Lambeth Local Plan
2021

Authority Monitoring Report

(covering 2022/23 and 2023/24)

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CHAPTER 1: INTRODUCTION

Overview of this AMR

The Authority Monitoring Report (AMR) for the London Borough of Lambeth has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The purpose of this AMR is to assess the extent to which the policies of the Lambeth Local Plan 2021 (LLP) are being achieved. It sets out the monitoring information for the period: **1 April 2022 to 31 March 2023** and **1 April 2023 to 31 March 2024.**

In line with The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), this AMR contains the following information:

- Progress in implementing the Local Development Scheme **(this chapter)**
- Neighbourhood planning in Lambeth **(this chapter)**
- Implementation of the Community Infrastructure Levy (CIL) in Lambeth **(this chapter)**
- The duty to co-operate **(this chapter)**
- Performance against key monitoring indicators from the Local Plan monitoring framework, and other indicators considered relevant **(chapters 2 to 8)**

The development plan for Lambeth over the monitoring period is the London Plan 2021 (adopted March 2021), the LLP (adopted September 2021) and the South Bank and Waterloo Neighbourhood Plan 2019 (adopted December 2019).

The Greater London Authority (GLA) publishes a separate London Plan annual monitoring report, with reports for the monitoring period covered by this document available on the GLA website.

Previously, the council prepared separate status reports (known as pipeline reports) for housing, student accommodation, hotel and visitor accommodation, and commercial development, as well as data summaries for retail ground floor use data in the borough's town centres. These reports, which are available up to 2022/23 (excluding the housing development pipeline reports, which are available up to 2023/24), can be accessed here: Planning policy monitoring | Lambeth Council. Going forward, the intention is to summarise the headline data previously contained within these reports in the borough's AMRs and move away from separate reports making it easier to access relevant data in one place.

Progress in implementing the Local Development Scheme

During the time period covered by this AMR, the most recent Local Development Scheme (LDS) was the one published in October 2021. More recently a LDS was published in May 2024, shortly after the end of this monitoring period.

The primary planning policy document under preparation during this period was the Site Allocations Development Plan Document (SADPD). This was subject to Regulation 18 consultation in January-February 2022.

The October 2021 LDS set out that the council would hold a Regulation 19 consultation on the SADPD in Q4 of 2022/23 and submit the plan to the Secretary of State in the same quarter, with adoption anticipated in Q3 of 2023/24. However, the Regulation 19 consultation was delayed and took place towards the end of this monitoring period, between March-May 2024.

The October 2021 LDS also set out that four new SPDs would be adopted by the end of this monitoring period. These comprised:

- Affordable Workspace SPD – adopted April 2022
- Design Code SPD – adopted (as Design Guide SPD) August 2023
- Local Views SPD – not adopted during this period, consultation held in January-February 2024
- Norwood High Street SPD – no longer being pursued.

Neighbourhood Planning

This section sets out the position of neighbourhood planning in Lambeth as of March 2024.

South Bank and Waterloo: The South Bank and Waterloo Neighbourhood Plan was made (adopted) by Lambeth Council's Cabinet on 16 December 2019 and forms parts of the development plan for Lambeth. The South Bank and Waterloo Neighbourhood Forum were re-designated in February 2019, and as neighbourhood forum designations last five years, their designation expired in February 2024.

Kennington, Oval and Vauxhall: The Kennington Oval Vauxhall (KOV) neighbourhood forum and neighbourhood area were designated in July 2015. The council approved the re-designation of KOV neighbourhood forum in June 2021. A draft Kennington, Oval and Vauxhall neighbourhood plan underwent pre-submission consultation under Regulation 14 of the neighbourhood planning regulations at the very end of this monitoring period, between 25 March and 13 May 2024. The plan was formally adopted in January 2026.

Tulse Hill: The Tulse Hill neighbourhood forum and area were designated in January 2016. The designation of the Tulse Hill neighbourhood forum expired in January 2021. The Tulse Area designation remains in place.

West Norwood: The Norwood Planning Assembly neighbourhood forum and area were designated in July 2017. The designation of the Norwood Planning Assembly neighbourhood forum expired in July 2022.

Herne Hill: The neighbourhood area was designated by Lambeth and by Southwark in December 2017. The area is partly in Lambeth and partly in Southwark. The application for the Herne Hill Neighbourhood Forum made by the Herne Hill Forum was refused by Lambeth in December 2017.

Community Infrastructure Levy (CIL) and S106 Contributions

The current Lambeth CIL Charging Schedule came into effect on 1 January 2022.

As required by Regulation 62 of the CIL Regulations 2010 (as amended) and Regulation 34 of the Town and Country Planning (Local Planning) Regulations 2012, reports on spend of Lambeth CIL and s106 contributions are published by the council in an annual Infrastructure Funding Statement.

Tables 1 to 3 present a summary of the headline receipts, allocations and expenditure for CIL, Neighbourhood CIL (NCIL) and s106 for 2022/23 and 2023/24 monitoring period.

Table 1: CIL headline figures

CIL summary	2022/23	2023/24
CIL collected (within FY)	£12,050,015	£9,768,542
CIL allocations (as of end of March)	£46,667,890	£48,935,961
CIL expenditure (as of end of March)	£40,878,883	£45,454,811

Table 2: NCIL headline figures

NCIL summary	2022/23	2023/24
NCIL collected (since 2014)	£9,522,331	£11,192,540
NCIL allocations (since 2014)	£8,934,027	£11,087,644
NCIL expenditure (since 2014)	£3,614,918	£5,660,505

The total amount of unspent CIL and NCIL amounted to £16,033,615 in 2022/23 and £13,227,499 in 2023/24.

Table 3: s106 headline figures

S106 summary	2022/23	2023/24
Value of S106 agreements completed (within FY)	£6,544,334	£13,227,499
S106 collected (within FY)	£7,905,592	£9,963,280
S106 allocations (within FY)	£3,627,993	£27,392,855
S106 expenditure/drawdown (within FY)	£4,155,100	£8,723,572

The 2022/23 Infrastructure Funding Statement can be found here.

The 2023/24 Infrastructure Funding Statement can be found here.

Duty to Cooperate

The Duty to Cooperate is a statutory duty that local planning authorities (LPAs) must adhere to, as required by the Localism Act 2011 and the NPPF 2023. This places a legal duty on LPAs and other prescribed bodies "to engage constructively and actively and on an ongoing basis" to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.

LPAs have a Duty to Cooperate on planning issues of strategic importance or that cross administrative boundaries. Lambeth share borders with seven London boroughs:

- City of London
- City of Westminster
- London Borough of Bromley
- London Borough of Croydon
- London Borough of Merton
- London Borough of Southwark
- London Borough of Wandsworth

The prescribed bodies which LPAs are to co-operate with are set out under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
Officers from Lambeth have met regularly with neighbouring boroughs and other relevant Duty to Cooperate bodies. This has included Duty to Cooperate meetings with neighbouring boroughs and bodies such as, the GLA, Historic England and Transport for London.

In preparing the SADPD, LBL agreed Statements of Common Ground with all neighbouring boroughs, the GLA and Historic England. Further details of Lambeth's Duty to Cooperate activity during this period is set out in the Statement of Compliance for its SADPD.

A separate and additional Statement of Common Ground was agreed with Wandsworth as part of the preparation of the Wandsworth Local Plan Review.

Officers also collaborate on strategic issues through participation of Association of London Borough Planning Officers (ALBPO) meetings, the London Waste Planning Forum, and other regional working groups.

Lambeth Local Plan Monitoring Framework

The following chapters of the AMR sets out the council's progress in 2022/23 and 2023/24 against the 29 monitoring indicators set out in Annex 7 of the LLP by theme, as well as some additional indicators that are considered relevant. Where an indicator is listed in Annex 7 of the LLP, the relevant number is included (i.e. IND 1) – other indicators are unnumbered. Brief commentary on the data is provided where relevant.

CHAPTER 2: HOUSING INDICATORS

The LLP contains several policies to maximise housing growth, deliver new affordable housing, and protect existing homes. The LLP policies also seek to ensure a range and suitable mix of housing types, including homes suitable for households and individuals with different needs. The main relevant policies for the LLP housing indicators include:

- Policy H1: Maximising housing growth
- Policy H2: Delivering affordable housing
- Policy H3: Safeguarding existing housing
- Policy H4: Housing size mix in new developments
- Policy H5: Housing standards
- Policy H6: Residential conversions
- Policy H7: Student housing
- Policy H8: Housing to meet specific community needs
- Policy H9: Hostels and houses in multiple occupation
- Policy H10: Gypsy and traveller needs
- Policy H11: Estate regeneration
- Policy H12: Build to rent
- Policy H13: Large-scale purpose-built shared living

This section of the AMR assesses the progress towards the policy aims and objectives in the LLP in relation to housing. It monitors progress against six relevant indicators, as well as relevant supporting data, as set out below.

