Lambeth
Housing Development
Pipeline Report

2023/24

Lambeth

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Executive Summary

662 net additional dwellings were completed in Lambeth in 2023/24, including 599 conventional units and the equivalent of 63 non-self-contained homes (table 1). This figure is less than Lambeth's annual London Plan housing target (1,335 net additional dwellings per annum). The shortfall arises from a combination of factors including a legacy of a lower number of schemes starting work on site during the peak of the Covid-19 pandemic in 2020, 2021 and 2022, build cost inflation, labour shortages, and interest rate rises.

Lambeth's affordable housing policy applied to 414 of the gross units completed in 2023/24 (i.e., units completed as part of full or outline planning permissions for 10 or more units). 159 (38%) of these were affordable (table 12), and two more affordable units were provided through two minor lawful development certificates, for a total of 161.

1,075 gross additional housing units were approved during 2023/24 (table 5). This low figure stems from a combination of factors including the Government's change to the Building Regulations requiring buildings over 18m high to have a second staircase, causing some applications to be delayed. Other factors that may have reduced planning applications include increasing inflation and increasing interest rates. The gross additional housing units approved have positively contributed to the number of units in the development pipeline (i.e., units under construction/part implemented or units approved but not yet implemented) at the end of March 2024, which stood at 10,290 gross residential units, of which 5,971 (58%) were under construction or part implemented, and 4,319 remained unimplemented (tables 8 and 10).

Lambeth's affordable housing policy applied to 846 of the total gross units approved in 2023/24. 42% of these approved units were affordable (table 15). These affordable approvals have positively contributed to the number of affordable units in the development pipeline. There were 3,489 gross affordable units in the development pipeline at the end of 2023/24, including 2,095 low-cost rented units. 55% of all the affordable housing units in the development pipeline were under construction/part implemented (tables 18 and 20).

The table below summarises the key findings in this report:

Table i: Key findings

Net additional dwellings completed in 2023/24	**662**
Gross affordable units completed in 2023/24	**161**
Proportion of gross units completed in 2023/24 as part of full or outline planning permissions for 10 or more units that were affordable	**38%**
Gross units approved in 2023/24	**1,075**
Net units approved in 2023/24	**784**
Proportion of gross units approved in 2023/24 as part of full or outline planning permissions for 10 or more units that were affordable	**42%**
Gross units in the development pipeline (end of March 2024)	**10,290**
Proportion of units in the development pipeline under construction or part implemented (end of March 2024)	**58%**
Gross affordable units in the development pipeline (end of March 2024)	**3,489**
Proportion of affordable units in the development pipeline under construction or part implemented (end of March 2024)	**55%**
Five-year housing land supply (2023/24 – 2027/28)	**4.21 years**

Background

Lambeth's annual Housing Development Pipeline Report provides data on changes in the borough's housing supply between 1 April 2023 and 31 March 2024.

Information in this report will be used to monitor the implementation of the policies in Lambeth's Local Plan 2021 and performance against indicators 1-3 of Annex 7.

The report lists and summarises all new housing that was completed, under construction/part implemented or had an unimplemented valid planning permission during the 2023/24 financial year. This includes housing from new build developments, conversion of existing residential dwellings and the change of use to or from another use.

This report provides detailed information on conventional housing supply only - this comprises self-contained, use class C3 housing. Further information about student accommodation, which is a form of non-self-contained housing, will be provided in the Lambeth Annual Monitoring Report 2023/24.

Information on housing completions was compiled from various sources including the council's Building Control records, the Council Tax property valuation website, Google Street View, information from developers and site visits.

Lambeth's updated 10-year housing trajectory and five-year housing land supply are set out in section F.

London Plan housing delivery targets

The monitoring figure for housing supply in Lambeth is set out in the London Plan 2021. Lambeth has a target to deliver a minimum of 13,350 net additional dwellings over the 10-year period from 2019/20 to 2028/29. The annual monitoring target is therefore 1,335 net additional dwellings per year.

This target is based on the 2017 Strategic Housing Land Availability Assessment (SHLAA) which differentiates between delivery on large sites (those that are 0.25 hectares in size or larger) and an assumed proportion of delivery on small sites (those that are smaller than 0.25 hectares). In Lambeth, the London Plan 2021 identifies the potential for 4,000 of the total 13,350 net additional dwellings required over the 10 year period to be delivered in small sites. This would translate into an annual average of 400 net additional units being delivered in small sites. However, the proportion of completions on small sites is likely to vary significantly from year to year. Section F of this report sets out how Lambeth has performed on large and small sites in terms of housing completed per annum.

The London Plan target also includes an assumption for delivery of non-self-contained homes. The approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up. Non-self-contained accommodation for students counts towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. The London Plan 2021 counts net non-self-contained accommodation for older people (C2 use class) towards meeting housing targets on the basis of a 1:1 ratio, however, for the purposes of the national housing delivery test, these are counted on a 1.8:1 ratio. All other net non-self-contained communal accommodation counts towards meeting housing targets on the basis of a 1.8:1 ratio. These ratios mirror the ratios in the Government's Housing Delivery Test Measurement Rulebook.

Prior Approvals affecting residential use

Permitted development (PD) rights are national grants of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Many PD rights require a "prior approval" which means a developer needs to get consent from the local planning authority before starting work on a development that is generally permitted by PD rights. The Prior Approval process allows the authority to review specific aspects of the proposal and ensure they are acceptable. During 2023/24, different classes of permitted development rights affected residential (C3) use including:

- Class O – this was introduced in May 2013 and allowed change of use of office floorspace (B1a (as defined by the former Use Classes Order up to 31 August 2020)) to residential (C3)
- Class M – this was introduced in April 2015 and allowed change of use from a use falling within launderette; betting office; pay day loan shop; hot food takeaway; or a mixed use combining use as a dwellinghouse with a use falling within one of the uses mentioned above to residential (C3)
- Class MA – this became available from August 2021 and allowed change of use from a use falling within Class E to residential use (C3) (please refer to appendix 2 for an overview of use classes).
- Class A – this was introduced in August 2020 and allowed the upward extension of purpose-built blocks of flats by two additional storeys

Each of these require a prior approval before planning consent can be obtained.

An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order which enables Local Planning Authorities to withdraw specified permitted development rights across a defined area. During 2023/24, Lambeth had in place three Article 4 Directions which removed the Class MA permitted development rights in (i) selected areas within the London Plan Central Activities Zone (CAZ) as it relates to Lambeth, (ii) selected Key Industrial and Business Areas (KIBAs) not falling within the Brixton Creative Enterprise Zone or the Central Activities Zone or parts thereof, and selected areas within the West Norwood Creative Business Cluster; and (iii) town centre locations including selected areas within the Brixton Creative Enterprise Zone, selected areas within Streatham town centre, Clapham High Street primary shopping area and nine office locations in and around Clapham High Street town centre, and the West Norwood/Tulse Hill primary shopping area . These Article 4 Directions came into force on 28 October 2022.

Units arising from prior approval for permitted development are included in the overall totals for conventional supply.

Affordable Housing Policy

The London Plan 2021 follows the threshold approach to affordable housing policy which involves a Fast Track route for applications that meet the requirements of the threshold approach and a Viability Tested route for those that do not. The latter requires detailed supporting viability evidence to be submitted as part of the application – further information is set out in London Plan policy H5. The London Plan affordable housing thresholds are 35% on private land and 50% on public land and sites involving a loss of industrial capacity. Affordable housing is required on site in schemes providing more than 10 units (gross).

The Lambeth Local Plan 2021 follows this approach. It adds provision for applicants to follow the Fast Track route by providing a payment in lieu of affordable housing (PIL) where between 10 and 25 units gross are proposed, as this can sometimes be more effective than seeking Registered Providers to take on very small numbers of on-site units.

Since the Lambeth Local Plan 2021 was adopted in September 2021, Lambeth is no longer able to secure PIL of affordable housing on sites proposing fewer than 10 gross housing units. This is a result of a change in the National Planning Policy Framework in 2018. Therefore, Lambeth Local Plan 2021 affordable housing policy only relates to full or outline schemes proposing 10 or more gross housing units.

The Lambeth Local Plan affordable housing policy sets a tenure split requirement for new affordable housing of 70% low-cost rent and 30% intermediate.

Affordable housing policy applies to the gross number of new units, so monitoring of affordable housing secured through the planning system is reported on gross units. Appendix 1 sets out definitions of different types of affordable housing in London falling within the categories 'low-cost rent' and 'intermediate' that applied in 2023/24.

Explanations and abbreviations used

Existing, Net and Gross

- The 'existing' number of units is the number of units on site before any development of the site starts
- The 'gross' number of units from a housing development is the total number of units created by the development.
- The 'net' figure is the gross number of housing units created minus any existing units lost due to the development. For example: if a house is converted into three flats the gross number of units is three and the net number is two.
- 'Net affordable' means the gross affordable units minus any existing affordable units lost through development.

Completions

- Completed units comprises: i) all existing units lost through redevelopment, change of use or conversion during 2023/24 (these are counted as losses when the development starts on site), and ii) all gross units created by housing developments that were ready to be occupied in 2023/24 (these are counted as gains).

Under construction/part implemented

- Units which have been approved as part of planning permissions which have started work on site, at least in terms of some of the phases. If a permission affects existing residential units, and works to those existing units commences, these existing units are counted as completed losses.

