

Lambeth Local Plan examination hearings - action list Version 5 01 December 2020

Part 1: List of actions agreed during the hearing sessions. (Outstanding marked in red.)

(Please note that this is a developing document and will be subject to change. Updates will be posted on the website)

Action ref.	Date	Matter/Issue	Context/Task	Completed
			<b>Normally a deadline of seven working days is expected</b>	
1	27/10/20	Matter 1.2	<b>Sequential testing in town centres</b> Council would be happy to include s/thing in supporting text of ED14, or can think about including in the policy itself	
2	27/10/20	Matter 2.1	<b>Visitor economy in CAZ as part of the Spatial Vision and para 3.9 of the supporting text</b> Inspector suggested council get together with South Bank Employers Group and PPHE Hotels Group with a view to drafting some wording/ creating a SOCG. SOCG to include points of difference as well as agreement. CC happy to discuss and consider wording for Section 3, Spatial Vision but they are thinking in terms of all CAZ functions.	
3	27/10/20	Matter 2.2	<b>SA:</b> CC agreed to write short note on how spatial alternatives have been considered as part of the SA process	06/11/20
4	28/10/20	Matter 3.1 (iii)	<b>Shell Centre:</b> CC agreed to give a brief update on scheme progress, including numbers already built and under construction, and completions for remainder of dwellings	02/11/20
5	28/10/20	Matter 3.1 (iii)	<b>Schedule of large sites Appendix 1, Topic Paper 10a:</b> Council and HBF to try and put together a SGC looking at the likelihood of the inclusion of all or some of the following sites within the first 5 years of the plan period: Gasholder Station, Kennington Oval; Land bounded by Upper Ground and Doon Street; 10 Pascal Street; Land on the Westbury Estate; Denby Court, 99 Lambeth Walk; Vauxhall Square; Land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east. Large site implementation: Specific information sought – any S106 obligations signed, or required and likely dates, and any notes from developers or housebuilders so as to confirm or otherwise the likelihood of all these developments [1,391 dwellings] being delivered within the 5 year period.	

6	28/10/20	Matter 3.1 (iv)	Short Note from CC and A Lee regarding the impact of Covid-19 (if any) on the deliverability of the Plan.	06/11/20
7	28/10/20	Matter 3.2 (ii)	Short Note from CC regarding contribution towards affordable housing provision from small sites.	31/10/20
8	29/10/20	Matter 3.6	<b>Policy H7 Student housing and supporting text, e.g. 5.69:</b> Council and ROK to work towards a SCG to address matters such as (i) mitigation of harm to living conditions of neighbouring residential occupiers, e.g. through Student Management Plans; (ii) what is meant by mixed and balanced communities; and (iii) pressure on and access to amenities, such as limited public open space	27/11/20
9	29/10/20	Matter 3.7	<b>Policy H8 Older persons' housing, and supporting text, e.g. 5.77:</b> Council, HBF and Coin Street Community Builders to work towards a SCG to address matters such as: (i) whether to refer to the 70 dpa benchmark from the London Plan policy H13 and Table 4.3; (ii) LBL response to CCSB's Rebuttal Document; (iii) clarifying and potentially expanding part (d) of the policy to underline the importance of older person's housing, and identify clearly the different types of older person's accommodation.	27/11/20
10	29/10/20	Matter 3.7	<b>Policy H8, and section (d):</b> Liz Clegg to consider whether the paragraph could provide more direction and clarity.	06/11/20
11	29/10/20	Matter 3.11	<b>Policy H13 Large-scale, purpose-built shared living:</b> Council to consider Union 4 Planning's suggestions that (i) policy should move away from a geographic base to one based on a set of criteria which reflect the Council's concerns; and (ii) whether there is scope for more flexibility in terms of the size of functional living space & a clarification of the requirements for communal living space. The Inspector will also have regard to the Secretary of State's comments regarding the use of rent controls in local plan policies when he considers any suggested Main Modifications.	
12	03/11/20	Matter 4.1	In relation to <b>King's Hospital Foundation Trust</b> , LBL (CC) and ID Planning [Jonathan Dunbavin] to work on a SCG to address the following matters: <ul style="list-style-type: none"> <li>• Inclusion of a site allocation in the SADPD to enable reconfiguration of the KCH campus at Denmark Hill [King's College Hospital Foundation Trust], including land currently in B class uses;</li> <li>• Clarification in the supporting text to policy ED1 that offices that are ancillary to or integral to the operation of a hospital would not be subject to the marketing requirements of the policy</li> </ul>	

