

**Site Allocations Development Plan
Document: Proposed Submission Version
(Regulation 19)**

**Evidence Paper: Site
Selection**

January 2024

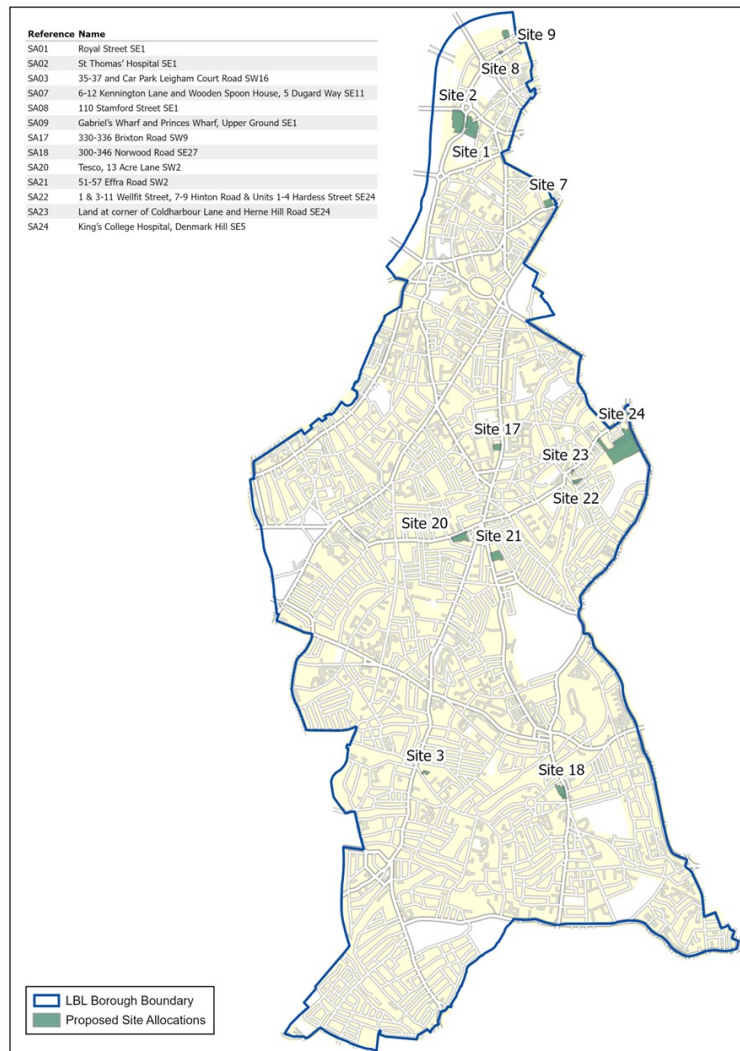

Lambeth

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1. INTRODUCTION

- 1.1 The Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) will add site-specific policies to those already in the Lambeth Local Plan 2021 (LLP). Its principal objective is to unlock investment on these sites through the mechanism of site-specific planning policy.
- 1.2 The SADPD PSV includes site allocation policies for thirteen sites, distributed across the borough. All have potential to deliver housing alongside commercial uses, apart from two that relate to hospital campuses. They include four sites in Waterloo, three in Brixton, one in Streatham, one in West Norwood/Tulse Hill, one in Kennington and three in Loughborough Junction. The proposed sites are illustrated on the map below.



Map 1: Location of sites

- 1.3 Of the thirteen sites, three have existing allocations in the LLP. These sites comprise Royal Street (Site 1), Gabriel's/Princes Wharf (Site 9) and Norwood Road (Site 18). These existing allocations will be superseded on adoption of the SADPD PSV.