Unimplemented

- Units which have been approved as part of planning permissions which are still live (i.e. the permissions have not lapsed) but have not yet been implemented (started) on site.

Approved

- Units which were granted planning permission in 2023/24.

Wards

The abbreviations used for wards in Lambeth are:

BA	Brixton Acre Lane	**BN**	Brixton North	**BR**	Brixton Rush Common
BW	Brixton Windrush	**CC**	Clapham Common & Abbeville	**CE**	Clapham East
CP	Clapham Park	**CT**	Clapham Town	**GH**	Gipsy Hill
HH	Herne Hill & Loughborough Junction	**K**	Kennington	**KH**	Knight's Hill
MF	Myatt's Fields	**O**	Oval	**SM**	St Martin's
SE	Stockwell East	**SL**	Stockwell West & Larkhall	**SC**	Streatham Common & Vale
SH	Streatham Hill East	**ST**	Streatham Hill West & Thornton	**SS**	Streatham St Leonard's
SW	Streatham Wells	**V**	Vauxhall	**WS**	Waterloo & South Bank
WD	West Dulwich				

If you have any questions or require any further information, please contact planningpolicy@lambeth.gov.uk.

Results and commentary

Completions

In 2023/24, for monitoring purposes, a total of 662 net additional dwellings were completed in Lambeth, against the London Plan 2021 target of 1,335. This includes 599 net additional dwellings of conventional supply and 63 net additional non-conventional supply.

Table ii: Historic performance against London Plan target

London Plan Target		**Conventional**	**Non-Conventional**			**Monitoring Total**
		Net Additional Dwellings	**Total Non-Conventional Supply**	**Non-Self Contained**	**Vacants brought back into use**	
2014/15	1195	1406	382	310	72	1788
2015/16	1559	1353	1152	1077	75	2505
2016/17	1559	1446	-1	-21	20	1445
2017/18	1559	1544	30	6	24	1574
2018/19	1559	1033	1069	1040	29	2102
2019/20	1335	1513	-77	-77	-	1436
2020/21	1335	1112	59	59	-	1171
2021/22	1335	379	335	335	-	714
2022/23	1335	423	20	20	-	443
2023/24	1335	599	63	63	-	662
	14106	**10808**	**3032**	**2812**	**220**	**13840**

The overall shortfall compared to the annual London Plan target arises from factors including delays to several large sites currently under construction/ part implemented; delays in others starting on site; and fewer completions on small sites - compared to the information available at the time the Local Plan was submitted for examination in May 2020. Some of these delays can be attributed to wider economic factors such as build cost inflation, labour shortages, interest rate rises and the previous Government's change to the Building Regulations requiring buildings over 18m high to have a second staircase, which led to some permissions needing to be updated. The lower number of completions in 2023/24 can also partly be attributed to the lower number of schemes starting work on site during the peak of the Covid-19 pandemic in 2020, 2021 and 2022.

The largest housing schemes (part) completed were at Tesco Kennington Lane (218 net additional homes), Olive Morris House (74 net additional homes) and Clapham Park Estate (50 net additional homes). 355 of the net additional conventional dwellings were completed on large sites (0.25 hectares and above in size). Full details on which large sites were completed in 2023/24 are set out in section F.

Most of the net additional non-conventional supply completed in 2023/24 were houses in multiple occupation (HMOs).

Lambeth's Housing Delivery Test Action Plan 2025 identifies reasons for under-delivery, explores ways to reduce the risk of further under-delivery, and sets out measures and key actions that Lambeth intends to take to increase housing delivery. It provides an overview of the challenges and opportunities relating to housing delivery.

Conventional supply

Of the net units completed, 82% were new build and 11% were from the conversion (sub-division) or de-conversion (amalgamation) of existing dwellings. The remaining units were from change of use from/to non-residential uses, either through standard planning applications or the Prior Approvals process. 22 units were completed in Prior Approval developments (4% of the net total).

Approvals

Permission was granted for 1,075 (gross) units during 2023/24, which equates to 784 net units.

Of the gross units, 30 units were approved in Prior Approval developments during 2023/24, representing 3% of the gross total.

Development pipeline

The total development pipeline (i.e. units under construction/part implemented and units approved but not yet started on-site) stood at 10,290 gross units at the end of March 2024.

Under Construction/part implemented

5,971 units (58%) of units in the development pipeline were under construction/part implemented at end of 2023/24

A total of 5,971 gross residential units were under construction/part implemented at the end of March 2024, which represents 58% of the total development pipeline. 12 units were under construction/part implemented in Prior Approval developments at the end of 2023/24, representing less than 1% of the total.

Unimplemented Permissions

There were 4,319 (gross) residential units with unimplemented permission at the end of 2023/24 (a net figure of 3,330). 267 gross units in Prior Approval developments remained unimplemented at the end of 2023/24, representing 6% of the gross total.

Affordable Housing

38% of relevant completed permissions were affordable

The total (gross) number of residential units completed as part of full or outline planning permissions for 10 or more residential units in 2023/24 was 414 – affordable housing requirements apply to these permissions. Of these, 159 (38%) were affordable units, including 137 low-cost rent units and 22 intermediate units. The 159 affordable units were completed on six separate sites - 58 gross affordable homes came forward at the Tesco site at 275 Kennington Lane, 50 were delivered as part of the Clapham Park Estate, and 30 affordable homes were completed at Olive Morris House.

Fluctuations in completions of affordable housing are not uncommon from year to year, reflecting the historical pipeline of approvals and the phased delivery of large developments. Affordable housing is typically required to be delivered before the market units in new developments.

42% of units approved as part of relevant schemes were affordable

Of the total 1,075 gross units approved, Lambeth's affordable housing policy applied to 846 units. Of these, 352 were affordable (42%). The 2023/24 figure of 352 was secured as part of five permissions, of which 238 were low-cost rent (68%) and 114 were intermediate units (32%).

A further two affordable (low-cost rented) units were completed as part of two lawful development certificates at 16 Brighton Terrace. Lambeth Local Plan policy typically requires 70 per cent of affordable housing units to be provided as low-cost rented homes and 30 per cent as intermediate products. The approvals at Royal Street Site (22/01206/EIAFUL) and Lambeth Hospital (20/04194/EIAFUL) both comprised a slightly lower proportion of low-cost rent units (68% and 67% respectively). However, in both cases the proposals were considered acceptable given the particular details of each application.

No additional payment in lieu (PIL) of affordable housing was secured through approved developments in 2023/24.

3,489 gross affordable units are in the development pipeline

Overall, there are 9,414 housing units in the development pipeline at the end of 2023/24 coming forward as part of full or outline planning permissions which proposed 10 or more homes. 3,489 of these units are affordable which equates to 37%. Of all the affordable units in the development pipeline, 60% of these are for low-cost rented units.

1,923 (55%) of affordable units in the development pipeline are already under construction/part implemented

1,923 (gross) affordable units were under construction/part implemented at end of 2023/24, and 68% of these are for low-cost rented (LCR) units. All of the affordable units were coming forward as part of full or outline planning permissions which proposed 10 or more homes. Based on those types of permissions alone, 34% of units under construction/part implemented are affordable. Of the 1,923 affordable units under construction/part implemented, 285 are coming forward as part of the Clapham Park re-development, and 224 are coming forward as part of the Gasholder Station redevelopment.

42% of relevant unimplemented units are affordable

Permissions for **1,566** affordable units (gross) were unimplemented at the end of 2023/24, and 50**%** of these were for low-cost rented units. All of the unimplemented affordable units are coming forward as part of full or outline planning permissions which proposed 10 or more homes. Based on those types of permissions alone, 42**%** of units are affordable. Of the 1,566 unimplemented affordable units, 839 of these are due to come forward as part of the Clapham Park redevelopment which is being built out in several phases.

Updated housing trajectory for years 1 to 10 of the plan period

The updated housing trajectory for years one to ten of the Local Plan period (2019/20 to 2028/29) demonstrates a shortfall in projected supply of 2,191 dwellings over ten years (see table 22 and chart 5).

Five-year housing land supply

Pursuant to the most recent Housing Delivery test (published 12 December 2024), Lambeth delivered 74% of its housing target in the three years between 2020-2023. Lambeth is therefore subject to sanctions which include adding a 20% buffer to the calculation of its five-year housing land supply. This means Lambeth needs to demonstrate a higher level of housing land supply to satisfy government requirements.

For the five years from 2024/25 to 2028/29, Lambeth's cumulative housing target is 8,010 units (i.e., five times Lambeth's annualised housing delivery target as set by the London Plan 2021, plus a 20% buffer). During the 2024/25 to 2028/29 five-year period, 6,737 net additional units are expected to be delivered. This equates to 4.21 years' supply of housing land (see table 23).

Development Pipeline Summary

Section A. Completions

Table 1. 2023/24 London Plan annual monitoring performance

London Plan annual monitoring target - net additional supply (Conventional and Non-Conventional)	**Conventional supply**	**Non-conventional supply**	**Total net additional dwellings 2023/24** (Conventional and Non-conventional)
	Net Completions	**Net Non-Self Contained Completions** (with appropriate ratios applied)	
1,335	**599**	**63**	**662**

Please note that all of the following tables in the Development Pipeline Summary section of the report relate to conventional C3 (self-contained) housing units only.