			<ul style="list-style-type: none"> <li>Add to the wording already proposed as PC116 in SD17a (under policy PN8) to make clear that the emerging KCH masterplan would be a material consideration in the determination of planning applications.</li> </ul>	
13	03/11/20	Matter 4.3	Regarding draft <b>policy ED2 [f]</b> , clarification from the Council as to whether the viability reviews would be capped or open ended.	
14	03/11/20	Matter 4.3	The Council to agree a SOCG with the three Royal Street parties (i.e. GSST Charity, Stanhope and GST Hospital Foundation Trust) – to cover inclusion of a site allocation for Royal Street in the SADPD and clarification in the supporting text of <b>ED2</b> that the policy would not apply to offices that are ancillary to or integral to the operation of a hospital. This SOCG would also include the wording to address action 13.	
15	03/11/20	Matter 4.3	In relation to draft <b>policy ED2</b> and the viability of affordable work space, Dr A Lee to write a note, explaining how the policy applies to railway arch refurbishment schemes , including in relation to benchmark land values and the perceived level of high risk that some developers consider is the case with the draft policy.	11/11/20
16	03/11/20	Matter 4.3	Mr Lee to provide a brief explanation of how the PIL calculation in Annex 10 works (for affordable workspace).	11/11/20
17	03/11/20	Matter 4.4	Rolfe Judd [Jon Roshier] and LBL [CC] to work on a SCG to address the issue as to whether, in relation to draft <b>policy ED3</b> , it is possible to square Rolfe Judd’s concerns that the loss of the existing flexibility in relation to the operation of a wide range of B1 uses within KIBAs can be squared with LBL’s concern that Lambeth’s limited supply of industrial land is in danger of being lost through its incompatibility with some forms of light industry/offices and other uses such as residential.	27/11/20
18	03/11/20	Matter 4.5	LBL [CC] to consider whether draft <b>policy ED4</b> should include the Agent of Change principle.	
19	04/11/20	Matter 4.8	<b>Hotels provision in Lambeth update</b> – LBL [CC] to make its recent update to Table 1 in Topic Paper 5 available to Inspector and on the Council’s examination website.	12/11/20
20	04/11/20	Matter 4.8	<b>Hotels Report by Knight Frank</b> [Sep 2020]– Philip Villars [WSP Indigo] to provide copies to Inspector and the Council’s examination website.	19/11/20

21	04/11/20	Matter 4.9	<b>Policy ED15 Employment and Training</b> – LBL [CC] to work on revised text emphasising targets and use of best endeavours as opposed to a fixed requirement.	
22	04/11/20	Matter 5.1	<b>Library provision</b> - Ben Rymer to consider any additional wording to policy S2and/or supporting text, to cover library provision [although CC advised that library provision is covered in the existing text].	
23	05/11/20	Matter 8.1	<b>Design Code SPD</b> – Carmel has already sent the link to the Inspector. Alan Piper to send the Brixton Society response to the consultation for the Design Code.	05/11/20
24	05/11/20	Matter 8.1	<b>Policy Q6</b> and in particular (v) – Nic Durston to suggest wording for LBL [DBH] to consider regarding the special nature of the South Bank/Waterloo area.	
25	05/11/20	Matter 8.1	Alan Piper to consider any appropriate wording to strengthen <b>policy Q2</b> , (ii) and (iii) in relation to <b>impacts on living conditions</b> .	
26	05/11/20	Matter 8.1	In relation <b>para 10.26</b> to policy Q6 [urban design/public realm], LBL to consider insertion of text to refer to the <b>South Bank and Waterloo Partnership Covid-19 Recovery Plan</b> .	
27	05/11/20	Matter 8.1	<b>Waterloo and South Bank Public Realm Framework</b> – Council [RB] to send copy of Cabinet Report on public participation.	06/11/20
28	05/11/20	Matter 8.3	<b>Policy Q26 [Tall and large buildings]</b> – Council [DB/CC] to insert definition of tall buildings into main body of policy.	
29	05/11/20	Matter 8.3	<b>Policy Q26 [Tall and large buildings]</b> – Council [DB/CC] to respond to Historic England’s [KP] suggested rewording of section (b) of the policy, with a view to a possible SCG.	
30	05/11/20	Matter 8.4	<b>Policy Q27 [Basement development]</b> – Barton Willmore [JK] and Council [DB] to consider whether sections (d) and (e) of the policy could be made more flexible in relation to whether (i) basements could be acceptable in principle with a footprint that exceeded that of the building in question, and (ii) whether there was scope to apply these sections to residential properties but not to commercial properties.	26/11/20
31	05/11/20	Matter 8.4	<b>Archaeology</b> – Council [DB] to consider whether policy Q23 could have a section inserted referring to desk based archaeological assessments [and refer to Archaeological Priority Areas being identified on the Policy Map].	
32	06/11/20	Matter 6.2	<b>Govt document on cycle infrastructure</b> - link to be provided for Inspector from LBL [EK].	06/11/20

