)

Whereas some felt that the affordable housing quota was too high:

‘Too high a requirement on affordable housing. This figure should be 20% max in order to boost the social /economic situation of Lambeth which needs to be improved.’ (Written response - general public)

Whilst some felt that 50% affordable housing was inflexible. Participants gave a mixture of reasons for why they felt this policy was inflexible namely; that affordable housing should not be limited to just estate based regeneration, also that given the current economic climate each development site should be able to assess the level of affordable housing it can support, the concern being that such a high quota would make some developments unviable, and render the target for 1,100 new homes per year difficult to meet.

‘The 50% affordable housing requirement may prove to be too onerous, particularly in light of current economic conditions and the stagnated housing market. It would be appropriate therefore to build more flexibility into this policy other than in those circumstances involving the regeneration of housing estates within the borough.’  
(Written response - developers/landowners)

The effect that 50% affordable housing would have on the local economy was also a concern; respondents worried that it will discourage inward investment, and make it difficult to make a return on the investment:

‘It won't encourage property developers to develop new housing’ (On-street survey)

There was also the feeling that more people needed some ‘buy-in’ in the area.

'We need a higher level of people who have a stake in the area' (On-street survey)

'I would also suggest that consideration is given to a process that would lead people to owning their own homes ... the reason being is it creates stability and security for the residents.' (Faith focus group)

The feeling that the council should better manage existing resources instead of investing in new developments was prevalent, i.e. bringing vacant buildings back into use to help solve the housing shortage.

'Council should use the existing properties well and allocate them before committing funds to other properties.' (On-street survey)

'The world is changing. Businesses are closing down - and need to do so. Existing new builds automatically have shops built into the design - this is ridiculous. An answer to the housing problem is to convert empty shop and business space into housing. It seems that the building industry is going ahead no matter what financial crisis exists. This is wrong.' (Written response - Tenants and Resident Association)

The effect that the 50% affordable housing policy would have on the population mix was something that respondents were worried about, with some commenting that this may create slums and ghettos in Lambeth.

'I think Lambeth Council has a number of large council estates and I don't think it will balance' (On-street survey)

'The council has a philosophy of creating ghettos' (On-street survey)

The meaning of 'affordable housing' was questioned, with some respondents worrying that 'affordable' housing is not actually that affordable to those that need it.

'Some definition should take place around the notion of "affordable" housing, considering the average gross income per household is £31k.' (Written response -general public)

'Lots of Housing Association schemes are shared ownership and I know that's in some definitions of affordable but it's not very affordable for lots of people.' (Older people focus group)

'I don't think you fully understand the notion of 'affordable'. As chair of my local TRA, I am very aware that the recent massive rent hike means even current social housing is unaffordable now for many people.' (Written response - general public)

## **House conversions**

Generally the comments received about protecting family sized homes were supportive; respondents acknowledged that there was currently a shortage of family sized homes.

‘There is a great shortage of property for large families.’ (Older peoples focus group)

‘I think that family sized houses must be protected in Streatham and that conversion needs to be more tightly restricted / prevented. The number of family homes in this area has dwindled over the past few years and this has resulted in an increasingly transitory population with little commitment to remaining in the area.’ (Written response - Tenants and Residents Association)

## **Indoor/outdoor space**

In terms of indoors space both the disability focus group and older people’s focus group spoke more of creating a mix of sizes, and appropriate buildings than about creating minimum sizes.

‘I think there is an issue about housing that’s flexible enough to be suitable to be adapted to people as their health situation changes, so you don’t necessarily start with loads and load of mobility standard accommodation but you need housing that can adapt itself – I suppose they call it lifetime homes’ (Disability focus group)

‘There needs to be a mix of sizes, not all older people need a one bedroom flat.’ (Older peoples focus group)

Both the disability and older people’s focus groups felt that space for carers needs to be taken into account, and also about accessibility of the accommodation, that is they need to be on the ground-floor.

In terms of provision of outdoor space the youth focus group spoke about developments where provisions were made for very young children, teenagers were overlooked.

‘They put stuff in there for very young children but actually nothing to accommodate for older children, which then leads to, could be leading to anti-social behaviour.’ (Youth focus group)

## 5.2 B. Achieving economic prosperity and opportunity for all

Generally respondents supported the proposed approach to this theme. Issues and comments included:

**Protecting land for employment:** views were mixed, some felt this policy was inflexible and should allow for mixed used development and/or non-employment uses in Key Industrial and Business Areas and others felt there should be a stronger protection of commercial areas; concentrating economic growth in town centres was felt by some to neglect other areas across the borough; it was felt that any jobs created should be sustainable.

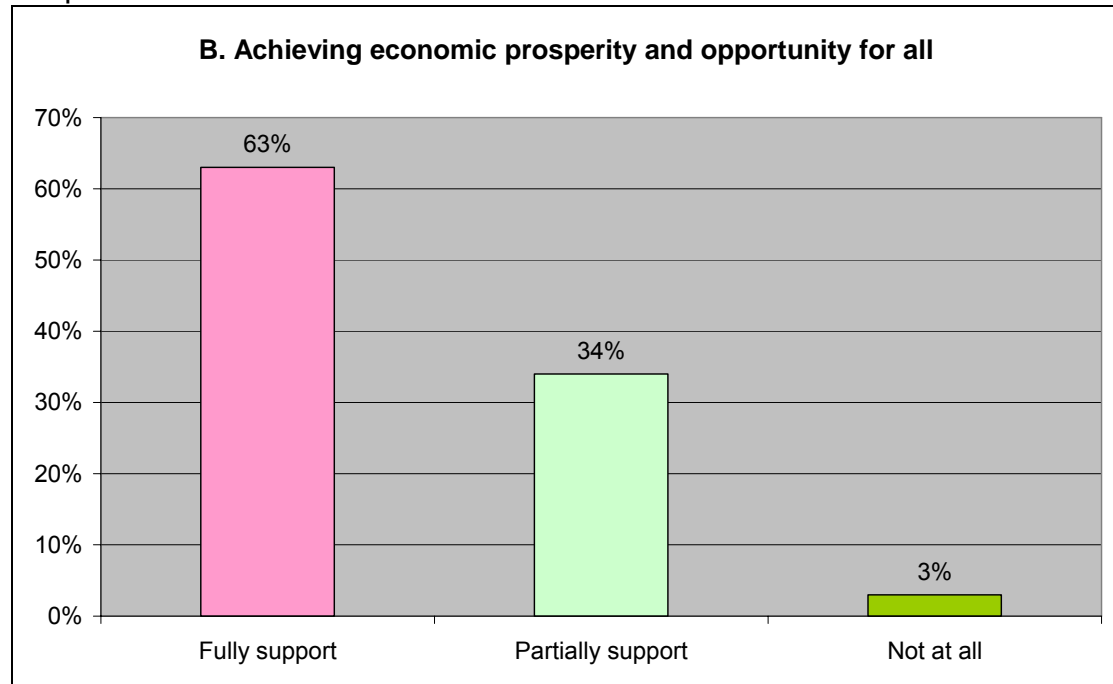
**Local jobs and services:** industrial estates need to be more people-friendly and accessible, local jobs and services will promote community cohesion and older people felt there was a lack of social hubs.

**Protection of local markets and specialist shopping:** mixed views received, markets/specialist shopping areas needing protection were suggested; the need to protect and support small businesses and third sector organisations expressed.

**Other issues:** other issues included, funding and premises for voluntary and community sector organisations, and the need for infrastructure to improve to manage with economic growth.

### Questionnaire results (quantitative)

Graph 5.2.1



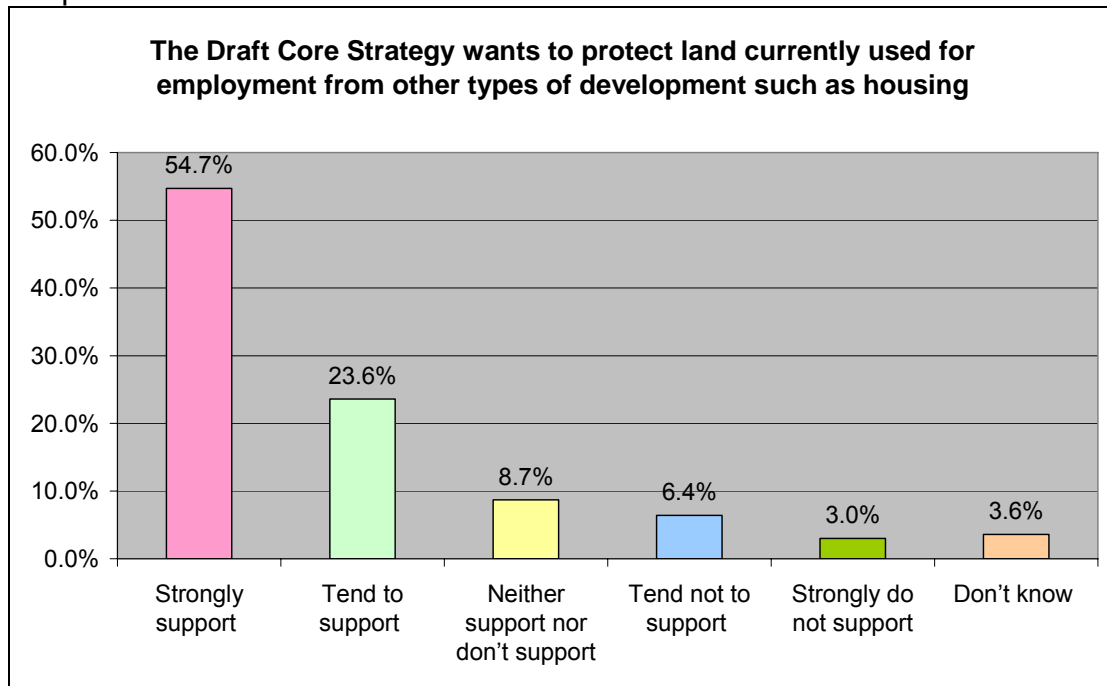
Questionnaire respondents were shown a summary of theme B, it is clear from the graph 5.2.1 above that the majority of participants fully supported

(63%) this approach, with a further 34% partially supporting this approach. In general residents were more likely to fully support this approach (64%) than developers/landowners (17%), however 67% of developers/landowners partially supported this approach.

**On-street survey**

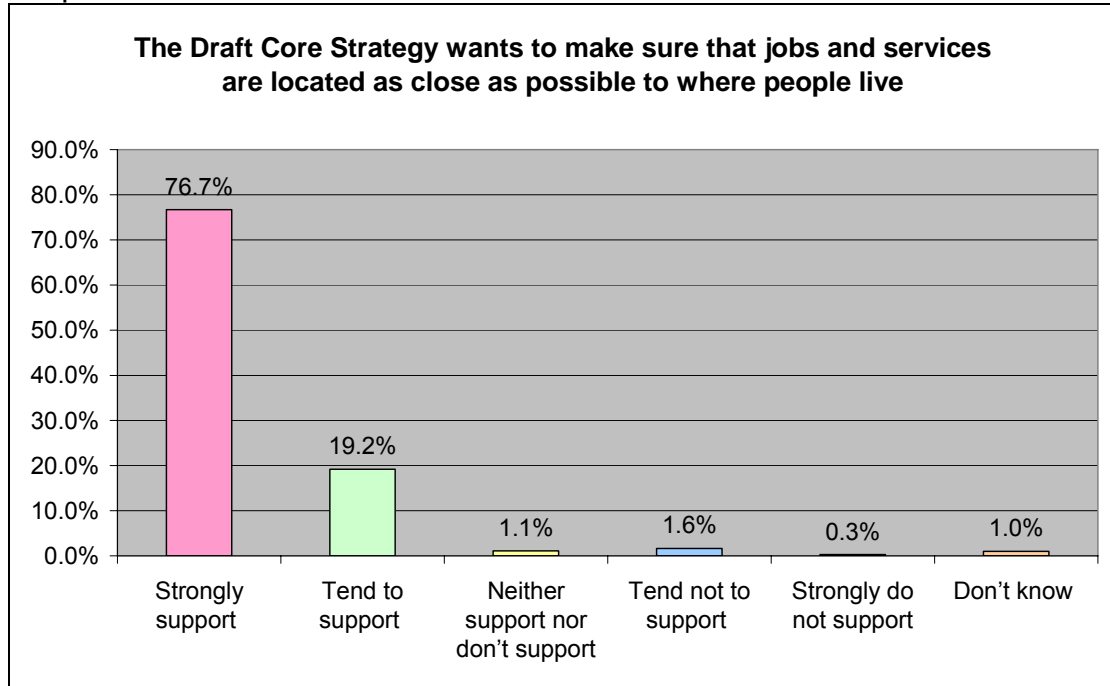
The on-street survey asked people to consider two statements based on two aspects of the preferred approach. There was little significant difference in response to these two questions between the different demographic groups that took part in the on-street survey.