Table 2. 2023/24 Conventional completions summary table: development type

		Development Type				
		New Build	Change of Use	Residential Conversions	Prior Approvals	Total
Gross	No.	493	30	92	22	**637**
	%	77%	5%	14%	3%	100%
Net	No.	489	23	65	22	**599**
	%	82%	4%	11%	4%	100%

Chart 1. 2023/24 Conventional completions by development type

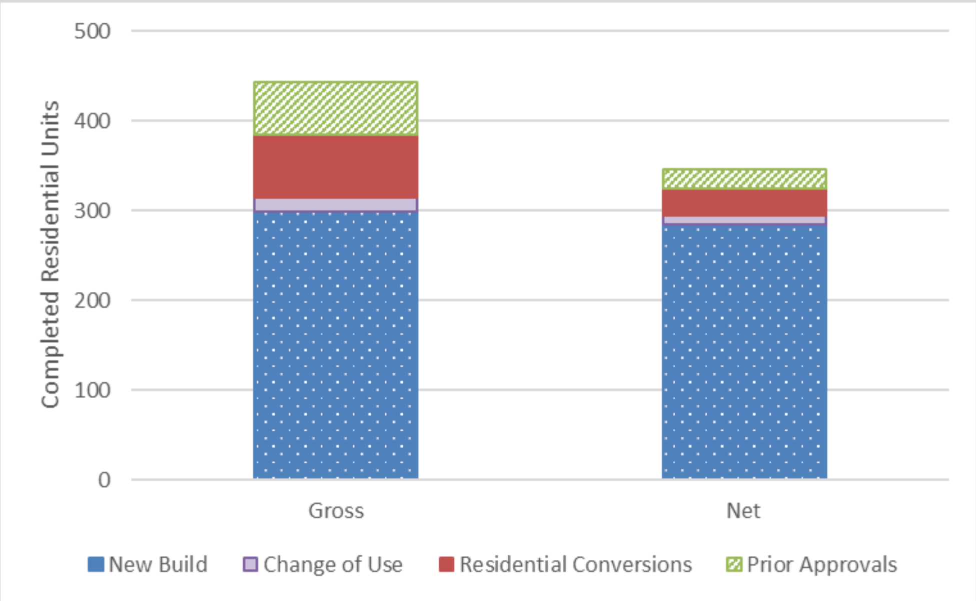


Table 3. 2023/24 Conventional completions by development type and ward

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Brixton Acre Lane	81	81	0	-1	7	6	0	0	88	86
Brixton North	0	0	8	8	2	2	0	0	10	10
Brixton Rush Common	6	6	0	0	2	1	4	4	12	11
Brixton Windrush	1	1	0	0	0	0	0	0	1	1
Clapham Common & Abbeville	1	1	0	0	5	5	0	0	6	6
Clapham East	29	29	0	0	2	1	0	0	31	30
Clapham Park	54	54	0	0	0	0	0	0	54	54
Clapham Town	8	8	0	0	4	4	16	16	28	28
Gipsy Hill	3	3	3	1	2	1	0	0	8	5
Herne Hill & Loughborough Junction	16	16	0	-1	8	3	0	0	24	18
Kennington	0	0	0	0	1	1	1	1	2	2
Knight's Hill	0	-2	13	13	4	4	0	0	17	15
Myatt's Fields	1	0	0	-1	0	0	0	0	1	-1
Oval	218	218	0	0	2	1	1	1	221	220
St Martin's	11	11	0	-1	19	17	0	0	30	27
Stockwell East	1	1	0	0	7	6	0	0	8	7
Stockwell West & Larkhall	6	6	0	0	0	0	0	0	6	6
Streatham Common & Vale	1	1	0	0	0	0	0	0	1	1
Streatham Hill East	0	0	0	0	8	8	0	0	8	8
Streatham Hill West & Thornton	14	14	0	0	2	-1	0	0	16	13
Streatham St Leonard's	12	12	6	6	4	1	0	0	22	19
Streatham Wells	0	0	0	-1	12	6	0	0	12	5
Vauxhall	30	30	0	0	1	-1	0	0	31	29
Waterloo & South Bank	0	0	0	0	0	0	0	0	0	0
West Dulwich	0	-1	0	0	0	0	0	0	0	-1
Total	**493**	**489**	**30**	**23**	**92**	**65**	**22**	**22**	**637**	**599**

Table 4. Rolling annual conventional completions by development type and ward

	New Build				Change of use				Residential Conversions				Prior Approvals				Total			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2014/15	1103	69%	1053	75%	173	11%	167	12%	254	16%	114	8%	72	4%	72	5%	1602	100%	1406	100%
2015/16	1015	59%	752	56%	179	10%	178	13%	168	10%	79	6%	344	20%	344	25%	1706	100%	1353	100%
2016/17	1093	68%	1010	70%	102	6%	99	7%	153	9%	70	5%	267	17%	267	18%	1615	100%	1446	100%
2017/18	1364	81%	1317	85%	43	3%	41	3%	161	10%	78	5%	108	6%	108	7%	1676	100%	1544	100%
2018/19	868	77%	879	85%	38	3%	43	4%	89	8%	161	16%	38	3%	38	4%	1121	100%	1033	100%
2019/20	1688	85%	1313	87%	34	2%	31	2%	192	10%	100	7%	69	3%	69	5%	1983	100%	1513	100%
2020/21	1059	87%	1044	92%	21	2%	16	1%	106	9%	44	4%	32	3%	32	3%	1218	100%	1136	100%
2021/22	294	67%	279	74%	16	4%	11	3%	69	16%	29	8%	60	14%	60	16%	439	100%	379	100%
2022/23	359	62%	259	61%	30	5%	21	5%	103	18%	56	13%	87	15%	87	21%	579	100%	423	100%
2023/24	493	77%	489	82%	30	5%	23	4%	92	14%	65	11%	22	3%	22	4%	637	100%	599	100%
Total	**9336**	**74%**	**8395**	**78%**	**666**	**5%**	**630**	**6%**	**1387**	**11%**	**796**	**7%**	**1099**	**9%**	**1099**	**10%**	**12576**	**100%**	**10832**	**100%**

Section B. Approvals

Table 5. 2023/24 Conventional approvals summary table: development type

		Development Type				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	
Gross	No.	930	24	91	30	1075
	%	87%	2%	8%	3%	100%
Net	No.	694	12	48	30	784
	%	89%	2%	6%	4%	100%

Chart 2. 2023/24 Approved conventional units by development type

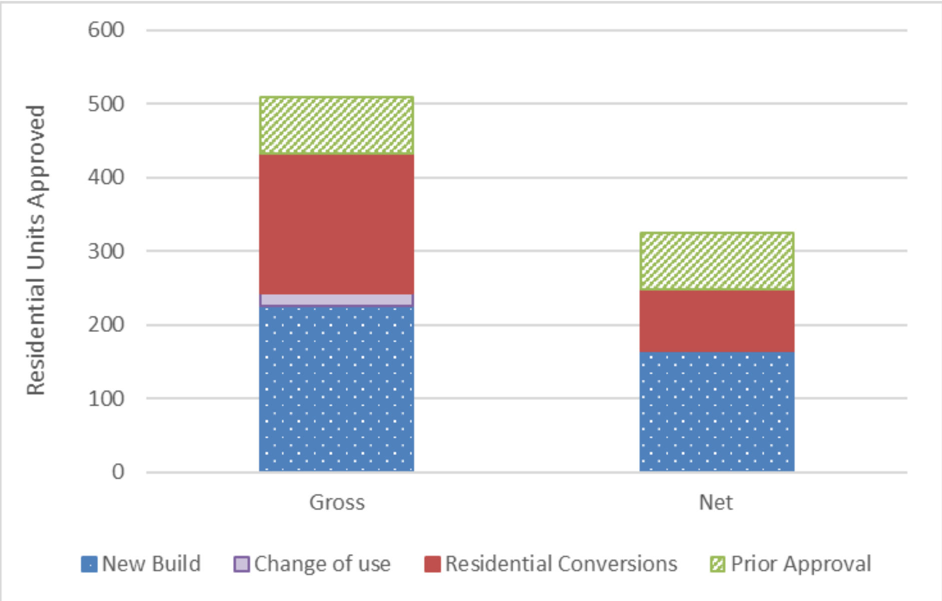


Table 6. 2023/24 Conventional approved units by development type and ward

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Brixton Acre Lane	9	9	0	-1	5	4	0	0	14	12
Brixton North	1	1	0	-1	2	2	0	0	3	2
Brixton Rush Common	0	0	0	0	2	1	0	0	2	1
Brixton Windrush	5	5	0	-1	7	4	0	0	12	8
Clapham Common & Abbeville	5	5	1	1	2	1	0	0	8	7
Clapham East	555	555	0	-1	2	1	6	6	563	561
Clapham Park	26	26	0	0	5	3	18	18	49	47
Clapham Town	9	9	0	-1	2	2	2	2	13	12
Gipsy Hill	3	3	3	1	0	0	1	1	7	5
Herne Hill & Loughborough Junction	6	4	1	0	8	3	0	0	15	7
Kennington	1	1	0	0	1	1	2	2	4	4
Knight's Hill	1	1	9	9	1	1	1	1	12	12
Myatt's Fields	1	0	1	0	0	0	0	0	2	0
Oval	115	18	1	1	3	0	0	0	119	19
St Martin's	8	8	0	-2	19	14	0	0	27	20
Stockwell East	0	0	0	0	3	2	0	0	3	2
Stockwell West & Larkhall	7	7	0	0	2	-1	0	0	9	6
Streatham Common & Vale	1	1	2	2	0	0	0	0	3	3
Streatham Hill East	5	5	0	0	0	0	0	0	5	5
Streatham Hill West & Thornton	10	10	0	0	7	4	0	0	17	14
Streatham St Leonard's	3	2	6	6	6	2	0	0	15	10
Streatham Wells	3	2	0	-1	12	6	0	0	15	7
Vauxhall	0	-5	0	0	2	-2	0	0	2	-7
Waterloo & South Bank	133	4	0	0	0	0	0	0	133	4
West Dulwich	23	23	0	0	0	0	0	0	23	23
Total	**930**	**694**	**24**	**12**	**91**	**48**	**30**	**30**	**1075**	**784**