Dwellings completed

Table 4: Dwellings completed

Indicator	Data source	Target	2022/23	2023/24
IND 1 – Number of net additional dwellings completed	Lambeth planning records	1,335 per annum	443	662
Number of gross affordable units completed	Lambeth planning records	n/a	138	161

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. As detailed in Table 4, overall delivery of housing was below the London Plan target in both years.

The Housing Delivery Test was published on 12 December 2024. This confirmed Lambeth delivered 74% of its housing target in the previous three years (2020-2023). As a consequence of this, as required, the council (i) has published a Housing Delivery Test Action Plan, (ii) has added a 20% buffer to its five-year housing land supply calculation, and (iii) is applying the 'tilted balance' from paragraph 11 of the National Planning Policy Framework to planning decisions related to housing.

Dwellings approved

Table 5: Dwellings approved

Indicator	Data source	Target	2022/23	2023/24
Number of net additional dwellings approved	Lambeth planning records	n/a	325	784
Number of gross affordable units approved	Lambeth planning records	n/a	111	352

Table 5 details housing approvals in Lambeth throughout the monitoring period. Approvals were significantly below the annual housing delivery target. As noted above, due to the outcome of the 2023 Housing Delivery Test, the council has prepared a Housing Delivery Test Action Plan which sets out measures being taken to increase housing delivery in Lambeth in the coming years.

Affordable Housing

Table 6: Affordable housing approvals and completions

Indicator	Data source	Target	2022/23	2023/24
IND 2 – % of affordable housing in major developments - completions[1]	Lambeth planning records	London Plan thresholds	44%	38%
IND 2 – % of affordable housing in major developments - approvals[1]	Lambeth planning records	London Plan thresholds	59%	42%
IND 3 – Tenure of new affordable housing – completions	Lambeth planning records	n/a	67% low-cost rent, 33% intermediate	86% low-cost rent, 14% intermediate
IND 3 – Tenure of new affordable housing - approvals	Lambeth planning records	n/a	38% low-cost rent, 62% intermediate	68% low-cost rent, 32% intermediate

As set out above, the council have secured relatively high levels of affordable housing during the monitoring period.

The percentage figures for IND 2 are taken from sites of 10 homes or above, where on-site affordable housing requirements apply. While the 50% strategic target from London Plan Policy H4 is only reached on approvals in 2022/23, all the figures for both completions and approvals are above the 35% viability threshold used in London Plan Policy H5, showing that Lambeth has been effective in recent years at securing high levels of affordable housing on new delivery, and that this trend appears likely to continue in the next few years of delivery.

In relation to IND 3, the tenure split of affordable housing has been broadly in line with the LLP requirement for 70% of affordable housing to be low-cost rent (policy H2), with a noticeable exception in the approval figures for 2022/23. This was primarily due to the approval at 49B Leigham Court Road, which provided 100% Affordable housing. LLP policy typically requires 70 per cent of affordable housing

[1] Please note that while the LLP states that IND 2 is to be monitored by habitable room, this has proven to be impractical and the figures used here are derived on a unit basis instead.

units to be provided as low-cost rented homes and 30 per cent as intermediate products. However, for developments that provide 75 per cent or more affordable housing, it is possible to consider a variation from the normal 70:30 tenure split for all of the affordable housing in the scheme. This is considered on a case-by-case basis, having regard to the housing need met by the scheme and the level of public subsidy involved. It was considered in this specific case that a variation from the normal tenure split was acceptable, helping to explain the higher than policy proportion of intermediate units secured for this year.

Amalgamation of Units

Table 7: Amalgamation of housing units

Indicator	Data source	Target	2022/23	2023/24
Number of units lost to amalgamation - completions	Lambeth planning records	n/a	-10	0

In recent years, there has been a small but steady incidence of Lambeth losing housing through amalgamation permissions – that is, the combining of multiple homes into a smaller number of larger homes. While this can allow owners to create larger homes without the need to move house, it also leads to the loss of housing available for other households at a time when the need for housing in Lambeth is acute. In the five years prior to 2022/23, Lambeth lost 58 units to amalgamations, an average of 11.6 per year. As detailed in Table 7, another 10 were lost in 2022/23, broadly on trend. In 2023/24, however, there were no amalgamations across the borough.

Student Housing

Table 8: Student housing completions and approvals

Indicator	Data source	Target	2022/23	2023/24
IND 4 – Net additional student bedspaces completed	Lambeth planning records	n/a	0	0
Net additional student bedspaces approved	Lambeth planning records	n/a	0	192

As detailed in Table 8, there were no additional student bedspaces completed in the borough across either monitoring year. However, there were two approvals for purpose-built student accommodation (PBSA) in 2023/24 - 185 bedspaces at 238 Kennington Lane (22/02522/FUL), and 7 bedspaces added to an existing PBSA development at 202 Lambeth Road (22/00932/FUL).

Specialist Older Persons’ Housing

Table 9: Specialist older person’s housing completions and approvals

Indicator	Data source	Target	2022/23	2023/24
IND 5 – number of specialist older persons’ housing units completed	Lambeth planning records	London Plan target of 70 units per annum across all tenures	0	0
Number of specialist older persons’ housing units approved	Lambeth planning records	n/a	0	0

As set out in Table 9, no specialist older persons’ housing units were completed in 2022/23 or 2023/24. Therefore, the target for this indicator was not met.

Additionally, no specialist older persons’ housing units were approved in 2022/23 or 2023/24.

Gypsy and Traveller Pitches

Table 10: Gypsy and Traveller pitches approvals and completions

Indicator	Data source	Target	2022/23	2023/24
IND 6 – change in the number of Gypsy and Traveller pitches	Lambeth planning records	No net loss	0	0

There was no change in the number of Gypsy and Traveller pitches in 2022/23 or 2023/24 through approved or completed schemes. Therefore, the target of no net loss for IND 6 has been achieved for both monitoring years.

Self-Build and Custom Housebuilding Register

Data on Self-Build and Custom Housebuilding (SBCH) in the borough is submitted to government at the end of each base period, which run from 31 October to 30 October of the following year.

The SBCH 2021-22 data return to government covers the period from 31 October 2021 to 30 October 2022, which is referred to as the seventh base period. During this period, three new entries for individuals were entered in the Register, while two pre-existing entries for individuals were removed. The total number of individuals included in the Register at the end of the base period was six. Of those six individuals:

- three were included in Part 1 of the Register (i.e., individuals that meet all national and local eligibility criteria), and
- three were included in Part 2 of the Register (i.e., individuals who meet the national eligibility criteria and the financial solvency test but not the local connection test).

The SBCH 2022-23 data return to government covers the eighth base period, which runs from 31 October 2022 to 30 October 2023. During this base period no new entries for individuals were entered in the Register, while three pre-existing entries were removed. As a result, the total number of entries for individuals at the end of the period was three. Of those three entries:

- one was part of Part 1 of the Register
- two were part of Part 2 of the Register.

The total number of plots in demand at the end of the eighth base period was, therefore, three.

All three individuals in the Register at the end of the eighth base period had expressed a preference for developing their self-build project individually, although two of them were open to considering joining a group project if offered the opportunity.

Between 31 October 2021 and 30 October 2023 (i.e., during the seventh and eighth base periods) no entries for groups or associations were added to or removed from the Register. Therefore, the number of groups/associations in the Register at the end of each of the base periods remained at zero.

CHAPTER 3: COMMERCIAL INDICATORS

The following policies within the LLP are centred on promoting appropriate economic development and growth in retail and town centres:

- Policy ED1: Offices
- Policy ED2: Affordable workspace
- Policy ED3: Key Industrial and Business Areas (KIBAs)
- Policy ED4: Non-designated industrial sites
- Policy ED5: Work-live development
- Policy ED6: Railway arches
- Policy ED7: Town centres
- Policy ED8: Evening economy and food and drink uses
- Policy ED9: Public houses
- Policy ED10: Betting shops and payday loan shops
- Policy ED11: Local centres and dispersed local shops
- Policy ED12: Markets
- Policy ED13: Visitor attractions, leisure, arts and cultural uses
- Policy ED14: Hotels and other visitor accommodation
- Policy ED15: Employment and training

These policies were supported by the publication of the Lambeth Growth Plan in July 2025. Although it was outside the monitoring period covered by this report, the publication of the growth plan underscores the council's commitment to creating good local jobs, thriving town centres, and stimulating investment in the creative industries, health and life sciences, and clean tech.

This section of the AMR assesses the progress towards the policy aims and objectives in the LLP in relation to commercial performance in the borough. It monitors progress against 15 relevant indicators (four for office and industrial floorspace, four for town centres, and one for visitor accommodation), as well as relevant supporting data, as set out below.

Office and Industrial Floorspace

In general, and as detailed in the following tables, commercial development has been quite variable in the period under review as the economy recovers from the effects of Covid and other disruptive factors such as changes in labour mobility and the increased cost of materials and finance.