Graph 5.2.2



Graph 5.2.2 above shows that generally people support this statement (78.6%), with just over half of the people surveyed (54.7%) strongly agreeing. Almost 10% of people either strongly did not support or tended not to support the statement (9.4%).

Graph 5.2.3



Graph 5.2.3 illustrates that an encouraging 76.7% of people surveyed strongly supported this approach, with an additional 19.2% of people tending to support it.

### **Qualitative responses**

#### **Protecting land for employment**

Comments submitted about protecting land for business and employment growth were mainly around flexibility and areas which people felt had been neglected.

Respondents gave a number of reasons to why they felt this policy was inflexible, stating that it was not taking into account demand and viability; was too protective of areas with potential for redevelopment, also there was concern that strongly protecting this land may lead to long-term vacancies and dereliction.

‘The core strategy should be flexible to take account of demand and viability. Each site should be considered on its merits. Sites within a safeguard should be considered appropriate for mixed use residential development.’ (Written response - developers/landowners)

‘Policies for safeguarding KIBAs and sites in commercial use outside of KIBAs are insufficiently flexible, potentially contributing to long term vacancies and dereliction, as well as limiting opportunities for

alternative uses for which there are known needs and demands.’  
(Written response -developers/landowner)

On the other hand a comment was made about stronger protection of commercial units.

‘Over the last ten years the trend has been for all the vacant commercial property to be turned over quite rapidly for some sort of residential use. So maybe if you are going to keep some commercial premises in the borough you need stronger protection for them.’ (Older peoples focus group)

Most of the remarks about neglected areas were concerned with areas earmarked for growth in jobs, a small amount of the comments were about the key business areas.

Growth in jobs was considered a positive thing; however concerns were raised about where the growth would be concentrated.

‘Particular focus on town centres will mean that other areas are neglected. Growth in jobs should be energetically encouraged throughout the borough’ (Written response - general public)

‘Jobs are equally important in Streatham and Norwood.’ (Written response - general public)

Interestingly the group representing disability groups were not worried about where jobs in the borough were expanded, but more the support available to their client group.

‘For our client groups it’s not really about the area, if the support is right it won’t matter all that much – it’s just about getting that support there.’  
(Disability focus group)

It was also felt that any growth in jobs needs to be sustainable.

‘Be sure that endeavours to get people into work is long-term. Needs to be sustainable.’ (BME focus group)

### **Local jobs and services**

The majority of the comments about local jobs and services came through the focus groups, participants generally agreed with this policy.

The faith focus group supported local industrial estates, but raised the issue of traditional industrial estates not being people-friendly or accessible and asked that new industrial estate be more inviting.

‘I feel that industrial estates should be as people friendly in its environmental design, and its nature and transport.’ (Faith focus group)

Some felt that local jobs and services increased the chance of a person having a vested interest in their community.

‘There’s that thing about providing local jobs for local people and then if you work and live in quite a small area then you’ve really got an interest in that area and you’re more part of the community.’ (Older peoples focus group)

Building on the theme of creating a sense of community, the faith group felt that all amenities should be close by to lessen the need for people to leave their locality to access services.

‘When I say self-sufficient I mean having industrial estates, shopping facilities, social amenities, recreational amenities – all of those things should be factored into building a community.’ (Faith focus group)

The older people’s group expressed concerns about their social hubs closing down, and consequently a lack of places to meet socially.

‘For a start some of our social hubs we had, our clubs, some of them have been closed, we’ve lost them. We don’t have a cultural centre in Brixton, it’s one of the few boroughs where they don’t have a real cultural centre for theatre and poetry and music.’ (Older peoples focus group)

However Nettlefold Hall in Norwood was identified as one of the few places left for socialising in the borough.

### **Local markets and specialist shopping areas**

A lot of discussions were had about protecting local markets and specialist shopping, especially in terms of Brixton market. The comments tended to be either supportive with suggestion for areas which need protection, or critical of current plans and actions.

‘Specialist shopping has disappeared almost entirely in Brixton so I would need further explanation as to how you can support it now.’ (Written response - general public)

‘Nine Elms market on a Sunday forms a key part of the local community and attracts thousands of people to the area. These people spend money in the area ....and the market must not be jeopardised through the Nine Elms redevelopment.’ (Written response - general public)

Protection of small businesses was raised in the young people’s focus group; it was felt that local markets and specialist shops were being supported, so why not small businesses especially given the current economic climate.

## **Community and voluntary sector**

The community and voluntary sector also commented about not feeling supported, it was highlighted that the voluntary sector is a major local employer in the area, and that they run as small businesses however they are not eligible for the same level of support or funding as a small business.

The issue of premises for local charities was mentioned both in terms of asset transfers to help them deliver services without having to worry about funding for rent, and suitable premises i.e. low cost and street level.

## **Infrastructure**

In order to accommodate business growth respondents felt that infrastructure needed to be improved both in terms of transport and social amenities.

‘There also need to be improved infrastructure to cater for growth in business and employment opportunities. The extension of the Victoria line to Thornton Heath and even Croydon needs to be considered.’  
(Written response -Tenants and Residents Association)

Provision for infrastructure will be looked at in more detail in section 5.4.

### 5.3 C. Tackling and adapting to climate change

The majority of respondents supported this approach. The main issues and concerns were:

**Energy efficient buildings:** some developers/landowners felt this policy was not flexible enough and that each development should be judged on its own merits; suggestion was made to update older buildings to be more energy efficient.

**Renewable energy:** the use of bio-fuels as stated in the current unitary development plan (UDP) was opposed by some; however the introduction of combined heat and power (CHP) technology was seen as a positive way forward by others.

**Transport:** different forms of sustainable transport were suggested including river and trams; concerns were raised about walking and cycling not being an option for all people and also people's safety.

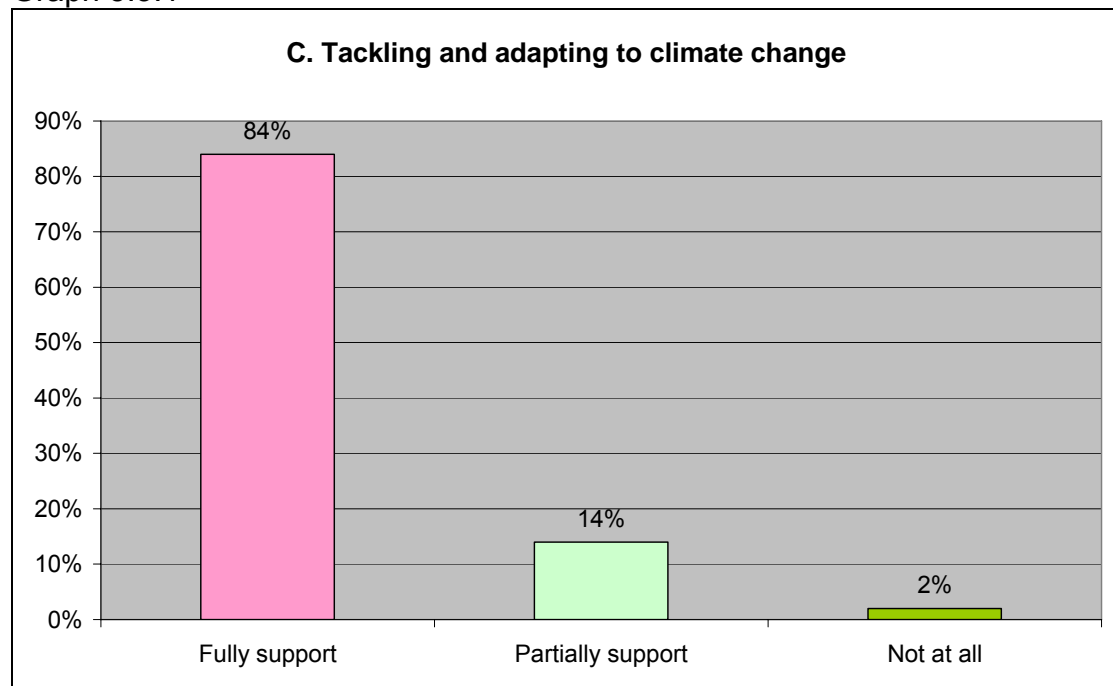
**Local food production:** where the space is for allotments was questioned; this was felt to help people understand where their food comes from.

**Open space:** maintenance of open space was raised as an issue, suggestion made to use third sector and community groups to maintain open space.

**Flood risk:** thought to be positive, suggestion made to extend the policy to sea flood risk.

#### Questionnaire results (quantitative)

Graph 5.3.1



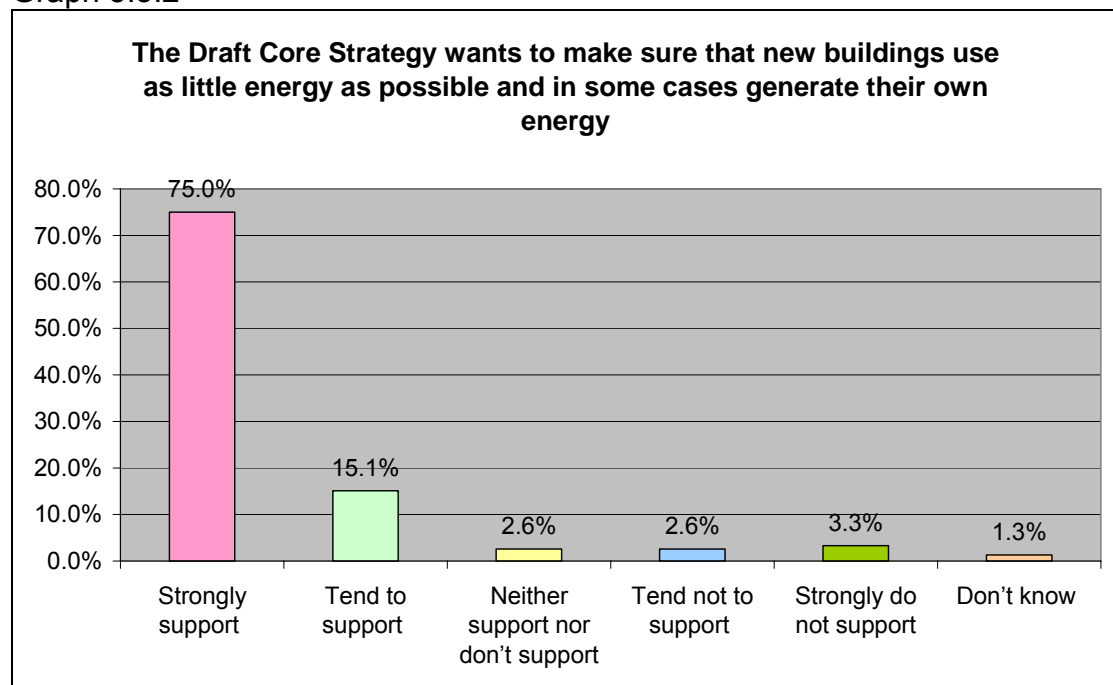
The questionnaire results (Graph 5.3.1) show that 84% of questionnaire respondents fully support this approach (tackling and adapting to climate change).