- 1.4 The other existing allocations within the LLP will be unaffected by the SADPD PSV and will remain as they are. The numbering of the proposed allocations in the SADPD PSV is designed to work alongside the numbering of the existing allocations in the LLP.
- 1.5 Sites are included in the SADPD PSV for one or more of the following reasons:
- To set clear, site-specific parameters for the type and scale of development expected on a site, including the associated public benefits it should deliver.
 - To address site-specific circumstances that may require a more tailored approach to that set out in borough-wide policies.
 - To articulate the vision and potential that can be achieved through land assembly and/or a comprehensive approach to developing adjacent sites, particularly where these are in different ownerships.
 - To encourage landowners to consider the potential for optimising the development capacity of their land and help deliver key place-making objectives, where they might otherwise be uncertain about what would be supported.
 - To signal some additional sites as appropriate for tall buildings, outside the locations already identified in the LLP.
 - To enable key strategic infrastructure to come forward in a timely way.
- 1.6 It is not necessary, or recommended, to have a site-specific allocation for every potential development site in the borough. Many larger sites can and do come forward successfully without such a policy, with sustainable development achieved through application of the borough-wide and neighbourhood-level policies in the development plan as a whole.

2. HOUSING DELIVERY

- 2.1 Lambeth's ability to meet its London Plan housing target was demonstrated through the examination of the LLP, see paragraph 77 of the [Inspector's Report | Lambeth Council](#)
- 2.2 Through stakeholder engagement and by setting out clear expectations for delivery, the proposed site allocation policies in the SADPD PSV will help to accelerate delivery of development in the borough, comprising housing (including affordable housing), commercial floorspace and social infrastructure. This will contribute to maintaining the

- necessary pipeline of new housing and thereby help ensure housing delivery targets continue to be achieved.
- 2.3 This approach is consistent with section 11 of the National Planning Policy Framework (NPPF) 2023 on making effective use of land, which states at paragraph 124 (d) that planning policies should “*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*”.
- 2.4 The approach is also consistent with paragraph 23, which states: “*Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)*”.
- 2.5 The majority of housing delivery in Lambeth, as anticipated by the LLP, can be achieved effectively through implementation of borough-wide policies in the development plan as a whole. It is not dependent on the allocation of every potential large site in the borough.
- 2.6 The Inspector for the Examination of the LLP explored the role of site allocations in his ‘Matters, Issues and Questions for Matter 3 Housing’. In summary, the Council’s position was and remains that the proposed SADPD is just one of the mechanisms available to it to maximise housing delivery in the borough and ensure the London Plan housing target is met and exceeded. The SADPD PSV will therefore supplement the policies in the Local Plan to achieve delivery of strategic priorities.
- 2.7 The SADPD PSV takes a design-led capacity-assessed approach to allocations, with testing of key assumptions to provide greater certainty on the quantum and tenure of housing to be delivered, alongside other required land uses. It does not include an allocation for every potential development site in the borough as resources have been focussed on those sites where, for reasons of complexity, a policy-driven design-led capacity assessment will add most value to help bring forward optimum capacity. For other sites, this outcome can usually be achieved through the application of borough-wide development plan policies. To be effective it is necessary to achieve the right balance between the number of allocations included and the ability to prepare the proposed SADPD in a timely manner to help drive delivery.

- 2.8 In addition to having an up-to-date development plan and working proactively to bring forward a limited number of additional site allocation policies where they are considered necessary, the Council updates its [Brownfield Land Register](#) annually and publishes updates to its housing trajectory as part of annual reporting on [housing delivery](#).

3. SITE SECTION

- 3.0 Drawing on the considerations listed above, the selection of sites for inclusion in the SADPD PSV took account of the following:
- Review of the existing site allocation policies within the LLP to consider which sites may need updating.
 - Housing trajectory and supporting evidence examined as part of the examination of the LLP. See [Topic papers](#) (Topic Paper 10a), which was informed by the [GLA SHLAA 2017](#)
 - Associated calls for sites undertaken by both the GLA and Lambeth as part of the preparation of the LLP.
 - Requests received for allocation of sites during and since the Examination of the LLP
 - Discussions and subsequent Statements of Common Ground (SoCG) with landowners agreed during the Examination of the LLP.
 - Local knowledge of larger sites within LLP evidence with potential for development to make more effective use of the land, but that had not come forward successfully over a period of years, informed by [monitoring data](#)
 - Discussions with landowners and developers through the development management service within the Local Planning Authority (LPA), informed by knowledge of planning decisions and appeal outcomes that would help inform future development proposals in certain cases; and
 - Consultation responses at Regulation 18 stage of the Draft SADPD and concurrent and/or subsequent discussions with landowners and local stakeholder representatives (including community groups), (see the SADPD Regulation 18 Consultation Report).
- 3.1 This resulted in the selection of fourteen sites for inclusion in the Regulation 18 Draft SADPD. Consultation on the draft (Regulation 18) SADPD took place between 10 January - 22 February 2022. Representations received in response to the consultation largely focused on the fourteen proposed site allocation. In some instances,