Table 7. Rolling annual conventional approvals by development type

	New Build				Change of Use				Residential Conversions				Prior Approvals				Totals			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
2014/15	4377	83%	4298	84%	163	3%	157	3%	233	4%	131	3%	503	10%	503	10%	5276	100%	5089	100%
2015/16	1938	78%	1721	78%	154	6%	152	7%	124	5%	55	2%	279	11%	279	13%	2495	100%	2207	100%
2016/17	3268	92%	3166	94%	81	2%	81	2%	162	5%	80	2%	56	2%	56	2%	3567	100%	3383	100%
2017/18	1491	77%	1463	82%	31	2%	20	1%	192	10%	89	5%	222	11%	222	12%	1936	100%	1794	100%
2018/19	2146	87%	2044	91%	52	2%	51	2%	188	8%	89	4%	67	3%	67	3%	2453	100%	2251	100%
2019/20	4218	93%	2954	93%	40	1%	33	1%	173	4%	89	3%	101	2%	101	3%	4532	100%	3177	100%
2020/21	761	71%	713	75%	94	9%	81	9%	95	9%	39	4%	115	11%	115	12%	1065	100%	948	100%
2021/22	1688	158%	1509	85%	70	7%	64	4%	85	8%	36	2%	169	16%	169	10%	2012	189%	1778	100%
2022/23	226	21%	164	50%	16	2%	1	0%	190	18%	83	26%	77	7%	77	24%	509	48%	325	100%
2023/24	930	87%	694	89%	24	2%	12	2%	91	8%	48	6%	30	3%	30	4%	1075	100%	784	100%
Total	**21043**	**84%**	**18726**	**86%**	**725**	**3%**	**652**	**3%**	**1533**	**6%**	**739**	**3%**	**1619**	**6%**	**1619**	**7%**	**24920**	**100%**	**21736**	**100%**

Section C. Future supply - permissions under construction/part implemented

Table 8. 2023/24 Conventional units under construction/part implemented summary table: development type

		Development Type				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	
Gross	No.	5830	111	18	12	**5971**
	%	98%	2%	0%	0%	**100%**
Net	No.	5514	111	18	12	**5655**
	%	98%	2%	0%	0%	**100%**

Chart 3. Conventional units under construction/part implemented by development type

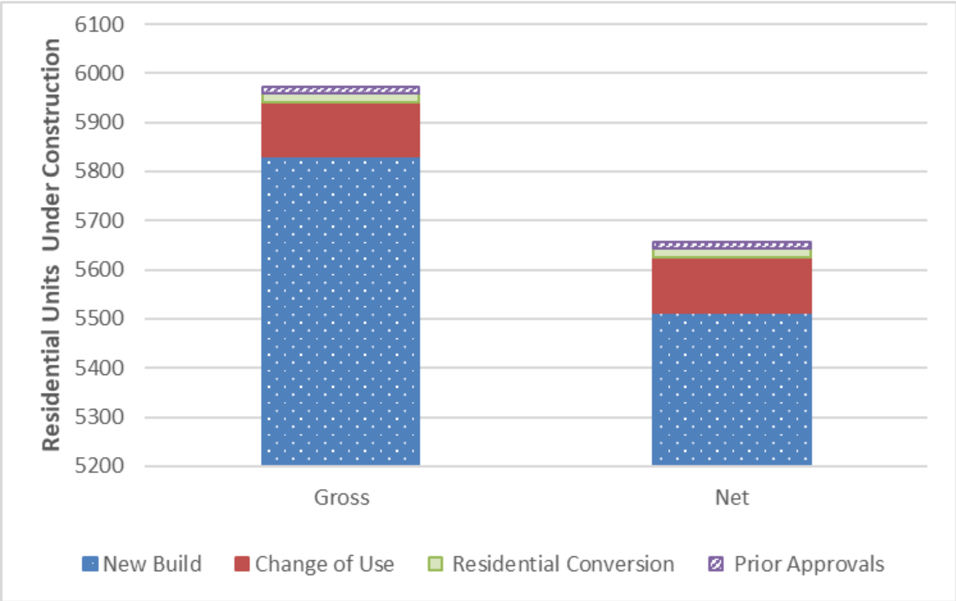


Table 9. 2023/24 Conventional units under construction/part implemented by development type and ward

Ward	New Build		Change of use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Brixton Acre Lane	51	51	0	0	0	0	0	0	51	51
Brixton North	102	102	0	0	0	0	2	2	104	104
Brixton Rush Common	5	5	3	3	0	0	0	0	8	8
Brixton Windrush	345	345	0	0	0	0	0	0	345	345
Clapham Common & Abbeville	237	237	0	0	0	0	0	0	237	237
Clapham East	86	86	13	13	0	0	0	0	99	99
Clapham Park	520	520	0	0	0	0	2	2	522	522
Clapham Town	320	320	0	0	1	1	1	1	322	322
Gipsy Hill	39	39	0	0	4	4	1	1	44	44
Herne Hill & Loughborough Junction	580	446	3	3	0	0	2	2	585	451
Kennington	71	53	1	1	0	0	0	0	72	54
Knight's Hill	74	74	14	14	0	0	1	1	89	89
Myatt's Fields	31	31	2	2	0	0	0	0	33	33
Oval	1348	1247	3	3	2	2	0	0	1353	1252
St Martin's	87	87	0	0	0	0	0	0	87	87
Stockwell East	4	4	0	0	0	0	0	0	4	4
Stockwell West & Larkhall	0	0	0	0	0	0	0	0	0	0
Streatham Common & Vale	36	36	3	3	1	1	0	0	40	40
Streatham Hill East	1	1	0	0	1	1	0	0	2	2
Streatham Hill West & Thornton	0	0	0	0	5	5	0	0	5	5
Streatham St Leonard's	22	22	0	0	4	4	1	1	27	27
Streatham Wells	15	15	8	8	0	0	2	2	25	25
Vauxhall	1298	1298	0	0	0	0	0	0	1298	1298
Waterloo & South Bank	547	484	61	61	0	0	0	0	608	545
West Dulwich	11	11	0	0	0	0	0	0	11	11
Total	**5830**	**5514**	**111**	**111**	**18**	**18**	**12**	**12**	**5971**	**5655**

Section D. Future supply - unimplemented permissions

Table 10. 2023/24 Unimplemented conventional permissions summary table: development type

		Development Type				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	
Gross	No.	3968	28	56	267	4319
	%	92%	1%	1%	6%	100%
Net	No.	3024	20	19	267	3330
	%	91%	1%	1%	8%	100%