33	06/11/20	Matter 6.2	<b>Cost of electric charging points for cyclists</b> – LBL [CC/EK] to commission note from BNPRE [Dr Lee] outlining the true costs of provision for cyclists, with reference also to other costs such as club membership, and how any exceptions costs are dealt with.	16/11/20
34	06/11/20	Matter 6.2	Breakdown of the <b>principal components which are included within the CIL planning obligation allowance of £1,900 per dwelling</b> – Note from BNPRE.	16/11/20
35	06/11/20	Matter 6.2	<b>Policy T3 (e) [cycling]</b> – Unite [MR] and LBL [CC] to consider possible SCG to clarify that where the evidence shows justification for making provision for a lower proportion of students’ cycle parking spaces than 0.75 per bedroom can be justified, the policy [or supporting text] can be modified to make reference to alternative solutions, such as pool bikes.	27/11/20
36	06/11/20	Matter 6.3	<b>Policy T5 [River transport], para 8.29</b> - LBL [CC] to consider whether the expression ‘in proximity to’ can be strengthened in order to make the policy more effective.	
37	06/11/20	Matter 6.4	CC said she would address the cost issues relating to electric cars in a further note, in relation to <b>Matter 6.4 [parking]. [May be dealt with in one note covering actions 33 and 37]</b>	16/11/20
38	10/11/20	Matter 7.1	Note on <b>SINC analysis of potential sites</b> for inclusion in the Plan [LBL [IB].	11/11/20
39	10/11/20	Matter 7.1	<b>Planning obligations for maintenance and management of open space</b> – LBL [CC] to suggest some extra explanatory text to policy EN1 to explain the Council’s rationale which is non-formulaic.	
40	10/11/20	Matter 7.4	<b>New or improved waste management facilities</b> – LBL [CC/VM] to add words to para 9.77 regarding environmental protection/mitigation for nearby residents.	
41	10/11/20	Matter 9.1	<b>Policy PN1</b> [Waterloo/ South Bank] – Jubilee Gardens Trust [TI] to suggest some additional wording for LBL to consider regarding management of the area of new open space.	
42	11/11/20	Matter 9.3	<b>Policy PN3</b> Brixton - Note from Turley [CF] regarding nos of vacant arches in and around Brixton town centre.	11/11/20
43	12/11/20	Matter 9.10	Loughborough Junction – Note from LBL [CC/DB] regarding master plan and its relationship to <b>policy PN10.</b>	12/11/20
44	12/11/20	Matter 9.10	Loughborough Junction – <b>Map on page 451</b> of submitted Plan – LBL to consider whether to amend map [and possibly related text] to include reference [s] to the Grove and Marcus Lipton play areas.	

## Part 2: Responses to action points

### Action 3

Note on how spatial alternatives have been considered as part of the SA process added to the examination library as [LBL06](#)

### Action 4

Please see below the information for Action 4.

The position with regard to the 880 net additional units approved at the Shell Centre (Southbank Place) is as follows:

Building	Uses	Progress
1 - One Southbank Place	Non-residential only	Under construction
2 - Two Southbank Place	Non-residential only	Completed in 2019/20
3 - Eight Cason	301 residential units	241 units completed in 2019/20. Remaining 60 units expected to complete in 2020/21
4a - One Cason	Mixed use including 213 residential units	53 units completed in 2019/20. Remaining 160 units expected to complete in 2020/21
4b - Thirty Cason	Mixed use including 165 residential units	124 units completed in 2019/20. Remaining 41 units expected to complete in 2020/21
5 - The Belvedere	Mixed use including 104 residential units	Under construction – units expected to complete in 2021/22
6 & 7 - Belvedere Gardens	Mixed use including 97 residential units	94 units completed in 2019/20. Remaining 3 units expected to complete in 2020/21

Of the 880 units, 512 units completed in 2019/20 and the remaining 368 units are under construction. Of these, 264 units are projected to complete in 2020/21 and 104 units are projected to complete in 2021/22. These figures are reflected in the Housing Trajectory in Topic Paper 10a.