The general public seemed more concerned about climate change with 85% fully supporting this approach, compared to developers/landowners where only 33% fully support this approach.

### **On-street survey**

The on-street survey posed the statement below about tackling climate change and asked respondents how far they supported it. There was little or no significant difference in responses to this question between the demographic groups surveyed.

Graph 5.3.2



The graph above reveals that the majority of on-street survey respondents support new buildings using as little energy as possible and in some cases generating their own; 75% strongly supported it, and just over 15% tended to support the statement.

### **Qualitative responses**

#### **Energy efficient buildings**

Comments received about energy efficient buildings varied, again there were those who felt that the policies should be more flexible, and those who decided to put forward their own ideas about what they felt was missing.

The main reasons that respondents gave for feeling that the policy was inflexible were that they felt the development should be judged on a case by case basis and that any targets set on low carbon buildings must be viable.

‘We believe that the core strategy should be flexible to take account of demand and viability, where it is seen that a site should incorporate energy efficient methods, it should be assessed on the individual circumstances.’ (Written response - developers/landowners)

‘Within any future development proposals sustainability measures should be considered against viability appraisal in order to ensure a balance between achieving high standards of sustainability and the deliverability of development schemes.’ (Written response - developers/landowners)

The disability focus group spoke about the plans to turn 336 Brixton Road (the Lambeth Accord Centre) into a showcase ‘green’ building; they predicted that in the next few years lots of people will come forward wanting to make their buildings more sustainable and questioned whose responsibility it was to co-ordinate that, the individual business or the council.

On the subject of energy efficient buildings the older people’s focus group felt that updating older buildings to be more energy efficient would be a good way forward, as older people tend to live in older buildings that are not that fuel efficient.

‘I’m thinking in terms of what can be done to retro-fit existing homes’  
(Older peoples focus group)

### **Renewable energy**

Different types of green energy and their merits were spoken about at the strategic planning focus group. There was a call to become carbon neutral, and not to use bio-fuels as is detailed in the current unitary development plan (UDP). The use of combined heat and power (CHP) technology did not provoke any opposition, but it was asked that a greater emphasis was put on its introduction.

‘CHP needs greater emphasis in the headlines, although mentioned in the main document.’ (Strategic planning focus group)

### **Transport**

In terms of sustainable forms of transport comments were generally quite positive and supportive; however there were some concerns and recommendations.

A theme which came through strongly was the need to consider other forms of transport for example better use of water transport, introducing a tram network

in London and also to incorporate future tube line changes in the core strategy.

‘There are a number of existing piers in the borough which play an important role in the sustainable movement of people... the river could also be used in Lambeth to transport waste material from the construction material to development sites.’ (Written response - specific consultation body)

‘TFL stuff needs to be added, transport strategy will catch-up.’ (Strategic planning focus group)

The policy to encourage more walking and cycling was in general seen as positive, there were some concerns from the older people’s focus group who felt that not everyone has this option.

‘To encourage walking and cycling that has to be balanced with the fact that for many people walking and cycling any distance is not an option.’ (Older peoples focus group)

Safety was also an issue expressed in both the older peoples and disability focus groups.

‘Most of the roads in London are too narrow to cycle... I cycle but I get off all the time because it’s too dangerous.’ (Older peoples focus group)

‘When we’ve had youth projects, the minute it gets to winter in the evenings, people do not want to walk or cycle to come to those things because they don’t feel safe.’ (Disability focus group)

The disability group highlighted the various walking projects in the borough which support disabled people; this was seen as very encouraging, but it was felt for these projects to have an impact they need to be sustainable. The young peoples group suggested injecting money into cycle proficiency tests.

## **Waste and recycling**

The provision of waste disposal and recycling facilities was mentioned as a matter to consider. In particular business recycling facilities was mentioned as being lacking in the borough.

‘We would need to ensure that the business community is included in this and not just the residential, as they often are excluded from, or find it difficult to access recycling schemes.’ (Written response - Lambeth Business Support Network)

This was also highlighted as an issue in the strategic planning focus group discussion.

The faith group spoke about their concerns in terms of general rubbish on the street particularly fast food wrappers, they questioned the councils ability to prevent so many fast food restaurants in a small area.

‘When you give planning permission to all these takeaways etc in such a small area, I don’t think you are thinking about the environmental repercussions.’ (Faith focus group)

### **Local food production**

Supporting local food production sparked some interest in both the focus groups and surveys. Respondents asked for more clarity in the strategy as to how more space was going to be found in the borough for food growing, but also praised the policy for its educational value.

‘I support this development, but would like to see more strategy for how local food production might take place, and how additional land might be freed for additional allotments in the borough.’ (Written response - general public)

‘Apart for the fact that it encourages healthy production of accessible vegetables; it also brings people, particularly young people and children knowing how they come by the very food that they eat.’ (Faith focus group)

### **Open space**

Maintenance of open spaces and places to grow food was raised in the focus groups.

‘If you get someone who is enthusiastic then the space gets taken up, but if someone doesn’t use it, it will get overgrown, but it’s certainly good to try and build it in the first place.’ (Older peoples focus group)

The disability group pointed out that a lot of maintenance work could be done by disabled people with the support of the third sector. Currently there are many ‘buddy’ programmes which help disabled people do more outdoor work for example Roots and Shoots in Kennington which offers horticultural training for young disabled people or those in social care.

The younger people focus group felt that access to green space needs to be improved because it is difficult with children.

‘Improve the access to green space. It is difficult with children.’ (Young peoples focus group)

It was noted that Lambeth already has quite a lot of parks and open spaces, the disability group felt that some of the space in larger parks could be given over to community management.

‘Perhaps within some of the bigger parks, there’s scope to perhaps turn over some of the smaller areas to community managed projects.’  
(Disability focus group)

The strategic planning focus group suggested green roads and tree planting in the urban realm to increase biodiversity in the borough.

### **Flood risk**

The policy to mitigate flood risk was praised in the faith focus group.

‘I think it’s really good that you put in manage and mitigate flood risk, and I think given Lambeth’s position it is one of the areas in the future, by 2050 it is going to be more vulnerable.’ (Faith focus group)

The representative from Transition Town Brixton who attended the strategic planning focus group felt that this policy didn’t go far enough and should also cover sea flood risk.

## 5.4 D. Providing essential infrastructure

This approach was generally supported; the main issues raised are as follows:

**Developers contribution to infrastructure:** where opposition was expressed, this arose from a perception that provision of infrastructure is the council's remit. Some developers raised specific issues with aspects of the proposed approach.

**Community amenities:** the comments received highlighted a lack of community facilities at present including youth, sports and leisure and appropriate buildings for faith groups. Some Friends of Libraries groups wanted more reference to protection of libraries and were concerned that libraries are not appropriate for shared use with other services.

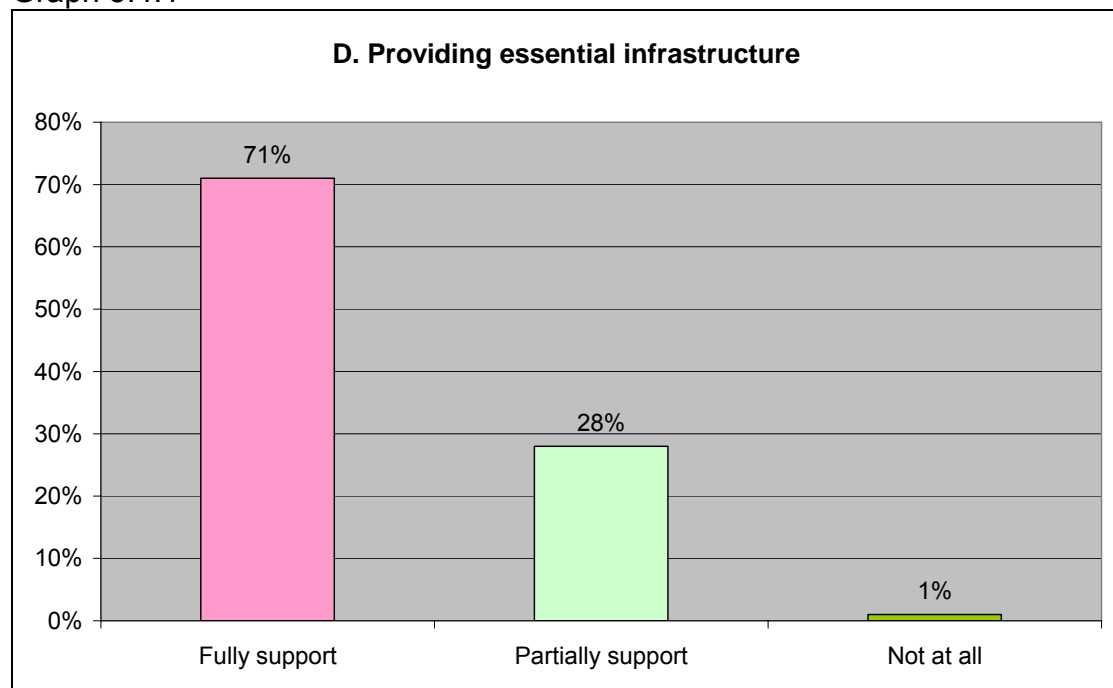
**Other issues:** the need for capacity building within communities, and transport infrastructure.

### Questionnaire results (quantitative)

The vast majority of questionnaire respondents supported this approach, in total 99% (fully and partially support).

Residents in general are very supportive of 'providing essential infrastructure', with 75% of the general public fully supporting this approach; this is in comparison with a quarter of developers and landowners (25%).

Graph 5.4.1

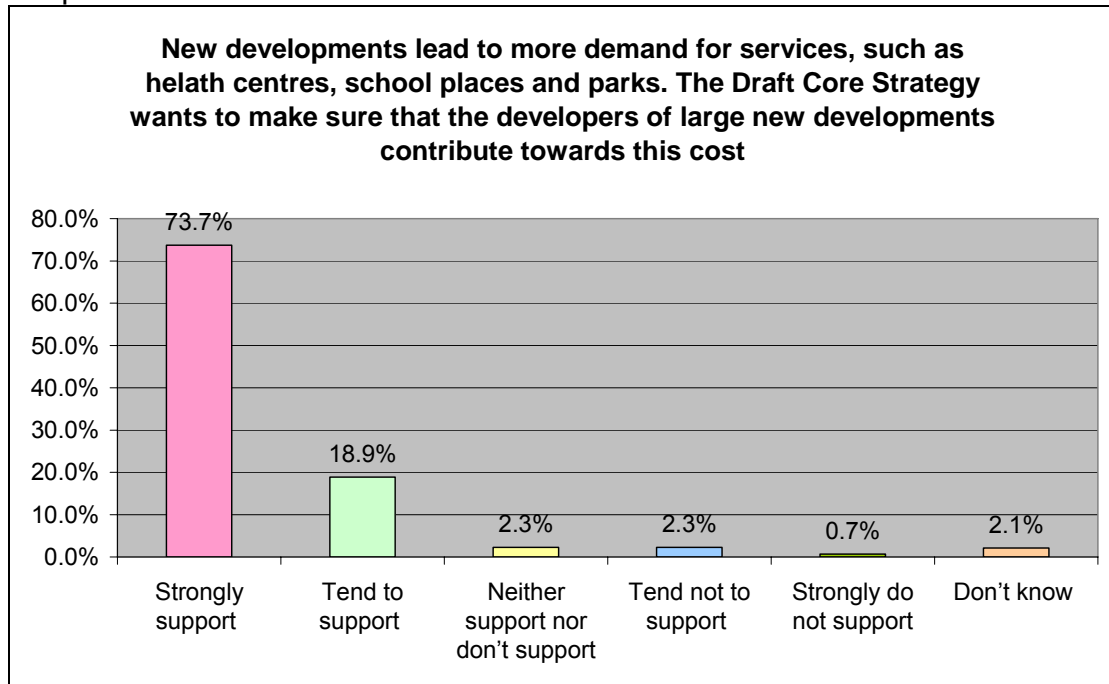


## On-street survey

People surveyed on-street were asked to consider a statement directly linked to theme D, in this case if they supported developers of large new developments contributing to the cost of local infrastructure. Only this part of the approach was covered by the on-street survey due to time restrictions.