Chart 4. 2023/24 Unimplemented conventional units by development type

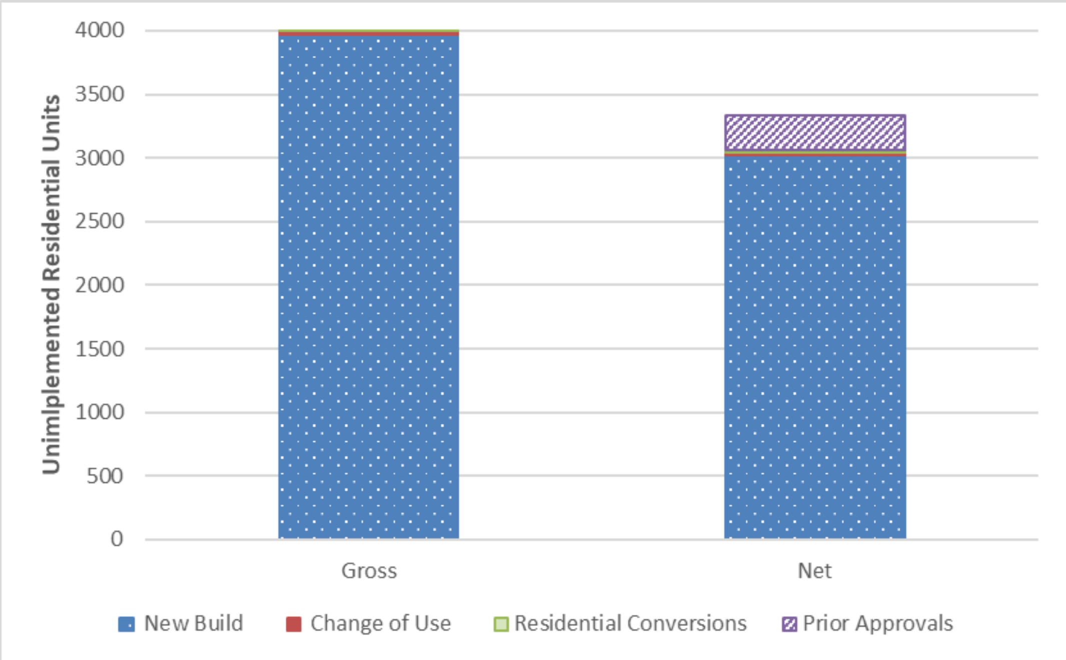


Table 11. 2023/24 Unimplemented conventional units by development type and ward

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Brixton Acre Lane	20	15	9	9	0	0	3	3	32	27
Brixton North	1	1	0	-1	0	0	0	0	1	0
Brixton Rush Common	27	15	0	0	0	0	2	2	29	17
Brixton Windrush	7	7	0	-1	7	4	0	0	14	10
Clapham Common & Abbeville	14	14	1	1	4	2	2	2	21	19
Clapham East	558	558	0	-1	3	2	17	17	578	576
Clapham Park	1988	1211	0	0	7	4	22	22	2017	1237
Clapham Town	13	13	0	-1	3	2	4	4	20	18
Gipsy Hill	29	26	0	0	2	1	1	1	32	28
Herne Hill & Loughborough Junction	239	236	1	1	0	0	17	17	257	254
Kennington	156	156	0	0	0	0	2	2	158	158
Knight's Hill	12	12	1	1	0	0	2	2	15	15
Myatt's Fields	1	1	0	0	0	0	0	0	1	1
Oval	52	52	1	1	2	-2	71	71	126	122
St Martin's	17	16	0	-1	10	0	0	0	27	15
Stockwell East	1	1	3	3	0	0	28	28	32	32
Stockwell West & Larkhall	42	42	0	0	2	-1	5	5	49	46
Streatham Common & Vale	3	3	11	10	4	2	18	18	36	33
Streatham Hill East	40	39	0	0	0	0	0	0	40	39
Streatham Hill West & Thornton	11	10	0	0	1	-2	0	0	12	8
Streatham St Leonard's	9	1	1	-1	7	4	4	4	21	8
Streatham Wells	14	10	0	0	0	0	60	60	74	70
Vauxhall	555	555	0	0	0	0	9	9	564	564
Waterloo & South Bank	133	4	0	0	4	3	0	0	137	7
West Dulwich	26	26	0	0	0	0	0	0	26	26
Total	**3968**	**3024**	**28**	**20**	**56**	**19**	**267**	**267**	**4319**	**3330**

Section E. Affordable housing

Table 12. 2023/24 Gross completions summary table by tenure - full or outline permissions for 10 conventional units or more

	Tenure				Total
	Low-cost rent	Intermediate	Total affordable	Market	
No.	137	22	159	255	**414**
%	**33%**	**5%**	**38%**	**62%**	**100%**

The table above shows the total (gross) number of on-site residential units completed as part of full planning permissions or outline planning permissions for 10 or more residential units (i.e. schemes against which Lambeth's affordable housing policy applies). It also shows the total (gross) number of affordable units completed as part of those permissions and the overall percentage of residential units, completed as part of those permissions, that were affordable.

In 2023/24, 159 of the 161 affordable housing units completed (99%) were on sites with full or outline planning permissions to provide 10 or more residential units. The remaining two affordable units were completed as part of a lawful development certificates at 16 Brighton Terrace both were low-cost rented.

Table 13. Rolling gross affordable housing completions - full or outline permissions for 10 or more conventional units

	Residential units - full and outline permissions proposing 10 or more units (gross)		
	Affordable	All units	Affordable %
2014/15	379	1,062	36%
2015/16	350	872	40%
2016/17	539	1,303	41%
2017/18	294	1,193	25%
2018/19	296	796	37%
2019/20	517	1,575	33%
2020/21	115	957	12%
2021/22	93	226	41%
2022/23	130	296	44%
2023/24	159	414	38%
Total	**2,872**	**8,694**	**33%**

The above table shows the total (gross) number of residential units completed as part of full or outline planning permissions for 10 or more residential units over the past decade. It also shows the total (gross) number of on-site affordable units completed as part of those permissions and the overall percentage of on-site residential units, completed as part of those permissions, that were affordable.

Table 14. 2023/24 Gross conventional affordable housing completions by tenure and ward

Ward	Low-cost rent	Intermediate	Total affordable
Brixton Acre Lane	23	9	32
Brixton North	0	0	0
Brixton Rush Common	0	0	0
Brixton Windrush	0	0	0
Clapham Common & Abbeville	0	0	0
Clapham East	0	6	6
Clapham Park	50	0	50
Clapham Town	0	0	0
Gipsy Hill	0	0	0
Herne Hill & Loughborough Junction	0	0	0
Kennington	0	0	0
Knight's Hill	0	0	0
Myatt's Fields	0	0	0
Oval	58	0	58
St Martin's	0	0	0
Stockwell East	0	0	0
Stockwell West & Larkhall	0	0	0
Streatham Common & Vale	0	0	0
Streatham Hill East	0	0	0
Streatham Hill West & Thornton	2	4	6
Streatham St Leonard's	0	0	0
Streatham Wells	0	0	0
Vauxhall	6	3	9
Waterloo & South Bank	0	0	0
West Dulwich	0	0	0
Total	**139**	**22**	**161**

Table 15. 2023/24 Gross approvals by tenure - full or outline permissions for 10 or more conventional units

	Tenure				Total
	Low-cost rent	Intermediate	Total affordable	Market	
No.	238	114	352	494	**846**
%	28%	13%	42%	58%	**100%**

The table above shows the total (gross) number of residential units approved as part of full or outline planning permissions for 10 or more residential units. It also shows the total (gross) number of on-site affordable units approved as part of those permissions and the overall percentage of on-site residential units that were affordable.

Table 16. Rolling gross conventional approved affordable units granted as part of full or outline permissions for 10 or more units, plus additional affordable housing contributions secured

	Total residential units approved	On-site affordable units approved	Off-site affordable units secured that were granted as part of the original permission [1]	Total affordable units approved (on site and off-site)	Affordable units as a % of all approved units	Total payment in lieu (PIL) secured
2019/20	4,038	1,646	0	1,646	41%	£238,646
2020/21	674	211	0	211	31%	£30,124,252
2021/22	1,534	583	0	583	38%	£494,000
2022/23	188	111	0	111	59%	£4,481,950
2023/24	846	352	0	352	42%	£0
Total	**7,280**	**2,903**	**0**	**2,903**	**40%**	**£35,338,848**

[1] Off-site affordable units secured that were granted as part of the original permission - these units are separate from and not counted as on site units therefore there is no double counting

Table 17. 2023/24 Gross approved conventional affordable housing units by tenure and ward

Ward	Low-cost rent	Intermediate	Total affordable
Brixton Acre Lane	2	0	2
Brixton North	0	0	0
Brixton Rush Common	0	0	0
Brixton Windrush	0	0	0
Clapham Common & Abbeville	0	0	0
Clapham East	170	83	253
Clapham Park	0	0	0
Clapham Town	0	0	0
Gipsy Hill	0	0	0
Herne Hill & Loughborough Junction	0	0	0
Kennington	0	0	0
Knight's Hill	0	0	0
Myatt's Fields	0	0	0
Oval	19	8	27
St Martin's	0	0	0
Stockwell East	0	0	0
Stockwell West & Larkhall	0	0	0
Streatham Common & Vale	0	0	0
Streatham Hill East	0	0	0
Streatham Hill West & Thornton	0	0	0
Streatham St Leonard's	0	0	0
Streatham Wells	0	0	0
Vauxhall	0	0	0
Waterloo & South Bank	44	21	65
West Dulwich	5	2	7
Total	**240**	**114**	**354**

Table 18. 2023/24 Conventional units under construction/part implemented by tenure - full or outline permissions for 10 or more units

	Tenure				Total
	Low cost rent	Intermediate	Total affordable	Market	
No.	1,308	615	1,923	3,744	**5,667**
%	24%	11%	34%	66%	**100%**

The table above shows the total (gross) number of residential units under construction/part implemented at the end of March 2024 as part of full planning permissions or outline planning permissions for 10 or more residential units. It also shows the total (gross) number of on-site affordable units that were under construction/part implemented as part of those permissions and the overall percentage of on-site residential units that were affordable.

In all cases, affordable housing under construction/part implemented is being delivered as part of full or outline planning permissions on sites providing 10 or more residential units.

