

Schedule of Proposed Modifications to the Lambeth Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) to be submitted for consideration as part of the Examination of the Plan

This schedule sets out proposed Modifications to the Lambeth SADPD PSV that will be submitted for consideration as part of the Examination process to address representations of soundness and other representations on the document's contents, plus other changes considered appropriate to improve the Plan.

The proposed Modifications are expressed in the form of ~~strike through~~ for deletions of text and underlined for additions of text and are set out in the same order as in the SADPD PSV.

Proposed Modifications

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
M001	13	Site 1	Transport and access	Amend second bullet point as shown: " South Lambeth Road <u>Lambeth Palace Road</u> is part of the TfL Road Network (TLRN)".	Change made in response to comments from Transport for London (R0014). The change is factual and corrects a previously mislabelled road name.
PM002	13	Site1	Flood risk	Amend first paragraph to read: "Wholly within the EA's Flood Zone 3 and 2100 Thames Tidal Breach Scenario, although the site of Canterbury House is outside the 2005 Thames Tidal Breach Scenario. "	Change made in response to comments from Environment Agency (R0282). The change is factual and is recommended by a statutory consultee.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
PM003	14	Site 1	Relevant planning history	Add new text to read: " <u>Land North And South Of Royal Street 05/01168/FUL - The demolition of the existing buildings and the erection of eight new buildings ranging in height from 20 to 5 storeys (generally reducing towards the park) to provide 641 residential units including (231 units - 407 bed spaces for key workers), a health facility (3,142 sq.m.) including a patients hotel, a nursery for NHS staff (766 sq.m.), accommodation for the families of sick children (1,780 sq.m.), ground floor retail and cafe uses (205 sq.m.), 209 off-street parking spaces, and associated landscaping, service and highway works. Granted 09/10/2007.</u> "	Change made in response to comments from Lambeth Green Group Councillors (R0092). The change is factual and adds contextual information about a relevant historic planning permission.
PM004	21	Site 1	Transport, movement and public realm	Add text to end of first paragraph to read: " <u>London Plan Policy SI 15 and Local Plan Policy T5 relating to river transport may also be relevant.</u> "	Change made in response to comments from Port of London Authority (R0065). The change adds clarity in terms of London Plan and Local Plan expectations on water / river transport.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
PM005	23	Site 1	Access to open space and nature conservation	Amend first paragraph to read: "Development should <u>protect existing open space</u> and address existing open space deficiency and access to nature deficiency by meeting the requirements of Local Plan Policy EN1(d). The entrance to Archbishop's Park should be improved."	Change made in response to comments from the Waterloo Community Development Group (R0269). The change adds certainty over expectations on open space.
PM006	23	Site 1	Access to open space and nature conservation	Add new second paragraph to read: " <u>Development proposals are encouraged to explore opportunities for new, extended, improved and inclusive access to and from nearby waterways in line with the aims of London Plan Policy SI 16 and Local Plan Policy Q24.</u> "	Change made in response to comments from Port of London Authority (R0065). The change adds clarity in terms of London Plan and Local Plan expectations on the Thames and use and enjoyment of waterways.
PM007	26	Site 2	Transport and access	Amend sixth bullet point as shown: " South Lambeth Road <u>Lambeth Palace Road</u> is part of the TfL Road Network (TLRN)".	Change made in response to comments from Transport for London (R0014). The change is factual and corrects a previously mislabelled road name.
PM008	34	Site 2	Transport, movement and public realm	Add text to end of first paragraph to read: " <u>London Plan Policy SI 15 and Local Plan Policy</u>	Change made in response to comments from Port of London Authority (R0065).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				<u>T5 relating to river transport may also be relevant."</u>	The change adds clarity in terms of London Plan and Local Plan expectations on water / river transport.
PM009	35	Site 2	Flood mitigation	Amend paragraph 7 to read: "All developments adjacent to a tidal flood defence must ensure the current and future statutory crest levels are maintained as outlined in the Thames Estuary 2100 plan and the condition of tidal wall defences provide a sufficient level of defence in accordance with the design life of the building (e.g. generally 100 years for residential and 50=60 years for commercial <u>75 years for non-residential</u>), and that a 16 metres setback is safeguarded for inspections, maintenance, future defence raising and potential replacement without increasing flood risk or encroaching on the river channel. <u>A flood risk activity permit (FRAP) will be required from the Environment Agency for activities within 16</u>	Change made in response to comments from the Environment Agency (R0282). The change updates and provides further detail on flood risk requirements and tidal breach scenario.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				<u>metres of a tidal main river or flood defence structure."</u>	
PM010	36	Site 2	Access to open space and nature conservation	Add new second paragraph to read: " <u>Development proposals are encouraged to explore opportunities for new, extended, improved and inclusive access to and from nearby waterways in line with the aims of London Plan Policy SI 16 and Local Plan Policy Q24.</u> "	Change made in response to comments from Port of London Authority (R0065). The change adds clarity in terms of London Plan and Local Plan expectations on the Thames and use and enjoyment of waterways.
PM011	39	Site 8	Transport and access	Add new sixth bullet point to read: " <u>Stamford Street is part of the TfL Road Network (TLRN)</u> "	Change made in response to comments from Transport for London (R0014). The change is factual and provides additional contextual information regarding the TfL Road Network adjacent to the site.
PM012	45	Site 8	Transport, movement and public realm	Add text to end of first paragraph to read: " <u>London Plan Policy SI 15 and Local Plan Policy T5 relating to river transport may also be relevant.</u> "	Change made in response to comments from the Port of London Authority (R0065).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
					The change adds clarity in terms of London Plan and Local Plan expectations on water / river transport.
PM013	46	Site 8	Access to open space and nature conservation	Add new second paragraph to read: " <u>Development proposals are encouraged to explore opportunities for new, extended, improved and inclusive access to and from nearby waterways in line with the aims of London Plan Policy SI 16 and Local Plan Policy Q24.</u> "	Change made in response to comments from the Port of London Authority (R0065). The change adds clarity in terms of London Plan and Local Plan expectations on the Thames and use and enjoyment of waterways.
PM014	49	Site 9	Heritage assets	Add a sixth bullet point to read: " <u>OXO Tower (LB Southwark)</u> "	Changes made in response to comments from LB Southwark (R0285). The change is factual and provides additional contextual information regarding nearby heritage assets.
PM015	51	Site 9	Relevant planning history	Under 'Adjacent to the site – 72 Upper Ground' add new text to read: " <u>17/03986/FUL Demolition of existing buildings and the construction of two new buildings (up to 14 storeys and 31 storeys in height with two</u>	Change made in response to comments from MEC London Property 3 (General Partner) Limited (R0082).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				<u>basement levels) for the provision of circa. 44,434 sq.m of offices (Use Class B1), 3,634 sq.m of television studios (Sui Generis), 216 sq.m of retail (Use Class A1) and 213 residential dwellings (Use Class C3) with associated vehicle and cycle parking, access works, servicing and landscaping. Granted 03/05/2018."</u>	The change is factual and adds contextual information about a relevant historic planning permission.
PM016	51	Site 9	Relevant planning history	Amend text as follows: "21/02668/EIAFUL – Demolition of all existing buildings and structures for a mixed-use redevelopment comprising offices, cultural spaces and retail uses with associated public realm and landscaping, servicing areas, parking and mechanical plant. Decision pending <u>Approved 04/03/2024."</u>	Change made in response to comments from MEC London Property 3 (General Partner) Limited (R0082). The change is factual and updates the text in response to a planning permission that was issued after the SADPD had been printed for Regulation 19 consultation.
PM017	54	Site 9	Land uses	Amend last sentence of paragraph 1 to read: "This may include an element of extra care housing <u>or a nursing home</u> where need is demonstrated."	Change made in response to comments from South Bank and Waterloo Neighbours (SoWN) (R0102), Waterloo Community Development Group