Table 11: Net change in office floorspace

Indicator	Data source	Target	2022/23	2023/24
IND 7 – net change in office floorspace through completed developments[2]	Lambeth planning records	Positive trend	-8,150 sqm	+8,082 sqm
Net change in office floorspace through agreed prior approvals	Lambeth planning records	n/a	-3,320 sqm	-2,569 sqm
Net change in office floorspace through approved planning permissions	Lambeth planning records	n/a	+280 sqm	+228,328 sqm

In 2022/23, there were completed net losses of office (E(g)(i)) floorspace totalling 8,150 sqm (target not met). However, in 2023/24, this was mostly offset by completed net gains in office floorspace totalling 8,082 sqm. Progress towards this target has therefore been mixed, but overall between 2021/22 and 2023/24, there has been a slight decrease in completed net office floorspace (IND 7 target not met).

Table 12: Net loss of office floorspace – completed prior approval developments

Indicator	Data source	Target	2022/23	2023/24
IND 8 – net loss of office floorspace through completed prior approval developments	Lambeth planning records	Reduction in floorspace lost	-4,254 sqm	-947 sqm

In 2022/23, completed prior approvals from office to residential resulted in the loss of 4,254 sqm with the largest loss (2,551 sqm) occurring at George West House, 2-3 Clapham Common North Side through a prior approval (19/02276/P3O) which was approved in September 2019. This loss was an increase in floorspace loss compared to previous monitoring years (target not met), where figures fell for three consecutive years from 2,538 sqm in 2019/20 to 1,714 sqm in 2020/21 and to 483 in

[2] Note that IND 7 net change in office floorspace through completed developments includes completed prior approvals, which are also listed separately under IND 8. The totals are not cumulative.

2021/22 (the latter being the lowest figure since the Class O permitted development right was introduced in 2013/14). However, in 2023/24, completed prior approvals from office to residential resulted in the loss of 947 sqm, therefore amounting to a loss in between the peak recorded in 2022/23 and the low recorded in 2021/22. Overall, therefore, the trend has been a general reduction in floorspace loss (IND 8 target met).

Table 13: Net additional affordable workspace completions and approvals

Indicator	Data source	Target	2022/23	2023/24
IND 9 - net additional affordable workspace floorspace - completions	Lambeth planning records	n/a	Nil	+416 sqm
IND 9 - net additional affordable workspace floorspace - approvals	Lambeth planning records	n/a	+343 sqm	+3,607 sqm

Annex 7 of the LLP 2021 does not include a specific target for IND 9. In 2022/23, no net additional affordable workspace floorspace was completed, mirroring 2021/22 where again no net additional affordable workspace floorspace was completed. In 2023/24, however, 416 sqm of net additional affordable workspace floorspace was completed, demonstrating progress towards the purpose of this indicator.

The LLP policy on affordable workspace was first adopted in 2021 and the increase in numbers reflects the first qualifying developments working their way through the system.

Whilst affordable workspace completions have been low, approvals appear to be on an upward trend. One permission in 2022/23 at the County Hall Riverside Building, Westminster Bridge Road (22/01345/FUL) secured circa 343 sqm, with a further permission at the Former London Television Centre, 60-72 Upper Ground (21/02668/EIAFUL) securing 3,607 sqm in 2023/24. Note that the indicators only reflect physical provision and do not count payments in lieu.

Table 14: Net change in commercial and employment floorspace within and outside KIBAs

Indicator	Data source	Target	2022/23	2023/24
IND 10 – net change in completed office, industrial and storage and distribution floorspace inside KIBAs	Lambeth planning records	No net loss	-1,711 sqm	-796 sqm
IND 10 – net change in completed office, industrial and storage and distribution floorspace outside KIBAs	Lambeth planning records	No net loss	-14,727 sqm	+10,129 sqm
Net change in all employment floorspace inside KIBAs – approvals	Lambeth planning records	n/a	+576 sqm	+18,463 sqm
Net change in all employment floorspace outside KIBAs – approvals	Lambeth planning records	n/a	+1,435 sqm	+221,075 sqm

Within Key Industrial and Business Areas (KIBAs), there was an overall net loss of 1,711 sqm of commercial floorspace in 2022/23 (IND 10 target not met inside KIBAs), including a net loss of office (-100 sqm), B2 (-1,369 sqm) and B8 (-341 sqm). However, the permission at 30 - 34 Old Paradise Street (19/04592/FUL) which resulted in the net loss of B2 will, once completed, result in an overall significant net gain of sqm of commercial floorspace. Similarly, the permission at 2-12 Ernest Avenue (20/01902/LDCP) which resulted in the net loss of B8 also resulted in the respective net gain of office floorspace. There was a small net gain of light industrial (99 sqm). In 2023/24, there was a further overall net loss of 796 sqm of commercial floorspace (IND 10 target not met inside KIBAs), including a net loss of B2 (-1461 sqm) as well as a net gain in office (303 sqm) floorspace.

Outside of KIBAs, there was an overall net loss of 14,727 sqm of commercial floorspace in 2022/23 (IND 10 target not met outside KIBAs), including a net loss of office (-8,050 sqm), B2 (-2,620 sqm) and B8 (-341 sqm). However, in 2023/24, there was an overall net increase of 10,129 sqm (IND 10 target met outside KIBAs), including a net gain of office (7,779 sqm). In summary, there has been an overall reduction in completed commercial floorspace both within and outside of KIBAs, with approximately two-thirds of this loss occurring outside of KIBAs.

It should however be noted that approvals for all employment floorspace within and outside KIBAs looked healthier, with approvals across both monitoring years amounting to 19,039 sqm and 222,510 sqm inside and outside of KIBAs, respectively.

Town Centres

Indicators IND 11 to IND 14 are applicable to town centres within the borough. Experian GOAD data has been sourced for each monitoring year and used to assess performance to the respective indicators set out below.

Figures for IND 11, IND 13 and IND 14 are calculated based on the number of relevant units compared to the total number of units excluding vacant units. This change, along with other minor changes to the methodology for categorising land uses, should therefore be considered when drawing comparisons between the town centre data set out in previous borough reports and that presented in this AMR for 2022/23 and 2023/24.

Further details on the method for calculating the analysis of IND 11-14 progress have been detailed under the respective indicators.

Table 15: IND 11 - proportion of ground floor units in retail use in key centres/areas

Indicator	Data source	Target	2022/23	2023/24
Lower Marsh/The Cut/Leake Street Special Policy Area	Experian Goad survey data	Not less than 50%	23.6%	25.6%
Streatham Hill Primary Shopping Area	Experian Goad survey data	Not less than 50%	46.2%	46.2%
Streatham Central Primary Shopping Area	Experian Goad survey data	Not less than 50%	48.6%	48.1%
Clapham Primary Shopping Area	Experian Goad survey data	Not less than 50%	30.2%	30.4%
Vauxhall CAZ Cluster	Experian Goad survey data	Not less than 25%	12.1%	16.9%
Brixton Primary Shopping Area	Experian Goad survey data	Not less than 60%	54.2%	53.9%

Table 15 details the proportion of ground floor units in retail use in key centres (IND 11). The following key changes are noted:

- Lower Marsh/The Cut/Leake Street Special Policy Area – a moderate drop from 28.8% in 2021/22 to 23.6% in 2022/23, before a slight increase to 25.6% for 2023/24 (target not met for either monitoring year).
- Streatham Hill Primary Shopping Area – a significant drop from 64.3% in 2021/22 to 46.2% for 2022/23 and 2023/24 (target not met for either monitoring year). This is explained by a reduction in retail units in the primary shopping area from nine in 2021/22 to six in both monitoring years of this AMR, as well as the total number of units in this area being relatively low (14).
- Streatham Central Primary Shopping Area – a moderate drop from 56.5% in 2021/22 to 48.6% and 48.1% for 2022/23 and 2023/24, respectively (target not met for either monitoring year).
- Clapham Primary Shopping Area – a moderate drop from 38.9% in 2021/22 to 30.2% and 30.4% for 2022/23 and 2023/24, respectively (target not met for either monitoring year).
- Vauxhall CAZ Cluster – a slight drop from 13.7% in 2021/22 to 12.1% in 2022/23, before an increase to 16.9% in 2023/24 (target not met for either monitoring year). Vauxhall is a small CAZ retail cluster such that an increase

of only three vacant units between 2022/23 and 2023/24 produced a comparatively large percentage change.

- Brixton Primary Shopping Area – a moderate drop from 63.8% in 2021/22 to 54.2% and 53.9% in 2022/23 and 2023/24, respectively (target not met for either monitoring year).

Whilst retail use targets have not been achieved in any of the defined areas, it should be noted that the flexibility inherent in Use Class E means that units can change use from or to retail in all centres without having to secure planning permission. This means that the proportion of such uses cannot be effectively controlled by the planning system, limiting the control over which the council has in regard to achieving the targets for this indicator.