Table 19. 2023/24 Conventional affordable units under construction/part implemented by tenure and ward

Ward	Low-cost rent	Intermediate	Total affordable
Brixton Acre Lane	2	3	5
Brixton North	47	22	69
Brixton Rush Common	0	0	0
Brixton Windrush	150	14	164
Clapham Common & Abbeville	7	3	10
Clapham East	78	7	85
Clapham Park	261	24	285
Clapham Town	51	42	93
Gipsy Hill	22	9	31
Herne Hill & Loughborough Junction	163	100	263
Kennington	11	12	23
Knight's Hill	11	5	16
Myatt's Fields	19	0	19
Oval	291	197	488
St Martin's	21	37	58
Stockwell East	0	0	0
Stockwell West & Larkhall	0	0	0
Streatham Common & Vale	2	3	5
Streatham Hill East	0	0	0
Streatham Hill West & Thornton	0	0	0
Streatham St Leonard's	0	0	0
Streatham Wells	0	0	0
Vauxhall	149	101	250
Waterloo & South Bank	23	36	59
West Dulwich	0	0	0
Total	**1,308**	**615**	**1,923**

Table 20. 2023/24 Gross unimplemented permissions by tenure - full or outline permissions for 10 or more conventional units

	Tenure				Total
	Low-cost rent	Intermediate	Total affordable	Market	
No.	787	779	1566	2,181	**3,747**
%	21%	21%	42%	58%	**100%**

The table above shows the total (gross) number of residential units yet to be implemented as part of full or outline planning permissions for 10 or more residential units. It also shows the total (gross) number of unimplemented affordable units as part of those permissions and the overall percentage of residential units that were affordable.

In all cases, unimplemented affordable housing is being delivered as part of full or outline planning permissions on sites providing 10 or more residential units.

Table 21. 2023/24 Gross unimplemented conventional affordable housing units by tenure and ward

Ward	Low-cost rent	Intermediate	Total
Brixton Acre Lane	0	0	32
Brixton North	0	0	1
Brixton Rush Common	14	6	29
Brixton Windrush	0	0	14
Clapham Common & Abbeville	0	0	21
Clapham East	170	83	578
Clapham Park	474	365	2017
Clapham Town	0	0	20
Gipsy Hill	0	0	32
Herne Hill & Loughborough Junction	44	23	257
Kennington	3	54	158
Knight's Hill	0	0	15
Myatt's Fields	0	0	1
Oval	11	4	126
St Martin's	0	0	27
Stockwell East	0	0	32
Stockwell West & Larkhall	2	1	49
Streatham Common & Vale	0	0	36
Streatham Hill East	0	35	40
Streatham Hill West & Thornton	0	0	12
Streatham St Leonard's	0	0	21
Streatham Wells	0	0	74
Vauxhall	20	185	564
Waterloo & South Bank	44	21	137
West Dulwich	5	2	26
Total	**787**	**779**	**4319**

Section F. Updated housing trajectory for years 1 to 10 of the plan period and five year housing land supply update

The updated housing trajectory for years one to ten of the Local Plan period is set out in table 22 below and the graph on the next page. Taking all the elements together, this demonstrates shortfall in projected supply of 2,202 dwellings over ten years.

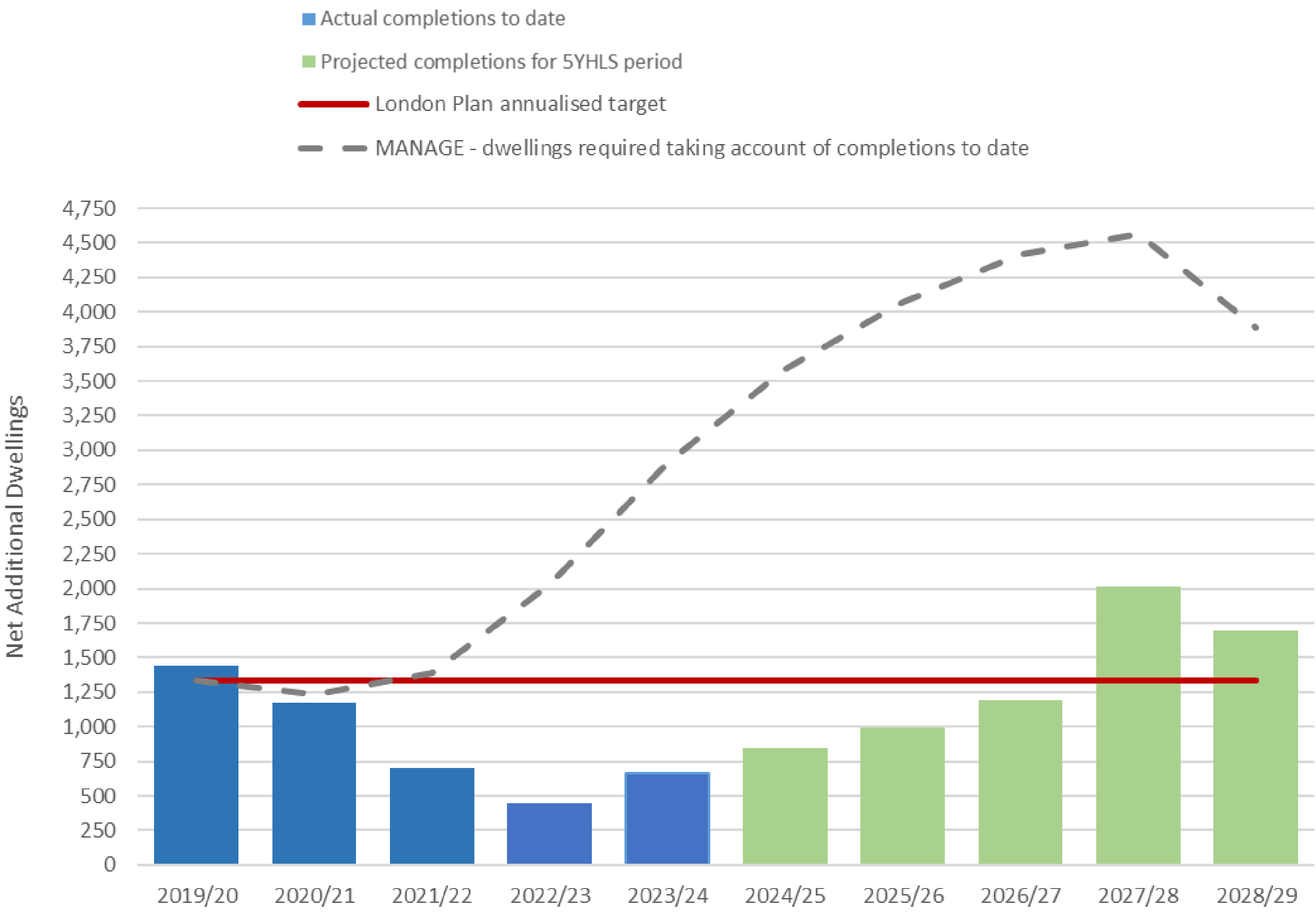
There is some unevenness in the distribution of projected completions over the remainder of the ten years, but this is an inevitable consequence of large sites, or phases of large sites, completing in a given year. The projected spread of delivery is based on the best available information at the time of writing. Projections for identified large sites are detailed in table 24 of this report.

Table 22: Updated housing trajectory for years 1 to 10 of the plan period

	Year 1 2019/20	**Year 2 2020/21**	**Year 3 2021/22**	**Year 4 2022/23**	**Year 5 2023/24**	**Year 6 2024/25**	**Year 7 2025/26**	**Year 8 2026/27**	**Year 9 2027/28**	**Year 10 2028/29**
Identified large sites 0.25ha and above	1,111	759	199	239	355	*432*	*520*	*670*	*1,591*	*1,293*
Small sites less than 0.25ha	402	353	180	184	244	*400*	*400*	*400*	*400*	*400*
Non-self-contained accommodation	-77	64	325	20	63	*18*	*70*	*122*	*21*	*0*
Total projected completions	1,436	1,176	704	443	662	*850*	*990*	*1,192*	*2,012*	*1,693*
Cumulative completions for 10 year supply	1,436	2,612	3,316	3,760	4,422	*5,272*	*6,262*	*7,455*	*9,466*	*11,159*
London Plan annualised target	1,335	1,335	1,335	1,335	1,335	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*
Cumulative London Plan target	1,335	2,670	4,005	5,340	6,675	*8,010*	*9,345*	*10,680*	*12,015*	*13,350*
MONITOR - number of dwellings above or below cumulative target including buffer	101	-58	-689	-1,580	-2,253	*-2,738*	*-3,083*	*-3,225*	*-2,549*	*-2,191*
MANAGE - dwellings required taking account of completions to date	1,335	1,234	1,393	2,024	2,915	*3,588*	*4,073*	*4,418*	*4,560*	*3,884*

Italicised text indicates projected figures

Chart 5. Updated housing trajectory for years 1 to 10 of the plan period (as of end of March 2024)



To meet Lambeth's annualised target of 1,335 net additional dwellings set by the London Plan 2021, plus a 20% buffer, a total of 8,010 units would need to be delivered in the next five years. Lambeth's updated Housing Trajectory projects that for the five years from 2024/25 to 2028/29, 6,737 net additional homes would be completed as indicated in the table below. This results in a shortfall of 1,273 units relative to the five-year requirement plus buffer, which equates to 4.21 years' supply.