There was no real difference in response to this question between the different demographic groups who took part in this survey.

Graph 5.4.2



Graph 5.4.2 above indicates that the majority of people surveyed strongly supported this statement (73.7%). Only 3% (approximately) of people did not support this approach.

## Qualitative responses

### **Developers contribution to infrastructure**

However some strong comments were left on this subject by questionnaire respondents who opposed developers having to contribute to infrastructure. Interestingly these comments came both from the general public and developers. The main reason for respondents' opposition was that it was felt that provision of infrastructure was the council's remit.

'Section 106 contribution by developers is a tax on development which can only be a disincentive, particularly in current conditions. LLB should seek the long term benefits from developments and fund most infrastructure through local revenue.' (Written response - general public)

‘Developers should not be expected to make contribution towards the delivery of essential infrastructure; however where development is seen to be increasing the local demand for services, contributions should be assessed on the viability and individual merits of the site.’  
(Written response - developers/landowners)

## **Community amenities**

One of the issues which came through strongly was the lack of community amenities in the borough, both questionnaire respondents and focus group participants were united on this issue. A variety of comments were received and these are detailed below.

Sports and leisure facilities were mentioned as lacking in the borough and in the draft core strategy.

‘There is mention of access to good quality open space, but no mention of access to sports and leisure facilities, indoor as well as outdoor.’  
(Written response - voluntary/community/amenity groups)

‘Sports facilities should be seen as essential infrastructure and should be within easy reach of school.’ (Written response - general public)

The matter of youth provision was also raised in both the strategic planning focus group and the youth focus group.

‘Child friendly facilities are important, but what about youth?’ (Strategic planning focus group)

A representative from the youth council who attended the strategic planning focus group highlighted the issue of postcode wars, and the fact that there is nothing for teenagers to do in the evenings, predicting that if there was somewhere to go it would have a knock on effect on crime.

This was reiterated at the young people’s focus group;

‘If you are looking at infrastructure, there needs to be more provision for youth centres for young people, because young people don’t have anywhere to go and this is what we need to tackle crime in Lambeth.’  
(Young peoples focus group)

Community hubs caused some debate in the focus groups, opinions were split generally people could see its merit but felt that it would isolate some people especially if the hub was far from their home.

‘You need to know if you are in the middle of a neighbourhood or on the edge of it otherwise you get people who are in between hubs and have to go a long way to get to any of them.’ (Older peoples focus group)

The disability focus group expressed the same concerns and felt that this would mean the introduction of more call centres which many people find quite intimidating.

‘I know people really struggle with call centres, there’s the perception that they’re not run by people that know anything about what happens in Lambeth.’ (Disability focus group)

On the other hand one of the attendees of the young people’s focus group suggested more polyclinics for the growing population.

‘In terms of infrastructure that could be looked at, is more polyclinics, for example like the one at Gracefield Gardens.’ (Young peoples focus group)

There was a call for more community hubs for young people by the youth council representative.

The faith group felt that when it comes to infrastructure faith groups are left vulnerable.

‘I think the most vulnerable groups are faith groups when it comes to development, especially of infrastructure ... their contribution to the community is undervalued because it doesn’t bring in money.’ (Faith focus group)

Highlighted at both older people’s and faith focus groups was that all too often buildings are created with one particular group in mind, and that it is not so much about building new community buildings but optimising the use of the existing buildings.

‘I think the council should work in consultation with such a major player whose presence is in the community, particularly COE because they have the facilities ... and therefore they need to be encouraged to release them so that other faith groups can access them.’ (Faith focus group)

In term of building for faith groups it was pointed out that many religious buildings are makeshift i.e. old terraced housed, which was felt to be unfair on the community.

‘Think about how we can improve what has become a kind of de-facto, ad-hoc group of religious places which were never meant to be.’ (Faith focus group)

### **Capacity building communities**

The strategic planning focus group talked about capacity building the community to develop community development plans, the Stockwell partnership that were represented at the focus group had developed one and

felt it was the best way to find out the communities needs. The subject of capacity building was also mentioned in the BME focus.

‘Any small social, voluntary or community groups have few opportunities to develop.’ (BME focus group)

## **Transport**

Transport was also mentioned as a consideration when building new infrastructure.

## 5.5 E. Promoting community cohesion and safe, liveable neighbourhoods

In general this approach was supported; comments received were on the following themes:

**Community cohesion:** worries about segregating new members of community from existing community; need to create welcoming neighbourhoods; the role of community projects in promoting a sense of community.

**Mix of dwelling sizes and types:** received mixed views some felt that this policy should be more flexible whilst other asked that an extra quota was imposed.

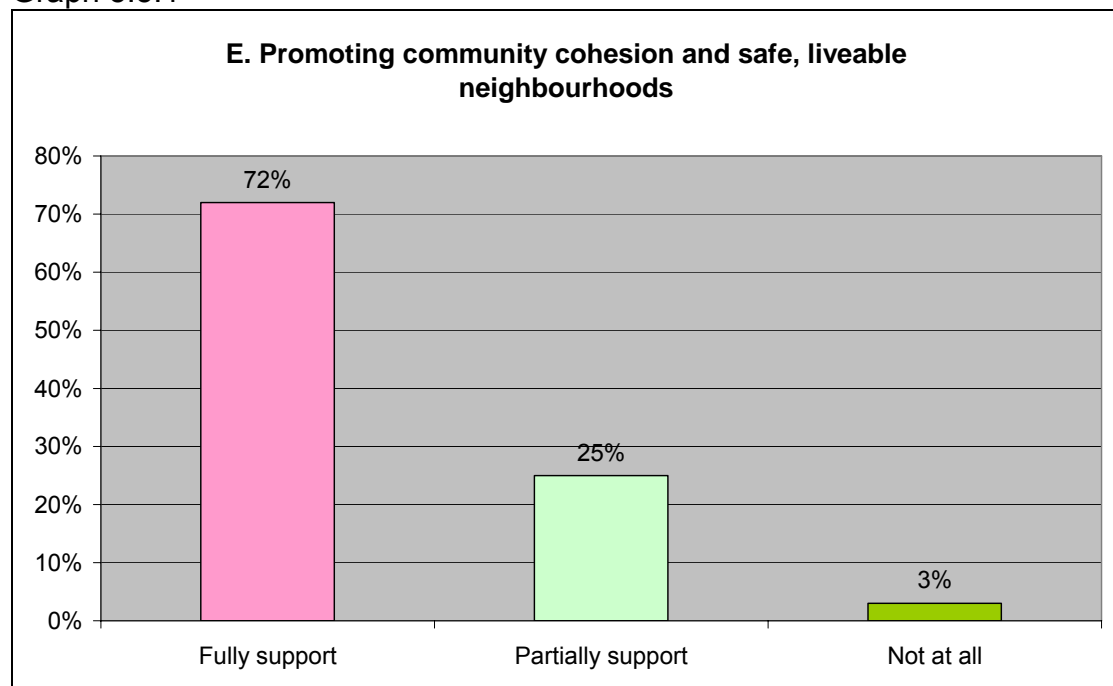
**Infrastructure and Outdoor space:** felt that good social infrastructure aided a sense of safety and well being; reclamation of public spaces would create a feeling of safety and be a basis for people to meet.

**Flat conversions:** generally supported however some questions were raised about the viability of protecting family sized homes.

**Accessibility:** issues of there being a lack of public toilets and benches was raised, as well as the draft core strategy not addressing disabled peoples accessibility adequately.

### Questionnaire responses (quantitative)

Graph 5.5.1



On reviewing the summary of theme E provided in the questionnaire document, graph 5.5.1 shows that the majority of questionnaire respondents support this approach, with 72% of consultees fully supporting this approach. Not surprisingly the general public were more likely to fully support this approach (76%), whereas fewer developers/landowners were in full support (17%)

### **Qualitative responses**

Comments left about this approach were generally about the practicalities of community cohesion, the mix of dwelling sizes and types, flat conversions, infrastructure, and outdoor space; this will be looked at in more detail below.

### **Community cohesion**

Views received on promoting community cohesion were mixed, although generally felt as a good thing there were a few concerns about how this was done, and to what extent.

‘Social engineering can just as easily promote disharmony and should be used sparingly, judiciously and above all with consultation.’ (Written response - general public)

There was concern expressed in the young people’s focus group that this approach may segregate the ‘new’ population from the existing population, this debate went further to discuss certain sectors of the community living in one area for example the Portuguese population in Stockwell.

‘Don’t concentrate new population; don’t just have a part in the town for new people. It is essential to integrate.’ (Young peoples focus group)

One of the participants of the faith focus group was concerned about some existing estates that are so vast that there appears to be no sense of community.

[Existing council housing] ‘It’s just so huge and so open there is no sense of a neighbourhood or warmth or nothing’. (Faith focus group)

The role of community projects and the third sector in building a sense of community was a reoccurring theme throughout the focus groups.

### **Mix of dwelling size**

In terms of a mix of dwellings and tenures again this was generally supported, comments made were varied. Some wanted a more flexible approach whilst other asked that an extra quota was imposed.

‘Housing demand can change rapidly and so we believe that the mix of dwelling size and tenures in new developments should be a market driven process.’ (Written response - developers/landowners)

‘This is also agreed that there is need for flexibility to consider individual site characteristics, potential funding streams from the Housing Corporation, or individual requirements of Registered Providers.’ (Written response - Registered Social Landlord)

‘Generally support – but there should be a minimum size for new dwelling units to ensure that all new stock raises the average size of dwellings.’ (Written response - general public)

There were those who felt that incorporating more than just housing in developments would be beneficial both in terms of community cohesion as well as safety.

‘A healthy mix of small businesses and residential properties may improve security.’ (Written response - developers/landowners)

‘We support this component, but would emphasis the benefit of mixed use developments which integrate employment sites with housing sites thus creating safer and more community oriented environments, better quality of life and avoid soulless dormitory towns.’ (Written response - Lambeth Business Support Network)

### **Infrastructure and outdoor space**

Safety was a subject which came through strongly at the focus groups, it was felt that provision of good infrastructure and more useable open space enhanced the feeling of safety within a community.

‘In terms of being safe and liveable it is the stuff around accessibility and lighting and local shops, good and flexible transport systems.’ (Older people’s focus group)

The representative from the Youth Council who attended the strategic planning focus group felt that if people had places to go it would reduce crime.

‘Need to have places for people to go, this will reduce crime.’ (Strategic Planning Focus group)

The older people’s group felt that if the general public reclaimed public spaces which are currently being misused this would enhance the feeling of safety and well being.

‘How about reclaiming our parks and open spaces, at the moment some of them have been given over to people sitting and drinking and misusing the space, a big example is the one opposite Lambeth Town

Hall where the space isn't used by people who would like to have a sit down after shopping or just chill out.' (Older people's focus group)

Although it was felt in both the strategic planning and older people's focus groups that open spaces help people meet.

'It is the little pocket of open space that create opportunities for people to mix together, if old people can go out and sit on a bench outside their house they are more likely to meet young families playing in the street.' (Older peoples focus group)

The strategic planning focus group debated the idea of having quotas for open spaces in the same way as is being put forward for affordable housing. When it came to accessibility the lack of toilets and benches in the borough came over strongly as an issue, especially in the focus groups.

'Shutting down public conveniences reduces people's dwell time in any town centre whatever their age.' (Older people focus group)

'There's a lack of public toilets, you have to pay to go in individual shops.' (Strategic planning focus group)

'If you can't walk very far if you know that there is a bench half-way to the bus stop where you can stop and rest you are more likely to venture out.' (Older peoples focus group)

One of the comments on accessibility questioned the wording in the strategy in terms of disability.