Table 16: IND 12 - proportion of vacant ground floor units in key centres/areas

Indicator	Data source	Target	2022/23	2023/24
Brixton Major centre	Experian Goad survey data	Negative trend	12.5%	12.5%
Streatham Major Centre	Experian Goad survey data	Negative trend	9.1%	8.7%
Clapham District Centre	Experian Goad survey data	Negative trend	8.0%	6.9%
West Norwood District Centre	Experian Goad survey data	Negative trend	5.3%	5.6%
Waterloo CAZ Retail Cluster[3]	Experian Goad survey data	Negative trend	12.9%	11.7%
Vauxhall CAZ Retail Cluster	Experian Goad survey data	Negative trend	8.3%	12.2%

Table 16 details the proportion of vacant ground floor units in key centres (IND 12). Calculations for the analysis of IND 12 progress are based on reported figures for vacant units. They do not include units that are under alteration (i.e. undergoing a change in use), which instead have been classified under/according to their most recent recorded land use.

The following key changes in relation to the proportion of vacant ground floor units in key centres are noted:

- Brixton Major Centre – a 1.7% decrease between 2021/22 (14.2%) compared to 2022/23 and 2023/24 (target met for both years). Whilst low in percentage terms, this amounted to eight more units being bought into use.
- Streatham Major Centre – a 0.9% increase from 2021/22 (8.2%) to 2022/23, followed by a slight decrease of 0.4% in 2023/24 (target not met for both years).
- Clapham District Centre – a 2.8% decrease between 2021/22 (10.8%) and 2022/23, with a further 1.1% decrease in 2023/24 (target met for both years).
- West Norwood District Centre – a 0.4% decrease from 2021/22 (5.7%) compared to 2022/23 (target met), before an increase of 0.3% in 2023/24 (target not met).

[3] Waterloo: 2023/24 data excludes 15 new units under construction at ‘The Sidings’ at Waterloo station. If these were included the vacancy rate would be 16.7%.

- Waterloo CAZ Retail Cluster – a 0.8% increase from 2021/22 (12.1%) compared to 2022/23 (target not met), followed by a decrease of 1.2% in 2023/23 (target met).
- Vauxhall CAZ Retail Cluster – a 1.1% decrease from 2021/22 (9.4%) compared to 2022/23 (target met), followed by an increase of 3.9% in 2023/24 (target not met).

The above data therefore demonstrates a mixed picture on progress in reducing vacancy rates in key centres in accordance with IND 12 over the 2022/23 and 2023/24 financial years, with Brixton and Clapham performing well compared to other centres which either stayed fairly similar or worsened.

Table 17: Proportion of ground floor units in food and drink use in key centres/areas

Indicator	Data source	Target	2022/23	2023/24
Streatham Hill Primary Shopping Area	Experian Goad survey data	Not more than 25%	30.8%	30.8%
Streatham Central Primary Shopping Area	Experian Goad survey data	Not more than 25%	17.1%	17.0%
Clapham Primary Shopping Area	Experian Goad survey data	Not more than 25%	31.7%	33.3%
Brixton Primary Shopping Area	Experian Goad survey data	Not more than 25%	25.0%	25.0%

Table 17 details the proportion of ground floor units in food and drink use in key centres (IND 13). Calculations for the analysis of IND 13 progress are based on land uses that have been categorised as either drinking establishments, hot food takeaways, or other food and drink.

The following key changes in relation to the proportion of ground floor units in food and drink use in key centres are noted:

- Streatham Hill Primary Shopping Area – an increase in these unit types for 2022/23 and 2023/24 compared to 2021/22 (21.4%), exceeding the target levels specified for the area (target not met for both years).
- Streatham Central Primary Shopping Area – a continued reduction in these unit types for 2022/23 and 2023/24 compared to 2021/22 (15.7%), below the target levels specified for the area (target met for both years).
- Clapham Primary Shopping Area – a continued increase in these unit types for 2022/23 and 2023/24 compared to 2021/22 (31.5%), exceeding the target levels specified for the area (target not met for both years).

- Brixton Primary Shopping Area – an increase in these unit types for 2022/23 and 2023/24 compared to 2021/22 (19.4%), but with figures at the target threshold (target met for both years).

The above data demonstrates that success towards this indicator has only been achieved in the Streatham Central and Brixton Primary Shopping Areas, with ground floor food and drink units in other Primary Shopping Areas exceeding the respective policy targets.

Again, whilst retail use targets have not been achieved in any of the defined areas, it should be noted that the flexibility inherent in Use Class E means that units can change use from or to retail in all centres without having to secure planning permission. This means that the proportion of such uses cannot be effectively controlled by the planning system, limiting the control over which the council has in regard to achieving the targets for this indicator.

Table 18: Proportion of ground floor units in food and drink or nightclub use in Brixton EEMA

Indicator	Data source	Target	2022/23	2023/24
Brixton Evening Economy Management Area (EEMA)	Experian Goad survey data	Not more than 40%	33.0%	33.3%

Table 18 details the proportion of ground floor units in food and drink or nightclub use in the Brixton EEMA (IND 14). Calculations for the analysis of IND 14 progress are based on land uses that have been categorised as either drinking establishments, hot food takeaways, other food and drink, or nightclubs.

Table 18 demonstrates that the target for this indicator was achieved for both monitoring years in this AMR. However, it is noted that there has been a minor year-on-year increase in ground floor units in food and drink or nightclub use in the Brixton Evening Economy Management Area, with 2021/22 comprising a makeup of 32.8% of these units.

Visitor Accommodation

Table 19: net additional visitor accommodation spaces

Indicator	Data source	Target	2022/23	2023/24
IND 15 – net additional visitor accommodation bedspaces	Lambeth Planning Records	n/a	6	100

During 2022/23, no new serviced visitor accommodation establishments were completed in Lambeth. Therefore, the total number of serviced visitor accommodation establishments remained at 32 hotels, six B&Bs/guesthouses and four visitor accommodation hostels. However, one planning permission (19/03369/LB) relating to additional serviced accommodation at an existing hotel was completed during 2022/23. This comprised the internal configuration of an existing hotel at Westminster Bridge Road (Waterloo & Southbank ward) resulting on a net increase of six bedrooms. As a result, as of the end of March 2023, there were a total of 5,764 serviced visitor accommodation rooms in Lambeth.

One new hotel, the Travelodge Oval Cricket Ground (Oval ward), was completed in 2023/24. This completion brought the total number of visitor accommodation establishments in Lambeth up to 43, of which 33 were hotels, 6 B&Bs/guesthouses and 4 visitor accommodation hostels. Other than this scheme, one other planning permission for the reconfiguration of an existing hotel at 89-93 Clapham Common South Site (Clapham Common & Abbeville) was completed between April 2023 and March 2024. The two completions translated into a net increase of 95 and 5 rooms respectively, bringing the total number of serviced visitor rooms in Lambeth to 5,864 rooms at the end of financial year 2023/24.

As of the end of March 2024, the majority of existing serviced visitor accommodation was located in the north of the borough, with 67.5% of rooms in Waterloo & Southbank ward and a further 18.2% of rooms in Vauxhall ward.

Between April 2022 and March 2024, a total of 1,335 net additional serviced rooms (253 during 2022/23 and 1,082 during 2023/24) were approved. As a result, the net number of serviced rooms in the development pipeline increased to 2,264, of which 929 were under construction at the end of March 2024. The majority of serviced rooms in the development pipeline were located in:

- Vauxhall (1,633),
- Waterloo & South Bank (281),
- Kennington (137),
- Streatham St Leonard’s (114) and

- Brixton North (96).

Paragraph 6.10.2 of the London Plan 2021 identifies the need for an additional 58,000 bedrooms of serviced accommodation across London between 2015 and 2041. GLA Working Paper 88 sets out an indicative demand estimate for Lambeth of 3,368 additional rooms between 2015 and 2041 (GLA Working Paper 88, table 20). Taking into account the 106 net additional service rooms completed in Lambeth between April 2022 and March 2024, the net additional serviced rooms completed between April 2015 and March 2024 is 1,581. If all developments in the pipeline at the end of financial year 2023/24 were to be completed, the total number of net additional serviced rooms in the borough would raise to 3,845, a figure that is 477 rooms over the indicative demand estimate for Lambeth for the whole period 2015 to 2041.