Table 23: Five-year housing land supply table for years 6 to 10 of the plan period

	Year 6 2024/25	**Year 7 2025/26**	**Year 8 2026/27**	**Year 9 2027/28**	**Year 10 2028/29**
Identified large sites 0.25ha and above	432	520	670	1591	1293
Small sites less than 0.25ha	400	400	400	400	400
Non-self-contained accommodation	18	70	122	21	0
Total projected completions	850	990	1,192	2,012	1,693
Cumulative projected completions for 5 year supply	**850**	**1,840**	**3,033**	**5,044**	**6,737**
London Plan annualised target plus buffer	1,602	1,602	1,602	1,602	1,602
Cumulative London Plan target plus buffer	1,602	3,204	4,806	6,408	8,010

Table 24: Anticipated completions on identified large sites for years 1 to 10 (position at end of March 2024)

Italicised text indicates projected figures

Planning reference	Site address	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Area (ha)	Allocation/ BLR
Completed													
15/05379/VOC	Sainsburys, 62 Wandsworth Road, SW8 2LF	231	0	0	0	0	*0*	*0*	*0*	*0*	*0*	2.30	
15/07105/FUL	86-88 Gresham Road, SW9 7NP	43	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.29	
13/00778/DET	Clapham Park - Precinct B4	59	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.29	
13/00808/DET	Clapham Park - Precinct B6	29	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.34	
17/06154/VOC	Thrayle House, Benedict Road, SW9 0XU	101	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.70	
18/00222/P3O	177 Abbeville Road, SW4 9RL	41	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.28	
15/01281/FUL	Loughborough Park Estate, Loughborough Park Road (Phase 3)	-28	0	0	0	0	*0*	*0*	*0*	*0*	*0*	2.40	
12/04708/FUL & 19/03437/NMC	Shell Centre, 2 - 4 York Road, SE1, (Southbank Place)	512	264	0	0	0	*0*	*0*	*0*	*0*	*0*	3.50	Site Allocation 6

Planning reference	Site address	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Area (ha)	Allocation/BLR
16/05036/VOC	Keybridge House, 80 South Lambeth Road, SW8 1RG (Phases 1 & 2)	123	51	0	0	0	*0*	*0*	*0*	*0*	*0*	1.01	Part of Site Allocation 11.
16/05309/VOC	69 - 71 Bondway, SW8 1SQ (Bondway Commercial)	0	450	0	0	0	*0*	*0*	*0*	*0*	*0*	0.29	
17/01562/FUL	Peters Court, 93 Kings Avenue, SW4 8EH	0	5	0	0	0	*0*	*0*	*0*	*0*	*0*	0.29	
16/07104/FUL	Tyler House, Sidney Road, SW9 0UA	0	13	0	0	0	*0*	*0*	*0*	*0*	*0*	0.27	
17/05311/EIAFUL	Keybridge House, 80 South Lambeth Road, SW8 1RG (Phases 1 & 2)	0	0	125	0	0	*0*	*0*	*0*	*0*	*0*	1.23	Part of Site Allocation 11.
17/06112/FUL	Westbury Estate Phase 1- SW8 3ND	0	0	64	0	0	*0*	*0*	*0*	*0*	*0*	0.38	
16/01650/OUT & 18/04902/REM	West Norwood Lawn Tennis Club, 128 Knight's Hill, SE27 0SR	0	0	0	32	0	*0*	*0*	*0*	*0*	*0*	0.43	
20/00026/FUL	Cedars Lodge, 113 - 117 Cedars Road, SW4 0PW	0	0	0	8	0	*0*	*0*	*0*	*0*	*0*	0.25	

Planning reference	Site address	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Area (ha)	Allocation/ BLR
15/02264/FUL	Olive Morris House, 18 Brixton Hill, SW2 1RD	0	0	0	0	74	*0*	*0*	*0*	*0*	*0*	0.26	
20/01264/RG3	Land at No.200-262 Hydethorpe Road and Bound by Thornton Road (Hydethorpe)	0	0	0	0	14	*0*	*0*	*0*	*0*	*0*	0.27	
17/05992/RG3	Knight's Walk Estate, Renfrew Road, SE11 4PA	0	0	16	0	0	*0*	*0*	*0*	*0*	*0*	0.68	
16/06172/FUL	OCCC Estate, Cornwall Road, Wootton Street And Windmill Walk	0	0	-6	0	0	*0*	*0*	*0*	*0*	*0*	0.55	
17/05993/OUT	South Lambeth Estate, Dorset Road, SW8 1AH	0	0	0	30	0	*0*	*0*	*0*	*0*	*0*	2.30	
17/00605/FUL & 19/00406/NMC	44 Clapham Common South Side, SW4 9BU	0	0	0	108	0	*0*	*0*	*0*	*0*	*0*		
18/02597/EIAFUL & 20/02203/VOC	Tesco Stores, 275 Kennington Lane And 145-149 Vauxhall Street, SE11	0	0	0	126	218	*0*	*0*	*0*	*0*	*0*		

Planning reference	Site address	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Area (ha)	Allocation/ BLR
17/03733/FUL	Clapham Park Estate	0	-24	0	-63	50	*0*	*0*	*0*	*0*	*0*	32.36	
18/01832/FUL	154-166 Clapham High Street And 162 Stonhouse Street, SW4	0	0	0	-2	0	*0*	*0*	*0*	*0*	*0*	0.43	
22/04096/FUL	61 Lilford Road SE5 9HY					-1	*0*	*0*	*0*	*0*	*0*	0.49	
Under construction													
12/04708/FUL & 19/03437/NMC & 22/01094/NMC	Shell Centre, 2 - 4 York Road, SE1 (Southbank Place)	0	0	0	0	0	*0*	*92*	*0*	*0*	*0*	3.50	Site Allocation 6
17/05993/OUT	South Lambeth Estate, Dorset Road, SW8 1AH	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	2.30	
17/05772/EIAFUL & 20/00987/VOC & 22/0420/NMC & 22/03217/VOC & 22/02664/NMC & 23/02047/NM	Gasholder Station, Kennington Oval, SE11 5SG (Kennington Gasholders site)	0	0	0	0	0	*0*	*0*	*223*	*291*	*0*	2.00	

Planning reference	Site address	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Area (ha)	Allocation/ BLR
C & 23/01682/VOC													
18/02597/EIAFUL & 20/02203/VOC & 23/01683/VOC	Tesco Stores, 275 Kennington Lane And 145-149 Vauxhall Street, SE11	0	0	0	0	0	*0*	*189*	*0*	*0*	*0*	1.36	
17/00605/FUL & 19/00406/NMC	44 Clapham Common South Side, SW4 9BU	0	0	0	0	0	*0*	*186*	*0*	*0*	*0*	1.70	
15/04360/FUL & 18/05202/NMC	Arches 176 - 177 And 202 Lambeth Road, SE1	0	0	0	0	0	*0*	*9*	*0*	*0*	*0*	0.40	
15/05297/RG4 & 18/01765/S106	Fenwick Estate South, SW9	0	0	0	0	0	*46*	*0*	*0*	*0*	*0*	0.40	
11/00996/FUL	Land Bounded By Upper Ground And Doon Street - East Part Of Site (adj To Cornwall Rd), SE1	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.25	
17/03733/FUL	Clapham Park Estate	0	0	0	0	0	*97*	*0*	*423*	*0*	*0*	32.36	
17/02936/FUL &	Graphite Square, Worgan Street, SE11 5EE	0	0	0	0	0	*155*	*0*	*0*	*0*	*0*	0.42	

Planning reference	Site address	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Area (ha)	Allocation/BLR
22/04290/NMC													
16/06172/FUL	OCCC Estate, Cornwall Road, Wootton Street And Windmill Walk	0	0	0	0	0	*0*	*0*	*0*	*0*	*51*	0.55	
18/05425/FUL	Higgs Industrial Estate, Herne Hill Road, SE24 0AU	0	0	0	0	0	*134*	*0*	*0*	*0*	*0*	0.50	
20/03257/FUL	Geoffrey Close Estate, Off Flaxman Road, SW9	0	0	0	0	0	*0*	*25*	*-14*	*0*	*81*	1.06	
19/00744/FUL	Ashmole Housing Estate, SW8	0	0	0	0	0	*15*	*0*	*15*	*0*	*0*	0.29	
16/05114/FUL & 24/01819/VOC	12 - 20 Wyvil Road, SW8 2TG	0	0	0	0	0	*0*	*0*	*0*	*0*	*347*	0.35	Part of Site Allocation 11.
18/01832/FUL	154-166 Clapham High Street And 162 Stonhouse Street, SW4	0	0	0	0	0	*28*	*0*	*0*	*0*	*0*	0.43	
15/05282/RG3 & 15/07308/FUL	Somerleyton Road - SW9	0	0	0	0	0	*0*	*0*	*0*	*65*	*0*	1.72	Site Allocation 14.
19/02523/FUL	Land Rear Of Cooper Building SW4 9DX	0	0	0	0	0	*36*	*0*	*0*	*0*	*0*	0.26	

Planning reference	Site address	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Area (ha)	Allocation/ BLR
19/02840/FUL	6 Lansdowne Hill, SE27 0AR	0	0	0	0	0	*0*	*51*	*0*	*0*	*0*	0.28	Part of Site Allocation 18.
15/05619/VOC	Vauxhall Square	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	1.85	Site Allocation 12.
17/05991/OUT & 21/02594/VOC	Westbury Estate Phases 2 & 3 - SW8 3ND	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	2.87	
17/05992/RG3	Knight's Walk Estate, Renfrew Road, SE11 4PA	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.68	
17/05807/EIAFUL	Vauxhall Island Site - SW8	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.57	
16/03148/FUL	166 Weir Road	0	0	0	0	0	*0*	*0*	*8*	*0*	*0*	0.25	
Extant planning permission													
20/01086/FUL & 24/02798/NMC	Land To The East Of Montford Place, Kennington, SE11 5DE	0	0	0	0	0	*0*	*0*	*0*	*0*	*139*	0.40	
23/02912/FUL	23 Hoadly Road, SW16 1AE	0	0	0	0	0	*-1*	*5*	*0*	*0*	*0*	0.30	BLR
17/03733/FUL	Clapham Park Estate	0	0	0	0	0	*-78*	*-36*	*0*	*169*	*67*	32.36	
20/02331/FUL &	10 Pascal Street, SW8 4SH	0	0	0	0	0	*0*	*0*	*0*	*479*	*0*	0.65	BLR