representations put forward additional sites for consideration (further details available in the Consultation Statement).

- 3.2 Drawing on officers' analysis of the consultation representations received, and having undertaken further engagement with the local community, the Deputy Leader of the Council decided Knolly's Yard (Site 19) should be removed from the SADPD. In addition, it was agreed the proposed extent of Site 18: Norwood Road would be reduced, and the proposed quantum of development revised (further details below).
- 3.3 In response to alternative sites received, the Council have considered proposals submitted however reiterate sites have been included in the SADPD where it has been considered necessary to address site-specific circumstances that may require a more tailored approach to that set out in borough-wide policies. The borough's ability to meet its London Plan housing target was demonstrated through the LLP in 2021. It is considered most sites could come forward successfully without requiring a site-specific policy, with sustainable development achieved through application of the development plan as a whole.
- 3.4 For those sites proposed for allocation, a more detailed site-by-site justification is set out below and further information on site context can be found in the SADPD PSV.

Waterloo and South Bank

Site 1 – Royal Street SE1

- 3.5 There is an existing site allocation for part of this site in the LLP (Site 1). Once adopted, Site 1 in the SADPD will supersede Site 1 in the LLP.
- 3.6 The existing site allocation policy requires updating to take account of changing circumstances and a new vision for redevelopment of the site as part of the emerging Waterloo 'SC1' life sciences cluster. This requires in part a change to the boundary of the land to be allocated.
- 3.7 The Council has been in active discussion with the principal landowner, Guy's and St Thomas' Foundation (GSTF), for an extended period regarding the development potential of the site and the relationship with the adjacent St Thomas' Hospital site (Site 2), which is separately owned by the Guy's and St Thomas' NHS Foundation Trust (GSTT).
- 3.8 A SoCG was signed between the Council, GSTF, their development partner Stanhope, and GSTT during the examination of the LLP. In this, the Council made a commitment to bring forward an updated site allocation policy for this site as well as for the adjacent

hospital site, to set out parameters for new development and to help manage the relationship between the two in design terms.

- 3.9 A planning application for the comprehensive redevelopment of the site to provide a mixed-use development of buildings 12-16 storeys in height containing commercial floorspace (including lab enabled floorspace), residential, and flexible, retail, community and office floorspace and enhanced public realm (22/01206/EIAFUL) was submitted on 1 April 2022 and was considered by Lambeth's Planning Applications Committee on 13 December 2022. This resulted in a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.
- 3.10 On 31 July 2023 the Secretary of State for Levelling Up, Housing and Communities issued an Article 31 Direction preventing the council from determining the application. This direction was withdrawn on 10 November 2023 and planning permission was issued on 20 December 2023.
- 3.11 It is envisaged the proposed site allocation policy will support the redevelopment of the site confirm which parts which are considered appropriate for tall buildings, as identified in the LLP and help manage the relationship with Site 2 in design terms.

Site 2 – St Thomas' Hospital SE1

- 3.12 Site 2 is not currently allocated in the LLP. The Hospital Foundation Trust has a pressing need to upgrade its clinical, teaching and research facilities on this site in the context of a wider reconfiguration of service provision across the King's Health Partners (Guy's, St Thomas' and King's College hospitals); and of the relocation of some services from the Royal Brompton Hospital.
- 3.13 St Thomas' Hospital, with its Health Partners, provides strategic health services to London and the South-East as well as contributing world-class research and clinical expertise to the country as a whole.
- 3.14 GSTT is actively progressing a review of its estate to formulate a strategy to this end, starting with a high-level visioning exercise, and is maintaining active and positive dialogue with the Council during this process. The estate reconfiguration is likely to involve, wherever possible, relocating non-clinical administrative activity to other sites in the vicinity of the hospital campus, to enable optimisation and consolidation of clinical and research activity on the St Thomas' campus itself.
- 3.15 A SoCG was signed between the Council, GSTT, GSTF and their development partner Stanhope during the examination of the LLP. In this, the Council made a commitment

to bring forward an updated site allocation policy for this site as well as for the adjacent Royal Street site (site 1), to set out parameters for new development and to help manage the relationship between the two in design terms.