'Why are people with disabilities lumped in with child-friendly? And why is there some assumption that 'people with disabilities' mean person in a wheelchair looking for ramps.' (Written response – general public)

The older peoples group felt that an accessible space was a space where you could do something creative as well as relax.

### **Flat conversions**

Comments on flat conversion in this section were mixed, although the majority of comments were for limiting the number of flat conversion in the borough; some questioned how this would be possible and some provided alternative suggestions.

'Again sounds good on paper, but how does this square with the realities of having to create 1100 dwellings per year? How can we protect family sized housing by limiting flat conversions when we are under pressure by the Mayor's London plan?' (Written response - general public)

'Guide lines should be provided on what constitutes a stress area, however, under utilised sites should continue to provide additional accommodation via flat conversion schemes if that property is a sufficient size.' (Written response - developers/ landowners)

## 5.6 F. Creating and maintaining attractive, distinctive places

Generally this approach was supported; comments and issues received include:

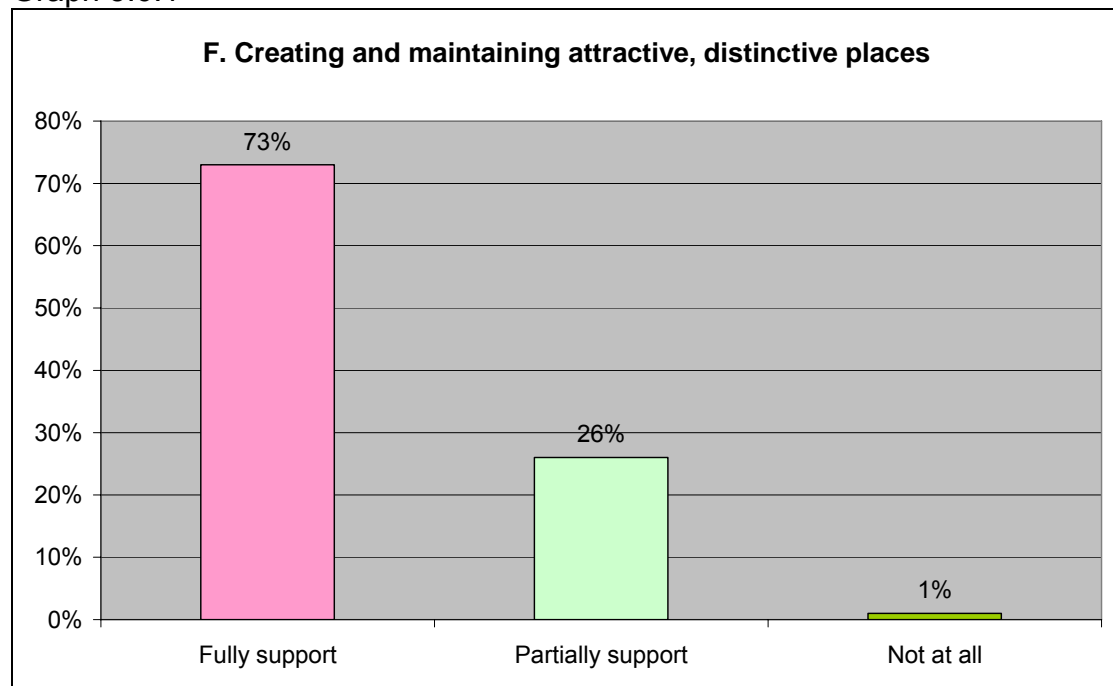
**Tall buildings:** Those who favoured tall building felt that their design and quality was a more important factor. Those opposed to tall buildings questioned how appropriate tall buildings were in Lambeth, their location and use, maintenance and effect they would have on community cohesion.

**Historic views:** generally supportive comments which called for greater protection of historic buildings including those built in the 1930's and 1960's.

**Public realm:** generally supportive comments, asked that public spaces are designed to be better used, the South Bank was given as an example of a well used public space.

### Questionnaire responses (quantitative)

Graph 5.6.1



Graph 5.6.1 above shows that nearly all respondents of the questionnaire supported the proposed approach (99%), with 73% fully supporting the approach.

Half of the developers/landowners that answer this question fully supported this approach; this was not too different from the support rate of the general public where 61% fully support this approach.

## **On-street survey**

No questions were asked in the on-street survey in relation to this theme.

## **Qualitative responses**

### **Tall buildings**

The vast majority of comments were about the policy to support tall buildings. Generally most people who commented opposed this policy; mainly the reasons for opposition were about the appropriateness of tall buildings in Lambeth, and also in some cases just a personal dislike of tall buildings.

‘It is not possible to “support tall buildings where they are appropriate to the surrounding townscape” without knowing more about what is meant by “appropriate”.’ (Written response -general public)

‘Lambeth is not a borough that would be improved by tall buildings. This applies particularly besides the Thames, much of which is now alien, sterile territory. This should be a resource for all.’ (Written response - General public)

‘My personal preference is against tall buildings.’ (Faith focus group)

There were those who did not oppose tall buildings, but were more concerned about where they will be located, their use, how they will be maintained and the effect they would have on community cohesion.

‘Waterloo and Vauxhall and maybe Brixton have tall buildings. Not sure I’d like to see tall buildings in Streatham, I think maybe it’s got a different feel, I don’t think there are any tall buildings in Streatham, not sure it would be appropriate.’ (Young peoples focus group)

‘Worry about the part about tall buildings. This might be ok for offices but I think we all know by now that tall buildings as residential property don’t do much for community cohesion.’ (Written response - general public)

‘It’s like so many of these things, building is one thing, it’s the management that makes the difference.’ (Older peoples focus group)

Some of the comments were fully supportive of tall buildings.

‘Support this intention 100%’ (BME focus group)

‘Support tall buildings – especially by Thames. We should recognise that some commercial areas such as West Norwood are too big to be

viable and permit conversion from retail to homes.’ (Written response - general public)

The participants of the strategic planning focus group all supported tall building, but felt that the quality of tall buildings was a more important issue.

‘Doesn’t say well designed tall buildings.’ (Strategic planning focus group)

## **Built heritage**

Comments about protecting and enhancing historic buildings were very supportive, and generally asked for a greater protection of historic buildings including those built in the 1930’s and 1960s.

‘Please aim to adopt existing historic buildings and not just demolish and replace with modern out of proportion blocks. There have been some good projects involving turning pubs into flats, without losing the streetscape e.g. at Loughborough Junction.’ (Written response - general public)

‘There should be more process in listing certain buildings including modern day structures, should be preserved for prosperity.’ (Faith focus group)

‘Protecting historic buildings there needs to be a lot done around that.’ (Young peoples focus group)

## **Public realm**

In terms of the public realm the older peoples group felt that public areas should be designed to be well used.

‘It’s about including things that make sure public areas are full and well used, like when you go to the South Bank and there are interactive sculptures and things that actually attract people to the space.’ (Older peoples focus group)

## 5.7 SUSTAINABILITY APPRAISAL

Respondents were asked in the summary leaflet/questionnaire whether they had any comments on the recommendations of the Sustainability Appraisal of the Draft Core Strategy and whether they thought that these had been adequately addressed in the draft strategy. Of those who responded to this second question, nearly 60% of respondents said that they thought the recommendations had been adequately addressed.

Five respondents felt they had not been adequately addressed and expressed a variety of concerns.

Of the 174 written responses received (questionnaires, emails and letters), 39 respondents commented on the Sustainability Appraisal (SA) of the Core Strategy. The majority of these were questionnaire responses. Comprehensive responses on the SA were also received from four statutory consultees (Natural England, English Heritage, the Environment Agency and Lambeth NHS).

Respondents were asked whether they considered the recommendations of the SA had been adequately addressed. Twenty-three respondents (59%) felt that the recommendations of the SA had been adequately addressed, while twelve either did not know or did not indicate either way. Five respondents felt the recommendations had not been addressed adequately and gave various reasons for this including that further work is needed to assess the impact of Vauxhall/Nine Elms development on local communities and businesses, the Clapham policy does not seem to have addressed how the local public transport capacity issues (overcrowding) are to be overcome, and that although the proposals for Streatham show negative valuing in the appraisal no solutions are provided in the Core Strategy. Concern was also raised that the SA report was too long and overbearing, and that it delivered no clear meaning. However, other respondents felt that the SA reflected a good or excellent approach.

Statutory consultees expressed general support for the content and approach, and made a number of recommendations as to how the SA could be strengthened, for example through further attention to impacts on health and wellbeing, flood risk management, infrastructure and local evidence relating to tall buildings. These detailed comments will be summarised and addressed in the Sustainability Appraisal report.

# Appendices

- Appendix A Summary leaflet and questionnaire
- Appendix B On-street survey
- Appendix C Focus group discussion guide
- Appendix D Breakdown of quantitative results for general public and developers/landowners
- Appendix E Streets and areas nominated for protection from flat conversion

## Appendix A Summary leaflet and questionnaire

# Preparing the Lambeth Local Development Framework

Have your say – April-May 2009

## Draft Core Strategy Consultation Summary and Questionnaire



Please send your comments by **Monday 18 May 2009** to:

[planningpolicy@lambeth.gov.uk](mailto:planningpolicy@lambeth.gov.uk)

**Planning Policy Team  
London Borough of Lambeth  
FREEPOST LON17644  
1<sup>st</sup> floor, Phoenix House  
10 Wandsworth Road  
London SW8 2LL**



If you need any further information, please go to: [www.lambeth.gov.uk/planning](http://www.lambeth.gov.uk/planning)  
Planning Aid for London can also provide advice: [www.planningaidforlondon.org.uk](http://www.planningaidforlondon.org.uk)

## **Foreword by Cllr Lib Peck, Cabinet Member for Housing and Regeneration**



Welcome to the consultation on Lambeth's draft Local Development Framework Core Strategy.

The government requirement to prepare the Local Development Framework gives us a great opportunity to map out the future for the 21<sup>st</sup> century, to tackle key issues and shape the borough in a way we will all be proud of.

Housing, economic development, climate change, school places, health facilities, public transport, open space, the regeneration of our town centres and the quality of our neighbourhoods are all key priorities for the next 15-20 years addressed in the draft Core Strategy.

The views of residents, businesses and our partners are essential to ensure that Lambeth's Core Strategy takes the best approach to these issues in developing the future of the borough.

As the Cabinet member with responsibility for Housing and Regeneration I encourage you to take part in this consultation and tell us what you think.

## What is this consultation about?

We would like to seek your views on:

- The Lambeth Local Development Framework draft Core Strategy, and
- The Sustainability Appraisal of the draft Core Strategy.

You may already have responded to earlier rounds of consultation on issues and options for the Core Strategy in 2008. Whether you did or not, we are still keen to hear from you now.

## What is the Lambeth Local Development Framework?

All local councils are required to produce a Local Development Framework (or LDF) for their area. An LDF is a 'folder' of documents designed to guide the spatial development of the borough over the next 15-20 years.

The LDF will replace the current adopted Lambeth Unitary Development Plan (2007).

## What is the Core Strategy?

The Core Strategy is the first and most important document in the LDF 'folder'. It sets out the overall **vision** for the sustainable development of the borough of Lambeth, the **objectives** to be achieved, the **policies** required to achieve them and the methods used to **deliver** and **monitor** progress.

## What is Lambeth required to do?

We are required to follow a specific process in developing the LDF, which includes several rounds of public consultation, a Sustainability Appraisal and an independent examination. The Core Strategy also has to conform to the Mayor's London Plan. We have to demonstrate that every part of the LDF, including the Core Strategy, meets three **tests of soundness**: that it is *justified, effective and consistent with national policy*. The soundness of each LDF document will be reviewed against these three tests at the examination.

## What is Sustainability Appraisal?

Sustainability Appraisal is a process of assessing the overall environmental, social and economic impact of a plan to ensure that it contributes to achieving sustainable development. The four guiding principles for sustainable development are:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- The prudent use of natural resources
- The maintenance of high and stable levels of economic growth and employment.