Planning reference	Site address	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Area (ha)	Allocation/ BLR
24/03217/NMC													
20/04393/RG3	Land At Jonathan Street And Vauxhall Walk And At Orsett Street And Vauxhall Street, SE11 5HX	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.46	BLR
20/01822/EIAFUL	Land To The East Of Shakespeare Road, Shakespeare Road, SE24 0PT	0	0	0	0	0	*0*	*0*	*0*	*218*	*0*	0.59	BLR
20/04194/EIAFUL	Lambeth Hospital site, Landor Road, SW9	0	0	0	0	0	*0*	*0*	*0*	*324*	*83*	2.57	BLR
23/01343/FUL	Dorchester Parade, Leigham Court Road, SW16 2PQ	0	0	0	0	0	*0*	*0*	*15*	*0*	*0*	0.4	BLR
22/01206/EIAFUL	Royal Street Site, South Bank, SE1 7LW	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	2.2	Allocated. BLR
20/04425/RG3	Denby Court, 99 Lambeth Walk, SE11 6DY	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.51	BLR
21/04093/RG3	118-120 Larkhall Lane SW4, 56A & 56B and Land	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.32	BLR

Planning reference	Site address	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Area (ha)	Allocation/BLR
	Adjoining Baptist Church, Courland Grove, SW8												
21/04356/FUL	Woodlands Nursing Home, 1 Dugard Way, SE11 4TH	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.7	
23/03662/FUL	177 Abbeville Road, Lambeth SW4 9BH	0	0	0	0	0	*0*	*0*	*0*	*7*	*0*	0.25	
Permission subject to s106 agreement													
22/03713/FUL	Lambeth College, 45 Clapham Common South Side, SW4 9BL	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	1.4	
22/04039/FUL	Lambeth College, Vauxhall Centre, Belmore Street, SW8	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.25	
22/00300/FUL	100 Woodgate Drive, SW16 5YP	0	0	0	0	0	*0*	*0*	*0*	*0*	*237*	0.79	
22/04570/FUL	47-49 Acre Lane, SW2 5TN	0	0	0	0	0	*0*	*0*	*0*	*0*	*48*	0.35	
Council-led deliverable sites on the Brownfield Land Register													
	Pope's Road Car Park, Pope's Road, SW9 8PQ	0	0	0	0	0	*0*	*0*	*0*	*0*	*240*	0.47	BLR
Other Sites													

Planning reference	Site address	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Area (ha)	Allocation/ BLR
	Rest of Site 18: 286-362 Norwood Road, SE27	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	0.97	Rest of Site Allocation 18. Allocation to be updated in SADPD
19/01304/FUL	8 Albert Embankment And Land To Rear	0	0	0	0	0	*0*	*0*	*0*	*0*	*0*	1.06	Site Allocation 10. BLR
22/02662/FUL	Land Rear Of 148 Leigham Court Road SW16	0	0	0	0	0	*0*	*0*	*0*	*34*	*0*	0.3	
24/03151/FUL	68-86 Clapham Road	0	0	0	0	0	*0*	*-1*	*0*	*4*	*0*	0.25	

Appendix 1 - Affordable housing glossary

Product/ Tenure	Form of Housing	Provider/s	Comment	Max household income (£)
Discount Market Rent (DMR)	Intermediate	No restrictions providing units are maintained as AH in perpetuity (or AH element recycled) and are genuinely affordable.	Homes are rented at least a 20% discount to the market to eligible 'middle income' Londoners. Required tenure in Build to Rent schemes (see also London Living Rent below). May also be included in for sale schemes particularly where shared ownership is not affordable. Also known as intermediate rent or private affordable rent.	£60,000 *London Plan (para 4.6.8)*
Discount Market Sale (DMS)	Intermediate (Affordable Home Ownership)	Specialist developers such as *Pocket* and *Berkley Homes* (via subsidiary) but no restrictions providing units are maintained as AH in perpetuity (or AH element recycled) and are genuinely affordable.	The property is sold at a discount when compared with the market value (the discount is at least 20%).	£90,000 *London Plan (para 4.6.8)*
London Living Rent (LLR) - Mayor's preferred affordable product	Intermediate	No restrictions providing units are maintained as AH in perpetuity (or AH element recycled) and are genuinely affordable.	A DMR "Rent to Buy" product introduced by the Mayor to offer 'middle-income' Londoners a means to save for a deposit/future home ownership by providing a lower than market rent. Also intended that the unit will be sold to the tenant on a shared ownership basis or as an outright sale. *London Plan (para 4.6.5).*	£60,000 *London Plan (para 4.6.8).*
London Shared Ownership - Mayor's preferred affordable product	Intermediate (Affordable Home Ownership)	No restrictions providing units are maintained as AH in perpetuity (or AH element recycled) and are genuinely affordable.	A form of affordable home ownership for Londoners where a proportion of the property is purchased by the tenant who pays a regulated rent on the remainder and can increase their share over time by "staircasing". *London Plan (para 4.6.6).*	£90,000 *London Plan (para 4.6.8)*
Affordable Rent	Low-cost rent	Registered provider (RP)	A general needs housing product introduced by the coalition government in 2011 as a way to deliver affordable housing in the context of significantly reduced grant funding by reducing affordability whilst seeking to maintain affordable housing delivery. Subject to national rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable). Local restrictions can be applied to cap rents lower than 80 per cent.	This is a general needs rented product. Household incomes are not assessed.
London Affordable Rent (LAR) - Mayor's preferred affordable product	Low-cost rent	RP	London Affordable Rent is affordable rent which Homes for Londoners is stipulating (through its grant agreements) that rents must be limited to published 'benchmarks' based on guideline target rents for social rent - hence, London Affordable Rent is "around" social rent.	This is a general needs rented product. Household incomes are not assessed.
Social Rent	Low-cost rent	Local Authority. Housing Association. RP.	The former Mayor introduced the product through the 2013 (Revised Minor Alterations) London Plan which confirmed that LPAs should not attempt to use the planning system to limit rents. This approach was though subject to a JR by a number of LPAs (led by Islington), but the then Mayor was successful in defending his approach. Rents were however successfully capped to the relevant Local Housing Allowance level (LHA) – based on the maximum level of benefit available for a unit in the private rented sector, which meant that average rents were around 65% of market rent. Many LPA's use/used affordable housing contributions (and other funding sources) to increase discounts to better align rents with social rents.	NA - Based on housing need

Appendix 2 – Use Class Order from 1 September 2020

Use Class	Generic denomination	Use description	Use Class up to 31 August 2020
B2	General industry	Industrial processes which cannot be carried out in a residential area without causing detriment to the amenity of the area	B2
B8	Storage and distribution	Storage and distribution	B8
C1	Visitor accommodation	Hotels, boarding and guest houses (where no significant element of care is provided)	C1
C2	Residential institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals and nursing homes	C2
C2a	Secure residential institutions	Secure residential institutions such as prisons, young offenders' institutions, detention centres, secure training centres, etc.	C2a
C3	Dwelling Houses	Dwelling houses (whether or not as main residence), occupied by: (a) a single person or single household, (b) a single household or not more than 6 residents where care is provided, or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)	C3
C4	Houses in Multiple Occupation	Houses in Multiple Occupation (HMO)	C4
E	Commercial, business and service	Shops (E(a))	A1
		Cafés or restaurants (E(b))	A3
		Financial services (E(c)(i))	A2
		Professional services (other than medical centres) (E(c)(ii))	
		Any other services which are appropriate to provide in a commercial, business or service locality (E(c)(iii))	
		Gymnasiums, indoor recreation facilities not including motorised vehicles or firearms (E(d))	D2
		Clinics, health centres not attached to the residency of the practitioner (E(e))	D1
		Non-residential creches, day nurseries, day centres (E(f))	
		Offices other than financial and professional services (E(g)(i))	B1a
		Research and development of products or processes (E(g)(ii))	B1b
		Any other industrial process which can be carried out in a residential area without causing detriment to the amenity of the area (E(g)(iii))	B1c
F1	Learning and non-residential institutions	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship and law courts	D1

Use Class	Generic denomination	Use description	Use Class up to 31 August 2020
F2	Local community uses	Shops not more than 280sqm mostly selling essential goods, including food and at least 1km from a similar shop	A1
		Halls or meeting places for the principal use of the local community	D2
		Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreation venues not involving motorised vehicles or firearms	
Sui generis	Sui generis	Pubs or drinking establishments	A4
		Take away establishments	A5
		Cinemas, concert halls, bingo halls and dance halls	D2
		Theatres, live music performance venues, amusement arcade centres or funfairs	Sui generis
		Laundrettes	
		Betting offices or pay day loan shops	
		Petrol filling stations, premises for the sale or display for sale of motor vehicles, scrapyards, yards for the breaking of motor vehicles	
		Mineral storage and distribution yards and waste disposal installations	