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
					(R0269), Coin Street Community Builders (CSCB) (R0275), and various individuals (R0038, R0059, R0083, R0095, R0110). The change responds to comments from the site owner in relation to delivery timescales. It improves the soundness of the SADPD by providing further information on deliverability.
PM018	54	Site 9	Land uses	Add new paragraph to read: " <u>Meanwhile uses on Gabriel's Wharf and Princes Wharf will be encouraged in advance of comprehensive redevelopment. Investment to enable this will be supported.</u> "	Change made in response to comments from Coin Street Community Builders (R0275). The change responds to comments from the site owner. It reflects council support for meanwhile uses to ensure that sites remain in beneficial use prior to redevelopment.
PM019	56	Site 9	Transport, movement and public realm	Add text to end of first paragraph to read: " <u>London Plan Policy SI 15 and Local Plan Policy T5 relating to river transport may also be relevant.</u> "	Change made in response to comments from the Port of London Authority (R0065).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
					The change adds clarity in terms of London Plan and Local Plan expectations on water / river transport.
PM020	57	Site 9	Neighbour relationships	Add new second paragraph to read: " <u>Development should be well integrated with and complement neighbouring development at 72 Upper Ground; especially in relation to the site interfaces.</u> "	Change made in response to comments from MEC London Property 3 (General Partner) Limited (R0082). The change responds to comments from the site owner. It provides further clarity about established design policy expectations.
PM021	57	Site 9	Neighbour relationships	Amend text as follows: "Development should ensure that the amenity value of Bernie Spain Gardens is and <u>Queen's Walk</u> are not diminished by undue overshadowing or enclosure."	Change made in response to comments from Waterloo Community Development Group (R0269). The change adds clarity in terms of expectations on the relationship between development and its surroundings.
PM022	57	Site 9	Flood risk mitigation	Amend paragraph 9 to read: "All developments adjacent to a tidal flood defence must ensure the current and future statutory crest levels are	Change made in response to comments from the Environment Agency (R0282).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				maintained as outlined in the Thames Estuary 2100 plan and the condition of tidal wall defences provide a sufficient level of defence in accordance with the design life of the building (e.g. generally 100 years for residential and 50= 60 years for commercial <u>75 years for non-residential</u>), and that a 16 metres setback is safeguarded for inspections, maintenance, future defence raising and potential replacement without increasing flood risk or encroaching on the river channel. <u>A flood risk activity permit (FRAP) will be required from the Environment Agency for activities within 16 metres of a tidal main river or flood defence structure."</u>	The change updates and provides further detail on flood risk requirements and tidal breach scenario.
PM023	58	Site 9	Access to open space and nature conservation	Add new second paragraph to read: <u>"Development proposals are encouraged to explore opportunities for new, extended, improved and inclusive access to and from nearby waterways in line with the aims of</u>	Change made in response to comments from the Port of London Authority (R0065). The change adds clarity in terms of London Plan and Local Plan expectations