- 3.16 Optimisation on the St Thomas' Hospital site is particularly challenging given the number of heritage assets within it and in close proximity, including the Westminster World Heritage Site.
- 3.17 It is envisaged the proposed site allocation policy will help define parameters for redevelopment of parts of the campus within this context.

Site 8 – 110 Stamford Street SE1

- 3.18 Site 8 is not currently allocated in the LLP. It is owned by Coin Street Community Builders (CSCB), a social enterprise established in 1984 and beneficiary of a transfer of land to be developed for housing and associated community facilities from the former Greater London Council (GLC) shortly before its demise. This site is part of that former GLC land and is the remaining corner of a larger street block previously developed by CSCB.
- 3.19 Lambeth has held ongoing discussions with CSCB about their intentions for this site throughout the preparation of the SADPD, and has shared emerging policy development at regular intervals.
- 3.20 CSCB have shared feasibility material, commissioned in September 2020, which was also considered as part of the Examination of the LLP. There have been no formal pre-application discussions regarding the long term redevelopment of the site and no further updated evidence has been submitted.
- 3.21 The site was the subject of an application 17/03658/FUL for a temporary use as an entertainment venue in 2017. Planning permission was issued on 26 January 2018 but the developer decided not to pursue their proposal on this site and instead took it to another part of London.
- 3.22 The site has potential for housing, along with ground floor commercial or community uses. It falls within the London Plan Waterloo Opportunity Area.

Site 9 – Gabriel's Wharf and Princes Wharf, Upper Ground SE1

- 3.23 Site 9 is part of an existing site allocation policy in the LLP (Site 9). It is owned by Coin Street Community Builders (CSCB), a social enterprise established in 1984 and beneficiary of a transfer of land to be developed for housing and associated community

facilities from the former Greater London Council (GLC) shortly before that body's demise. This site is part of that former GLC land.

- 3.24 The existing, adopted Site 9 allocation is being reviewed to take account of changing circumstances, in particular in relation to the part at 60-72 Upper Ground (the former London Television Centre) that is not proposed to be included in the new site allocation policy. That site is in a different ownership and has been the subject of a recent planning application 21/02668/EIAFUL, resolution to grant permission by Lambeth's Planning Applications Committee and subsequent public inquiry, following a call-in by the Secretary of State. This resulted in a decision on 6 February 2024 to approve the application. The Inspector's report and Secretary of State's decision provide a clear basis to guide sustainable development of 60-72 Upper Ground going forward. It is therefore considered that continued inclusion of 60-72 Upper Ground within the site allocation is unnecessary.
- 3.25 Gabriel's Wharf and Princes Wharf, on the other hand, have not been the subject of recent development proposals. Princes Wharf is currently the subject of a temporary lease to ITV, which is due to expire in 2029 (or earlier under certain circumstances).
- 3.26 CSCB, consider that Gabriel's Wharf should be developed as a nursing home, cross subsidised by development on Princes Wharf. CSCB submitted evidence prepared by Kingsbury Hill Fox Limited in 2020 as part of the Examination of the LLP and in response to the Regulation 18 consultation. This evidence maintains their view that a nursing home should be included in the site allocation. This evidence was considered at the Examination of the LLP, with the Inspector commenting at the time that he was not persuaded that the case had been made for a nursing home at the site. Lambeth officers submitted evidence at the time from the Lambeth Integrated Commissioning Team that there was not a need for a nursing home in this part of the borough, and neither was there unmet need from Southwark.
- 3.27 Officers have carefully considered these arguments, together with other representations received from local stakeholders, as part of the preparation of this latest version of the SADPD. Officers' position remains that there is no evidence of need for a nursing home in this part of the borough. This position has continually been informed by the advice of the Lambeth Integrated Commissioning Team. The LLP examination confirmed there is a proven need for housing, including affordable housing, in the borough. In contrast, the case for a nursing home was examined and the need was not confirmed. Officers consider that all suitable sites should play their part in providing for housing need and the allocations in the draft SADPD, including Site 9, reflect this.