## What do we want you to comment on now?

This is the opportunity for you to comment on the preferred approach to the spatial development of Lambeth over the next 15-20 years, summarised in this leaflet.

In addition, you can give us your views on the recommendations of the Sustainability Appraisal and whether you think these have been adequately addressed in the draft Core Strategy.

The closing date for the consultation is **18 May 2009**.

The process so far and next steps are explained on page 16 of this leaflet.

## How can I see the documents mentioned above?

If you would like to read the draft Core Strategy in full, or the Sustainability Appraisal, evidence base, consultation or Cabinet reports, please go to [www.lambeth.gov.uk/planning](http://www.lambeth.gov.uk/planning) or see a copy in one of Lambeth's libraries or at the Lambeth Town Planning Advice Centre:

Town Planning Advice Centre (TPAC)  
Phoenix House  
10 Wandsworth Road  
London SW8 2LL

For further advice on the planning system visit the Planning Aid for London website on: [www.planningaidforlondon.org.uk](http://www.planningaidforlondon.org.uk)

## Summary of the Lambeth LDF draft Core Strategy

The **vision** for the draft Core Strategy is set out in the document itself and reflects the vision and emphasis of Lambeth's Sustainable Community Strategy approved in 2008.

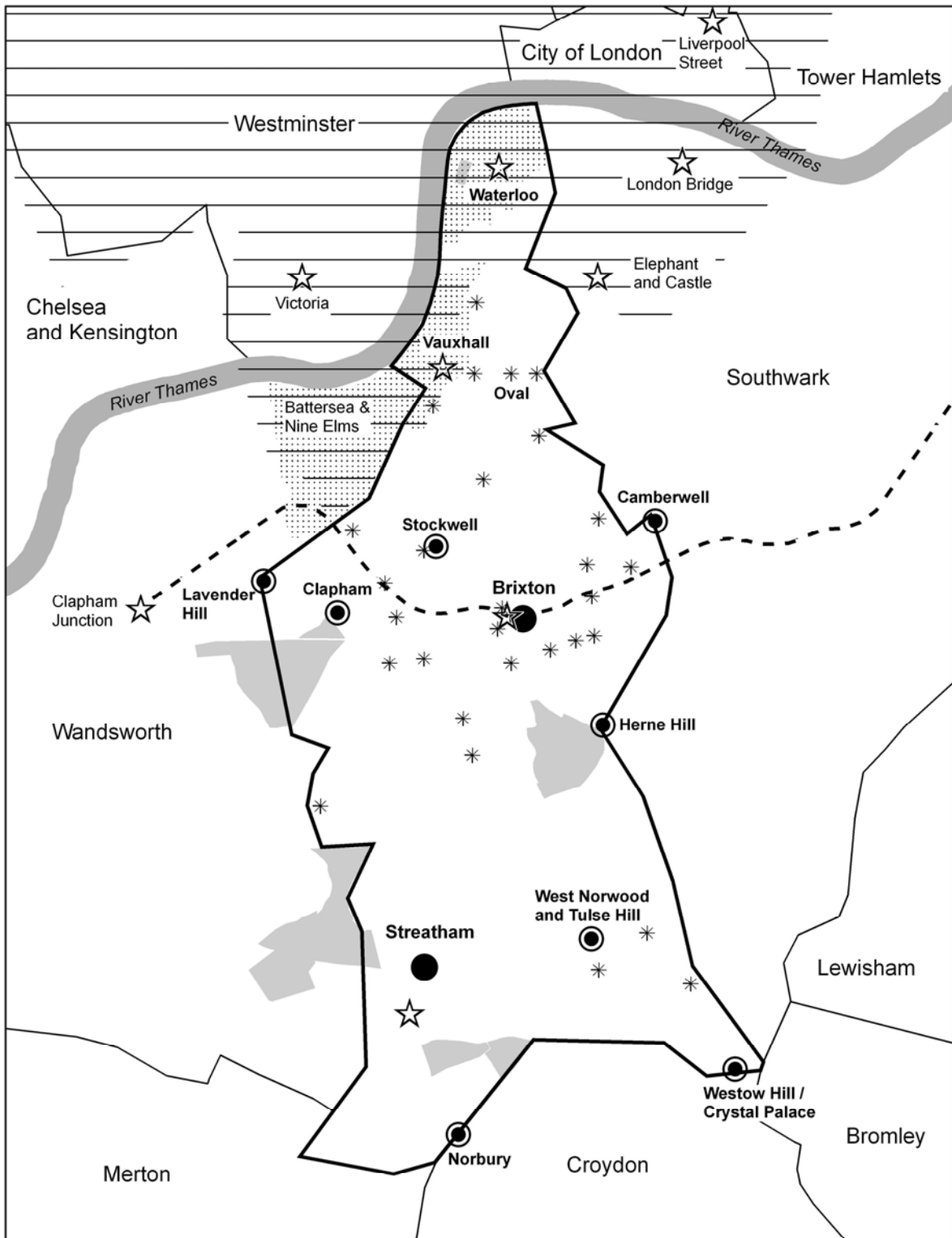
In summary, the vision's aim is that:

*“By 2030 Lambeth will be at the centre of London's thriving economy and will be home to a skilled workforce and a growing number of businesses and jobs providing opportunities for local people. The achievements of Lambeth's young people will be widely celebrated and the level of worklessness in the borough will have significantly declined. Lambeth will be at the forefront of tackling and adapting climate change.”*

The **Key Diagram** on the next page sets out, in summary, the key spatial aspects of the draft Core Strategy.

(The Central Activities Zone is a London Plan designation promoting finance, specialist shopping, tourism and cultural uses and activities in central London. It includes the northern part of Lambeth.)

# Key Diagram



- Major Town Centre
- District Town Centre
- ★ Major Transport Hubs
- London Plan Central Activities Zone
- - - Proposed East London Line Extension
- \* Key Industrial and Business Areas
- Metropolitan Open Land

## Consultation questionnaire

In order to achieve this vision, the draft Core Strategy takes an approach which can be summarised under **six key themes**:

- A. Accommodating population growth
- B. Achieving economic prosperity and opportunity for all
- C. Tackling and adapting to climate change
- D. Providing essential infrastructure
- E. Promoting community cohesion and safe, liveable neighbourhoods
- F. Creating and maintaining attractive, distinctive places

The following pages of this leaflet summarise the approach proposed to achieve the vision in relation to these six themes.

Please give us your comments on how you feel about this approach, and how effective it would be, in the space provided under each section. Please use additional sheets if required.

If you have read the draft Core Strategy in full and want to comment on the wording of specific policies, please also use the space provided under the relevant theme.

The draft Core Strategy contains much more detailed information about how the various measures described will be achieved in practice, and how change will be delivered and monitored. We strongly encourage you to refer to the full document if you have any unanswered questions or would like to find out more.

Please also be aware that the Core Strategy will be owned and delivered by a wide range of organisations, not just Lambeth Council. In particular, many of the infrastructure programmes described (such as public transport, policing and health facilities) have been planned, and will be delivered, by other agencies (such as Transport for London, the Metropolitan Police, Lambeth Primary Care Trust and the NHS Hospital Trusts). The Core Strategy's role is to reflect and support these programmes, and Lambeth Council will work in partnership with these other agencies in order to achieve this.

## **A. Accommodating population growth**

Lambeth's population is projected to grow by nearly 17 per cent over the next 20 years and, according to the Mayor's London Plan, Lambeth must find space for at least 1,100 additional homes every year until 2016/17. A further 1,100 additional homes a year will be sought until 2026/27, subject to London Plan targets for this period.

The preferred approach is to promote **housing growth** across the borough, with a particular focus for growth on Vauxhall and Waterloo and in Brixton and Streatham town centres, along with some growth in existing residential neighbourhoods

The existing requirement for 50 per cent **affordable housing** across the borough will remain, with flexibility only in very clearly defined circumstances to enable housing estate regeneration. A **mix of housing** sizes and types will be sought to meet the housing needs of different sections of the population. **Family sized homes** will be protected from conversion into flats in parts of the borough under conversion stress.

High standards of design and strong protection of **residential amenity** will be required in all housing developments and schemes affecting existing housing, to help ensure that every neighbourhood in Lambeth is a place in which people want to settle and put down roots.

(See draft Core Strategy Policy S3.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

## **B. Achieving economic prosperity and opportunity for all**

The draft Core Strategy supports local economic development, Lambeth's contribution to the central London economy and a range of local business and job opportunities, including employment and training support. **Growth in jobs** will be particularly focussed on Waterloo and Vauxhall, and in Brixton and Streatham major town centres through town centre regeneration programmes.

Across the borough, the preferred approach involves safeguarding land for employment and commercial uses (other than shopping) in designated Key Industrial and Business Areas, and maintaining a stock of other sites and premises outside of these areas to meet demand from **small businesses**, creative industries, social enterprises and the voluntary sector. The only exception to this approach will be for the provision of schools to meet local need.

Shopping development will be supported to meet identified demand within Lambeth's hierarchy of major, district and local town centres. **Markets** and local areas of **specialist shopping** will be supported and protected. Major offices, hotels and visitor accommodation, and leisure uses will also be supported in clearly defined locations where there is good access to public transport.

(See draft Core Strategy Policies S4, PN1 to PN9 and S13.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

## C. Tackling and adapting to climate change

The draft Core Strategy will make a significant contribution to reducing **carbon emissions** and to helping the borough **adapt** to the effects of climate change. The approach includes measures to:

- maximise the use of previously developed land and vacant and under-used buildings, and the re-use of building materials
- achieve a **sustainable** pattern of development across the borough that minimises the need to travel and encourages walking and cycling
- minimise **energy use** and maximise energy efficiency and renewable energy generation in buildings and area regeneration schemes
- protect green spaces and trees and increase the extent of **green coverage** in the borough, including green roofs and new tree planting
- safeguard and increase **biodiversity**
- minimise **water** use and maximise its re-use
- manage and mitigate **flood risk**
- achieve sustainable **waste** management to support the London wide approach to waste
- support local **food** production.

(See draft Core Strategy Policies S2, S5, S7, S8, S10 and S11.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

## **D. Providing essential infrastructure**

The Core Strategy will be the key mechanism for supporting and coordinating the delivery of **infrastructure** programmes led by the Council and a range of partner agencies in the borough over the next 15-20 years. The draft Core Strategy sets out the approach to three main categories of infrastructure: **physical** (such as transport and waste), **social** (such as education, health and other facilities for the delivery of essential services, and space for community and faith groups), and **green** (such as open space and nature conservation).

The overall approach is to work in partnership to deliver the essential infrastructure required to meet the needs of the growing population of the borough. The draft Core Strategy supports the **co-location of services** within neighbourhoods whenever opportunities arise, and the safeguarding and improvement of existing **community premises** to meet identified demand.

Particular priority will be given to identifying sites for **schools** to meet local need, supporting infrastructure to deliver **health** and social care services, improving access to good quality **open space**, allocating land for sustainable **waste** management, and increasing access to and the capacity of **public transport**.

Developers will be expected to make a contribution towards the delivery of essential infrastructure where the development will increase local demand for services.

(See draft Core Strategy Policies S1, S2, S5 to S10 and S13.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

## **E. Promoting community cohesion and safe, liveable neighbourhoods**

One of the draft Core Strategy's key priorities is to maintain and develop safe, stable, **liveable** neighbourhoods with mixed and balanced **communities** that reflect the full diversity of the population of the borough.