**Action 6**

Note from Council added to the examination library as [LBL05](#).

**Action 7**

In response to action 7, please could you advise Mr Fox that information about the contribution towards affordable housing provision from sites of 1-9 units is set out in section 6 (p8) of Topic Paper 1:

[https://www.lambeth.gov.uk/sites/default/files/pl\\_Topic\\_Paper\\_1\\_AH\\_on\\_Small\\_Sites\\_2019.pdf](https://www.lambeth.gov.uk/sites/default/files/pl_Topic_Paper_1_AH_on_Small_Sites_2019.pdf)

**Action 8**

The Council has agreed a Statement of Common Ground with Unite Students. (See also Action 35.) Added to the library as [LBL14](#).

**Action 9**

The Council has agreed a Statement of Common Ground with HBF and Coin Street Community Builders. Added to the library as [LBL13](#).

**Action 10**

Suggested amendments in red to Clause (d) and the supporting text of Policy H8 as requested

**H8 Housing to meet specific community needs**

- a) The council will support the provision of housing to meet specific community needs, across a range of tenures, where it is demonstrated that the accommodation:
  - i. would meet an identified local need;
  - ii. will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
  - iii. is of a high design quality, relevant to client needs, including inclusive design and provision of internal and external space;
  - iv. will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers;

- v. makes adequate provision for ~~visitor/carer~~ parking for visiting health and care professionals and, where appropriate, for the safe storage of wheelchairs and mobility scooters, in accordance with London Plan policy H13B;
  - vi. is on a site and in a location suitable for that particular use, having regard to amenity, transport and other environmental impacts; and
  - vii. contributes to creating a mixed, balanced and inclusive community.
- b) The loss of existing housing which meets identified specific community needs will be resisted unless it can be demonstrated that:
- i. the accommodation is no longer needed and the new accommodation will instead meet another identified priority local need; or
  - ii. the existing floorpace accommodation will be adequately re-provided to an equivalent or better standard on-site or elsewhere in the borough.
- c) The council will support and encourage proposals which provide adaptations enabling residents to live independently and safely in their own homes.
- d) The council will support new specialist older persons' housing as defined in See also London Plan policy H13, where it meets identified need relating to specialist older persons' housing. The requirements of London Plan policy H13B will apply and Applicants for specialist older persons' housing should demonstrate how the design will address the needs of people with dementia and other long-term health conditions.

#### **Supporting text**

5.77. Housing to meet specific community needs in Lambeth can include temporary accommodation for homeless households, sheltered housing with care support, reablement accommodation (intensive short-term), accommodation for victims of domestic abuse and/or violence, staffed hostels, residential-care and nursing-care homes, extra-care housing, and supported housing provision for children, people with physical and learning disabilities or those with mental health issues who require additional support, older persons and other client groups. These forms of specialist housing often provide essential accommodation for the most disadvantaged and vulnerable residents. Housing to meet specific community needs does not include visitor accommodation. The need for short-term, medium-term and permanent supported and specialised accommodation within Lambeth is assessed in the Lambeth SHMA 2017.

5.78. The council is working towards reducing the reliance on residential-care provision. Residents in Lambeth will be supported to live independently in their own homes or in the right supported-housing environment. However, they should also be able to access specialist housing if they need extra support.



5.78a The need for specialist older persons' housing in Lambeth over the plan period is set out in the Lambeth SHMA 2017 and reflected in the London Plan indicative benchmark of 70 additional units per annum (IND5 in the monitoring framework of this Plan, see Annex 8). Provision will be monitored against this indicative benchmark. This need is for the types of specialist accommodation identified in paragraphs 4.13.3 to 4.13.9 of the London plan and does not include nursing homes. There is sufficient nursing home accommodation in Lambeth to meet need over the plan period: the priority is to continue to support people to remain independent for as long as possible in their own home whilst also maintaining the stock of existing nursing home accommodation.

5.79. Proposals for the provision (or loss) of housing to meet specific community needs will be assessed having regard to Lambeth's Housing Strategy and associated client group sub-strategies as well as the advice of the Council and NHS integrated commissioning service for adult health and social care. Proposals for the development of specialist housing should demonstrate that there is a local need for such accommodation.