- 3.28 Colleagues in Southwark have also confirmed to us that there is no unmet need for nursing home spaces arising from their borough, and hence no requirement for Lambeth to meet any need arising from Southwark. This position forms part of the council's Statement of Common Ground with Southwark.
- 3.29 The Lambeth Integrated Commissioning Team have advised that there may be a need for 'extra care' housing. In response, the draft SADPD has been amended to allow for the possibility of extra care housing as one of the uses for this site.
- 3.30 It also has potential for Class C3 housing development) alongside commercial and cultural uses. It falls within the London Plan Waterloo Opportunity Area.

Brixton

Site 17 – 330-336 Brixton Road SW9

- 3.31 Site 17 is not currently allocated in the LLP. It occupies a prominent position on Brixton Road and the redevelopment of the site presents an opportunity to create a more cohesive public realm.
- 3.32 The site is in four separate ownerships and the Council is aware of potential development interest from at least three, although the owners' timescales may not be aligned.
- 3.33 The site has potential for housing development as part of a mixed-use approach. The site would benefit from comprehensive redevelopment to optimise capacity and place-shaping benefits but could also come forward in phases, so long as each parcel has regard to and designs around the optimum development potential of the others and enables delivery of the vision for the wider site. It is envisaged the site allocation policy will help articulate this and set the necessary parameters for future development proposals.

Site 20 – Tesco, 13 Acre Lane SW2

- 3.34 Site 20 is not currently allocated in the LLP. The site comprises a Tesco supermarket and car parking. It is in a single ownership and has potential for development to re-provide the supermarket use along with new housing, to make more effective use of the land.
- 3.35 The Council initiated discussions with the landowners (freehold and leasehold interests) to explore potential development as part of discussions around an emerging

site allocation policy, looking at a design-led approach to optimising the development capacity of the site within the context of the various constraints affecting it. These discussions have been positive, and it is envisaged the site allocation policy will help incentivise the landowners to come forward with a development proposal in due course. A site allocation policy will help articulate this and set the necessary parameters for future development proposals.

Site 21 – 51-57 Effra Road SW2

- 3.36 Site 21 is not currently allocated in the LLP. The proposed site allocation boundary has been revised and areas of housing (Fitch Court) and community uses (Brixton Unitarian Church and Mosaic Centre) have been excluded from the site following consideration of Regulation 18 stakeholder representations.
- 3.37 The site allocation envisages the redevelopment of the site will include new light industrial workspace at the northern end, appropriate to the Brixton Creative Enterprise Zone (in accordance with London Plan Policy HC5C). In addition, the site has the potential to accommodate new housing approx. 85-95 self-contained residential units, including affordable housing within an existing residential neighbourhood, all within walking and cycling distance of Brixton town centre.
- 3.38 The site allocation provides an opportunity to bring forward a high-quality mixed-use redevelopment, which is likely to achieve optimum development capacity and the best place-shaping outcome.

Streatham

Site 3 – 35-37 and Car Park, Leigham Court Road SW16

- 3.39 Site 3 is not currently allocated in the LLP. The site is in Council ownership and is not currently making effective use of the land. Past attempts to explore the development potential of the site have not been successfully concluded.
- 3.40 The site has potential for new housing as part of a mixed-use approach, as it is partly within a town centre.
- 3.41 A site allocation policy will help establish the proposed use of the site and the design parameters for optimising the development capacity of the site, thereby helping to accelerate delivery. Grant funding to support delivery of new housing on the site was

secured by the Council from the Greater London Authority in part based on the emerging site allocation policy in the SADPD.