Key elements of the approach will be to:

- ensure a **mix of dwelling sizes and tenures** in new housing developments
- protect **family sized housing** by limiting flat conversions in areas of conversion stress (already mentioned in A above)
- protect and improve **residential quality** and amenity
- plan neighbourhoods to include the space required to deliver **essential services** locally, and to encourage social interaction between and within communities
- ensure maximum **accessibility** for people with disabilities and a **child-friendly** environment
- require all development to create **safe** and secure environments that reduce the scope for crime, fear of crime and anti-social behaviour
- promote **walking and cycling**, including through improvements to the public realm

(See draft Core Strategy Policies S2, S3, S6 and S12.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

## **F. Creating and maintaining attractive, distinctive places**

Finally, Lambeth's draft Core Strategy needs to shape and maintain distinctive places across the borough, drawing on each community's **heritage** and contributing to the development of local community **identity** and to quality of life. The key elements of the approach include measures to:

- recognise the character and role of residential and commercial neighbourhoods and enhance their quality, diversity and **distinctiveness** (individual policies have been included for Waterloo, Vauxhall, Brixton, Streatham, Clapham, Stockwell, Oval, West Norwood/Tulse Hill, Herne Hill and other centres)
- seek the highest quality of **design** in all new buildings, alterations and extensions and of urban design in the public realm
- protect and enhance **historic buildings**, archaeological heritage and the character and appearance of conservation areas
- protect **strategic views**, including those that affect World Heritage Sites (such as the Palace of Westminster)
- supporting **tall buildings** where they are appropriate to the surrounding townscape
- assess the impact of proposed development on the **River Thames**
- improve the quality of the **public realm** and manage it in partnership with businesses and users. This includes support for project banks for local areas that can be implemented gradually as opportunities arise.

(See draft Core Strategy Policies S1, S4, S12, PN1 to PN9.)

**Do you support this approach? Fully/Partially/Not at all (please circle)**

**If partially or not at all, please explain below.**

**Do you have any other comments on the draft Core Strategy (or use this space to continue from previous pages)?**

**Do you have any comments on the Sustainability Appraisal of the draft Core Strategy?**

**Do you think the recommendations of the Sustainability Appraisal have been adequately addressed in the draft Core Strategy? If no, please explain below.**

## About You

Please could you complete the following information about you. The information we receive helps us to identify whether our service meets the needs of our customers. Monitoring gender, age, disability, ethnicity, faith and sexual orientation helps us to understand the impact of this consultation for these different groups and how we can make our service more accessible and inclusive.

Under the Data Protection Act (DPA)1998, the information we are asking you is "sensitive" and we need your consent to process it and store it. We will hold this information in accordance to the DPA (1998) and when you fill in the boxes below, we will assume that you are giving your consent.

### Are you?

- Male  Female

### Which age group are you in? (Please tick one box only)

- Under 25  25 - 34  35 - 44  45 - 54  55 - 64  65+

### Do you have any long-standing illness, disability or infirmity (long-standing means anything that has troubled you over a period of time or that is likely to affect you over a period of time)?

- Yes  No

### How would you describe your ethnic group? (Please tick one box only)

- White - British  
 White - Irish  
 Other White background  
 Asian or Asian British - Indian  
 Asian or Asian British - Pakistani  
 Asian or Asian British - Bangladeshi  
 Asian or Asian British - Other Asian background  
 Black or Black British - Caribbean  
 Black or Black British - African  
 Black or Black British - Other Black background  
 Mixed - White and Black Caribbean  
 Mixed - White and Black African  
 Mixed - White and Asian  
 Mixed - Other Mixed background  
 Chinese  
 Other ethnic group (please specify):

### In terms of religion, which best describes you? (Please tick one box only)

- Christian  Hindu  
 Muslim  Sikh  
 Jewish  Not religious  
 Buddhist  Other religion (Please specify):

### Which of the options below best describes how you think of yourself? (Please tick one box only)

- Heterosexual / Straight  Gay / Lesbian  Bisexual  
 Other (Please specify):

## What has happened so far?

Work on the Lambeth LDF Core Strategy began in January 2008.

So far, there have been two rounds of public consultation. In February-March 2008, we asked for any initial comments on the issues that the strategy should address. We considered the responses received and pulled them together into a summary of issues, a vision, strategic objectives and options for a number of alternative approaches that the strategy could take. This was the **Issues and Options** report, which we consulted on in April to June 2008.

In October 2008, the results of this consultation were reported back to the Cabinet of the Council, which agreed an approach on which the draft Core Strategy has been based.

The issues, vision, strategic objectives and options have also been through a **Sustainability Appraisal**, resulting in a number of recommendations contained in the Sustainability Appraisal report.

In addition, we have undertaken considerable work on the **evidence base** for the policies in the Core Strategy. This includes data on issues such as population growth, housing need, infrastructure programmes, jobs and businesses, shopping needs, climate change, flood risk and open space.

The evidence base, results of consultation and recommendations of the sustainability appraisal have all been considered and used to develop a **preferred approach**, resulting in the production of a **draft Core Strategy** for you to comment on.

## What will happen next?

After the close of consultation on **18 May 2009**, we will analyse the comments received, publish another consultation report and make any further changes to the Core Strategy that are needed to address the comments.

The Core Strategy will then be presented to the Council for approval, after which it will be available for comment again, but just for people to comment specifically on whether they think the Lambeth Core Strategy meets the three tests of soundness mentioned above (justified, effective and consistent with national policy).

Following this and any further changes, the Core Strategy will then be submitted to the government and will undergo examination by an independent planning inspector.



**Please could you give us the following information about you and/or your organisation in capital letters:**

Name
Organisation (if any)
Position in organisation (if applicable)
Postal address
e-mail address
Phone number

**Thank you for taking the time to complete this questionnaire. We will keep you informed about the next stage of consultation on the LDF Core Strategy unless you tick this box  .**

#### Spanish

Si desea esta información en otro idioma, rogamos nos llame al **020 7926 3448**

#### Portuguese

Se desejar esta informação noutro idioma é favor telefonar para **020 7926 3448**

#### French

Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au **020 7926 3448**

#### Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন হলে অনুগ্রহ করে ফোন করুন **020 7926 3448**

#### Twi

Se wope saa nkaeboy yi wo kasa foforo mu a fre **020 7926 3448**

#### Yoruba

Tí ẹ ba fẹ ìmoràn yíí, ní èdè Òmíràn, ẹjṓ, ẹ kàn wà l'ágogo **020 7926 3448**

If you would like this information in large print, Braille, audio tape or another language, please contact us on **020 7926 3448**

## Appendix B On-street survey

**Lambeth Local Development Framework Draft Core Strategy  
Consultation April/May 2009**

Draft street survey questionnaire

1. Do you live or work in Lambeth?
  - A. Live in Lambeth
  - B. Work in Lambeth
  - C. Live and work in Lambeth

*Lambeth Council is developing a strategy which will influence future development in Lambeth. This is the Draft Core Strategy.*

*There are a number of ways in which the Draft Core Strategy can influence future development in Lambeth. Please tell us how much you support or don't support the following statements about what the Draft Core Strategy wants to do.*

2. The Draft Core Strategy wants to continue with council policy to make sure as far as possible that **half** of all new housing on larger sites across the borough is affordable (i.e. housing association or council properties).
  - A. Strongly support
  - B. Tend to support
  - C. Neither support nor don't support
  - D. Tend not to support
  - E. Strongly do not support
  - F. Don't know

*Follow up question if respondent says D or E:*

2a. Why not?

3. The Draft Core Strategy wants to protect family sized houses from being converted into flats in parts of the borough where this has happened a lot.
  - A. Strongly support
  - B. Tend to support
  - C. Neither support nor don't support
  - D. Tend not to support
  - E. Strongly do not support
  - F. Don't know

*Follow up question if respondent says A or B:*

3a. Are there any streets or areas in particular where you would like to see family sized houses protected?

4. The Draft Core Strategy wants to make sure that **all** new housing has enough indoor and outdoor space. This will include setting minimum room sizes and providing outdoor play space for family sized homes.

- A. Strongly support
- B. Tend to support
- C. Neither support nor don't support
- D. Tend not to support
- E. Strongly do not support
- F. Don't know

5. The Draft Core Strategy wants to protect land currently used for employment from other types of development, such as housing.

- A. Strongly support
- B. Tend to support
- C. Neither support nor don't support
- D. Tend not to support
- E. Strongly do not support
- F. Don't know

6. The Draft Core Strategy wants to make sure that jobs and services (such as shops, health centres and schools) are located as close as possible to where people live.

- A. Strongly support
- B. Tend to support
- C. Neither support nor don't support
- D. Tend not to support
- E. Strongly do not support
- F. Don't know

7. New developments lead to more demand for services, such as health centres, school places and parks. The Draft Core Strategy wants to make sure that the developers of large new developments contribute towards this cost.

- A. Strongly support
- B. Tend to support
- C. Neither support nor don't support
- D. Tend not to support
- E. Strongly do not support
- F. Don't know

8. The Draft Core Strategy wants to make sure that new buildings use as little energy as possible and in some cases generate their own energy.

- A. Strongly support
- B. Tend to support
- C. Neither support nor don't support
- D. Tend not to support
- E. Strongly do not support
- F. Don't know

We'd now like to ask you a few questions about yourself. This is to ensure we get the views from all Lambeth's diverse communities and to help us to see whether some issues are important to particular groups. All personal information will remain confidential.

9. How do you currently occupy your home?

- A. Owner-occupier
- B. Rent from a housing association
- C. Rent from the council
- D. Rent privately
- E. Other
- F. Refused/ Do not wish to answer

10. What is your age group?

- A. Age 16-19
- B. Age 20-29
- C. Age 30-44
- D. Age 45-59
- E. Age 60-74
- F. Age 75 or over
- G. Refused/ Do not wish to answer

11. Do you have a long standing illness, disability or infirmity? (long standing means anything that has troubled you over a period of time or is likely to affect you over a period of time).

- A. Yes, have a disability
- B. No, do not have a disability
- C. Refused/ Do not wish to answer

12. Which of the following best describes you? If you wish, just read out the letter that applies.

- A. White British
- B. White Other
- C. Mixed
- D. Asian or Asian British

- E. Black or Black British – Caribbean
- F. Black or Black British – African
- G. Other Black or Black British background
- H. Chinese
- I. Other ethnic group
- J. Refused/ Do not wish to answer

13. Which of the following best describes you? Just read out the letter that applies.

- A. Christian
- B. No religion
- C. Muslim
- D. Jewish
- E. Buddhist
- F. Hindu
- G. Sikh
- H. Other religion
- I. Refused/ Do not wish to answer

14. Which of the following best describes you? Just read out the letter that applies.

- A. Heterosexual/Straight
- B. Gay or Lesbian
- C. Bisexual
- D. Other
- E. Refused/ Do not wish to answer

To enable us to verify this research, please can you provide us with the following details:

Your home postcode

Your name

A telephone number our verifier can contact you on during a weekday

- Male
- Female

Would you like to be kept informed about the development of the draft Core Strategy?

- Yes
- No

If yes, please provide address details:

Postal address: .....

Email address: .....

## Appendix C Focus group discussion guide

## **LDF Draft Core Strategy Focus Group Discussion Guide (Draft)**

### **CONFIDENTIALITY/RECORDING (5 MINUTES)**

I am taping the discussion today to allow me to record accurately what has been said and I will be writing a report based on your views and comments, but none of your comments will be attributed to you or your organisation unless you specifically want them to. Everything is confidential, no names will be used in the report, and no one will know who said what. Is everyone ok with me taping the discussion?

### **MODERATOR INTRODUCTION (5 MINUTES)**

**Moderator to introduce themselves** and also introduce accompanying Planning Officer, attending to ask specific questions that may arise about the Core Strategy Document.

### **PURPOSE OF GROUP (5 MINUTES)**

**LVAC GROUP:** We have invited a number of representatives from organisations representing (faith communities, young people, people with disabilities, ethnic minorities, older people) in Lambeth.

**STAKEHOLDER GROUP:** At the first stage of the consultation about the council's Draft Core Strategy you expressed an interest in getting more involved in helping to shape the strategy.

All local authorities are required to produce a Local Development Framework (LDF) for their area by central government. This will guide physical development in the borough over the next 15-20 years. Today we will be talking about the Draft Core Strategy which is the most important document within the LDF. It will set out the vision for the borough, the objectives Lambeth wants to achieve and the policies that are required to achieve those objectives.