5.80. Proposals for specialist housing should also make provision, where appropriate, for properties with two bedrooms, to provide for live-in carers. The location, internal and external design of the buildings, and their accessibility should help facilitate independence and social integration. External amenity space provision should ~~conform~~ have regard to the Housing LIN Design Principles for Extra Care housing (2009) in the case of sheltered housing schemes; and to the Care homes for older people: national minimum standards (2003) in the case of residential and nursing care homes. Applicants are also advised to have regard to the 'HAPPI' design principles (Housing our Ageing Population Panel for Innovation Report 2009) and the Royal Town Planning Practice Guidance on Dementia and Town Planning (January 2017). Applications should demonstrate that appropriate provision is made on-site for the safe storage of wheelchairs and mobility scooters.

5.81. The council will also seek to ensure that developments make adequate provision for parking with reference to policy Local Plan policy T7, including for visiting health and care professionals, visitors and carers. ~~If appropriate parking provision for carers/visitors cannot be provided on site the council will require an assessment of available on-street parking or justification as to why such provision is not required, having regard to the scale and/or the location of development.~~

5.82. Applications should include detailed information regarding staffing requirements and visitors (including numbers of staff and visiting care professionals, staff working hours, visiting hours).

5.83. London Plan policy H13 sets out specific requirements for specialist older persons' housing, including in relation to delivering affordable housing when the accommodation falls into the C3 use class (which includes sheltered accommodation and extra care accommodation). Co-housing schemes for older people are encouraged, subject to meeting other policy requirements.

5.84. Local Plan policy H3 sets out the exceptional circumstances in which proposals for change of use from C3 to C2 accommodation may be considered, with reference to the tests in Local Plan policy H8(a). Proposals for change of use from C2 to C3 accommodation must meet the tests set out in Local Plan policy H8(b) and Local Plan policy H5 with regards to external amenity space.

~~5.85. Provision of specialist older persons' accommodation will be monitored against the London Plan annual borough benchmark (2017-2029).~~

### **Actions 15 & 16**

Anthony Lee has provided a note on behalf of the council covering Actions 15 and 16. Added to the Examination Library as [LBL08](#)

### **Action 17**

The Council has agreed a Statement of Common Ground with Workspace. Added to the library as [LBL15](#).

### **Action 19**

The Council has provided a Note updating Topic Paper 5 in response to Action 19. Added to the examination library as [LBL10](#).

### **Action 23**

**Design Code SPD** – Programme Officer has already sent the link to the Inspector.

Draft Design Code SPD (Part 1, Part 2, Part 3, Part 4 and Part 5) as [SD 20a](#), [SD 20b](#), [SD 20c](#), [SD 20d](#) and [SD 20e](#)

Brixton Society response provided by Mr Piper. Added to the Examination Library as [OTH02](#).

### **Action 27**

Please find below the link to the Cabinet Member decision report on the Waterloo Public Realm Framework, from January 2020:

<https://modern.gov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=6479>

### **Action 30**

The Council and London Hotel Group have signed a Statement of Common Ground. Added to the examination library as [LBL12](#).

### **Action 32**

The two 2020 DfT publications referred to by Emily Kingston:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/906344/cycle-infrastructure-design-ltn-1-20.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/906344/cycle-infrastructure-design-ltn-1-20.pdf)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf)

### **Actions 33, 34 and 37**

PNB Paribas, on behalf of the council, have prepared a set of notes covering actions 33, 34 and 37. This has been added to the library as [LBL11](#).

### **Action 35**

The Council has agreed a Statement of Common Ground with Unite Students. (See also Action 8.) Added to the library as [LBL14](#).

### **Action 38**

Note from Dr Boulton on behalf of the Council added to the examination library as [LBL07](#).

### **Action 42**

Email from Catriona Fraser of Turley regarding numbers of vacant arches in and around Brixton town centre.

- The proposed Primary Shopping Area **total** arches: 51
- The proposed Primary Shopping Area **vacant** arches: 24
  
- Outside the PSA but within the currently adopted Town Centre boundary **total** arches: 39
- Outside the PSA but within the currently adopted Town Centre boundary **vacant** arches: 15
  
- Outside the PSA but within the proposed Town Centre boundary **total** arches: 20
- Outside the PSA but within the proposed Town Centre boundary **vacant** arches: 6

**Action 43**

Additional table on Loughborough Junction setting out how the principles of the former draft masterplan for Loughborough Junction have been incorporated within Policy PN10. This was sent to LJAG/LJNF following the meeting with officers and members held in September 2019. Added to the Examination Library as [LBL09](#).