CHAPTER 4: TRANSPORT INDICATORS

Indicator Progress

The LLP includes several policies related to transport, which are centred on supporting more sustainable modes of travel, reducing road danger, improving public transport accessibility, capacity and reliability, and more efficient freight and servicing. The main relevant policies for the LLP transport indicators include:

- Policy T1: Sustainable travel
- Policy T2: Walking
- Policy T3: Cycling
- Policy T4: Public transport infrastructure
- Policy T5: River transport
- Policy T6: Parking
- Policy T7: Servicing
- Policy T8: Minicabs, taxis, private hire, and ride-hailing services
- Policy Q13: Cycle storage

This section of the AMR assesses the progress towards the policy aims and objectives in the LLP in relation to transport. It monitors progress against three relevant indicators as set out b

Table 20: Transport indicator performance

Indicator	Data source	Target	2022/23	2023/24
IND 16 – modal share of walking, cycling and public transport	London Travel Demand Survey	85% by 2041	80.9%	81.0%
IND 17 – number of cycle parking spaces provided in completed major developments[4]	LB Lambeth Planning Records / The Planning London Datahub	Positive trend	121 spaces	417 spaces
IND 18 – Number of disabled parking spaces per completed major development	LB Lambeth Planning Records / The Planning London Datahub	n/a	5 disabled parking spaces provided as part of three completed major developments	16 disabled parking spaces provided as part of six completed major developments

Lambeth has performed well with regards to IND 16, with the borough's walking, cycling and public transport mode shares of 80.9% (2021/22) and 81% (2022/23) exceeding the interim target of 79% that was set for the borough for 2021[5]. The borough is also on track to meet the 85% target walking, cycling and public transport target that has been set by TfL for 2041.

With respect to IND 17, 121 spaces were provided for the three major developments that were fully completed by the end of 2022/23. This figure is significantly lower than the 1,909 cycle parking spaces in the 13 major developments completed in 2021/22, and so the IND 17 target of a positive trend in provision was not met for this year. However, it is noted that the 2022/23 provision is comparable to the 124 spaces provided in the three completed developments in 2020/21, potentially indicating that the peak in 2021/22 provision was an anomaly.

417 spaces were provided for the six major developments that were fully completed by the end of 2023/24, marking a notable increase from that provided in 2020/21 and

[4] Figures for IND 17 only include cycle parking provided for fully completed major developments. They do not include cycle parking for partial completions. The actual number of cycle parking spaces provided in this period is therefore likely to be greater than stated in this table.

[5] It should be noted that due to the pandemic, this is the first time that the borough has been able to assess its performance towards the 2021 target for IND 16.

2022/23. The borough target for this indicator was therefore met in 2023/24 when omitting the provision of 2021/22 if treated as an anomaly or not met if 2021/22 is included in the trend analysis.

In summary, there has been an increase in cycle parking provided as part of completed major developments across the borough for both monitoring years covered by this AMR, with better performance in 2023/24 than 2022/23.

No specific target for IND 18 was set in the LLP. However, a net increase in disabled parking spaces provided for completed major developments was observed for both monitoring years. Similar to cycle parking provision, the increase was greater in 2023/24.

Wider Progress

In addition to the above indicators, Lambeth has made wider progress towards improving borough outcomes for transport and sustainable travel. Some key achievements are set out below:

- As detailed in Appendix 1[6] of the report titled 'Quarterly Performance and Business Planning Report: Q4 2023/24' and presented to Cabinet on 22 July 2024, by Q4 of 2023/24 27% of Lambeth's highways were either within a Low Traffic Neighbourhood or on a dedicated Healthy Route
- The council adopted its award-winning Kerbside Strategy in January 2023, which includes a commitment to using 25% of our kerbside space sustainably by 2030
- Between April 2023 and April 2025, as part of the Kerbside Strategy:
    - The amount of kerbside used for sustainable purposes has risen from 6% to 10.2%
    - 266 new cycle hangars with 1596 individual spaces were delivered, along with 12 new bays of kerbside cycle stands
    - 2.8km of new protected cycle tracks were delivered
    - 38 new trees were planted in the kerbside
    - Emissions-based pricing for nearly all on-street parking permits were introduced
    - Three new shared cargo bikes were introduced on-street
    - The community parklets programme was launched, with six community parklets and three business parklets installed.

[6] Appendix 1 Summary of Borough Plan Indicator Performance and Methodology Q4 23-24.pdf

- In 2023, Lambeth launched its Electric Vehicle (EV) Strategy which sets out how EVs can help us reach Net Zero in Lambeth by 2030. 348 new electric vehicle charge points were delivered between April 2023 and April 2025.

Figure 1: Oval kerbside improvements

Figure 2: Cycle lane improvements and Business cycle hangar on Roupell Street

CHAPTER 5: OPEN SPACE, BIODIVERSITY AND CLIMATE CHANGE INDICATORS

This section of the AMR assesses progress against LLP indicators related to open space, biodiversity and climate change. The main relevant LLP policies for the open space, biodiversity and climate change indicators include:

- Policy EN1: Open space, green infrastructure and biodiversity
- Policy EN4: Sustainable design and construction

This section of the AMR assesses the progress towards the policy aims and objectives in the LLP in relation to open space, biodiversity and climate change. It monitors progress against five relevant indicators as set out below.

Open Space and Biodiversity

Table 21: Open space and biodiversity indicator performance

Indicator	Data source	Target	2022/23	2023/24
IND 19 – amount of open space lost through completed planning permissions	Lambeth Planning Applications Database/ The Planning London Datahub	No net loss	20/01264/RG3 - loss of 410 sqm of open space comprising estate amenity land.	18/04902/REM - loss of 1,800 sqm of open space (two outdoor tennis courts).
Amount of open space lost through approved planning permissions	Lambeth Planning Applications Database/ The Planning London Datahub	No net loss	22/01206/EIAFUL - Royal Street 41 per cent increase of public realm, with an overall provision of 7,823sqm. 21/03028/FUL - 49B And Land Rear Of 47, 49 And 49A And 49B Leigham Court Road. Loss of 648 sqm of open space.	21/02668/EIAFUL - ITV centre, Upper Ground. The proposed development includes 4,020sqm of new public realm at ground level.
IND 20 – change in areas of biodiversity importance	Lambeth parks service	No net loss of metropolitan or borough-level sites of importance for nature conservation (SINC)	No change	No change
IND 21 – Number of major application approvals that meet or exceed the London Plan UGF target score	Lambeth Planning Applications Database/ The Planning London Datahub	Positive trend	8 (out of 11 relevant approvals) – 73%	9 (out of 13 relevant approvals) – 69%

IND 19 is the relevant policy indicator to which the Council measures the success of LLP Policy EN1. There was a net loss of 2,210 sqm of open space as a result of new completions during this monitoring period.

The loss of open space related to the Hydethorpe permission at land at No.200-262 Hydethorpe Road and Bound by Thornton Road (20/01264/RG3, Streatham Hill West & Thornton ward) comprised estate amenity land. LLP policy EN1 Part 1 permits the loss of estate amenity land where significant regeneration and community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision for the loss of open space is made. Therefore, this was considered acceptable due to the wider regeneration benefits and improvements to existing open space. The loss related to the permission at West Norwood Lawn Tennis Club (18/04902/REM, outline permission 16/01650/OUT) which was in conflict with LLP policy EN1. However, this net loss was considered acceptable in the overall planning balance, given the development would result in a new sports centre which would be of an improved quality and would be publicly accessible. The previous monitoring year (2021/2022) saw an overall gain of 2,268 sqm of open space. Therefore, there has been a minor overall increase in open space since the LLP was adopted.

New planning approvals during this AMR period have permitted the creation of a significant amount of new public realm in the South Bank area, including new public squares, grassed areas and landscaping, improvements to Low Line, and areas around the Thames Path. The loss of open space at Leigham Court Road (21/03028/FUL) was outweighed by the public benefits of delivering 35 affordable homes in the discount market sale tenure and bringing back into use previously vacant land.

IND 20 is the LLP monitoring indicator used to assess change in areas of biodiversity importance. The target for this indicator was met for both years, with no change recorded as a result of planning permissions.

IND 21 is the relevant policy indicator to which the council measures the success of London Plan Policy G5. In accordance with this policy, the LLP applies the Mayor's recommended urban greening factor (UGF) target scores for residential (0.4) and commercial (0.3) major developments. Industrial and warehouse developments are not required to meet the target score of 0.3, but they are expected to set out what measures they have taken to achieve urban greening on site and to quantify their UGF score.

The number of major approvals that met or exceeded LP UGF target scores for 2022/23 and 2023/24 are observed to be similar to those that met or exceeded these target scores for 2021/22 (eight). A positive trend is therefore evident when assessing this indicator target against the number of major applications meeting or exceeding UGF target scores for 2023/24 (target met), with no change in 2022/23 (target not met). However, as the number of relevant approvals for this indicator has increased year on year, there is a negative trend when assessing this in percentage terms in relation to applicable applications (target not met).