The Core Strategy will be owned and delivered by a wide range of organisations, not just Lambeth Council. In particular, many of the infrastructure programmes that are described have been planned and will be delivered by other agencies (e.g. TfL, the Metropolitan Police, Lambeth PCT, etc).

In 2008 two stages of consultation were conducted (Feb 2008 and July 2008) to help shape the Draft Core Strategy. The purpose of this group today is to tell you about the Draft Core Strategy's preferred approach, to 'test' the approach and find out what you think about it.

The document that you have is a Draft Core Strategy Consultation Summary document and consultation and this is intended only to summarise the main

points in the full Core Strategy. This has been used for the purposes of an online questionnaire and street survey to gather mainly quantitative statistical data. In today's group we want to find out your views about the approach. The full document is available for you to view if you want to and is available online.

### **GROUND RULES (5 MINUTES)**

Please feel free to respond to me or to other members of the group without being waited to be called on. However, I would appreciate it if only one person talked at a time and that everybody is given time to express their opinions and that they and their opinions are respected.

Your perceptions are what matter. There are no right or wrong or desirable or undesirable answers. You can disagree with each other, and you can change your mind. I would like you to feel comfortable saying what you really think and how you really feel.

The discussion will last approximately an hour and a half and we will finish at XX. There is a lot to discuss, so at times I may move the discussion along a bit to ensure we get through everything.

### **GROUP INTRODUCTIONS (5 MINUTES)**

Before we begin can you please say who you are, the organisation/ward you represent and if you have been involved in any consultation about planning.

### **INTRODUCING THE SIX THEMES (5 MINUTES)**

The vision for the draft core strategy is set out in the document itself, in summary the vision's aim is that:

*"By 2030 Lambeth will be at the centre of London's thriving economy and will be home to a skilled workforce and a growing number of businesses and jobs providing opportunities for local people. The achievements of Lambeth's young people will be widely celebrated and the level of worklessness in the borough will have significantly declined. Lambeth will be at the forefront of tackling and adapting climate change."*

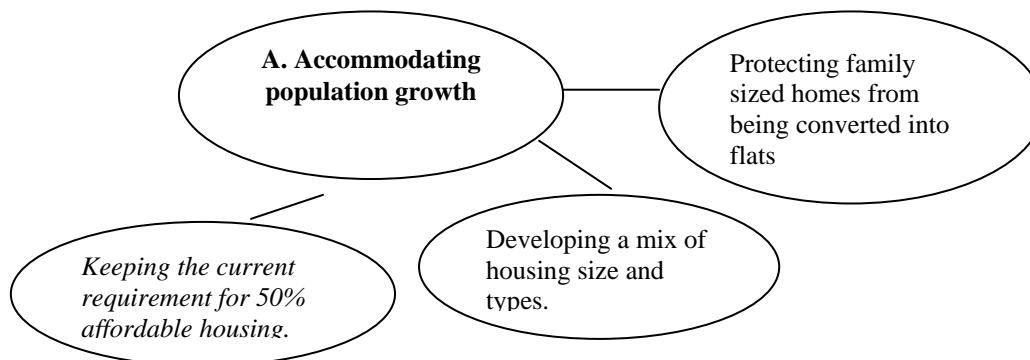
In order to achieve this vision, the draft core strategy takes an approach which can be summarised under six key themes: *(themes to be displayed on wall)*

- A. Accommodating population growth
- B. Achieving economic prosperity and opportunity for all
- C. Tackling and adapting to climate change
- D. Providing essential infrastructure
- E. Promoting community cohesion and safe, liveable neighbourhoods
- F. Creating and maintaining attractive, distinctive places

We will take each theme in turn and discuss the actions which fall under it.

**\*Note to facilitator: You will be given the following display/prompt material:**

- **The 6 themes (this is to be displayed on wall)**
- **Key Diagram (annotated map)**
- **Themes plus approaches (see diagram below)**



## **DISCUSSION**

### **7a. Accommodating population growth (10 MINUTES)**

Lambeth's population will grow by approx 17% over the next 20 years; this means that Lambeth must find space for at least 1,100 additional homes every year.

To tackle this, the main elements of the draft core strategy's proposed approach are to:

1. Promote housing growth across the borough, but particularly in Vauxhall, Waterloo and Brixton and Streatham town centres
2. Keep the current requirement for 50% affordable housing on larger sites across the borough,
3. Develop a mix of housing sizes and types,
4. Protect family sized homes from being converted into flats in areas where this has happened a lot already.
5. Make sure that all new housing has enough indoor and outdoor space.
6. Prompts
  - Do you support this approach?
  - Why?
  - If group agree with point 4: Are there particular areas where you would like to see family sized houses protected? (*Mark on map provided or ask for street name*)

### **7b. Achieving economic prosperity and opportunity for all (10 MINUTES)**

The draft core strategy is a 15-20 year plan, in this time the population will grow and the economy will need to grow with it to create new jobs and businesses.

The strategy aims to help Lambeth grow by:

1. Regenerating Waterloo, Vauxhall and town centres

2. Protecting land for businesses and jobs in Key Industrial and Business Areas – (show areas on map “Key Diagram”),
3. Keeping some buildings and land in other areas for small businesses (including creative industries, social enterprises and voluntary sector),
4. Protecting local markets and specialist shopping areas.

Prompts

- What do you think of this approach?
- What do you see as the main benefits to the approach?
- What do you see as the main drawbacks to the approach?
- Do you support this approach?
- If no, why?
- Is there anything missing from the approach

**7c. Tackling and adapting to climate change (10 MINUTES)**

The draft core strategy includes ways to make Lambeth a greener place by:

1. Making sure that new buildings use as little energy as possible and in some case generate their own energy,
2. Developing the borough so people don't need to travel so much, and encourage walking and cycling,
3. Protecting, improving and – where possible - increasing green space in the borough,
4. Supporting local food production.

Prompts

- What do you think of this approach?
- What do you see as the main benefits to the approach?
- What do you see as the main drawbacks to the approach?
- Do you support this approach?
- If no, why?
- Is there anything missing from the approach

**7d. Providing essential infrastructure (10 MINUTES)**

New developments lead to more demand for services, such as health centres, school places, parks and, transport

The draft core strategy wants to make sure that:

1. The developers of large new developments contribute towards this cost,
2. Where possible these services will be located in neighbourhoods, close to each other and to where people live.
3. There are enough appropriate spaces for community groups, including faith groups, to meet.

Prompts

- What do you think of this approach?
- What do you see as the main benefits to the approach?
- What do you see as the main drawbacks to the approach?

- Do you support this approach?
- If no, why?
- Is there anything missing from the approach

**7e. Providing community cohesion and safe, liveable neighbourhoods (10 MINUTES)**

One of the draft core strategy's key priorities is to create mixed and balanced communities where people feel safe and happy and want to put down roots. This would be achieved through:

1. Protecting and improving the quality of residential areas
2. Ensuring a mix of housing types (as already discussed)
3. ensuring that areas are accessible for people with disabilities and are child friendly,
4. Improving community safety; reduce crime, fear of crime and antisocial behaviour.

**Prompts**

- What do you think of this approach?
- What do you see as the main benefits to the approach?
- What do you see as the main drawbacks to the approach?
- Do you support this approach?
- If no, why?
- Is there anything missing from the approach

**7f. Creating and maintaining attractive, distinctive places (10 MINUTES)**

The draft core strategy aims to develop and improve the individuality of different parts of Lambeth. This would be done through:

1. Improving the quality of buildings and public areas.
2. Protecting and enhancing historic buildings and areas,
3. Protecting attractive views,
4. Supporting tall building in Waterloo and Vauxhall, and Streatham and Brixton town centres, where they help to regenerate the area and are appropriate to the surroundings,

**Prompts**

- What do you think of this approach?
- What do you see as the main benefits to the approach?
- What do you see as the main drawbacks to the approach?
- Do you support this approach?
- If no, why?
- Is there anything missing from the approach

## **THANK YOU AND NEXT STEPS (5 MINUTES)**

- Report will be written up from this consultation including focus groups, online questionnaire, street survey, emails etc. If you would like to be kept informed please leave your details with me.
- Will be sent to government in autumn 2009
- This core strategy will be adopted in 2010.

## **EXTRA INFORMATION FOR FACILITATORS**

In 2008 two stages of consultation were conducted (Feb 2008 and July 2008) to help shape the core strategy; both stages addressed issues and options. Using the results from the \*overall research (which included the results of the consultation exercise) the draft core strategy was produced. The strategy has developed an approach which is summarised under six themes.

*\*the issues and options consultation was one of several elements used to develop the draft core strategy, along with statistical evidence and studies, national and regional planning policy and the \*\*Sustainability Appraisal.*

*\*\*Sustainability Appraisal is a process of assessing the overall environmental, social and economic impact of a plan to ensure that it contributes to achieving sustainable development.*

Also other research reports and strategies were used in the development of the Core Draft Strategy, these reports and strategies involved a lot of consultation e.g. Sustainable Communities Strategy.

Appendix D Breakdown of quantitative results for  
general public and developers/landowners

Developers and Landowners (12 responses)						
Responses %	A. Accommodating population growth	B. Achieving economic prosperity...	C. Tackling and adapting to climate change	D. Providing essential infrastructure	E. Promoting community cohesion, and safe liveable neighbourhoods	F. Creating and maintaining attractive distinctive places
Fully Support	75%	17%	33%	25%	17%	50%
Partially	0%	67%	33%	33%	50%	25%
Not at all	8%	8%	0%	0%	8%	0%
No answer given	17%	8%	33%	42%	25%	25%
Responses no.						
Fully Support	9	2	4	3	2	6
Partially	0	8	4	4	6	3
Not at all	1	1	0	0	1	0
no answer given	2	1	4	5	3	3
General Public (33 responses)						
Responses %	A. Accommodating population growth	B. Achieving economic prosperity...	C. Tackling and adapting to climate change	D. Providing essential infrastructure	E. Promoting community cohesion, and safe liveable neighbourhoods	F. Creating and maintaining attractive distinctive places
Fully Support	58%	64%	85%	73%	76%	61%
Partially	24%	30%	12%	24%	21%	36%
Not at all	12%	0%	3%	3%	3%	3%
No answer given	6%	6%	0%	0%	0%	0%
Responses no.						
Fully Support	19	21	28	24	25	20
Partially	8	10	4	8	7	12
Not at all	4	0	1	1	1	1
no answer given	2	2	0	0	0	0

Appendix E    Streets and areas nominated for protection  
from flat conversion

**Are there any streets or areas in particular where you would like to see family sized houses protected?**

Street /Area	Percentage	Count
Near Streatham station/ Streatham Hill	2.1%	7
Tinworth Street	0.3%	1
New Park Road area	0.3%	1
Don't know	18%	60
Upper Tulse Hill	0.9%	3
Clapham/ Clapham Common	4.5%	15
Angel Town	0.3%	1
West Norwood	1.5%	5
None	26.9%	90
Other	9.9%	33
Streatham Common	0.3	1
Every residential area	1.8%	6
Brixton	6.3%	21
No response	25.7%	86
Stockwell	0.6%	2
Everywhere in Lambeth	1.8%	6
Waterloo area	0.3%	1

Other (1 or 2 nominations)

Abbeville Rd (the whole area)	off Norwood Rd
All roads off Railton Rd	Pearman St
All roads off Railton Rd and Turney Rd	Places where the houses aren't too big
Around the parks	Railton Rd
Bedford Rd	Roupell St
Chalice Way	Small streets in West Norwood
Chestnut and Idmiston Rds	St Lukes Ave
Fitzwilliam Rd	Streatham - Hailsham Ave, Sternhold Ave
Pinfold Road, Angles Rd, Leigham Court Rd	Sudbourne Rd
Herne Hill	Telford Ave
Hopter Rd	Thessally Rd
Hopton Rd	Tivoli Rd
Kennington Lane	Tyers St
Knollys Rd	Veronica Gardens
Lees Court, Grove Court, Eversham Walk	Where there are parks
	York Rd