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				<u>London Plan Policy SI 16 and Local Plan Policy Q24. Riparian life-saving equipment should also be provided where necessary and appropriate, in line with Local Plan Policy Q24"</u>	on the Thames and use and enjoyment of waterways.
PM024	70	Site 17	Transport, movement and public realm	Amend third paragraph to read: "Servicing should be accommodated off-street, potentially using Winans Walk as per the existing arrangement. This must allow servicing vehicles to enter and exit in forward gear. <u>Where land use is linked to last mile distribution/logistics or 'just-in-time', servicing which utilises cargo bikes and minimise the need for vehicle access will be supported.</u> "	Change made in response to comments from Transport for London (R0014). The change adds clarity in terms of expectations on sustainable transport use.
PM025	90	Site 21	Transport, movement and public realm	Amend first paragraph to read: "Local Plan and London Plan transport policies will apply, <u>therefore the development is expected to be car free with vehicle access restricted to disabled persons' parking and servicing.</u> "	Change made in response to comments from Transport for London (R0014). The change provides clarification over the expected outcomes of London Plan Policy T6 parking requirement.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
PM026	90	Site 21	Transport, movement and public realm	Amend sixth paragraph to read: "A suitable off-street servicing strategy for both the light industrial and residential uses should be demonstrated. <u>Where land use is linked to last mile distribution/logistics or 'just-in-time', servicing which utilises cargo bikes and minimise the need for vehicle access will be supported.</u> "	Change made in response to comments from Transport for London (R0014). The change adds clarity in terms of expectations on sustainable transport use.
PM027	98	Site 3	Neighbour context	Amend first paragraph to read: "The retail properties on the north side of Leigham Court Road between the site and Streatham High Road are generally single storey although 29–33 Leigham Court Road is two-storey, <u>with residential on the first floor.</u> "	Change made in response to comments from Streatham Alliance (R0300). The change is factual and clarifies the situation about a neighbouring property.
PM028	103	Site 3	Transport, movement and public realm	Amend first paragraph to read: "Local Plan and London Plan transport policies will apply, <u>therefore the development is expected to be car free with vehicle access restricted to disabled persons' parking and servicing.</u> "	Change made in response to comments from Transport for London (R0014). The change provides clarification over the expected outcomes of London Plan Policy T6 parking requirement.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
PM029	110	Site 18	Groundwater and contaminated land	Add statement: “ <u>Potential contamination from petrol station.</u> ”	Change made in response to comments from the Environment Agency (R0282). The change is factual and adds information of relevance to future development proposals for the site.
PM030	117	Site 18	Transport, movement and public realm	Add new sixth paragraph to read: “ <u>A suitable off-street servicing strategy for both the light industrial and residential uses should be demonstrated. Where land use is linked to last mile distribution/logistics or ‘just-in-time’, servicing which utilises cargo bikes and minimise the need for vehicle access will be supported.</u> ”	Change made in response to comments from Transport for London (R0014). The change adds clarity in terms of expectations on sustainable transport use.
PM031	123	Site 7	Heritage assets	After the first sentence add: “ <u>To the north of the site are the West Square Conservation Area and Elliot's Row Conservation Area</u> ”	Change made in response to comments from LB Southwark (R0285). The change is factual and provides additional contextual information regarding nearby heritage assets.