Energy Efficiency

Table 22: Energy efficiency indicator performance

Indicator	Data source	Target	2022/23	2023/24
IND 22 – number of major application approvals for non-residential development achieving BREEAM ‘excellent’ score	Lambeth planning records	n/a	5 (out of 10 relevant approvals) – 50%	11 (out of 11 relevant approvals) – 100%
IND 23 – The proportion of schemes achieving policy requirements relating to carbon dioxide emission reductions (major schemes achieving 35% on-site reductions)	Lambeth planning records	n/a	15 (out of 15 relevant approvals) – 100%	14 (out of 14 relevant approvals) – 100%

As detailed in the 2021/22 AMR, the current LLP (2021) replaced the LLP 2015. In relation to IND 22, the LLP 2015 stated that major non-residential developments should meet at least BREEAM ‘Excellent’ unless it is demonstrated that it is not technically feasible or viable to do so, in which case proposals should demonstrate a ‘Very Good’ rating. The current LLP states that major non-residential developments must meet at least BREEAM ‘Excellent’, thereby bolstering the policy requirement for BREEAM ‘Excellent’.

Whilst borough performance for IND 22 in 2022/23 looks poor initially, it should be noted that three of the five relevant permissions that failed to achieve BREEAM ‘Excellent’ were assessed against the LLP 2015, where the requirement to achieve this rating was less stringent (for all three permissions, conditions were attached requiring demonstration of at least ‘Very Good’).

Of the remaining two permissions that did not achieve BREEAM ‘Excellent’ (which were assessed against the LLP 2021), one was a permission for a Section 73 application for a Variation of Condition, the original permission of which was assessed against the LLP 2015. Therefore, there was only one relevant scheme that failed to meet the LLP requirement for this indicator. For all relevant schemes, conditions were used to secure evidence of BREEAM ‘Very Good’ or ‘Excellent’.

In 2023/24, all relevant permissions achieved BREEAM ‘Excellent’, with one scheme at Royal Street (22/01206/EIAFUL) achieving BREEAM ‘Outstanding’, demonstrating effectiveness of the change in BREEAM requirements set out under the LLP 2021 of which these schemes were assessed against. Conditions were used in all permissions used to secure evidence. There is no set target for IND 22; however, it is considered that the high proportion of schemes achieving BREEAM ‘Excellent’ in 2023/24 compared to previous monitoring years demonstrates that the relevant policies are working well.

In relation to IND 23, 15 major schemes were approved that were assessed against London Plan 2021 Policy SI2, which requires major schemes to achieve a 35% on-site reduction in carbon dioxide emissions. All 15 of these schemes achieved this target, with 12 of these schemes also meeting or exceeding the target for carbon reduction achieved through on-site energy efficiency measures (‘Be Lean’). Carbon offset contributions were also secured for these 12 permissions. Similar levels of success were achieved for 2023/24 – of the 14 relevant approvals that were assessed in relation to London Plan 2021 Policy SI2, all 14 achieved the 35% on-site reduction target, with all but one also meeting or exceeding the target for carbon reduction achieved through on-site efficiency measures. Carbon offset contributions were also secured for these 12 permissions. Therefore, whilst there is no specific borough target for monitoring the success of this indicator, the sustained levels of exceptionally high performance towards carbon reduction targets are considered to demonstrate Lambeth’s success in securing carbon reduction in major schemes.

Wider Progress

In addition to the above indicators, Lambeth has made wider progress towards improving borough outcomes for these important policy areas. Some key achievements are set out below:

- The percentage of public parks, commons and open spaces that are managed or have been improved for biodiversity benefits has increased from

33% in 2022/23 to 35% in 2023/24. This includes measures known to have a direct or indirect impact on biodiversity, including new or extended meadows, hedges, wetlands, ponds and woodlands

- Across both monitoring years, 90% of Lambeth's Sites of Importance for Nature Conservation (SINCs) have been assessed as being in positive management, including advice provided, management plans and practical on-site activities
- Four new Local Nature Reserves (LNRs), including two in 2022/23 and 2023/24, have been declared under powers through National Parks & Access to the Countryside Act 1949, making it five LNRs for the borough in total.
- A series of specific borough biodiversity projects have been delivered across the two monitoring years, including Streatham Common Woodlands, Brockwell Park Hedges, Rewilding Brockwell Park North and Lambeth Bee Roads.
- As set out in the boroughs most recent Carbon Emissions Report 2023-24, borough emissions have fallen by a year on year average of 4% from 1,627 ktCO_2e in 2005 to 845 ktCO_2e in 2022. In 2022, emissions from transport dropped by 4% and emissions from homes by 13%. The council's carbon emissions fell across all categories between 2021/22 and 2022/23 (but rose in 2023/24).

The Lambeth Climate Partnership was established in March 2022 to help deliver Lambeth's borough-wide Climate Action Plan, accelerating collective action to achieve Lambeth's Net Zero 2030 vision and build a climate-resilient borough where people can lead healthier, happier lives. A series of projects were launched across both monitoring years, including Community Fund Parklets, Effra Green Streets, Free Forest School, Repair Café Lambeth, and the Lambeth Tree Planting Programme.

Figure 3: Top - Brockwell Park Rewilding project. Bottom – Lambeth Bee Roads (Cowley Road site)

CHAPTER 6: WASTE INDICATORS

This section of the AMR assesses progress against the waste related policies set out in the LLP, of which LP Policy EN7: Sustainable waste management is relevant. It monitors progress against three relevant indicators as set out below.

Table 23: Waste indicator performance

Indicator	Data source	Target	2022/23	2023/24
IND 24 – New waste capacity (tonnes) by management type (recycling/ composting, recovery, transfer and disposal) and type of wastes handled (HIC and CD&E)	Planning applications	Progress in meeting London Plan waste apportionment and other identified waste needs	No new waste capacity	No new waste capacity
IND 25 – Loss of waste sites to other uses, including location and amount of compensatory capacity	Planning applications	No loss of waste capacity	No loss of waste capacity	No loss of waste capacity
IND 26 – waste exports (amount, type of waste, destination)	Waste Data Interrogators – available on Environment Agency website (in Excel)	Status quo. Contact the recipient WPA if exports change significantly.	See Appendix A (extracted data for Lambeth from national Waste Data Interrogator)	See Appendix A (extracted data for Lambeth from national Waste Data Interrogator)

As detailed in Table 23, there has been no new waste capacity delivered in Lambeth across 2022/23 and 2023/24 (IND 24). There was also no loss of waste capacity in either of these monitoring years, meaning the target for IND 25 was met for both years. It should be noted that this does not include planning permission 17/00605/FUL (as varied by 19/00406/NMC and 20/01436/VOC) at 44 Clapham Common South Side London SW4 9BU, whereby the reprovision of a waste transfer facility measuring 1,164sqm GIA (existing and proposed, no net change in GIA) was permitted. This is because the existing Waste Transfer Facility referenced in the original application has been vacant since 2017, and replacement site has not been bought into use.

Appendix A sets out the waste exports data for Lambeth in line with IND 26. The total waste exports including hazardous waste for the borough amounted to 104,243.6416 tonnes in 2022, increasing to 113,253.2548 tonnes in 2023. Despite fluctuations between the two monitoring years, total waste exports for 2023 were 6.4% lower than those recorded in 2021 and continued the trend of a reduction in overall waste exports since Lambeth's Waste Evidence Based (WEB 2020) was produced.

In terms of changes observed by waste types:

- Household, industrial and commercial waste exports have reduced year on year, with a 1.8% reduction recorded between 2021 and 2022, and a further 1.4% drop recorded between 2022 and 2023.
- Inert/construction and demolition waste exports decreased by 14.8% between 2021 and 2022 but increased by 13.1% between 2022 and 2023. However, 2023 exports were still 3.6% lower than 2021 exports.
- Hazardous waste exports decreased significantly by 43.8% between 2021 and 2022 but increased slightly by 12.5% between 2022 and 2023. However, 2023 exports were still 36.7% lower than 2021 exports.

Appendix B provides an update on the borough's Safeguarded Waste Sites.

CHAPTER 7: DESIGN AND HERITAGE INDICATORS

This section of the AMR assesses progress against the LLP policy aims and objectives in relation to design and heritage, of which several of the ‘Quality of the built environment’ policies (Q1 to Q27) and Place and Neighbourhoods policies are relevant. It monitors progress against two relevant indicators as set out below.

Table 24: Design and heritage indicator performance

Indicator	Data source	Target	2022/23	2023/24
IND 27 – number of heritage assets on the at-risk register	Historic England Heritage at Risk Register	Net decrease	30	19
IND 28 – number of conservation areas with up-to-date character appraisals		100%	20	18

The number of heritage assets on the Heritage at Risk Register has been reducing year-on-year. In 2022, 30 assets were on the register, a reduction from 36 the previous year. The removals from the register were all grade II listed, and included:

- two tombs in West Norwood Cemetery,
- the off-licence attached to the Old Red Lion pub on Kennington Park Road,
- the Beaufoy Institute on Black Prince Road,
- 335-337 Wandsworth Road, and
- the wall and piers around St Mark’s churchyard on Kennington Park Road.