West Norwood/Tulse Hill

Site 18 – 300-346 Norwood Road SE27

- 3.42 Site 18 is the subject of an existing site allocation policy in the LLP 2021 (Site 18). It is considered the existing policy does not enable full optimisation of this under-used site. Furthermore, the market for retail-led mixed-use development has changed substantially since the site was allocated and therefore the land use principles for the site have been reviewed.
- 3.43 The site is in multiple ownership with Lambeth Council owning some key parcels. The Council wishes to use its assets within the site to enable comprehensive redevelopment through discussion with other landowners.
- 3.44 In light of representations received in response to the Regulation 18 consultation, the site boundary has been updated to exclude; Thanet House, Snowe House, and 294-298 Norwood Road (to the northeast of the site); and 348-362 Norwood Road and 2-20 Lansdowne Hill (to the southwest of the site). In addition, 6 Lansdowne Hill (known as the Laundry site), is currently being developed to provide a part six, part seven-story residential building and a four-storey office building (19/02840/FUL) and as a result has also been removed from the site.
- 3.45 The proposed site allocation expresses the land use, urban design and place-making vision for the site, in combination with Local Plan Policy PN7F(i). It is envisaged the proposed site allocation policy will provide greater certainty as a basis for discussions and for subsequent regeneration proposals. It proposes between 3,000 and 4,000 sqm GIA of commercial/community floorspace, including at least 1,123 sqm GIA of light industrial floorspace, as well as 150 and 170 new self-contained residential units. It also confirms a mix of town-centre appropriate unit sizes and types should be provided along the Norwood Road frontage at street level.
- 3.46 Whilst the site would benefit from comprehensive redevelopment to optimise capacity and place-shaping benefits, it could also come forward in phases, so long as each parcel has regard to and designs around the optimum development potential of the others and enables delivery of the vision for the wider site. The proposed site allocation policy will help articulate this and set the necessary parameters for future development proposals.

Kennington/Oval

Site 7 – 6-12 Kennington Lane and Wooden Spoon House, 5 Dugard Way SE11

- 3.47 Site 7 is not currently allocated in the Lambeth Local Plan 2021. It is in two separate ownerships and the Council is aware of potential development interest from both owners, although the owners' timescales may not be aligned.
- 3.48 The site would benefit from comprehensive redevelopment to optimise capacity and place-shaping benefits but could also come forward in phases, so long as each parcel has regard to and designs around the optimum development potential of the other and enables delivery of the vision for the wider site.
- 3.49 A site allocation policy will help articulate this and set the necessary parameters for future development proposals.

Loughborough Junction

Site 22 – 1&3-11 Wellfit Street, 7-9 Hinton Road and units 1-4 Hardess Street SE24

- 3.50 Site 22 is not currently allocated in the LPP. The site was identified as having potential for a site allocation policy through an emerging draft masterplan study for Loughborough Junction. The key recommendations of this study were incorporated into Policy PN10 on Loughborough Junction in the LLP.
- 3.51 In 2019 the site was subject to a planning application for part 3, part 20, part 29-storey mixed-use podium building comprising 2073m² of employment floorspace with ancillary sandwich bar/cafe and site caretakers accommodation, an industrial yard of 55m² and 170 dwellings (19/04280/FUL). This application was refused on 21 July 2021.
- 3.52 The adjoining site known as Higgs Industrial Estate is currently being redeveloped under 18/05425/FUL to provide a mixed-use development ranging between two and 16 storeys in height and providing 134 residential units and commercial/employment floorspace.
- 3.53 The proposed site allocation policy proposes to establish parameters for an acceptable approach to design-led optimisation of the development capacity of the site, having regard to its existing use as a non-designated industrial site and its potential for mixed use redevelopment to include housing; as well as the surrounding context including new development for a tall building being built out on the adjacent site (Higgs Industrial Estate).

- 3.54 The site allocation identifies potential for the site to accommodate at least 1,400 sqm GIA light industrial floorspace, as well as 50-70 self-contained residential units. Main town centre uses are not considered appropriate in this out of centre location.