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
PM032	123	Site 7	Heritage assets	Amend the final paragraph to read: ' The Cottingham Close Council Estate to the South has been identified by the Council as being worthy of consideration as a potential post-war conservation area. <u>The Cottingham Close Estate to the South has been identified in the Twentieth Century Society's 2017 Conservation Area Project as a potential candidate as a post-war conservation area.</u> '	Change made in response to comments from Jon Barker (R0088) and Unite Group PLC (R0276). The change addresses the incorrect estate name and provides a more accurate description of its heritage status.
PM033	129	Site 7	Heritage assets	Add final paragraph: " <u>The stock brick wall separating the two parts of the site is a remnant of the old workhouse but its outside the conservation area and isolated from all the surviving historic buildings. Given its limited historic interest, it is not considered to be a heritage asset.</u> "	Change made in response to comments from Unite Group PLC (R0276). The change clarifies that the existing brick wall is not a heritage asset, as previously detailed within the design evidence paper.
PM034	130	Site 7	Transport, movement and public realm	Amend first paragraph to read: "Local Plan and London Plan transport policies will apply, <u>therefore the development is expected to be car</u>	Change made in response to comments from Transport for London (R0014).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				<u>free with vehicle access restricted to disabled persons' parking and servicing."</u>	The change provides clarification over the expected outcomes of London Plan Policy T6 parking requirement.
PM035	130	Site 7	Transport, movement and public realm	Amend fourth paragraph to read: "No vehicular access or servicing should be provided from Dugard Way, although pedestrian access is required. Any partial redevelopment of the site should ensure that later phases can also be serviced from Kennington Lane rather than Dugard Way. On street servicing on Kennington Lane is unacceptable. Servicing is to be accommodated on site, with all vehicles able to enter and exit in forward gear. <u>Where land use is linked to last mile distribution/logistics or 'just-in-time', servicing which utilises cargo bikes and minimise the need for vehicle access will be supported."</u>	Change made in response to comments from Transport for London (R0014). The change adds clarity in terms of expectations on sustainable transport use.
PM036	130	Site 7	Transport, movement and public realm	Amend final paragraph to read: "Planning obligations may be sought to mitigate any impacts of development on local public realm	Change made in response to comments from Transport for London (R0014).

Modification No.	Page No.	Site	Sub-section	Proposed Modification	Reason for Modification
				and transport infrastructure, such as through the delivery of the local Healthy Route Network, <u>active travel connections, cycle hire provision and buses.</u>	The change adds clarity in terms of expectations about planning obligations relating to sustainable transport use.
PM037	131	Site 7	Flood risk mitigation	After the fourth paragraph add: " <u>The NHS facilities are considered a "More Vulnerable Use", any reprovision of this use on site would need to satisfy the exceptions test as part of a Flood Risk Assessment.</u> "	Change made in response to comments from the Environment Agency (R0282). The additional text makes clear the NPPF flood risk category of the NHS facilities and the exceptions test requirement.