Although not referenced in the removals section of the 2022 Register, St Gabriel’s College on Cormont Road also appears to have been removed – it features in the 2021 Register, but neither of the later ones. One addition was made to the register in 2022, the Grade II listed former board school on Cormont Road.

In 2023, another 11 assets were removed from the list, leaving 19 assets still on the register. All of the removals in this year were grade II listed tombs in West Norwood Cemetery.

Of the remaining assets on the list:

- three are conservation areas (Leigham Court Estate, Vassall Road, West Norwood),
- one is a grade II* listed building (Augustus Ralli Mortuary Chapel in West Norwood Cemetery), and
- the rest are Grade II listed buildings.

The LLP 2021 gives no definition of what counts as 'up-to-date' for a conservation area character appraisal, and section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states only that they should be reviewed 'from time to time'.

For the basis of this indicator, we have assumed that conservation area character appraisals are up-to-date if they have been reviewed within the previous ten years – so for the 2022/23 monitoring year, they are up-to-date if last reviewed from 2012 onwards; and for the 2023/24 monitoring year if they were last reviewed from 2013 onwards.

For the 2022/23 monitoring year, the following character appraisals were up-to-date:

- Brixton (2012)
- Clapham Road (2012)
- Herne Hill (2012)
- Kennington (2012)
- Larkhall (2012)
- South Lambeth Road (2012)
- Leigham Court Road North (2016)
- Leigham Court Road South (2016)
- Minet Estate (2016)
- Park Hall Road (2016)
- Stockwell Green (2016)
- Vassall Road (2016)
- Vauxhall (2016)
- Albert Embankment (2017)
- Lambeth Palace (2017)
- Lambeth Walk and China Walk (2017)
- Lancaster Avenue (2017)
- Streatham Common (2017)
- Sunnyhill Road (2017)
- Trinity Gardens (2017)

In the 2023/24 monitoring year, the 2012 appraisals from the above list are no longer up-to-date, but the following appraisals have been newly reviewed:

- Clapham Park Road and Northbourne Road (2023)
- Hyde Farm (2023)
- Streatham Park and Garrads Road (2023)
- Walcot (2023)

Additionally, there are four draft appraisals which have been reviewed within the previous ten years but not yet finalised (and therefore not included in the figures in the table at the start of this section):

- Brockwell Park (2020)
- Ferndale Road (2020)
- Loughborough Park (2020)
- West Norwood (2020)

Lambeth's independent Design Review Panel reviews development proposals to help deliver design excellence within the borough. During the monitoring period, the panel reviewed a total of 12 proposed schemes: seven in 2022/23 and five in 2023/24. These included mixed-use developments at Hardess Yard (24/00073/FUL, Herne Hill and Loughborough Junction ward) and 7 Glasshouse Walk (24/01224/FUL, Vauxhall ward).

CHAPTER 8: OPPORTUNITY AREAS

Opportunity Areas (OAs) are identified in the London Plan as key locations with potential for new homes, jobs and infrastructure of all types. Many are linked to existing or potential public transport improvements and typically have capacity for at least 2,500 new homes or 5,000 new jobs, or a combination of the two.

There are two OAs within Lambeth:
- Waterloo OA
- Vauxhall Nine Elms Battersea (VNEB) OA (this covers part of Lambeth and part of the London Borough of Wandsworth).

The LLP includes one indicator in relation to opportunity areas, as set out below.

Waterloo OA

Table 25: Waterloo OA homes completed and jobs generated

Indicator	Data source	Target	2022/23	2023/24
IND 29 – homes completed in Waterloo OA	Lambeth planning records (housing pipeline reports)	1,500 new homes by 2041	5 (gross/net)	0 (gross/net)
IND 7[8]	Planning London Datahub and Lambeth Planning Records	6,000 new jobs by 2041	559 gross, 499 net	452 gross, 444 net

Five homes (gross and net) were completed in the Waterloo OA in 2022/23. These were all self-contained (conventional) homes provided under one permission for 17 Lower Marsh, SE1 7RJ (18/02956/FUL). In 2023/24, no homes of either self-contained or non-self-contained housing stock were completed in the Waterloo OA. Performance towards the housing delivery target in the Waterloo OA has therefore

[8] Jobs figures in this table do not include jobs from completed hotel developments. However, only one permission was completed across these monitoring years within the Waterloo OA, which provided 6 additional bedrooms. Therefore, it is not expected this permission created a significant number of new jobs.

been very slow, following the previous monitoring year of 2021/22 when there was a net loss of eight dwellings.

Conversely, a net of 499 jobs were created in the Waterloo OA in 2022/23 as a result of non-residential floorspace being completed. A similar number of jobs – 444 net – were further created in 2023/24, bringing the combined total of net jobs created across both monitoring years to 943. In the 2021/22 AMR, which was the Lambeth AMR to capture jobs data in this OA, 75 net jobs were created, bringing the total number of jobs since monitoring of this indicator began to 1,108. This equates to 18% of the target delivered in the first three years since the London Plan was adopted, or 15% of the monitoring period to 2041. This can be considered strong progress. (if the target of 6,000 new jobs was split equally per year from 2021 (year of London Plan adoption) to 2041, a total of 1,143 jobs would be the target for 2024).

Vauxhall, Nine Elms and Battersea OA

Table 26: Vauxhall Nine Elms Battersea (VNEB) OA homes completed and jobs generated

Indicator	Data source	Target	2022/23	2023/24
IND 29 – homes completed in VNEB OA (Lambeth area)	Lambeth and Wandsworth planning records (housing pipeline reports)	18,500 new homes (for whole VNEB area, i.e. including portion in LB Wandsworth)	Lambeth: 3 gross, 0 net Wandsworth: 1,247 gross, 1,236 net	Lambeth: 37 gross, 35 net Wandsworth: 1,750 gross, 1,747 net
IND 29 – commercial floorspace completed in VNEB OA – estimated equivalent jobs (Lambeth area)[9]	Planning London Datahub, Lambeth Planning Records	18,500 new jobs (for whole VNEB area, i.e. including portion in LB Wandsworth)	603 gross, 377 net	467 gross, 270 net

Three homes (gross, zero net) were completed in the Lambeth portion of the VNEB OA in 2022/23. Similar to Waterloo, these were all self-contained (conventional) homes but were provided under two permissions (22/03614/LDCE and 20/02709/FUL) instead of one. 1,247 gross (1,236 net) new homes were completed in 2022/23 in the Wandsworth portion.

[9] Jobs figures in this table do not include jobs from completed hotel developments. However, no hotel developments were completed across these monitoring years in the VNEB OA.

In 2023/24, 37 self-contained homes (gross, 35 net) were completed in the Lambeth portion of this OA under three permissions (21/04309/FUL, 19/01622/FUL, 17/02874/FUL), with no non-self contained homes completed in this period. Housing completions progress has therefore stalled significantly in Lambeth compared to 2021/22, when 528 net additional dwellings were completed in the Lambeth portion. 1,750 gross (1,747 net) new homes were completed in 2023/24 in the Wandsworth portion.

377 new jobs were created in the Lambeth portion of the VNEB OA in 2022/23 as a result of non-residential floorspace being completed. A further 270 net jobs were created in 2023/24, bringing the combined total of net jobs created across both monitoring years to 647. In the 2021/22 AMR, which was the last Lambeth AMR to capture jobs data in this OA, 514 net jobs were created, bringing the total number of jobs since monitoring of this indicator began to 1,161. This equates to only 6% of the total target figure. However, it should be noted that these jobs figures do not cover the Wandsworth portion of this OA, where additional job creation during each monitoring year is understood to have occurred.