Site 23 – Land at corner of Coldharbour Lane and Herne Hill Road SE24

- 3.55 Site 23 is not currently allocated in the Lambeth Local Plan 2021. The site was identified as having potential for a site allocation policy through an emerging draft masterplan study for Loughborough Junction. The key recommendations of this study were incorporated into Policy PN10 on Loughborough Junction in the LLP.
- 3.56 The site has been subject to two planning applications, one allowed on appeal in 2002 for the change of use from a warehouse general industrial use to a place of worship, and a second one for the refurbishment and extension of the existing two storey Sureway International Christian Ministries building which was approved on 25 June 2015 but has subsequently lapsed.
- 3.57 The proposed site allocation adjoins the site known as Higgs Industrial Estate, which is currently being redeveloped as per a separate planning permission 18/05425/FUL into a mixed-use development ranging between two and 16 storeys in height and providing 134 residential units and commercial/employment floorspace.
- 3.58 The site allocation policy helps establish parameters for an acceptable approach to design-led optimisation of the development capacity of the site, having regard to its town centre location, its existing use as a place of worship and its potential for mixed use redevelopment to include housing.
- 3.59 The proposed site allocation envisages a replacement community use of equivalent or better functionality or, alternatively, flexible town centre uses within Class E, both providing active frontages at ground floor level. The potential for approximately 20-30 self-contained residential units on upper floors has also been identified. Along Junction Yard adjacent to the railway arches, flexible and creative workspace uses excluding town centre uses are proposed.
- 3.60 It is envisaged a site allocation will help incentivise the landowner to consider the development potential of the site and bring forward an acceptable development proposal in due course.

Site 24 – King's College Hospital, Denmark Hill SE5

- 3.61 Site 24 is not currently allocated in the LLP. The King's College Hospital Foundation Trust (KCHFT) has a pressing need to upgrade its clinical, teaching and research facilities on this site in the context of a wider reconfiguration of service provision across

the King's Health Partners (Guy's, St Thomas' and King's College hospitals). King's College Hospital, with its Health Partners, provides strategic health services to London and the South-East as well as contributing world-class research and clinical expertise to the country as a whole.

- 3.62 KCHFT is actively progressing a review of its estate to formulate a strategy and high-level masterplan to this end and is maintaining active and positive dialogue with the Council during this process.
- 3.63 A SoCG was signed between the Council and KCHFT during the examination of the LLP. In this, the Council made a commitment to bring forward a site allocation policy for this site, informed by the Hospital Trust's emerging masterplan.
- 3.64 Optimisation on the hospital campus is challenging given several nearby heritage assets and other constraints. The proposed site allocation policy will help define parameters for redevelopment of parts of the campus within this context; and establish appropriate land use parameters where needed.
- 3.65 The proposed site allocation supports the change of use from business and storage uses within the King's Business Park (KIBA) to hospital and associated uses. This will enable the reconfiguration and optimisation of the hospital estate and the consolidation of clinical service provision and research activity on the King's campus itself. The KIBA contains a safeguarded waste use and any proposal to relocate that use would need to comply with the requirements of London Plan Policy SI 9 and Lambeth Local Plan Policy EN7.

4. SUMMARY & CONCLUSION

- 4.1 The SADPD PSV will add further site-specific policies to those already in the LLP. Its aims are to support delivery of sustainable growth and opportunity in the borough through helping to facilitate investment in specific sites, and to contribute to the implementation of wider Council strategies.
- 4.2 The proposed site allocation policies have been informed by an 'indicative approach' to the development of each site to calculate the quantum of potential development. The guiding approach in developing the proposed site allocation policies is designed optimisation of development capacity, as required by London Plan policy. Key spatial objectives have been factored in and identified, such as opportunities to contribute to strategic place-making.
- 4.3 Through stakeholder engagement and by setting out clear expectations for delivery, the proposed site allocation policies in the SADPD PSV will help to accelerate

delivery of development in the borough, comprising housing (including affordable housing), commercial floorspace and social infrastructure. This will contribute to maintaining the necessary pipeline of new housing and thereby help ensure housing delivery targets continue to be achieved.