Appendix A: Lambeth Waste Exports 2022 & 2023

Table 27: Waste exports from Lambeth during 2022 by destination and waste type

Export destination	Household, industrial and commercial waste exports (tonnes)	Inert/Construction & demolition waste exports (tonnes)	Hazardous waste exports (tonnes)
Barking and Dagenham	0	7724.36	11.8982
Barnet	0	218.9	0
Bedford	2.305	0.3	6.625
Bexley	0	0	496.5095
Birmingham City	0.00005	0	10.59572
Bolton	3.696	0	5.3705
Brent	0	0	32.925
Bristol City	186.397	0	8.4016
Bromley	0	427.7	3.56
Buckinghamshire	23.6	55	0.488
Cambridgeshire	1	0	40.4555
Cheshire East	0	0	0.142
Cheshire West and Chester	0	0	20.17548
City of Derby	0	0	0.87
Cornwall	0	0	0.2
Croydon	200	0	0.06312
Doncaster	0	0	31.018
Dorset	0	0	13.48
Dudley	0.099	0	0.68
East Sussex	6.105	30.432	6.589
Enfield	10.28	1042.92	0.958
Essex	0.1	4952.9	246.3257
Gloucestershire	0	0	40.602
Greenwich	5902.52	18434.31	29.849
Halton	0	0	0.03
Hammersmith and Fulham	0	0	40.595
Hampshire	9.932	336.161	16.0795
Havering	0	15118.746	142.85051
Herefordshire	0.043	0	0
Hertfordshire	2.304	33.12	93.01988
Hillingdon	0	0.68	0
Hounslow	0	132.62	4.6808
Kent	868.316	110.636	1365.53672
Kingston Upon Hull City	14.08	0	0
Lancashire	0.04	0	0.25681
Leeds	0	0	3.668
Leicestershire	0.053	0	7.4145
Luton	0	0	0.15
Lewisham	356.64	97.96	0
Manchester	0	0	0.22
Medway	0.003	919.4	2032.56845

Merton	0	2435	0.144
Milton Keynes	0	98.4	0
Newham	44.78673	10046.94	96.99802
Norfolk	0	0	1.797
North Yorkshire	0	0	27.976
Northamptonshire	0	0	8.108
Northumberland	0	0	0.599
Nottinghamshire	0	0	7.90233
Nottingham City	429.36	0	0
Oxfordshire	0	26.28	8.0361
Peterborough	0	0	27.76
Reading	0	0	0.06
Rochdale	0	0	0.0045
Salford	0	0	43.28
Sandwell	147.9	0	403.784
Sefton	0	0	26.035
Sheffield	0	0	8.085
Slough	2.918	0	9.46912
Southwark	5288.33	0	21.10833
St Helens	0	0	0.01
Staffordshire	3.415	0	2.49344
Stockport	0	0	0.4
Stoke-on-Trent City	0	0	5.45006
Suffolk	0	0	10.575
Sunderland	0	0	0.807
Surrey	84.63	505.61	112.9914
Sutton	0	0	36.55955
Tameside	0	0	0.836
Telford and Wrekin	0	0	0.05075
Thurrock	712.719	26.53	133.407
Trafford	0	0	0.868
Walsall	5.32	0	37.988
Waltham Forest	0	231.984	0
Wandsworth	17141.84	3417.25	110.05
Warwickshire	0	0	33.79
West Sussex	451.22	0	20.229
Wiltshire	2.46	0	3.26676
Wokingham	0	0	0.331
Worcestershire	0	0	0.99
Grand Total	**31902.41178**	**66424.139**	**5917.09085**

Table 28: Waste exports from Lambeth during 2023 by destination and waste type

Export destination	Household, industrial and commercial waste exports (tonnes)	Inert/Construction & demolition waste exports (tonnes)	Hazardous waste exports (tonnes)
Barking and Dagenham	11.32	4310.1	13.01
Barnet	0	1.98	0
Bedford	0	0	12.04
Bexley	13.54	3287.12	192.96
Birmingham City	0	0	6.58
Bolton	3.259	0	5.46
Brent	0	148.04	24.6
Bristol City	495.549	0	2.48
Bromley	0	112.16	10.27
Buckinghamshire	0	0	1.49
Cambridgeshire	0	0	313.21
Central Bedfordshire	0	0	0.3
Cheshire East	0	0	0.06
Cheshire West and Chester	0	0	8.2
City of Derby	0	0	0.68
Croydon	240	0	0
Derbyshire	0.197	0	0
Doncaster	0	0	7.78
Dorset	0	0	15.48
Ealing	0.014113	0	0
East Sussex	2.476	9.833	1.97
Enfield	32.72	2109.16	1.03
Essex	0	5584.52	140.51
Gloucestershire	0	0	18.05
Greenwich	5313.72	18406.55	8.35
Hammersmith and Fulham	0	0	43.17
Hampshire	480.88	0	19.19
Havering	0	22156.68	379.81
Hertfordshire	0.235	193.72	95.92
Hillingdon	0	80.76	316.46
Hounslow	0	0	7.03
Kent	30.644	210.008	850.7
Kingston Upon Hull City	58.32	0	0
Kirklees	0.00553	0	0.01
Lancashire	0	0	2.79
Leeds	0	0	2.21
Leicester City	0	0	0.06
Leicestershire	0	0	2.16
Lewisham	0	13.28	0
Lincolnshire	0	0	0.65
Manchester	0	0	0.29
Medway	0.001	95.14	1069.86
Merton	0	2040	4.72
Newham	4.00015	358	177.78
Norfolk	0	0	1.62

North East Lincolnshire	0	0	4.66
North Yorkshire	0	0	26.54
Northamptonshire	0	0	1207.7
Nottingham City	439.5	0	0
Nottinghamshire	0	0	6.73
Oxfordshire	0	0	20.59
Peterborough	44.75	0	31.28
Plymouth	24.5	0	0
Portsmouth	0	0	1.57
Salford	0	0	31.5
Sandwell	465.935	0	47.5
Sefton	0	0	5.75
Sheffield	0	0	0.11
Slough	5.339	0	15.32
Solihull	0	0	128.56
Somerset	0	0	0.06
South Gloucestershire	0	0	0.15
Southend-on-Sea	0	0	0
Southwark	5292.51	0	13.81
St Helens	0	0	0.05
Staffordshire	10.96	0	18.87
Stockport	0	0	0.2
Stoke-on-Trent City	0	0	14.99
Suffolk	0	0	4.38
Sunderland	0	0	1.9
Surrey	1029.86	825	29.25
Sutton	0	0	28.8
Swindon	0	0	437.77
Tameside	0	0	1.82
Thurrock	915.563	95.22	602.9
Trafford	0	0	1.58
Walsall	0.62	0	40.72
Waltham Forest	0	195.33	0
Wandsworth	16082.8	4158.14	118.02
Warwickshire	0.3	0	17.07
West Sussex	454.01	0.64	25.44
Wiltshire	4.776	0	3.96
Windsor and Maidenhead	0	10740	0
Wokingham	0	0	1.48
Worcestershire	7	0	6.6
Grand Total	**31465.30379**	**75131.381**	**6656.57**

Appendix B: Lambeth Safeguarded Waste Sites Update

London Plan 2021 Policy SI 9 and LLP 2021 Policy EN7 require existing all existing waste sites to be safeguarded and retained in waste use, with loss of waste sites only to be supported where:

- LP 2021 – "appropriate compensatory capacity is made within London that must be at or above the same level of the waste hierarchy and at least meet, and should exceed, the maximum achievable throughput of the site proposed to be lost"
- LLP 2021 – "appropriate compensatory capacity is provided in appropriate locations elsewhere in the borough. Compensatory provision should be at or above the same level of the waste hierarchy of that which is lost and meet or exceed the maximum achievable throughput of the site over the last five years"

Existing waste sites are defined in the London Plan as land with planning permission for a waste use or a permit from the Environment Agency for a waste use.

Details of the borough's safeguarded waste sites were last provided in the LLP Policies Map and Waste Evidence Base (2020). An updated list of existing safeguarded waste sites is set out in Table 29. Capacity figures are taken from the Waste Evidence Base report.

The updated safeguarded waste sites list above has been amended to reflect the loss of a previously safeguarded site at Shakespeare Wharf, Shakespeare Road, which handled non-hazardous waste transfer. This was lost on 22/10/2025 under planning permission 20/01822/EIAFUL, as confirmed under permission 25/03313/LDCP.

At the time of writing, waste capacity in the borough is anticipated to remain the same for the foreseeable future. A planning permission for the Windsor Grove site (20/01066/EIAFUL) intended to provide replacement waste capacity to free up the Shakespeare Road site for new housing development (granted 20/01822/EIAFUL and 25/01393/VOC). However, this permission lapsed on 26 August 2025. Replacement waste capacity for Shakespeare Road is now being provided at 3 Weaver Walk, SE27 0TT (22/02723/FUL). This was secured under a new S106 obligation (24/01554/S106D).

Table 29: Lambeth Updated Safeguarded Waste Sites List

Operator	Address	Facility type	Input Waste type(s)	Capacity (tonnes)
Emmaus South Lambeth	8 Beadman Street	Furniture reuse	Municipal	100
Kiernan, Bill	Windsor Grove, West Norwood	Vehicle Depollution Facility	Municipal	152
Golden Motor Care Ltd	Arch 439, Gordon Grove, Camberwell	Vehicle Depollution Facility	Municipal	3,102
O C S Group UK Limited	Clapham Site, 44 Southside, Clapham Common	Clinical Waste Transfer	C&I	1,181
London Borough of Lambeth	Vale Street Civic Amenity Centre	Civic Amenity Site	Municipal	2,410
Powerday Plc	Belinda Road, Brixton	Non-Haz Waste Transfer / Treatment	CD&E	47,036
London Borough of Lambeth	Wanless Road	Public Health & Pest Control Transfer	Municipal	1,005
Clinical Waste Ltd	King's College Hospital, Denmark Hill	Clinical Waste Transfer	Hazardous	4,466